

Placer County Site Evaluation Tool Summary Worksheet (Page 1 of 4)

Object ID (a) 63289
APN [REDACTED]

Site Location (b)
Site Address: [REDACTED]
Incorporated (c): No
Jurisdiction: Placer County
Tax Rate Area: 91012
Census County Division (CCD): Colfax-Monumental Ridge CCD
Census Tract (TRT): 6061022011
Census Block Group (BG): 60610220111

Policy (o)
Specific Plan Area: N.A.
Redevelopment Area: N.A.
General Plan Community: Martis Valley Community Plan
General Plan Land Use: Low Density Residential 1 - 5 Du./Ac.
Airport Name (p): N.A.
Airport Zone (q): N.A.
SACOG Community Type (r): Rural Residential

Site Characteristics (b)
Acreage of Parcel (d): 0.21
Square Footage of Structure: 3,004
Assessed Land Value (e): \$31,686
Assessed Structure Value (e): \$73,935
Improvement to Land Value Ratio (f): 2.33

TRPA (s)
In Tahoe Basin (t): No
TRPA Subarea: N.A.
TRPA Special Area: N.A.
TRPA Overlay 1: N.A.
TRPA Overlay 2: N.A.
Nearest Town Center (u): N.A.
Proximity of Town Center (v): More than 1/2 Mile

Owner Info (b)
Owner Type (g): Private
Tax Description: Normal Ownership
First Owner Name: [REDACTED]
Owner Address: [REDACTED]

Opportunity Sites
County Opportunity Site (w): No
Affordable Housing Site (x): N.A.
Saleable (y): N.A.
Buildable (z): N.A.
Public Interest (aa): N.A.
Other County Notes: None

Current Use (b)
Vacancy Status (h): Not Vacant
Land Use Description: Single Fam Res, Half Plex

Mountain Housing Council Site (bb): No
Housing Element Opportunity Site (cc): No
Housing Element Notes: None

Zoning (i)
Zoning Category: Os
Base Zoning Category: O - Open Space
Zoning Designation: O-AO
Zoning Community: Placer County General Plan - East
Zoned Area (Sq. Ft.) (j): 13
Zoned Area (Acres) (j): 0.00
Multifamily Allowed (k): No

Residential Capacity (l)
Minimum Yield (Units): N.A.
Maximum Yield (Units): N.A.
Minimum Yield (Bedrooms) (m): N.A.
Maximum Yield (Bedrooms) (m): N.A.
Second Units (n): N.A.

Planning Project (dd)
Project Name: N.A.
Entitlement Type: N.A.
Project Status: N.A.
New Units (ee): N.A.
New Lots (ff): N.A.
Lots Merged (gg): N.A.

- Continued on Next Page -

Placer County Site Evaluation Tool Summary Worksheet (Page 2 of 4)

Object ID (a) 63289
APN [REDACTED]

Subdivision (hh)	
Subdivision Name:	N.A.
Subdivision Location:	N.A.
Year Approved (ii):	N.A.
Year Finaled (jj):	N.A.
New Lots (kk):	N.A.
Lot Number (ll):	N.A.
Building Permit (mm):	N.A.

Utilities (nn)	
Nevada Irrigation District:	N.A.
Water District:	Northstar Csd
Sewer District:	N.A.
Utility District:	N.A.

Education (oo)	
Elementary School District:	Tahoe Truckee Unified School District
Distance to Elem. School (Miles):	5.22
Elementary School Name:	Glenshire Elementary School
Distance to Mid. School (Miles):	5.22
Middle School Name:	Alder Creek Middle School
High School District:	Tahoe Truckee Unified School District
Distance to High School (Miles):	6.09
High School Name:	Tahoe Truckee High School
Distance to Other School (Miles):	5.88
Other School Name:	Sierra High School (Continuation)

Employment and Housing Density (pp)	
Jobs Per Sq. Mile:	35
Units Per Sq. Mile:	2,077

Market Conditions	
Median Household Income (qq):	\$87,500
Median Gross Rent (rr):	\$1,634
Median Sale Price (SFR) (ss):	\$530,000
Median Sale Price (PLEX)(tt):	\$572,500
Median Sale Price (CND)(uu):	\$485,000

Access to Services (oo)	
Walkability Index Score (vv):	6.2
Distance to Food Market (Miles):	5.46
Food Market Name:	Safeway Stores 1592
Food Market Address:	7815 Lake Blvd, Kings Beach
Distance to Farmers Market (Miles)(ww):	8.31
Farmers Market Name:	Tahoe City Farmers Market
Farmers Market Location:	Commons Beach, Commons Beach Rd., Tahoe City, 96145
Months Open:	6
1/2 Mile of Medical Facility (xx):	No
Distance to Fire Station (Miles):	0.59
Station Jurisdiction:	Northstar FD
Fire Station Number:	31
Staffing Period:	Year Round
Staffing Level:	Full-Time
Distance to Bus Top (Miles):	0.40
Stop Jurisdiction:	TRPA
Stop Name:	Sawmill Heights
Route Name:	N.A.

Affordable Funding Financing	
Rural Funding Eligible (yy):	Yes
Farmland Quality (zz):	Eligible Land
Qualified Census Tract (aaa):	No
Difficult to Develop Area (bbb):	Yes
Disadvantage Census Tract (ccc):	No
Cal Enviro Screen Score (ddd):	1-5% (lowest scores)

- Continued on Next Page -

Placer County Site Evaluation Tool Summary Worksheet (Page 3 of 4)

Notes:

- (a) The unique identifier within the Site Evaluation Tool. Due to the presence of parcels that are covered by multiple zoning districts, there are records with the same Assessor's Parcel Number (APN), but different zoning and Object Identification (ID) numbers.
- (b) Data are as provided by the Placer County Assessor as of February 2018, unless noted otherwise.
- (c) Indicates whether the site is in an incorporated city or the unincorporated County, based on the 2017 Topologically Intergrated Geographic Encoding and Referencing (TIGER) Line dataset.
- (d) Calculated by BAE using ArcGIS software. Values may not match the acreage reported by the Placer County Assessor.
- (e) Assessed values are as reported by the Placer County Assessor and reflects value of entire parcel.
- (f) The Improvement to Land Value (IL) ratio reflects the total value of the parcel divided by the total land value of the parcel, as reported by the Placer County Assessor.
- (g) To develop this metric, BAE grouped a list of Tax Descriptions provided by the Placer County Assessor into general ownership categories, which are listed below. For a detailed description of what is included in each category, please refer to Exhibit A of the Housing Opportunity Site Evaluation Tool Memorandum dated June 14, 2018.

Public: Parcel is owned by a local public agency

Private: Parcel is privately owned

State: Parcel is owned by the State of California

Federal: Parcel is owned by the Federal Government

NA: Ownership type is not conducive to residential development

- (h) To develop this metric, BAE grouped a list of land use descriptions provided by the Placer County Assessor to distinguish sites that are vacant versus those that are not. For a detailed description of what is included in each category, please refer to Exhibit A of the Housing Opportunity Site Evaluation Tool Memorandum dated June 14, 2018.
- (i) Based on data collected from Placer County GIS staff and Placer County zoning ordinances, unless notes otherwise.
- (j) Calculated using ArcGIS software and includes the portion of the parcel that is located within the identified zoning district. Note that if the parcel is covered by multiple zoning districts, the Zoned Area will be less than the total reported parcel area.
- (k) Identifies whether the zoning district identified above allows for multifamily development. For a complete list of zoning categories that permit multifamily housing, please refer to Exhibit A of the Housing Opportunity Site Evaluation Tool Memorandum dated June 14, 2018.
- (l) Development capacity is estimated based on the zoned area and the minimum and maximum allowed density within the applicable base zoning district, not accounting for the impact of combining districts. For a more detailed methodological description, refer to Exhibit C of the Housing Opportunity Site Evaluation Tool Memorandum dated June 14, 2018.
- (m) Unlike the Placer County General Plan, the Squaw Valley General Plan Land Use Ordinance calculates density based on the number of bedrooms per acre.
- (n) Represents the number of secondary units permitted on the site under the base zoning district. Note that second units are only permitted if the site is built as a single-family residential use.
- (o) Identifies the policy areas that the site is located within, which may impact the feasibility of developing housing.
- (p) Identifies if the site is located in an Airport Land Use Compatibility Plan area.
- (q) Identifies the name of the Airport Land Use Compatibility Plan area zone, where applicable.
- (r) Identifies the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan and Sustainable Community Strategy community type.
- (s) This category identifies additional information relevant to sites that are within jurisdiction of the Tahoe Regional Planning Agency (TRPA).
- (t) Identifies if the site is located within the Lake Tahoe Basin and is governed by the Tahoe Basin Community Plan.
- (u) Identifies the name of the nearest Town Center if the site is located within a one-half mile of a Town Center.
- (v) Identifies the site's proximity in relation to the nearest Town Center.
- (w) Indicates if the site is on the County Owned opportunity sites list.
- (x) Indicates if the site is appropriate for affordable housing.
- (y) Indicates if the site could be sold.
- (z) Indicates if the site is likely buildable.
- (aa) Indicates if County has already received developer interest.
- (bb) Indicates if the site is on the Mountain Housing Council opportunity sites list.
- (cc) Indicates if the site is identified on Tables A-2 and A-3 of the 2013 Placer County Housing Element. Note that APNs may differ between the 2013 Housing Element sites list and the Site Evaluation Tool due to lot mergers or divisions.
- (dd) Indicates if the site had an entitlement application submitted to the County as of February 2018, as reported by Placer County staff.
- (ee) Identifies the number of units planned for development. Note that this unit total may reflect development planned across multiple sites.

- Continued on Next Page -

Placer County Site Evaluation Tool Summary Worksheet (Page 4 of 4)

Notes, Con't:

- (ff) Represents the number of new lots created as part of a planned project. Note that the lot total may reflect development planned across multiple sites.
- (gg) Represents the number of lots merged into one site. Note that this may reflect actions that impact multiple sites.
- (hh) Indicates if the site falls within a planned residential subdivision, as reported by Placer County staff as of February 2018.
- (ii) Year the tentative subdivision map was approved by Placer County.
- (jj) Year the final subdivision map was approved by Placer County.
- (kk) Number of lots in the subdivision.
- (ll) The site's lot number within the subdivision.
- (mm) Building Permit number for site, if building permit has been issued.
- (nn) Indicates which utility districts the site falls within. Data provided by Placer County GIS staff.
- (oo) Identifies the relative proximity of each site to each type of identified amenity, based on data provided by Placer County. The distance to each type of amenity is calculated by BAE using ArcGIS software.
- (pp) Represents the number of jobs and housing units per square mile. Both figures are calculated at the Block Group level. The total housing units estimates are from the American Community Survey 2012-2016 5-Year Estimates, while the jobs estimates are from the Longitudinal Employer-Household Dynamics dataset, both of which are published by the U.S. Census Bureau.
- (qq) The median household income is reported at the Census Tract level, based on estimates from the American Community Survey 2012-2016 5-Year Estimates.
- (rr) The median gross rent is reported at the Census Tract level, based on estimates from the American Community Survey 2012-2016 5-Year Estimates.
- (ss) The median sale price of single-family homes are reported at the Census County Division level based on data from ListSource for the fourth quarter of 2017.
- (tt) The median sale price of condominium units are reported at the Census County Division level based on data from ListSource for the fourth quarter of 2017.
- (uu) The median sale price of duplex and triplex units are reported at the Census County Division level based on data from ListSource for the fourth quarter of 2017.
- (vv) Indicates the relative walkability of the Census Block Group where the site is located, as reported by the U.S. Environmental Protection Agency's (EPA) Smart Location Database. Scores are based on more than 90 different indicators associated with the built environment and location efficiency, where a score of 100 identifies areas that are the most walkable.
- (ww) Data on the location of farmers markets within Placer County is from Placer Grown.
- (xx) Indicates if the site is within one-half a mile of a medical facility. This includes a variety of medical business types such as hospitals, doctor's offices, dentists, chiropractors, etc.
- (yy) Indicates if the site is eligible for Low Income Housing Tax Credit (LIHTC) & Affordable Housing and Sustainable Communities (AHSC) rural funding setasides, as regulated by the U.S. Department of Agriculture.
- (zz) Indicates if the site is located on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, as documented by the U.S. Department of Agriculture. Land that falls into any of these categories is not eligible for AHSC funding.
- (aaa) Indicates if the site is within a HUD Qualified Census Tract (QCT) that would qualify for a LIHTC Basis Boost.
- (bbb) Indicates if the site is within a HUD defined Difficult to Develop Area (DDA) that would qualify for a LIHTC Basis Boost.
- (ccc) Indicates if the site is within a SACOG defined Disadvantaged Census Tract (DCT).
- (ddd) CalEnviroScreen is a screening tool made available by the by the California Office of Environmental Health Hazard Assessment (OEHHA) that evaluates the burden of pollution from multiple sources in communities while accounting for potential vulnerability to the adverse effects of pollution. CalEnviroScreen ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors and prevalence of certain health conditions. The higher CalEnviroScreen score indicates the higher the relative pollution burden.

Source: BAE, Placer County Site Evaluation Tool, 2018.