

Memorandum

To: Shawna Purvines, Principal Planner, Placer County

From: Aaron Nousaine, MCRP, Vice President
Matt Kowta, MCP, Managing Principal

Date: May 30, 2019

Re: Housing Opportunity Site Evaluation Tool

This memorandum provides an overview of the housing opportunity sites evaluation tool developed by BAE as a component of the 2018 *Placer County Housing Strategy and Development Plan*. The site evaluation tool allows for the ranking of housing opportunity sites based on a variety of quantitative metrics. The site evaluation tool is based on information collected as part of the *Existing Conditions and Land Supply Assessment*, including the most recent available Placer County Assessor's parcel database. BAE added additional information as necessary to provide a reasonably comprehensive assortment of metrics that speak to the various aspects of site suitability, development feasibility, and funding eligibility. For a complete listing of the variables included in the site evaluation tool, please refer to Exhibit A.

Database Structure

The housing opportunity sites evaluation tool was developed using ESRI's ArcGIS Pro software package. All files necessary to run the tool using any current ESRI ArcGIS software package are included along with this transmittal.

All of the information necessary to use the tool is contained within a single GIS layer file titled *Placer County Housing Site Evaluation Database*. This layer is based on the Placer County Assessor's Parcel database provided to BAE by Placer County staff in February 2018. Where appropriate, BAE added additional information to the parcel database to allow the identification of sites that meet certain selection criteria. Note that the inclusion of zoning information resulted in the splitting of some parcels into multiple database records. These records are documented with the same Assessor's Parcel Number (APN), but show up as different records in the housing sites evaluation tool database. Each record has its own identification number and is associated with the portion of each site that is located within a single unified zoning district.

To add additional information to the housing opportunity sites evaluation tool, upload the data into an appropriate ArcGIS software package along with the *Placer County Housing Site*

San Francisco

2600 10th St., Suite 300
Berkeley, CA 94710
510.547.9380

Sacramento

803 2nd St., Suite A
Davis, CA 95616
530.750.2195

Los Angeles

448 South Hill St., Suite 701
Los Angeles, CA 90013
213.471.2666

Washington DC

1400 I St. NW, Suite 350
Washington, DC 20005
202.588.8945

New York City

215 Park Ave. S, 6th Floor
New York, NY 10003
212.683.4486

Evaluation Database layer. Placer County staff can then either conduct selections using the *Placer County Housing Site Evaluation Database* layer in conjunction with the newly added data layer, or can append the new data to the *Placer County Housing Site Evaluation Database* layer directly, therefore creating an updated database.

How to Use the Tool

There are two ways to use the full housing opportunity sites evaluation tool database.

1) In ArcGIS format

The evaluation tool is primarily designed for use in any current ArcGIS software package. To use the tool, select by attributes or location to identify sites within the complete sites database that meet your desired selection criteria. These may vary significantly from those used in the example below. This method allows the greatest flexibility and facilitates visual inspection of the sites included within a given selection.

2) In Excel format

For those without experience or expertise in using ArcGIS software, the attribute table associated with the evaluation tool database can also be exported for use in Microsoft Excel. This allows the user to filter and sort based on the desired selection criteria. However, this method does not allow the user to readily view the sites identified under any given set of selection criteria. To visually inspect the selected sites, identify the Feature Identification Number (FID) and/or APN associated with each site, then look up the sites using an appropriate database.

To use the tool, open the files in your preferred format, then sort and filter as necessary to identify sites that meet your desired selection criteria. BAE also recommends conducting a visual inspection of each identified site. This may include using aerial imagery to preliminarily identify likely site constraints and land use compatibility concerns. It should also include evaluation of nearby sites to identify opportunities for site aggregation, as well as the evaluation of attribute data, such as site ownership, base zoning, etc.

Please note that the site evaluation tool is designed as a preliminary screening tool that Placer County can use to identify sites that may warrant further consideration and due diligence.

To facilitate the comparison of sites, BAE also developed a simple workbook that can be used to generate a two-page summary for opportunity sites that are of interest to Placer County staff. To use the workbook, select one record from the *Placer County Housing Site Evaluation Database* and paste it into row two of the worksheet titled *Summary Tool Parcel* in the Excel Workbook titled *Housing Opportunity Site Summary Template*. Doing this will automatically populate the summary table on the worksheet titled *Summary Tool Template*. There are three

main options for saving the output. The first two include printing a hard copy of the page or printing to Adobe PDF. The Excel file can also be saved under a new name for future use.

Example Site Ranking

To provide an example of how County staff may use the site evaluation tool database, BAE conducted an initial selection of potential housing opportunity sites. The focus of this exercise was on identifying sites suitable for multifamily development, which meet geographic eligibility criteria for important State and federal funding sources, including Low Income Housing Tax Credits (LIHTC) and Affordable Housing and Sustainable Communities Program (AHSC) funds, among other funding sources.¹ To do this, BAE took the following steps:

Initial Site Selection Criteria

- 1) Identify vacant sites:
 - Select sites with an Assessor's Use Code of "Vacant."
 - Select sites owned by private parties or by local government agencies, excluding sites owned by State and federal government agencies.
 - Select sites located outside of existing Specific Plan areas, subdivisions, and which are not associated with any pending development applications.
- 2) Exclude sites in USDA Urban Area and on Prime Agricultural Land.
 - Sites located in the defined urban area are generally not competitive for LIHTC or AHSC funding (e.g., due to limited transit service, access to jobs and amenities, etc.), while sites located outside are eligible for the rural set aside.
 - Sites on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land are not eligible for AHSC funding.
 - Sites located in the Stream Environment Zone, as defined by the Tahoe Regional Planning Agency (TRPA).
- 3) Add in known opportunity sites:
 - Add opportunity sites that are owned or controlled by Placer County.
 - Add opportunity sites listed on the 2013 Housing Element (HE) site list.
 - Add opportunity sites identified by the Mountain Housing Council (MHC).
- 4) Select sites with zoning that allows multifamily development:
 - See Exhibit C for a detailed list of included zoning districts.

¹ For a full list of the funding sources considered as part of this analysis, please refer to Exhibit B.

- 5) Select sites located within one-half mile of an established transit stop.
 - o Sites within this radius are more competitive for LIHTC and AHSC funds.

Visual Review/Assessment

- 6) Visually inspect the selection to identify opportunities to aggregate sites, excluding sites that cannot be aggregated to a combined area of at least one-half acre.
- 7) Visually inspect sites and associated attribute data to identify those that are unlikely to develop due the presence of known constraints:
 - a. County owned site, HE, or MHC sites that are no longer developable due to known constraints (e.g., septic, slopes, etc.) or existing development.
 - b. Located in areas that are likely to develop with other uses (i.e., next to the Ritz-Carlton at Northstar).
 - c. Would require participation from a large number of willing sellers (i.e., more than five sites owned by different parties).

Site Ranking Method

Following completion of the initial opportunity sites selection process, outlined above, BAE developed a three-tier ranking tool using Microsoft Excel. The relative weighting of each metric is summarized in Table 1, while the preliminary site rankings are summarized in Table 2. Also, included in this transmittal is a copy of the ranking tool in Microsoft Excel format titled *Housing Opportunity Site Ranking*. To view the preliminary rankings in an interactive map format, please visit <http://arcg.is/1iSGb1>. The sites are also summarized in Figures 1 through 3.

The ranking tool includes three main categories of metrics. Tier 1 metrics relate to site suitability (e.g., size, potential yield, ownership, location, etc.). Tier 2 metrics indicate eligibility for State and Federal Funding (e.g., proximity to transit, located in a Difficult to Develop Area (DDA) or Qualified Census Tract (QCT), etc.). Tier 3 metrics pertain to the anticipated market feasibility of multifamily residential development (e.g., employment density of the surrounding area, relative rent and for-sale home prices, location within a designated growth area, etc.).

Please note that the utility of the ranking tool is limited by the resolution and quality of the available data. For example, the available information on utility service includes utility district boundaries only, as sewer and water main location information was not available. Similarly, the data rely on the Placer County Assessor's land use codes and assessed value to identify whether there is any existing development on a site. Visual inspection of the identified opportunity sites revealed some locations with existing improvements which are not reflected in the Assessor's data. Based on these limitations, please consider the results of the ranking tool with caution. Any identified sites should be subject to additional due diligence.

Also, note that wherever possible, sites are scored assuming that they can be aggregated with other adjacent sites. Most of the scoring is based on the attributes of the largest site in each grouping, with the exception of site size and yield metrics, which are aggregated for all sites. Therefore, Table 2 lists sites by their scored rank and identifies which grouping each site is a part of. To identify other sites included in each grouping, refer to the *Aggregation Site ID*.

To use the tool, open the Excel workbook, adjust the individual “metric weights” (highlighted in blue in the Excel document) included under each tier. The metric weights can be any value and the sum of the weights in a given tier do not need to equal any specific value (e.g., 100 points). The preliminary metric weights used in the tool are intended as a starting point and reflect BAE’s outlook on the importance of each metric as it relates to site suitability, funding eligibility, and market feasibility.

In addition to the metric weights included under each tier category, the user can also specify the relative weight for each tier as a whole, which must sum to 100 percent. For example, if you want to weigh the metrics in each tier evenly, set the relative “tier weights” (highlighted in blue in the Excel document) to 33.3 percent. If you only want to consider the metrics included in Tier 1, set the associated tier weight to 100 percent.

Preliminary Site Rankings

Using the approach describe above, the housing opportunity sites that receive the best scores, and which are subsequently ranked highest, are primarily located in the North Auburn area and along the North Shore of Lake Tahoe.

The sites in North Auburn are ranked well due to their large size, ability to aggregate sites, access to utilities, and proximity to jobs and residential amenities. However, some of these sites also face challenges that are not well captured by the site evaluation tool. For example, the site with the Assessor’s Parcel Number (APN) 052-102-062-000 is owned by the Walmart Corporation, which may create challenges to using the site for housing. There are a number of sites located near the intersection of Highway 49 and Rock Creek Road that may offer opportunities for housing development, but would require site aggregation and may face other constraints, such as the presence of wetlands. Other sites, such as APN 038-101-023-000 have existing development that would need to be cleared, though the Assessor’s land use data indicate that the site is vacant. While APN 051-120-067-000 contains the newly constructed Home Depot site, the vacant portion of that parcel is planned for development, in combination with other adjacent parcels, as part of the Placer County Government Center. For reasons such as these, all sites will require additional due diligence.

Sites located along the North Shore of Lake Tahoe rank relatively well compared to elsewhere in Placer County largely due to their proximity to transit and location within a designated DDA.

Also, based on BAE's preliminary weighting, sites located in Town Centers receive extra points, as these sites would be the most attractive housing opportunities in the Lake Tahoe Basin. This is due to the need to leverage incentives offered by the Tahoe Regional Planning Agency that facilitate the aggregation of development rights necessary for high density development. One site identified as of interest by Placer County staff (APNs 093-160-079-000, 093-160-080-000, and 093-160-081-000) is located well outside of a Town Center, which is an important barrier to higher density development. Thus, the site ranks somewhat lower than other sites located within Town Centers. Two of the other top sites in the Tahoe area are located in the Kings Beach Town Center. The first site (APNs 090-142-001-000, 090-142-002-000, 090-142-011-000, and 090-142-029-000) is located near the intersection of North Lake Boulevard and Fox Street and is currently owned by the former Placer County Redevelopment Agency. The site only amounts to roughly one acre but is located within close proximity to transit and other amenities. The second site (APNs 090-126-020-000, 090-126-021-000, 090-126-024-000, and 090-126-037-000) is located near the intersection of Salmon Avenue and Fox Street and is under County ownership. The site also around one-acre in size, but is close to amenities that would increase its competitiveness for public funding.

Table 1: Opportunity Site Metric Weights

Item	Metric	Weighting Approach	Weight (Pts)	Tier Weight
Tier 1: Site Suitability				33.3%
Utility Provision	Within a Utility, Water, Sewer District or NID	Yes/No	35 Points	
Yield	Number of Units or Site Acres	Scale	25 Points	
Ownership	County	Yes/No	20 Points	
	Non-County local jurisdiction	Yes/No	10 Points	
	Private	Yes/No	0 Points	
	Multiple Owners, parcel larger than 2.5 Acres (a)	Yes/No	0 Points	
	Multiple Owners, requires aggregation	Yes/No	-10 Points	
Zoning Allows MF Only	Multifamily	Yes/No	10 Points	
Town Center Proximities	In a Town Center	Yes/No	5 Points	
	Within 1/2 mile of Town Center; outside TRPA	Yes/No	0 Points	
	Within TRPA and outside 1/2 mile of Town Center	Yes/No	-5 Points	
Has Existing Dev On-Site	Site has existing development	Yes/No	-30 Points	
Known Opportunity Site	On County Opportunity Sites List	Yes/No	5 Points	
	On County Housing Element Sites List	Yes/No	5 Points	
	On Mountain Housing Council Sites List	Yes/No	5 Points	
Maximum Tier 1 Points			100 Points	
Tier 2: Affordable Funding Eligibility				33.3%
Proximity to Transit	Within 1/2 Mile	Yes/No	25 Points	
Rural Areas	USDA-Defined Rural Area	Yes/No	15 Points	
QCT or DDA	Within QCT or DDA	Yes/No	10 Points	
Disadvantaged Census Tract	Within "Disadvantaged" Census Tract	Yes/No	10 Points	
Grocery Store	Within 1/2 Mile	Yes/No	5 Points	
Farmers Market	Within 1 Mile	Yes/No	5 Points	
Proximity to Elem School	Within 1.25 Miles	Yes/No	5 Points	
Proximity to Middle School	Within 1.5 Miles	Yes/No	5 Points	
Proximity to High School	Within 2.0 Miles	Yes/No	5 Points	
Proximity to Medical Clinic	Within 1.5 Miles	Yes/No	5 Points	
CalEnviroScreen 3.0 Score	Percentile of CA Tracts	Scale	5 Points	
Walkability Index	Walkability Score	Scale	5 Points	
Maximum Tier 2 Points			100 Points	
Tier 3: Market Conditions				33.3%
Employment Density (per sq. mi.)	Percentile of Countywide Block Groups	Scale	30 Points	
Rent	Percentile of Countywide Census Tracts	Scale	20 Points	
Home Sales Price	Percentile of Countywide Census Tracts	Scale	20 Points	
Housing Density (per sq. mi.)	Percentile of Countywide Census Tracts	Scale	10 Points	
SACOG Community Type	Developing	Yes/No	20 Points	
	Established	Yes/No	20 Points	
	Rural Residential	Yes/No	0 Points	
	BASIN	Yes/No	0 Points	
	Ag/Other	Yes/No	-20 Points	
Maximum Tier 3 Points			100 Points	

Note:

(a) If site includes multiple parcels with separate owners but has a single parcel that is larger than: 2.5 Acres the site is not penalized due to the potential for a single development on the large parcel.

Sources: Placer County Community Development Resource Agency; Placer County Assessor's Office; Tahoe Regional Planning Agency; Mountain Housing Council; U.S. Department of Agriculture; U.S. Department of Housing and Urban Development; California Housing and Community Development Department; California Office of Environmental Health Hazard Assessment; U.S. Environmental Protection Agency; U.S. Census Bureau, Longitudinal Employment Household Dynamics Dataset; Census Bureau, American Community Survey 2012-2016 5-year estimates; ListSource; Sacramento Area Council of Governments; California Tax Credit Allocation Committee; BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 1 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
1	052-102-062-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	18.31	No Agg	n.a.			
2	052-043-007-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	3.22	Sum-110	9.69			
3	052-102-068-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	3.40	No Agg	n.a.			
4	052-030-048-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	6.00	Sum-105	27.75	X		
5	051-120-067-000	Auburn/Bow man Community Plan	Placer County	CPD - Commercial Planned Development	10.96	Sum-5	25.69	X	X	
6	038-113-031-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	1.86	No Agg	n.a.	X		
7	038-112-059-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	3.42	No Agg	n.a.	X		
8	038-104-095-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	11.80	Sum-119	16.29	X		
9	052-071-001-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	2.97	Sum-111	3.76			
10	038-121-071-000	Auburn/Bow man Community Plan	Private	C2 - General Commercial	0.91	No Agg	n.a.			
11	112-050-001-000	Tahoe Basin Community Plan	Private	Residential	12.50	Sum-38	31.17			X
12	043-060-048-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	6.08	Sum-108	17.16	X		
13	076-420-063-000	Auburn/Bow man Community Plan	Private	C2 - General Commercial	3.09	Sum-6	3.67			
14	090-142-002-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.27	Sum-47	1.10		X	
15	047-150-053-000	Granite Bay Community Plan	Private	CPD - Commercial Planned Development	17.50	No Agg	n.a.	X		
16	090-126-020-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.29	Sum-46	0.90			
17	048-151-086-000	Granite Bay Community Plan	Private	CPD - Commercial Planned Development	6.69	No Agg	n.a.	X		
18	117-080-069-000	Tahoe Basin Community Plan	Other Public Agency	Mixed-Use (North Tahoe West)	3.79	No Agg	n.a.	X		
19	090-221-029-000	Tahoe Basin Community Plan	Private	Residential	0.15	Sum-49	0.62			
20	038-101-023-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	5.59	Sum-109	7.36	X		
21	054-181-029-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	2.01	No Agg	n.a.	X		
22	093-160-081-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	8.21	Sum-26	11.50			X
23	110-030-090-000	Placer County General Plan - East	Private	RM - Residential Multifamily	3.52	No Agg	n.a.	X		
24	110-030-078-000	Placer County General Plan - East	Private	RM - Residential Multifamily	7.00	No Agg	n.a.			
25	117-130-073-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe West)	0.63	No Agg	n.a.			
26	117-130-011-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe West)	0.48	No Agg	n.a.			
27	043-260-087-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	1.40	Sum-33	1.88	X		
28	093-300-001-000	Tahoe Basin Community Plan	Private	Residential	0.63	No Agg	n.a.			
29	117-110-061-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe West)	0.51	No Agg	n.a.			
30	032-220-051-000	Horseshoe Bar/Penryn CP	Private	C2 - General Commercial	4.87	Sum-2	5.26	X		
31	090-192-061-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.36	Sum-48	0.67			
32	114-120-012-000	Placer County General Plan - East	Private	RM - Residential Multifamily	1.15	No Agg	n.a.			
33	043-072-018-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	1.28	Sum-107	2.31	X		
34	093-130-045-000	Tahoe Basin Community Plan	Other Public Agency	Mixed-Use (Greater Tahoe City)	1.67	Sum-25	2.43	X		
35	092-010-051-000	Tahoe Basin Community Plan	Private	Residential	3.04	Sum-29	6.20			
36	092-290-003-000	Tahoe Basin Community Plan	Private	Residential	4.66	No Agg	n.a.			

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Sources: BAE, 2019.

Table 2: Opportunity Site Rank Summary (Page 2 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
37	110-051-019-000	Placer County General Plan - East	Private	RM - Residential Multifamily	17.66	Sum-115	22.23	X		
38	111-170-018-000	Tahoe Basin Community Plan	Private	Residential	0.61	No Agg	n.a.			
39	092-100-007-000	Tahoe Basin Community Plan	Private	Residential	3.41	No Agg	n.a.			
40	093-260-025-000	Tahoe Basin Community Plan	Private	Residential	1.97	No Agg	n.a.			
41	053-103-049-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	2.89	Sum-112	8.69	X		
42	090-304-014-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.67	Sum-51	0.83			
43	117-071-003-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe West)	1.14	No Agg	n.a.	X		
44	076-112-083-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	13.03	No Agg	n.a.	X		
45	040-140-049-000	Placer County General Plan - West	Private	C2 - General Commercial	2.38	Sum-58	5.36	X		
46	093-130-031-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	0.68	Sum-24	1.29			
47	115-020-037-000	Tahoe Basin Community Plan	Private	Residential	0.70	No Agg	n.a.			
48	117-100-018-000	Tahoe Basin Community Plan	Private	Residential	0.36	Sum-39	0.66			
49	090-213-025-000	Tahoe Basin Community Plan	Private	Residential	0.41	Sum-50	0.77			
50	053-104-002-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	2.35	No Agg	n.a.	X		
51	112-290-013-000	Tahoe Basin Community Plan	Private	Residential	0.35	Sum-43	0.67			
52	117-060-001-000	Tahoe Basin Community Plan	Private	Residential	2.48	Sum-118	3.89			
53	090-315-016-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.60	Sum-54	1.74			
54	090-294-006-000	Tahoe Basin Community Plan	Private	Residential	0.25	Sum-52	1.31			
55	090-261-033-000	Tahoe Basin Community Plan	Private	Residential	0.23	Sum-55	0.94			
56	007-044-017-000	Placer County General Plan - East	Private	C2 - Canyon Mixed Use	10.74	Sum-113	12.52	X		
57	023-221-015-000	Dry Creek West Placer Community Plan	Private	CPD - Commercial Planned Development	8.87	No Agg	n.a.	X		
58	054-143-009-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	4.32	Sum-7	11.00	X		
59	032-191-020-000	Horseshoe Bar/Penryn CP	Private	C2 - General Commercial	0.54	Sum-1	0.68			
60	112-070-021-000	Tahoe Basin Community Plan	Private	Residential	0.48	Sum-37	1.05			
61	076-092-008-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	2.17	No Agg	n.a.	X		
62	084-041-001-000	Tahoe Basin Community Plan	Private	Residential	5.31	Sum-100	6.41			
63	115-050-013-000	Tahoe Basin Community Plan	Private	Residential	0.26	Sum-34	0.85			
64	096-230-062-000	Placer County General Plan - East	Private	HDR - High Density Residential	3.43	No Agg	n.a.	X		
65	096-230-055-000	Placer County General Plan - East	Private	HDR - High Density Residential	3.36	No Agg	n.a.	X		
66	007-044-009-000	Placer County General Plan - East	Private	C2 - Canyon Mixed Use	1.20	No Agg	n.a.	X		
67	085-420-012-000	Tahoe Basin Community Plan	Private	Residential	3.25	No Agg	n.a.			
68	043-060-040-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	3.75	No Agg	n.a.			
69	095-050-001-000	Placer County General Plan - East	Private	C1 - Neighborhood Commercial	0.67	No Agg	n.a.			
70	019-150-004-000	Sheridan Community Plan	Private	RM - Residential Multifamily	3.41	Sum-106	4.43	X		
71	073-141-023-000	Placer County General Plan - East	Private	C2 - General Commercial	1.04	No Agg	n.a.	X		

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Sources: BAE, 2019.

Table 2: Opportunity Site Rank Summary (Page 3 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
72	069-020-058-000	Placer County General Plan - East	Private	RM - Residential Multifamily	8.72	No Agg	n.a.	X		
73	073-170-053-000	Placer County General Plan - East	Private	C2 - General Commercial	1.39	Sum-114	3.56	X		
74	069-070-039-000	Placer County General Plan - East	Private	RES - Resort	11.35	Sum-120	14.78			
75	019-211-013-000	Sheridan Community Plan	Private	C2 - General Commercial	1.19	No Agg	n.a.	X		
76	019-191-020-000	Sheridan Community Plan	Private	C2 - General Commercial	0.85	No Agg	n.a.	X		
Agg Site	032-191-016-000	Horseshoe Bar/Penryn CP	Other Public Agency	C2 - General Commercial	0.15	Sum-1	0.68			
Agg Site	085-020-085-000	Tahoe Basin Community Plan	Private	Residential	1.10	Sum-100	6.41			
Agg Site	052-030-048-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	2.24	Sum-105	27.75	X		
Agg Site	052-030-048-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	5.39	Sum-105	27.75	X		
Agg Site	052-270-003-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	2.22	Sum-105	27.75	X		
Agg Site	052-270-020-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.97	Sum-105	27.75			
Agg Site	052-270-034-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.44	Sum-105	27.75			
Agg Site	052-270-038-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.36	Sum-105	27.75			
Agg Site	052-270-038-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.75	Sum-105	27.75			
Agg Site	052-270-038-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.69	Sum-105	27.75			
Agg Site	052-270-040-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	5.46	Sum-105	27.75			
Agg Site	052-270-045-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.15	Sum-105	27.75	X		
Agg Site	052-270-045-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	2.09	Sum-105	27.75	X		
Agg Site	019-150-007-000	Sheridan Community Plan	Private	RM - Residential Multifamily	1.02	Sum-106	4.43	X		
Agg Site	043-072-019-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	1.03	Sum-107	2.31	X		
Agg Site	043-060-032-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	2.64	Sum-108	17.16	X		
Agg Site	043-060-045-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	4.80	Sum-108	17.16	X		
Agg Site	043-060-063-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	3.64	Sum-108	17.16	X		
Agg Site	038-101-023-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.77	Sum-109	7.36	X		
Agg Site	052-042-008-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.74	Sum-110	9.69			
Agg Site	052-042-009-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.14	Sum-110	9.69			
Agg Site	052-042-011-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.04	Sum-110	9.69			
Agg Site	052-042-012-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.09	Sum-110	9.69			
Agg Site	052-043-009-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.86	Sum-110	9.69	X		
Agg Site	052-043-010-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	2.60	Sum-110	9.69			
Agg Site	052-071-039-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	0.79	Sum-111	3.76	X		
Agg Site	053-103-026-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	1.16	Sum-112	8.69	X		
Agg Site	053-103-054-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	1.98	Sum-112	8.69	X		
Agg Site	053-103-055-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	2.67	Sum-112	8.69	X		
Agg Site	007-044-011-000	Placer County General Plan - East	Private	C2 - Canyon Mixed Use	1.79	Sum-113	12.52	X		
Agg Site	073-170-054-000	Placer County General Plan - East	Private	C2 - General Commercial	1.09	Sum-114	3.56	X		

- continued on next page -

Sources: BAE, 2019.

Table 2: Opportunity Site Rank Summary (Page 4 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
Agg Site	073-170-055-000	Placer County General Plan - East	Private	C2 - General Commercial	1.08	Sum-114	3.56	X		
Agg Site	110-051-018-000	Placer County General Plan - East	Private	RM - Residential Multifamily	4.57	Sum-115	22.23	X		
Agg Site	117-060-005-000	Tahoe Basin Community Plan	Private	Residential	1.41	Sum-118	3.89			
Agg Site	038-104-085-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	1.30	Sum-119	16.29	X		
Agg Site	038-104-094-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	1.04	Sum-119	16.29	X		
Agg Site	038-104-094-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.11	Sum-119	16.29	X		
Agg Site	038-104-095-000	Auburn/Bow man Community Plan	Private	CPD - Commercial Planned Development	1.04	Sum-119	16.29	X		
Agg Site	069-070-049-000	Placer County General Plan - East	Private	RES - Resort	3.43	Sum-120	14.78			
Agg Site	032-220-010-000	Horseshoe Bar/Penryn CP	Private	C2 - General Commercial	0.39	Sum-2	5.26			
Agg Site	093-130-028-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	0.62	Sum-24	1.29			
Agg Site	093-130-026-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	0.76	Sum-25	2.43			
Agg Site	093-160-079-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	0.67	Sum-26	11.50			X
Agg Site	093-160-080-000	Tahoe Basin Community Plan	Private	Mixed-Use (Greater Tahoe City)	2.63	Sum-26	11.50			
Agg Site	092-010-028-000	Tahoe Basin Community Plan	Private	Residential	2.72	Sum-29	6.20			
Agg Site	092-010-051-000	Tahoe Basin Community Plan	Private	Residential	0.10	Sum-29	6.20			
Agg Site	092-110-050-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-29	6.20			
Agg Site	092-110-053-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-29	6.20			
Agg Site	043-260-086-000	Horseshoe Bar/Penryn CP	Private	C1 - Neighborhood Commercial	0.48	Sum-33	1.88			
Agg Site	115-050-012-000	Tahoe Basin Community Plan	Private	Residential	0.26	Sum-34	0.85			
Agg Site	115-050-014-000	Tahoe Basin Community Plan	Private	Residential	0.13	Sum-34	0.85			
Agg Site	115-050-016-000	Tahoe Basin Community Plan	Private	Residential	0.20	Sum-34	0.85			
Agg Site	112-070-028-000	Tahoe Basin Community Plan	Private	Residential	0.28	Sum-37	1.05			
Agg Site	112-070-029-000	Tahoe Basin Community Plan	Private	Residential	0.28	Sum-37	1.05			
Agg Site	112-010-014-000	Tahoe Basin Community Plan	Other Public Agency	Residential	3.93	Sum-38	31.17			X
Agg Site	112-090-001-000	Tahoe Basin Community Plan	Other Public Agency	Residential	5.15	Sum-38	31.17			
Agg Site	112-090-002-000	Tahoe Basin Community Plan	Other Public Agency	Residential	1.00	Sum-38	31.17			X
Agg Site	112-090-003-000	Tahoe Basin Community Plan	Other Public Agency	Residential	0.48	Sum-38	31.17			
Agg Site	112-090-004-000	Tahoe Basin Community Plan	Other Public Agency	Residential	5.52	Sum-38	31.17			
Agg Site	112-090-018-000	Tahoe Basin Community Plan	Private	Residential	0.30	Sum-38	31.17			
Agg Site	117-071-016-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe West)	2.28	Sum-38	31.17	X		
Agg Site	117-100-017-000	Tahoe Basin Community Plan	Private	Residential	0.09	Sum-39	0.66			
Agg Site	117-100-081-000	Tahoe Basin Community Plan	Private	Residential	0.21	Sum-39	0.66			
Agg Site	112-290-012-000	Tahoe Basin Community Plan	Private	Residential	0.32	Sum-43	0.67			
Agg Site	090-126-021-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.18	Sum-46	0.90			
Agg Site	090-126-024-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.29	Sum-46	0.90			

- continued on next page -

Sources: BAE, 2019.

Table 2: Opportunity Site Rank Summary (Page 5 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
Agg Site	090-126-037-000	Tahoe Basin Community Plan	Private	Residential	0.14	Sum-46	0.90			
Agg Site	090-142-001-000	Tahoe Basin Community Plan	Placer County	Residential	0.01	Sum-47	1.10		X	
Agg Site	090-142-001-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.19	Sum-47	1.10		X	
Agg Site	090-142-002-000	Tahoe Basin Community Plan	Placer County	Residential	0.01	Sum-47	1.10		X	
Agg Site	090-142-011-000	Tahoe Basin Community Plan	Placer County	Residential	0.17	Sum-47	1.10		X	
Agg Site	090-142-028-000	Tahoe Basin Community Plan	Private	Residential	0.19	Sum-47	1.10			
Agg Site	090-142-029-000	Tahoe Basin Community Plan	Placer County	Residential	0.26	Sum-47	1.10		X	
Agg Site	090-192-017-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.08	Sum-48	0.67			
Agg Site	090-192-058-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.08	Sum-48	0.67			
Agg Site	090-192-059-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.08	Sum-48	0.67			
Agg Site	090-192-060-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.07	Sum-48	0.67			
Agg Site	090-221-012-000	Tahoe Basin Community Plan	Placer County	Residential	0.00	Sum-49	0.62		X	
Agg Site	090-221-012-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.07	Sum-49	0.62		X	
Agg Site	090-221-027-000	Tahoe Basin Community Plan	Placer County	Residential	0.01	Sum-49	0.62		X	
Agg Site	090-221-027-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.08	Sum-49	0.62		X	
Agg Site	090-221-028-000	Tahoe Basin Community Plan	Private	Residential	0.14	Sum-49	0.62			
Agg Site	090-370-006-000	Tahoe Basin Community Plan	Placer County	Residential	0.01	Sum-49	0.62		X	
Agg Site	090-370-005-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.06	Sum-49	0.62		X	
Agg Site	090-370-005-000	Tahoe Basin Community Plan	Placer County	Residential	0.00	Sum-49	0.62		X	
Agg Site	090-370-006-000	Tahoe Basin Community Plan	Placer County	Mixed-Use (North Tahoe East)	0.10	Sum-49	0.62		X	
Agg Site	051-120-010-000	Auburn/Bow man Community Plan	Placer County	CPD - Commercial Planned Development	4.90	Sum-5	25.69	X	X	
Agg Site	051-120-065-000	Auburn/Bow man Community Plan	Placer County	CPD - Commercial Planned Development	2.54	Sum-5	25.69	X	X	
Agg Site	051-120-064-000	Auburn/Bow man Community Plan	Placer County	CPD - Commercial Planned Development	5.67	Sum-5	25.69	X	X	
Agg Site	051-120-010-000	Auburn/Bow man Community Plan	Placer County	RM - Residential Multifamily	1.06	Sum-5	25.69	X	X	
Agg Site	051-120-066-000	Auburn/Bow man Community Plan	Placer County	CPD - Commercial Planned Development	0.56	Sum-5	25.69	X	X	
Agg Site	090-213-024-000	Tahoe Basin Community Plan	Private	Residential	0.36	Sum-50	0.77			
Agg Site	090-304-013-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.17	Sum-51	0.83			
Agg Site	090-294-010-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-52	1.31			
Agg Site	090-294-011-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-52	1.31			
Agg Site	090-294-001-000	Tahoe Basin Community Plan	Private	Residential	0.22	Sum-52	1.31			
Agg Site	090-294-002-000	Tahoe Basin Community Plan	Private	Residential	0.16	Sum-52	1.31			
Agg Site	090-294-003-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-52	1.31			
Agg Site	090-294-004-000	Tahoe Basin Community Plan	Private	Residential	0.17	Sum-52	1.31			
Agg Site	090-315-008-000	Tahoe Basin Community Plan	Private	Mixed-Use (North Tahoe East)	0.36	Sum-54	1.74			
Agg Site	090-315-025-000	Tahoe Basin Community Plan	Private	Residential	0.23	Sum-54	1.74			
Agg Site	090-315-014-000	Tahoe Basin Community Plan	Private	Residential	0.18	Sum-54	1.74			

- continued on next page -

Sources: BAE, 2019.

Table 2: Opportunity Site Rank Summary (Page 6 of 6)

Rank	APN	Plan Area	Owner	Zoning	Parcel Acres	Aggregation Site ID	Aggregatable Acres	Known Opportunity Site		
								Housing Element	County Opp Site	Mountain Housing Council
Agg Site	090-315-026-000	Tahoe Basin Community Plan	Private	Residential	0.38	Sum-54	1.74			
Agg Site	090-261-018-000	Tahoe Basin Community Plan	Private	Residential	0.15	Sum-55	0.94			
Agg Site	090-261-031-000	Tahoe Basin Community Plan	Private	Residential	0.23	Sum-55	0.94			
Agg Site	090-261-032-000	Tahoe Basin Community Plan	Private	Residential	0.19	Sum-55	0.94			
Agg Site	090-261-029-000	Tahoe Basin Community Plan	Private	Residential	0.13	Sum-55	0.94			
Agg Site	040-320-010-000	Placer County General Plan - West	Private	C2 - General Commercial	0.39	Sum-58	5.36			
Agg Site	040-140-048-000	Placer County General Plan - West	Private	C2 - General Commercial	2.13	Sum-58	5.36	X		
Agg Site	040-140-044-000	Placer County General Plan - West	Private	C2 - General Commercial	0.46	Sum-58	5.36			
Agg Site	076-420-064-000	Auburn/Bow man Community Plan	Private	C2 - General Commercial	0.57	Sum-6	3.67			
Agg Site	054-143-005-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	0.00	Sum-7	11.00	X		
Agg Site	054-143-001-000	Auburn/Bow man Community Plan	Private	RM - Residential Multifamily	0.00	Sum-7	11.00	X		
Agg Site	054-143-015-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	1.86	Sum-7	11.00	X		
Agg Site	054-171-008-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	0.73	Sum-7	11.00	X		
Agg Site	054-143-005-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	3.32	Sum-7	11.00	X		
Agg Site	054-143-001-000	Auburn/Bow man Community Plan	Private	HS - Highway Services	0.77	Sum-7	11.00	X		

Sources: BAE, 2019.

Figure 1: Opportunity Sites, Eastern Placer County

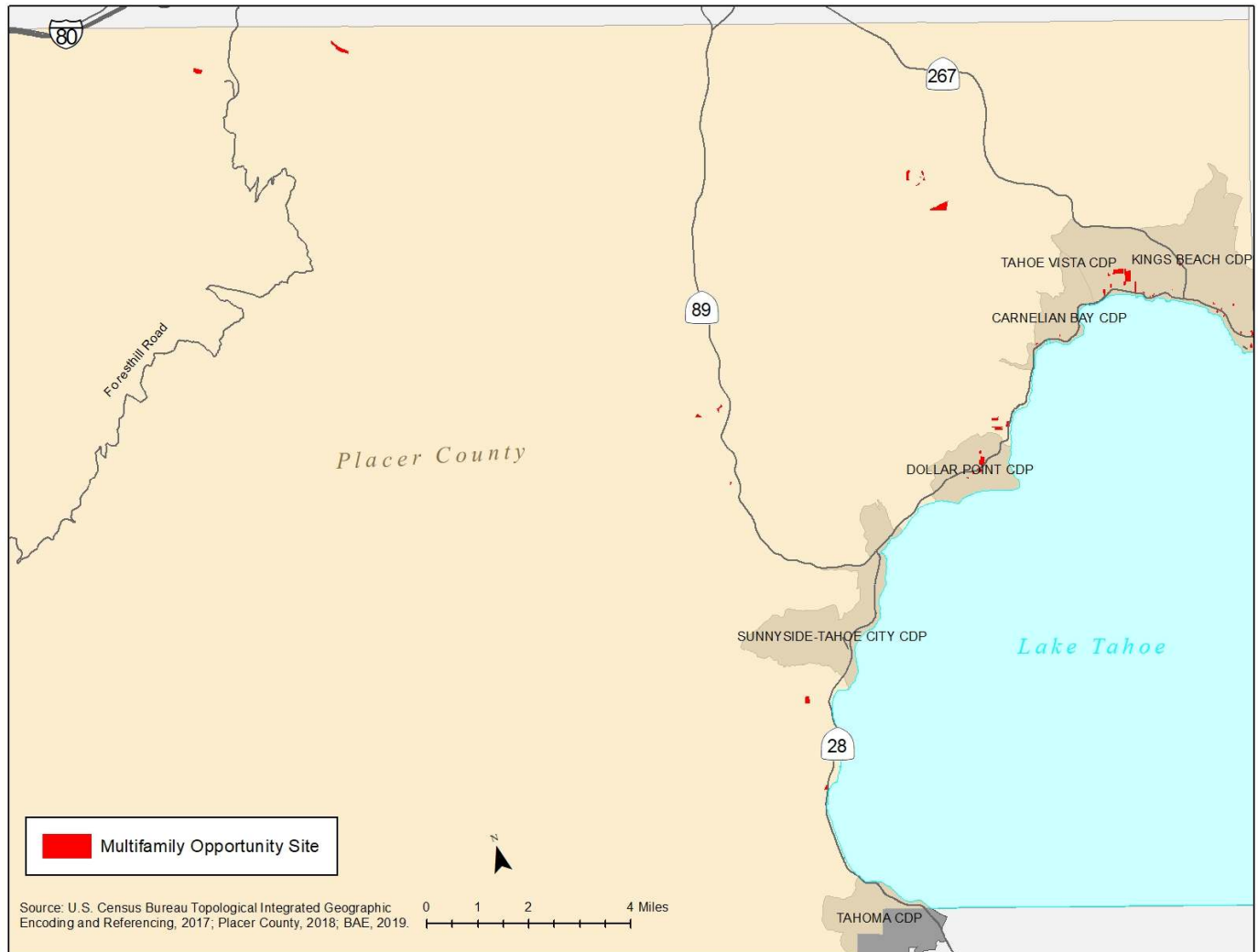


Figure 2: Opportunity Sites, Western Placer County

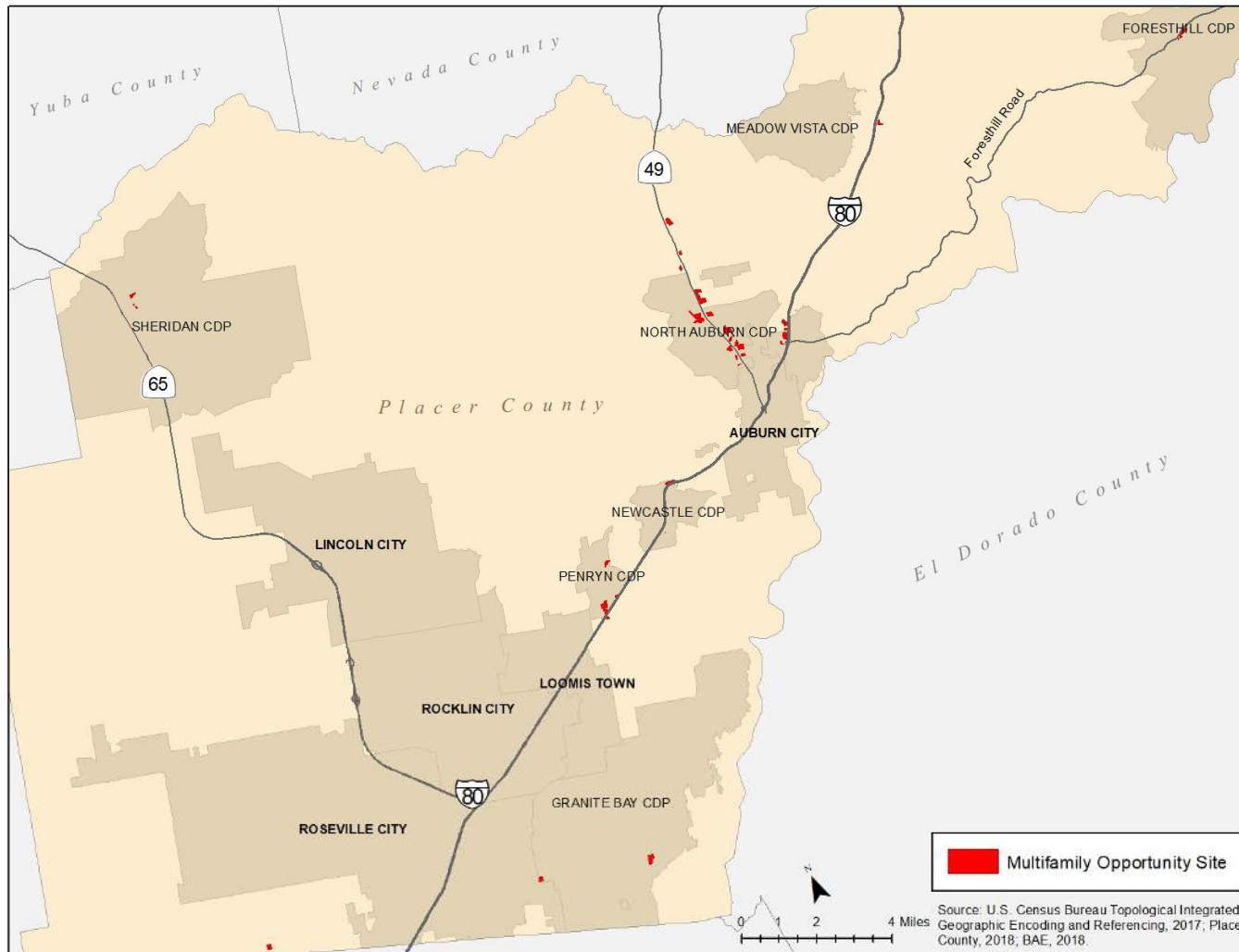


Figure 3: Opportunity Sites, Placer County

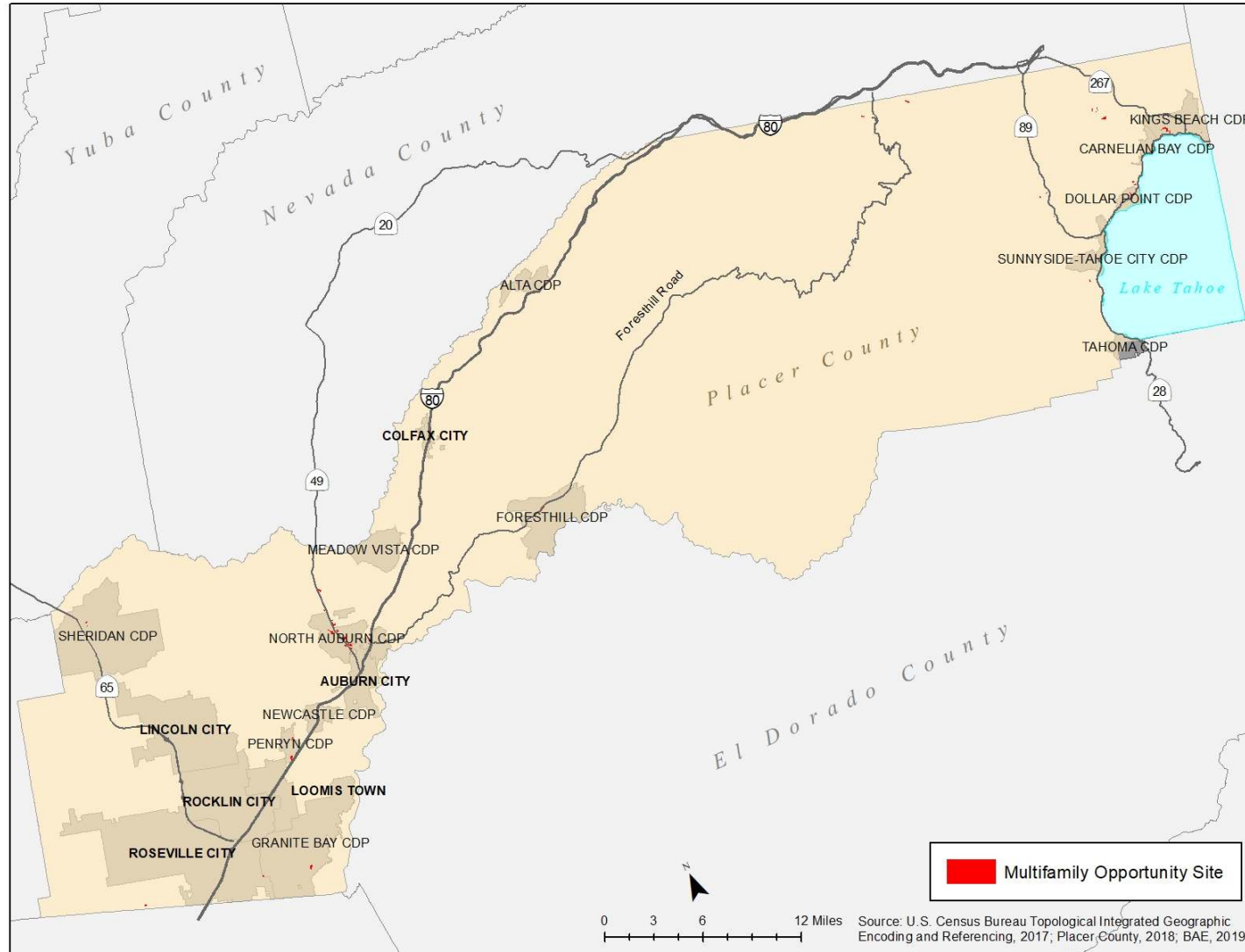


Exhibit A: Site Evaluation Tool Data Dictionary (Page 1 of 5)

Field Name	Data Type	Description	Source
Geography			
OBJECTID		Unique ID generated by ArcGIS	ESRI
Assessor's Data			
FEEPARCEL	String	APN w ithout dashes	Placer County Assessor
APN	String	12 digit APN w ith dashes	Placer County Assessor
JURISDICTION	String	Public agency w ith jurisdiction over subject parcel	Placer County Assessor
TRA	String	Tax Rate Area	Placer County Assessor
TAXCDNUMBR	String	Numeric taxation type code	Placer County Assessor
TAXCDDESCR	String	Taxation type code description	Placer County Assessor
OWNERTYPE	String	BAE Coded Taxation Type Public CITIES FIRE DISTRICT GOVT ENTITY , SEC.11 PLACER COUNTY SCHOOL & COLLEGE SPECIAL DISTRICT WATER & SANITATION Private CCLA NOT RENEWED IMPR VALUE ONLY (NOT MOBILE HOME) MH IMPR ONLY , PRIVATE LAND MISC PROPERTIES MOBILE HOME IN PARK MOBILE HOME L & I NORMAL OWNERSHIP NOTICE OF POWER TO SELL NOTIVE OF POWER TO SELL W/BUSS PROP 8 ANNUAL REVIEW PROP 8 CALAMITY PROP 8 REDUCTION NO CPI PROP 8 TAX POSTPONED PROP 8 WITH POWER TO SELL TPZ PROPERTIES W/BUSINESS VALUE TO OTHER APNS ZERO PROPERTY VALUE State STATE OF CA Federal EXEMPT PROPERTY -USE NA APNS ASSESSED BY SAC CO ASSESSED BY SBE CEMETERY COMMON AREA CONSERVATION EASEMENT EASEMENTS & PRIVATELY OWNED ROADS OFFER OF DEDICATION PIPELINE R/W TO TAX ROLL PROP DEED TO STAT VAL W/BUS PROPERTY UNDER CLCA PROPERTY UNDER CLCA/BUSS TAX POSTPONED TPZ PROPERTIES	BAE

- Continued on follow ing page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 2 of 5)

Field Name	Data Type	Description	Source
Assessor's Data (Continued)			
USECDNUMBR	String	Numeric land use code	Placer County Assessor
USECDDDESCR	String	Land use code description	Placer County Assessor
VACANT	Short	Vacant Flag 1 = Vacant VACANT, SUBDIVIDED RESIDENTIAL VACANT, DRY FARM VACANT COMMERCIAL VACANT, ALL TYPES-NOT ASGND VACANT, ALL TYPES-NOT ASGND; VACANT INDUSTRIAL NULL = Not Vacant	BAE
ASMTDESCR	String	Assessor's legal description	Placer County Assessor
STRCTRSQFT	Double	Assessed structure square feet	Placer County Assessor
LANDVALUE	Double	Assessed land value	Placer County Assessor
STRCTRVALU	Double	Assessed structure value	Placer County Assessor
ILRATIO	Double	Improvement to land value ratio (based on county assessor fields)	BAE
PARCELACRE	Double	Parcel Acres	BAE; ESRI
OWNER	String	First ow ner's name	Placer County Assessor
OWNRADDRS	String	First ow ner's address	Placer County Assessor
OWNRCITY	String	First Ow ner's city	Placer County Assessor
OWNRSTATE	String	First Ow ner's state	Placer County Assessor
OWNRZIP	String	First Ow ner's zip code	Placer County Assessor
SITESTNUM	String	Site Street Number	Placer County Assessor
SITESTNAME	String	Site Street Name	Placer County Assessor
SITESTTYPE	String	Site Street Type	Placer County Assessor
SITESTDIR	String	Site Street Direction	Placer County Assessor
INCPRTD	Long	1 = Site is located in incorporated area 0 = Site is located in unincorporated area	Placer County Assessor; U.S.
Zoning			
ZONECOMNTY	String	Placer County identified Zoning Community	Placer County GIS
ZONING	String	Full zoning including combining districts	Placer County GIS
TRPASUB	String	TRPA sub area name	Placer County GIS
TRPASPECL	String	TRPA special area name	Placer County GIS
TRPAOVRLY1	String	TRPA first overlay district name	Placer County GIS
TRPAOVRLY2	String	TRPA second overlay district name	Placer County GIS
TOWNCENTER	String	Tow n Center name	Placer County GIS
ZONINGGEN	String	General zoning category (created by County)	Placer County GIS
BASEZONE	String	Base Zoning	BAE/Placer County GIS
MULTIFAMZN	Double	1 = Zoning allow s multifamily, includes: RM - Residential Multi-Family CPD - Commercial Planned Development C1 - Neighborhood Commercial C2 - General Commercial HS - Highw ay Services RES - Resort C2 - Canyon Mixed Use C1 - Dow ntow n Mixed Use EC - Entrance Commercial VC - Village Commercial HDR - High Density Residential Residential Mixed-Use (West Shore) Mixed-Use (Greater Tahoe City) Mixed-Use (North Tahoe East) Mixed-Use (North Tahoe West)	BAE

Exhibit A: Site Evaluation Tool Data Dictionary (Page 3 of 5)

Field Name	Data Type	Description	Source
<i>Zoning (Continued)</i>			
TAHOEBASIN	Double	1 = site is in the Tahoe Basin	BAE
ZONINGSQFT	Double	Site by zoning area in square feet	BAE/ESRI
ZONINGACRE	Double	Site by zoning area in acres	BAE/ESRI
MINUNITS	Short	Minimum number of units allowed by base zoning	BAE; Placer County Zoning Code
MAXUNITS	Short	maximum number of units allowed by base zoning	BAE; Placer County Zoning Code
MINBDRMS	Short	minimum number of bedrooms allowed by base zonings (only applied in the SVGPLUO)	BAE; Placer County Zoning Code
MAXBDRMS	Short	Minimum number of bedrooms allowed by base zonings (only applied in the SVGPLUO)	BAE; Placer County Zoning Code
SECNDUNIT	Short	Number of secondary units allowed by the base zoning	BAE; Placer County Zoning Code
<i>Policy</i>			
SPECPLAN	String	Specific Plan Name	BAE; Placer County GIS
CNTYOPSITE	Short	County Owned and IDed Development Opportunity Site 1 = Yes 0 = No	Placer County
AFFHOUSOPP	String	County IDs if the site could accommodate affordable housing Y = Yes M = Maybe N = No	Placer County
SELLABLE	String	County IDs if the sites could be sellable Y = Yes M = Maybe N = No	Placer County
BUILDABLE	String	County IDs w hether the site could be buildable Y = Yes M = Maybe N = No	Placer County
INTEREST	String	County notes about w hether or not there is interest in the Y = Yes M = Maybe N = No	Placer County
CNTYOPNOTE	String	Other County notes regarding the site	Placer County
MHCOPPSITE	Short	Mountain Housing Council IDed opportunity site for multifamily 1 = Yes 0 = No	Mountain Housing Council
HOUSELEMNT	Short	Site is on the Housing Element site list 1 = Yes 0 = No	Placer County
HOUSELNOTE	String	Site notes from the housing element spreadsheet provided	Placer County
PROJNAME	String	Name of project w ith a submitted planning application for the	Placer County GIS
PLANPROJCT	String	Entitlement application type	Placer County GIS
PROJSTATUS	String	Project Status	Placer County GIS
NEWUNITS	Short	# of units created in total project	BAE
NEWLOTS	Short	# of units created in total project	BAE
LOTSMERGED	Short	# of lots merged	BAE
SUBDVNAME	String	Subdivision name	Placer County
SUBLOCTION	String	Subdivision location	Placer County
YRAPPROVED	String	Year subdivision map w as approved	Placer County
YRMAPFINAL	Long	Year subdivision map w as finalized	Placer County
TOTALLOTS	Long	Total number of lots approved	Placer County
LOTNUMBER	Long	Subdivision Lot number	Placer County
PERMITNUMB	String	Building permit number	Placer County
RDANAME	String	Name of former RDA site's centroid is in	Placer County GIS

- Continued on follow ing page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 4 of 5)

Field Name	Data Type	Description	Source
<i>Policy (Continued)</i>			
GPCMNTYPLN	String	General Plan Community/Community Plan applicable to the site (based on centroid)	Placer County GIS
GENPLNDUSE	String	General Plan land use designation (based on centroid)	Placer County GIS
AIRPRTNAM	String	Name of airport	Placer County GIS
AIRPRZON	String	Name of airport overflight zone site's centroid is in	Placer County GIS
ELMENTDIST	String	Elementary school district site's centroid is in	Placer County GIS
HISCHDIST	String	High School district site's centroid is in	Placer County GIS
NEVIRRDIST	String	Site has its' centroid in the Nevada Irrigation District boundary (as of 2016) NID = Yes Null = No	Placer County GIS Placer County GIS Placer County GIS
WATERDIST	String	Name of water district site's centroid is in	Placer County GIS
SEWERDIST	String	Name of sewer district site's centroid is in	Placer County GIS
UTILITYDIST	String	Name of utility district site's centroid is in	Placer County GIS
SACOGCOMM	String	SACOG community type site's centroid is in	SACOG
<i>Proximity</i>			
FIRESTNPRX	Double	Proximity of site to nearest fire station (miles)	ESRI; Placer County GIS
STATNNUMBR	Long	Station number	Placer County GIS
STAFFPERIOD	String	When the station is staffed (e.g., year around, summer, etc.)	Placer County GIS
STAFFLEVEL	String	Staff level (e.g., full-time, volunteer, etc.)	Placer County GIS
STATJURISD	String	Station Jurisdiction	Placer County GIS
BUSSTOPPRX	Double	Proximity of parcel to nearest bus stop (miles)	ESRI; Placer County GIS; TRPA
STOPNAME	String	Bus Stop name	Placer County; TRPA
ROUTENAME	String	Placer County Route name	Placer County; TRPA
STOPJURISD	String	Agency with jurisdiction over bus stop	BAE
ELEMSCHPRX	Double	Proximity of parcel to nearest elementary school (miles)	ESRI; Placer County GIS
ELEMSCHNME	String	School Name	Placer County GIS
MIDSCHPRX	Double	Proximity of parcel to nearest middle school (miles)	ESRI; Placer County
MIDSCHNAME	String	School Name	Placer County GIS
HIGHSCHPRX	Double	Proximity of parcel to nearest high school (miles)	ESRI; Placer County
HIGHSCHNME	String	School Name	Placer County GIS
OTHRSCHPRX	Double	Proximity of parcel to nearest type of other school (e.g.,	ESRI; Placer County GIS
OTHRSCHNME	String	School Name	Placer County GIS
FOODMKTPRX	Double	Proximity to nearest food market (miles)	ESRI; Placer County GIS
FOODMKTNME	String	Food Market Firm	Placer County GIS
FOODMKTADD	String	Food Market Address	Placer County GIS
FOODMKTCTY	String	Food Market City	Placer County GIS
FARMMKTPRX	Double	Proximity to Farmers' Market (miles)	ESRI; Placer Grow n
FARMMKTNME	String	Farmers' Market Name	Placer Grow n
FARMMKTLOC	String	Farmers' Market Location	Placer Grow n
FARMMKTMO	Short	Number of months the market operated	BAE
MEDICBUFF	Short	1 = site is w ithin a one a half mile buffer from a medical facility. This Include a variety of medical business types, such as hospitals, doctor's offices, dentists, chiropractors, etc.	ESRI; Placer County GIS
TWNCNTBUFF	String	Name of Tow n Center if the site's centroid is w ithin one half mile of a Tow n Center	ESRI; Placer County GIS
TWNCNTJURS	String	Initials of entity w ith jurisdiction over the Tow n Center	ESRI/Placer County GIS
<i>Census Based</i>			
CCD	String	CCD the site's centroid is in	U.S. Census TIGER 2017
CENSTRACT	String	Census Tract site's centroid is in	U.S. Census TIGER 2017
BLOCKGROUP	String	Block Group the site's centroid is in	U.S. Census TIGER 2017
BLKGRPSQMI	Double	Area of Block Group (square miles)	ESRI; U.S. Census TIGER 2017

- Continued on follow ing page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 5 of 5)

Field Name	Data Type	Description	Source
<i>Census Based (Continued)</i>			
TOTALJOBS	Double	Total number of jobs per block group site's centroid is in	LEHD
JOBSSQMI	Double	Total number of job per block group square mile	LEHD; U.S. Census TIGER
TOTHOUSHL	Long	Total households in census tract site has centroid in	ACS 2016 5-Year
HOUSINGUNIT	Double	Number of housing units in block group site has centroid in	ACS 2016 5-Year
HOUSUNTSQMI	Double	Number of housing units per square mile of block group site has centroid in	ACS 2016 5-Year
MEDHHINCOM	Long	Median HH Income in census tract site has centroid in	ACS 2016 5-Year
MEDGRSRENT	Long	Median Gross Rent in census tract site has centroid in	ACS 2016 5-Year
MEDSALESF	Long	Median single-family sale price in CCD site has centroid in	List Source
MEDSALDPLX	Long	Median duplex sale price in CCD parcel has centroid in	List Source
MEDSALCNDO	Long	Median condo sale price in CCD parcel has centroid in	List Source
<i>Affordable Funding Criteria</i>			
RURALFUND	Short	Eligibility for LIHTC & AHSC Rural Funding Set asides 1 = Eligible 0 = Not Eligible	USDA
PRIMEAG	Short	Eligibility for AHSC based on farmland quality 1 = Not eligible (located on Prime Farmland, Farmland of NULL = Eligible	USDA
QUALTRCT	Short	Qualified Census Tract LIHTC Basis Boost (1=in QCT, 0=Not 1 = Site located in QCT NULL = Site not located in a QCT	HUD
DIFF2DEVL	Short	Difficult to Develop Area LIHTC Basis Boost (1=in DDA, 1 = Site located in DDA NULL = Site not located in a DDA	HUD
DISADVTRCT	Short	AHSC Disadvantaged Tract (1=Eligible, 0=Not Eligible) Also 1 = In a disadvantages Census tract NULL = Not in a disadvantaged Census tract	ACS 2016 5-Year; CA HCD
CALEN/SCR	String	AHSC CalEnviroScreen Score (percentile of exposure)	The Office of Environmental
NATWALKSCR	Double	Walkability Index (AHSC/VHHP competitive)	EPA Smart Location Database

Source: BAE, 2018.

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 1 of 3)

<u>Category</u>	<u>LIHTC</u> <u>State & Federal</u>	<u>AHSC (TOD, RIPA,</u> <u>or TCC programs)</u>	<u>VHHP</u>	<u>HOME</u>	<u>CDBG</u>
<u>Geographic Regions</u>					
Rural Areas (a)	X			X	
Rural Innovation Project Area (RIPA) (b)		X			
<u>Census Tracts</u>					
"Disadvantaged" Census Tract (c)		X			
CalEnviroScreen 3.0 (top 5%) (d)		X			
CalEnviroScreen 3.0 (top 25%) (d)		X			
"High Resource" Census Tract (top 20% for each region) (e)	X				
"Highest Resource" Census Tract (top 40% for each region) (e)	X				
Qualified Census Tract (QCT)	X				
Difficult to Develop Area (DDA)	X				
"Community Need" score (f)				X	
"Low -Moderate" Census Tracts and Block Groups (LMAs) (f)					X
<u>Transit Stops/Location Efficiency</u>					
Transit/Bus Stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. M-F (1/3 and 1/2 mile buffers)	X		X		
Transit/Bus Stop (1/3 and 1/2 mile buffers)	X	X			
Walkability Index (eligible scores from 5.76 to 20) (g)		X	X		
Qualifying Transit Stop (h)		X			
<u>Amenities</u>					
Public Park or Community Center open to the public (0.5 mile and 0.75 mile buffers) (i)	X				
Book Lending Library that also allows for inter-branch lending when in a multi-branch system (0.5 mile and 1 mile buffers)	X				
Full scale grocery store/supermarket of at least 25,000 sq ft where fresh produce is sold (0.5, 1, and 1.5 mile buffers) (j)	X	X	X		

- Continued on following page -

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 2 of 3)

<u>Category</u>	<u>LIHTC State & Federal</u>	<u>AHSC (TOD, RIPA, or TCC programs)</u>	<u>VHHP</u>	<u>HOME</u>	<u>CDBG</u>
<u>Amenities, Con't</u>					
Full scale grocery store/supermarket of at least 5,000 gross interior sf where staples, fresh meat, and fresh produce are sold (0.5 mile buffer) (j)	X	X	X		
Weekly farmers' market on list of Certified Farmers' Markets by California Dept. Agriculture, open at least 5 months in a calendar year (0.5 and 1 mile buffers)	X				
Public Elementary School (0.25 and 0.75 mile buffers)	X	X	X		
Public Middle School (0.5 and 1 mile buffers)	X	X	X		
Public High School (1 and 1.5 mile buffers)	X	X	X		
Daily operated senior center or a facility offering daily services to seniors not on the project site (0.5 and 0.75 mile buffers) (k)	X				
Special Needs facility (0.5 and 1 mile buffers) (l)	X				
Medical clinic with a physician, physician's assistant, or nurse practitioner onsite for at least 40 hrs./week, or Hospital (0.5 and 1.0 mile buffers) (m)	X	X	X		
Pharmacy (0.5 and 1 mile buffers)	X				
Licensed Childcare Facility		X	X		
<u>Other Site Based Requirements</u>					
Minimum buildable density (n)		X			
Prime Agricultural Land (o)		X			

Notes:

- (a) California Tax Credit Allocation Committee (TCAC) sets aside 20% of all LIHTC 9% credits for projects in "Rural Areas"
 While Placer County itself is not a "Non-Metropolitan County, eligible Placer County jurisdictions include Colfax, Foresthill, New castle, and Weimar. More info can be found here.
<http://www.treasurer.ca.gov/ctcac/2017/methodology.pdf>
(Note that the buffer radii described above can be widened to accommodate projects in Rural Areas for certain metrics.)
- (b) AHSC sets aside 10% of funds to support housing in "Rural Innovation Project Areas", which refers to a project in a "Rural Area" (see footnote A) that ALSO includes at least one transit station or stop with a combination of other eligible program components.
<http://sgc.ca.gov/programs/ahsc/docs/20170830-AHSC-factsheet-rural-communities.pdf>

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Sources: California Tax Credit Allocation Committee; California Department of Housing and Community Development; California Office of Environmental Health Hazard Assessment; California State Treasurer; U.S. Environmental Protection Agency; Strategic Growth Council; U.S. Department of Agriculture; California Department of Conservation; BAE, 2018.

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 3 of 3)

Notes:

- (c) Meets definition of Low -Income Census Tract defined by AB 1550; e.g., Census Tracts with HH incomes at or below 80 percent of Statewide Median Income.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB1550
- (d) See Mapping Tool for a visualization
<http://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=ba698dc09c824da1b1ab3d0dd7f5bd54>
- (e) TCAC/HCD Opportunity Area Maps
<http://www.treasurer.ca.gov/ctcac/opportunity.asp>
While the maps are not yet interactive and don't allow you to determine a site's designation by typing an address (TCAC hopes to provide that in the early part of 2018), you can look up any particular census tract's designation on the Summary Table using the instructions at the top.
- (f) Based on "Community Need factors" such as Renter Poverty Level and Age of Housing Stock based on Appendix H of 2016 NOFA
<http://www.hcd.ca.gov/grants-funding/nofas/docs/FINAL-HOME-NOFA-December-2016.pdf>
For CDBG, LMA benefit activities can't go to jurisdictions with fewer than 51 percent of residents classified as Low or Moderate Income per ACS Census Data.
(p 45) http://www.hcd.ca.gov/grants-funding/docs/2017_CDBG_NOFA.PDF
- (g) <https://www.epa.gov/smartgrowth/smart-location-mapping#walkability>
- (h) See page 5 for breakdown of Qualifying Transit definitions by Project Area Type
http://sgc.ca.gov/programs/ahsc/docs/20171024-AHSC_16-17_Guidelines.pdf
- (i) Excludes school grounds unless there is a formal joint-use agreement between the jurisdiction and the school.
- (j) Grocery Store must meet CalFresh program requirements for AHSC and VHHP
<https://www.fns.usda.gov/snap/my-store-eligible>
- (k) Applies to Senior Projects only.
- (l) Applies to Special Needs projects only
- (m) Must accept Med-Cal payments for ASCH
- (n) The AHSC requires that development must occur at a net density minimum of 15 dwelling units per acre.
<http://sgc.ca.gov/programs/ahsc/docs/20170830-AHSC-factsheet-rural-communities.pdf>
- (o) The AHSC requires that development not take place on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Grazing Land.
<http://www.conservation.ca.gov/dlrp/fmmp>

Sources: California Tax Credit Allocation Committee; California Department of Housing and Community Development; California Office of Environmental Health Hazard Assessment; California State Treasurer; U.S. Environmental Protection Agency; Strategic Growth Council; U.S. Department of Agriculture; California Department of Conservation; BAE, 2018.

Exhibit C: Residential Zoning and Yield Assumptions (Page 1 of 2)

	Density Assumptions		Secondary Unit Assumptions
	Minimum	Maximum	
Multi-Family Capacity			
Placer County Zoning Ordinance Article 17.06			
RM - Residential Multifamily	1 unit per 6,000 sf	1 unit per 2,000 sf	if parcel >=9,000 sf then 1 unit unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
C1 - Neighborhood Commercial	1 unit per 2,000 sf	1 unit per 2,000 sf	n.a.
C2 - General Commercial	1 unit per 2,000 sf	1 unit per 2,000 sf	n.a.
RES - Resort	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=80,000 sf	1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
HS - Highway Services	1 unit per 2,000 sf	1 unit per 2,000 sf	n.a.
CPD - Commercial Planned Development	n.a.	n.a.	n.a.
Foresthill Divide Community Plan			
C2 - Canyon Mixed Use	1 unit per parcel	1 unit per 2,000 sf	if parcel >=15,000 sf then 1 unit unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
C1 - Downtown Mixed Use	1 unit per parcel	1 unit per 2,000 sf	if parcel >=15,000 sf then 1 unit unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
SVGPLUO			
VC - Village Commercial		50 bedrooms per acre	n.a.
EC - Entrance Commercial	25 bedrooms per acre	30 bedrooms per acre	n.a.
LDR - Low Density Residential		10 bedrooms per acre	1 unit per parcel
HDR - High Density Residential		25 bedrooms per acre	1 unit per parcel
TRPA Code of Ordinances			
Residential	1 unit per parcel	15 units per acre	If parcel is >=1 acre
Mixed Use	1 unit per parcel	15 units per acre	If parcel is >=1 acre
Single-Family Capacity			
Placer County Zoning Ordinance Article 17.06			
AE - Agriculture Exclusive	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=40 acres	1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
F - Farm	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=400,000 sf	1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
RA - Residential Agricultural	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=80,000 sf	1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)

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Sources: Placer County Zoning Ordinance, 2011; Foresthill Divide Community Plan, 2008; Squaw Valley General Plan Land Use Ordinance, 1983; TRPA Code of Ordinances, 2013; BAE, 2018.

Exhibit C: Residential Zoning and Yield Assumptions (Page 2 of 2)

	Density Assumptions		Secondary Unit Assumptions
	Minimum	Maximum	
Single-Family Capacity, Con't			
RF - Residential Forrest	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=20 acres	1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)
RS - Residential Single-Family	1 unit per parcel	1 unit per parcel, 2 units per parcel if lot size >=20,000 sf	if parcel >=15,000 sf then 1 unit unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres)

Sources: Placer County Zoning Ordinance, 2011; Foresthill Divide Community Plan, 2008; Squaw Valley General Plan Land Use Ordinance, 1983; TRPA Code of Ordinances, 2013; BAE, 2018.