



2025 Blueprint Land Use Baseyear and Growth Approach

September 2024

Land Use Assumptions Process

Adoption of the Triple Bottom Line Policy Framework

Adoption of Regional Growth Projections

Base year, Buildout, Pipeline, and Community Types

Development and Evaluation of Pathways

Adopt Single Set of Land Use Assumptions

Blueprint Land Use Assumptions Data Inputs

- For more info,
please contact

Indrani Kompella:
lkompella@sacog.org

Key Data Inputs

- Regional Growth Forecast
- Base Year / Existing Conditions
- Buildout Inventory
- Development Pipeline Projects
- Local Jurisdiction Staff Input

What is the Base Year?

- 'Snapshot' in time
- Best estimation of Housing Unit(s) and Employment at the parcel level
- Starting point in creating and modeling the forecast scenarios for horizon year estimates

How the Base Year data compiled?

- GIS Parcel layer - County parcel boundaries along with Assessor data
- Housing and Employment estimates
- Validation

Housing Estimates

- Assessor data
- Housing Permits- annual collection of finalized permits
- Housing unit counts from the previous MTP/SCS base year
- 2020 Decennial Census- housing counts at block level

Unit counts by
Census Block

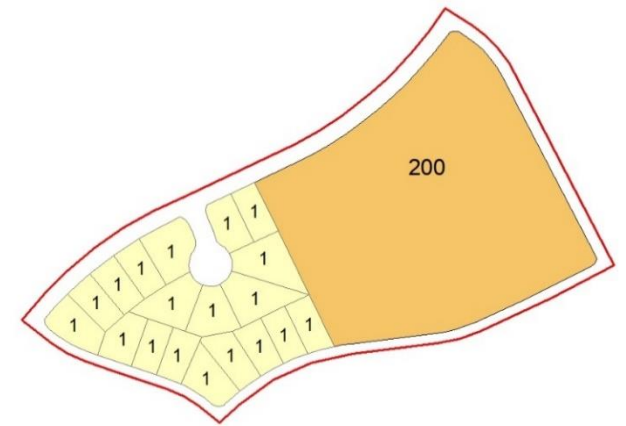
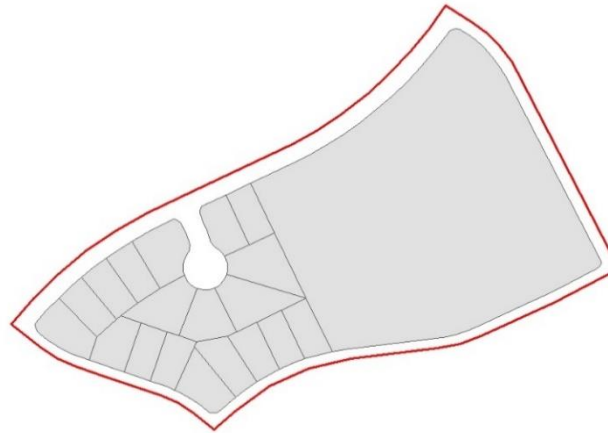


Parcels



Parcel land use
with housing units

Block = 219 Units

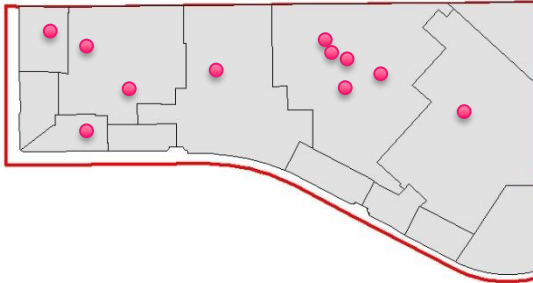


Employment Estimates

- Procure business dataset that is geocoded to parcels with data attributes (NAICS Codes, # of employees, addresses)
- SACOG integrates additional employment sources and internal research:
 - Schools/University/Colleges
 - Medical facilities
 - State and local government
 - Large Employers

200 Employees (10 inventory points) to SACSIM Employment categories

- 5 medical emp
- 20 food emp
- 20 service emp
- 75 office emp
- 80 retail emp



NAICS	Industry	SACSIM xwalk
11	Agriculture, forestry, fishing and hunting	
21	Mining	
22	Utilities	INDUS
23	Construction	
31 - 33	Manufacturing	INDUS
42	Wholesale trade	INDUS
44 - 45	Retail trade	RETAIL
48 - 49	Transp, Warehousing	INDUS
51	Information	OFFICE
52-53	Financial Activities	OFFICE
54-56	Professional and Business Services	OFFICE
61 + Gov e	Edu (inc in gov)	EDU
62	Health care and social assistance	MEDICAL
71-72*	Arts, entertainment, and recreation (less food	SERVICE
722	Food services and drinking places	FOOD
81	Other services, except public administration	SERVICE
90*	Government (no edu)	GOV

Challenges & Solutions

- **Incomplete/inconsistent housing permits reported by jurisdictions**



In California, all jurisdictions are required to submit their General Plan Annual Progress Report (APR) and their Housing Element APR to the Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) by April 1 of each year.

- **Employment data clean up, extensive staff time needed**



New methods of automation and programmatic solutions

Buildout Inventory

- Source : General Plans, Specific Plans and Community Plans
- Theoretical/Regulatory maximum development potential as allowed by the local land use plans
- Serves as a bookend for growth allocation

Buildout Inventory

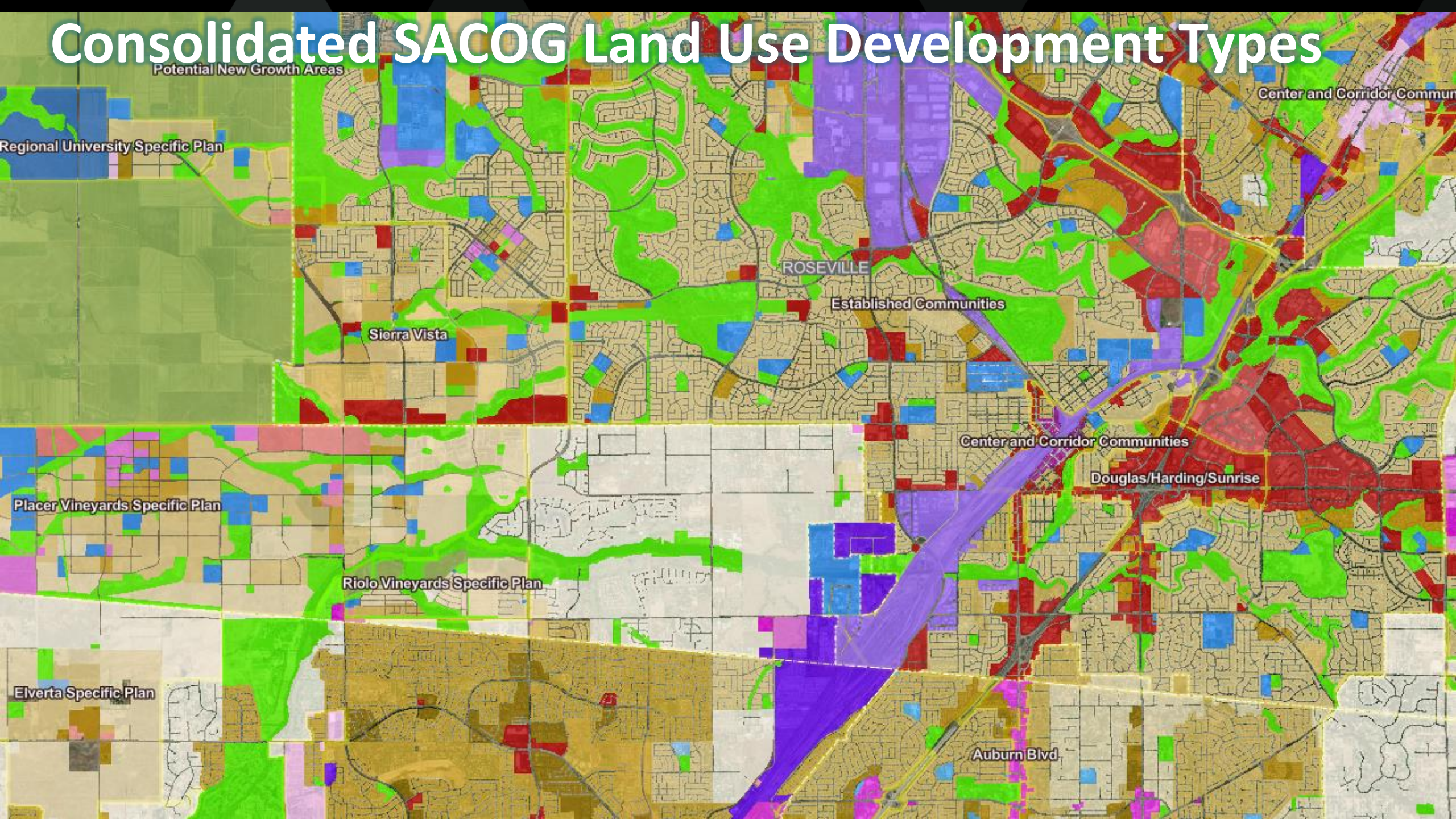
- Parcel level inventory of the 1,000+ local planned land use designations in the region with density, intensity, FAR restrictions

SACOG_ID	GPLU_Name	Building Height		DU Density (Per Acre)		FAR	
		Min	Max	Min	Max	Min	Max
CALC FIELD	Rural Residential	1	3	0.25	3	n/a	1.5
City_Galt	Low Density Residential			0	4		
City_Galt	Rural Residential			0	0.5		
City_Galt	Residential Estates			0	1		
City_Galt	Medium Density Residential			5	6		
City_Galt	Medium-High Density Residential			8	11		
City_Galt	High Density Residential			14	18		
City_Galt	Mixed Use			5	18		3
City_Galt	Commercial						3
City_Galt	Office Professional						2

Consolidated SACOG Land Use Development Types

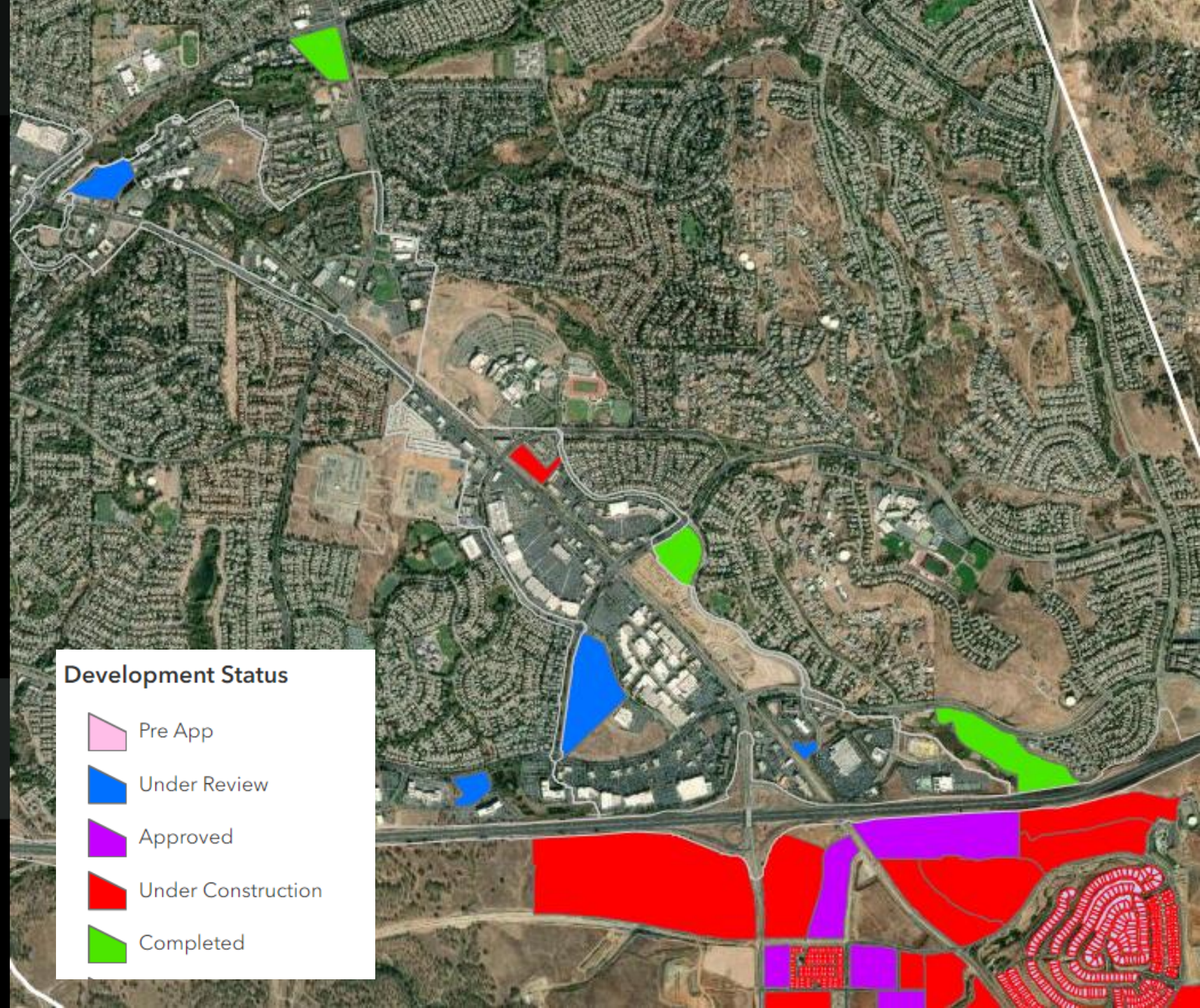
	SACOG Placetypes	Units/Acre	Jobs/Acre	Jobs/Acre by SACSIM Category							
				EMPEDU	EMPFOOD	EMPGOV	EMPIND	EMPMED	EMPOFC	EMPRET	EMPSEK
	1 Rural Residential	0.97	-								
	4 Very Low Density Detached Residential	3.6	-								
	6 Low Density Detached Residential	5.4	-								
	8 Low-Medium Density Residential	6.9	-								
	12 Medium Density Residential	10	-								
	16 Medium-High Density Residential	12.3	-								
	20 Medium-High Density Residential	15.1	-								
	30 High Density Residential	21.73	-								
	40 High Density Residential	29	-								
	60 High Density Residential	43.5	-								
	80 Very High Density Residential	54.9	-								
	SB 9 Duplex	12.9	-								
	SB 9 Fourplex	25.9	-								
	Mobile Home	7	-								
	Mixed Use Very Low	5.3	7.4		2.43				1.95	2.4	3
	Mixed Use Center/Corridor Low	15.6	9.2		2.41				3.97	2.5	3
	Town Center	14.4	21.3			3.63	0.84	1.12	12.84	5.9	3.6
	Town Neighborhood Low	28.9	5.2			1.9			4.21		1
	Town Neighborhood High	32	19.2		3.77	1.51			8.8	6.8	4
	Mixed Use Center/Corridor High	15.2	41.9		5.82	11.63			29.66	5.2	6
	Residential/Retail Mixed Use High	41.3	29.4		2.45			6.13	17.56	4.1	11
	Residential/Retail Mixed Use Low	18.3	53.2		11.83				31.06	19.2	12
	Employment Focus Mixed Use Center/Corridor	6.2	66.6		15.72				44.38	18.5	14
	Urban Attached Residential	81.1	4.1		1.02				3.17	1.8	
	City Center Mixed Use High	169.5	80.9		11.94	23.88			68.06	7.2	8
	City Center Mixed Use Low	67.5	70		10.33	20.67			58.91	6.2	7
	CBD Mixed Use	287.7	338.3		9.99	279.66				20	20
	Low Density Retail	-	6.4		2.07					3.5	2
	Community/Neighborhood Retail	-	16.2		6.28					10.6	3
	Community/Neighborhood Commercial/Office	-	31.6		0.35	3.55		1.06	21.29	3.5	6
	Commercial	-	43.4		4.88	6.34		10.73	14.63	7.3	5
	High Density Commercial	-	102.4		8.06	28.22		36.28	34.94	13.4	13
	Business and Professional	-	70.9		17.12			3.89	15.57	31.1	10
	Community/Neighborhood Commercial	-	31.4		6.22	2.56		3.66	8.42	10.2	5
	Light Industrial/Office	-	39.3		1.37		5.95	1.37	32.97	1.4	3
	Light Industrial	-	22		0.54		19.03		4.08		4
	Heavy Industrial	-	11.8				14.26				
	Medical Facility	-	146.9					177.66			
	Medical Office	-	101.4					122.66			
	K-12 School	-	18	18							
	College/University	-	95.2	95							
	Public/Quasi-Public	-	21.1			21.1					
	Low Public/Quasi-Public	-	12.5			12.47					
	High Public/Quasi-Public	-	58.3			58.35					
	Agriculture Employment	-	0.3				0.28				

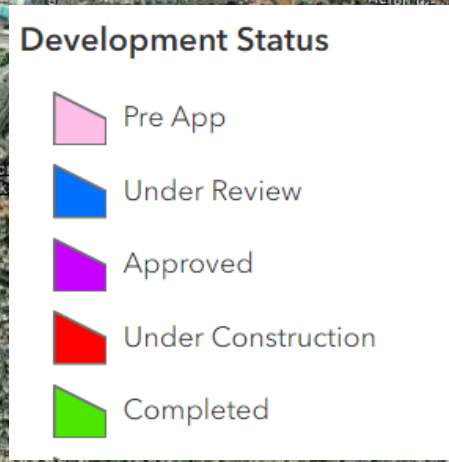
Consolidated SACOG Land Use Development Types



Pipeline Projects

- Over 1000+ projects at various development phases since 2020
- Prioritized for growth allocation





Local Jurisdiction Staff Input

- Most significant of all inputs
- 830,000 + parcels
- Crucial for data validation and updates.
- Thank you!

Blueprint Land Use Assumptions

- For more info,
please contact

Dov Kadin:

dkadin@sacog.org

(805-704-1288)

2025 Blueprint

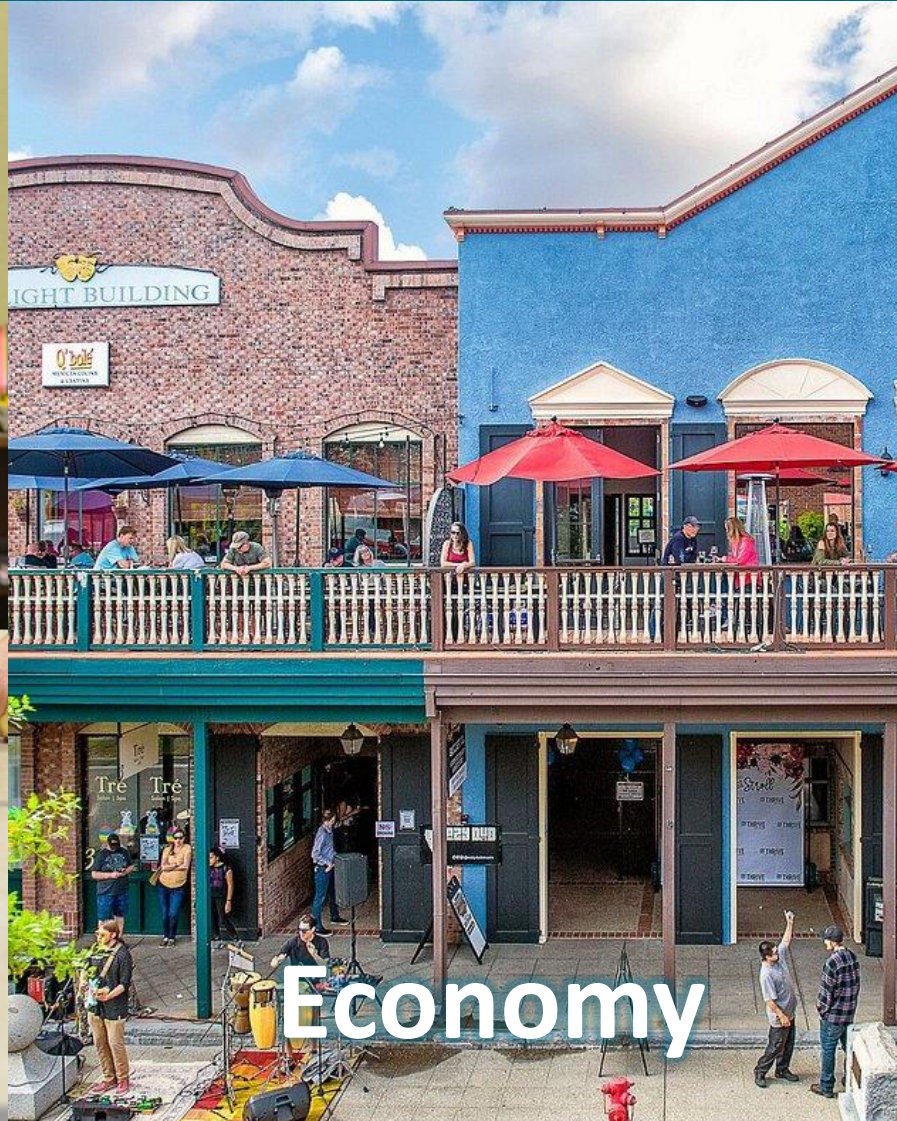
```
graph TD; A[2025 Blueprint] --- B[Land Use]; A --- C[Transportation]; B --- D[Policies, Programs, and Investments]; C --- D;
```

Land Use

Transportation

Policies, Programs, and
Investments

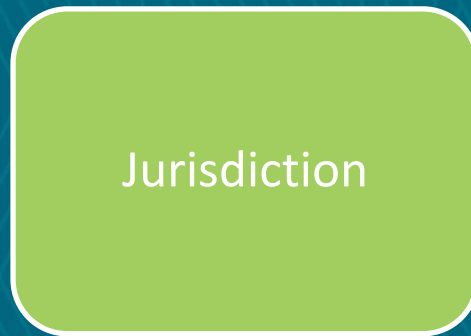
Triple Bottom Line Framework



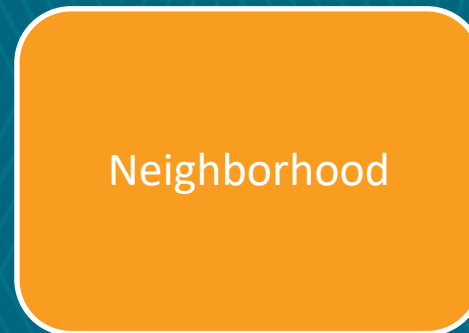
From Regional to Parcel



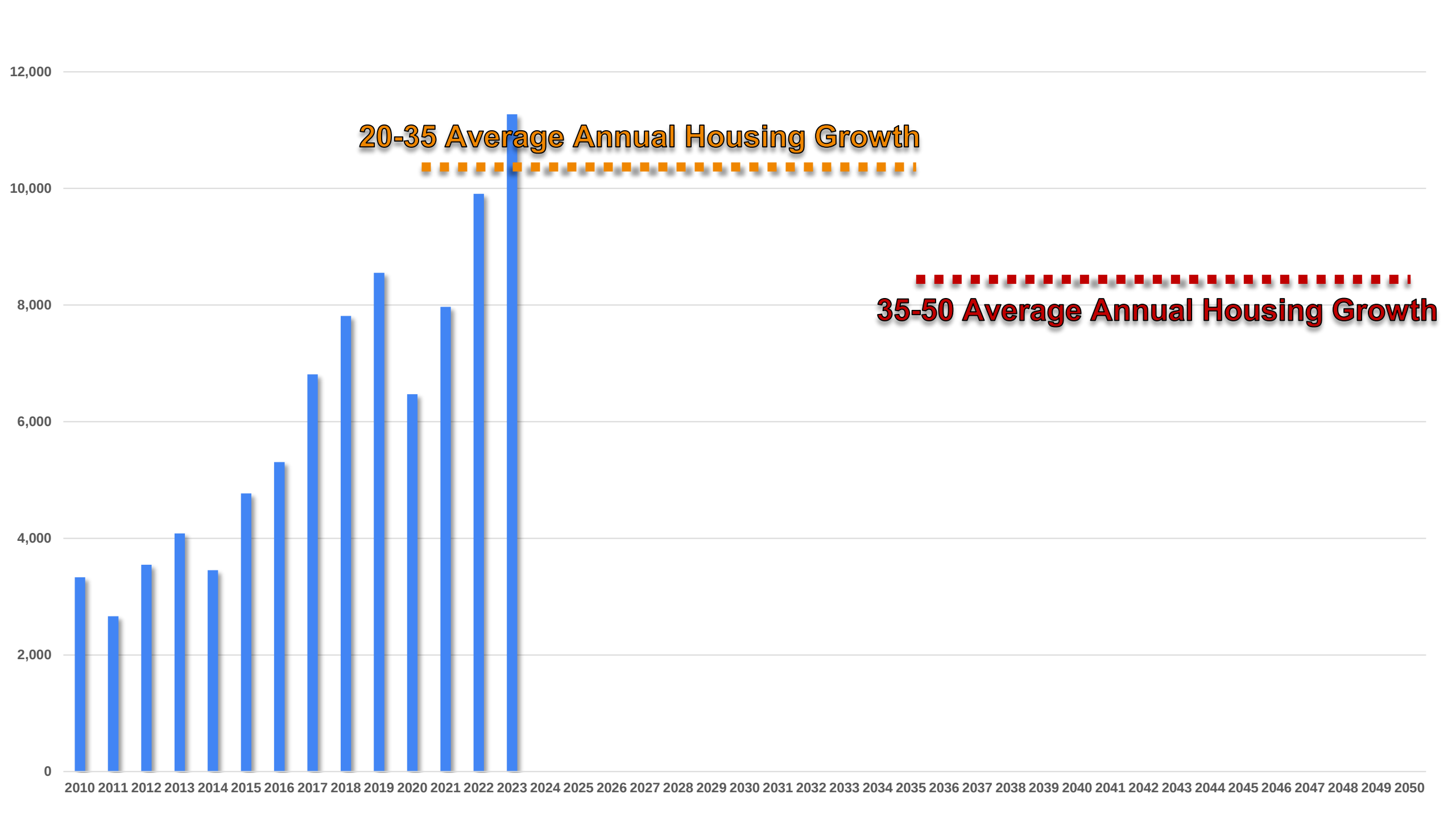
- 263,000 new jobs
- 278,000 new homes



- Share of regional growth

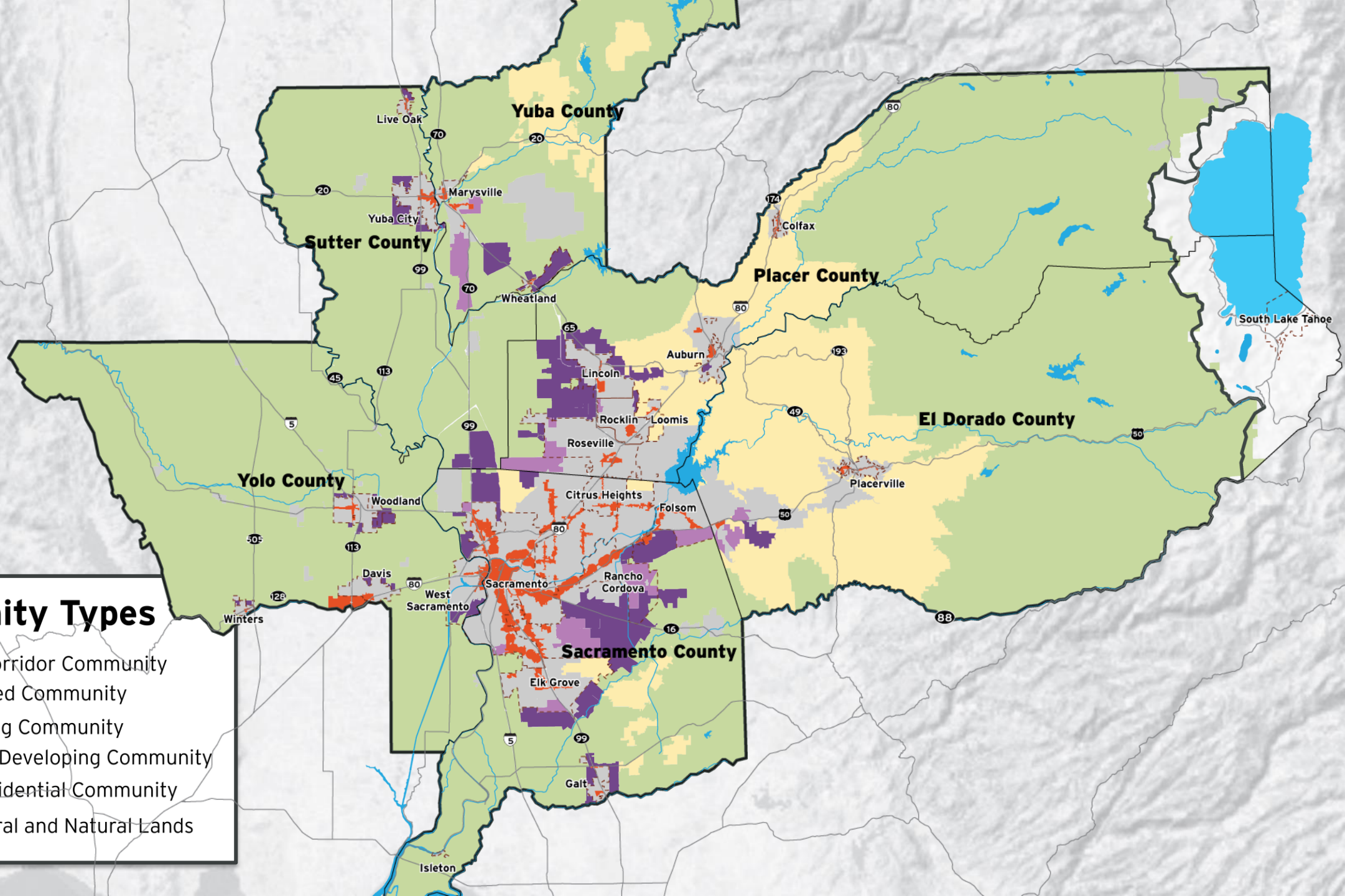


- Where and what type



Community Types

- Center/Corridor Community
- Established Community
- Developing Community
- Potential Developing Community
- Rural Residential Community
- Agricultural and Natural Lands



2025 Blueprint (MTP/SCS) Discussion Scenario

April 2024

Jurisdiction/Community Type	Baseyear and Buildout				Spring 24 Discussion Scenario			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
Sutter County Unincorporated								
Established Communities	1,030	1,640	5,110	4,220	55	50	100	100
Potential Developing Communities (not yet under construction)								
<i>Sutter Pointe</i>	840	20	55,040	19,960	610	500	850	1,500
Agricultural and Natural Lands	3,490	3,570	13,190	5,540				
Sutter County Unincorporated Total	5,360	5,230	73,340	29,720	665	550	950	1,600
SUTTER COUNTY TOTAL	35,180	34,740	137,900	169,340	4,310	4,380	7,675	7,925
Davis								
Center and Corridor Communities (listed below)								
<i>Core Area</i>	8,950	1,630	11,030	2,900	300	1,100	1,100	1,500
<i>Nishi</i>	-	-	-	700	-	700	-	700
Established Communities	15,090	25,710	24,490	28,760	800	1,280	1,100	2,100
Potential Developing Communities (not yet under construction)								
<i>Potential Annexations/SOI</i>	10	-	-	-				
Jurisdiction Total	24,050	27,340	35,520	32,360	1,100	3,080	2,200	4,300
West Sacramento								
Center and Corridor Communities (listed below)								
<i>Bridge District</i>	480	770	7,910	5,150	2,440	2,585	3,900	3,830
<i>Pioneer Bluff</i>	1,000	-	7,500	3,700	-	-	1,360	1,800
<i>Remaining Center and Corridor Area</i>	3,180	1,390	7,760	15,800	750	1,800	1,550	3,000
<i>Washington</i>	3,380	1,130	6,910	3,500	750	1,390	1,185	2,250
Established Communities	29,410	17,050	53,520	27,010	3,340	1,515	7,200	2,800
Potential Developing Communities (not yet under construction)								
<i>Liberty</i>	20	20	220	1,500	-	-	50	1,000
<i>River Park</i>	-	40	170	2,790	-	-	-	500
<i>Yarborough</i>	-	20	600	3,000	-	-	120	700
West Sacramento Total	37,470	20,420	84,590	62,450	7,280	7,290	15,365	15,880
Winters								
Winters Downtown	890	70	2,390	1,280	250	135	440	340
Established Communities	1,540	2,480	6,390	5,370	520	745	745	995
Potential Developing Communities (listed below)								
<i>SOI</i>	-	-	470	400	-	-	-	-
Winters Total	2,430	2,550	9,250	7,050	770	880	1,185	1,335

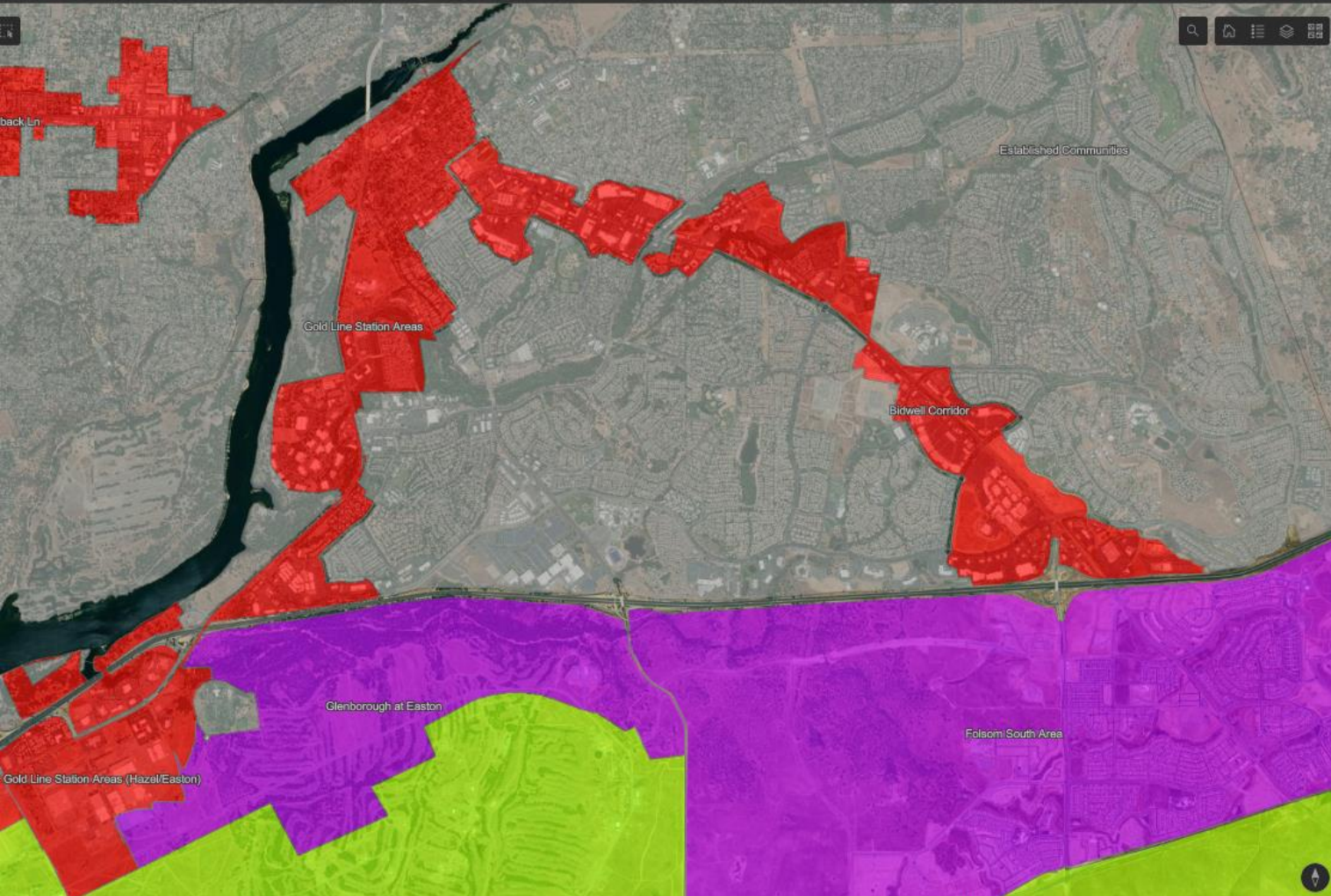
2024 Adopted Landuse Assumptions

Select a County
None

Select a Jurisdiction
None

Select community type
None

Select a specific plan/area
None



Existing Housing (2020)
951,700

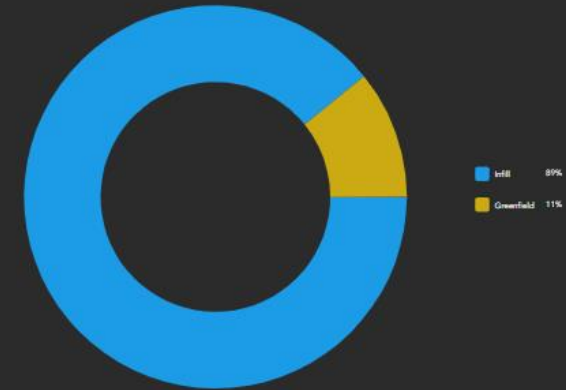
2020-2035 Housing Growth
156,000

2020-2050 Housing Growth
277,990

Existing Jobs (2020)
1,127,570

2020-2035 Job Growth
156,005

2020-2050 Job Growth
262,995



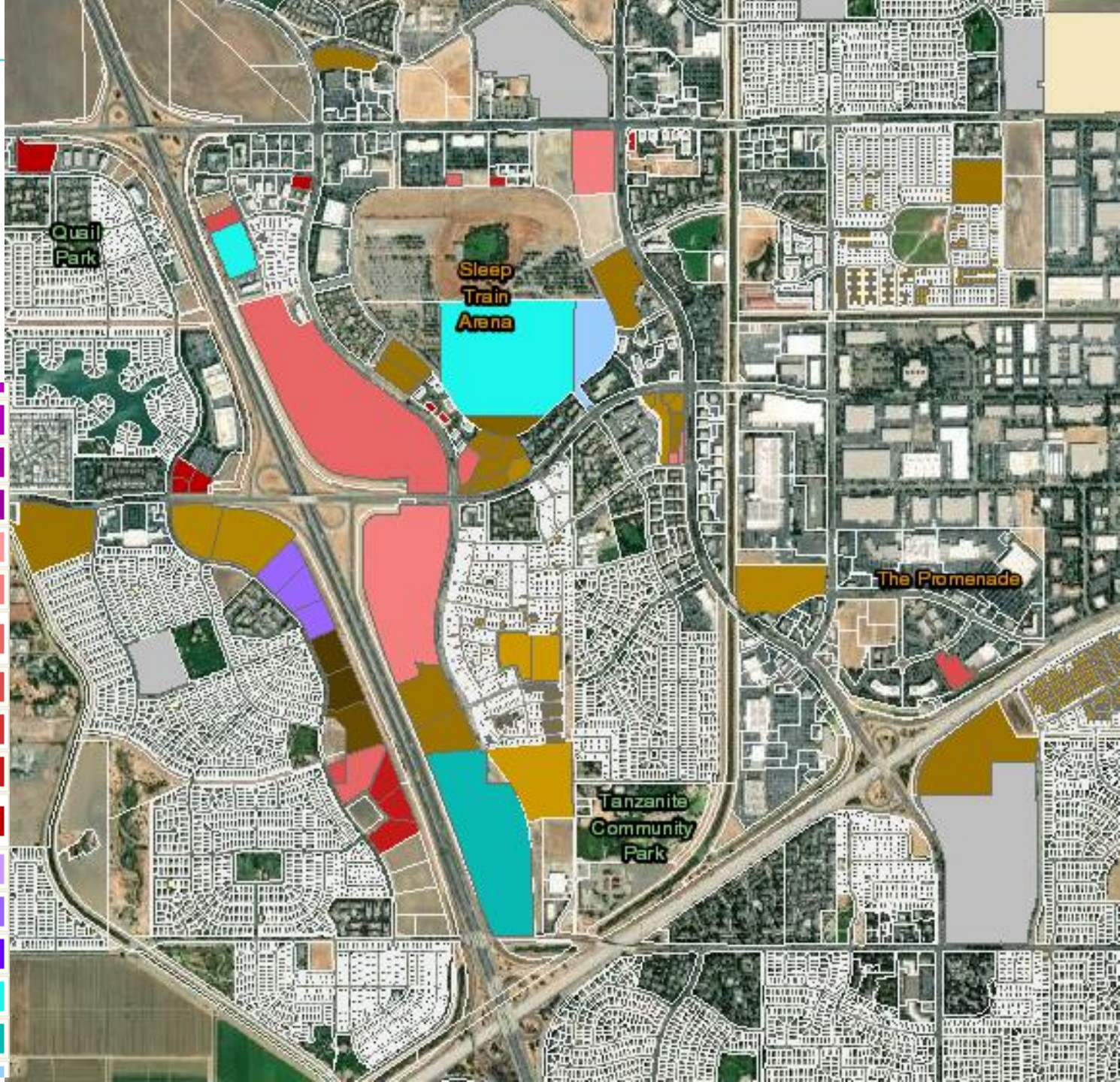
Infill areas include Centers and Corridors and Established Communities. Greenfield areas include Developing and Rural Residential communities.

2020 (Existing) Permits (5 year) 20-35 Growth 20-50 Growth

Community Type	2020 Jobs	2020 Units	Buildout Jobs	Buildout Units	20-35 : Jobs	20-35: Units	20-50: Jobs	20-50: Units
Auburn- Corridor	3,320	500	11,190	2,550	150	185	300	220
Auburn- Established	6,550	5,820	10,000	9,110	350	175	650	370
Auburn- Not Identified for Growth- Baltimore Ravine	0	20	160	730	0	0	0	0
Citrus Heights- Corridor- Auburn Blvd	2,710	420	4,875	2,800	310	100	500	220
Citrus Heights- Corridor- Greenback Ln/Sunrise Blvd	7,930	1,170	11,275	8,200	510	400	700	485
Citrus Heights- Corridor- Sunrise Tomorrow Specific Plan	1,190	0	3,480	2,200	585	500	1,505	1,500
Citrus Heights- Established	10,110	34,040	11,000	38,000	450	275	800	400
Collax- Corridor	690	250	7,210	1,840	150	30	250	55
Collax- Established	170	670	6,020	4,060	40	50	50	90
Davis- Corridor- Core Area	8,950	1,630	11,030	2,900	300	1,100	1,100	1,500
Davis- Corridor- Nishi	0	0	0	700	0	700	0	700
Davis- Established	15,090	25,710	24,490	28,760	800	1,280	1,100	2,100
Davis- Not Identified for Growth- Potential Annexations/SOI	10	0	0	0	0	0	0	0

Envision Tomorrow Online

Development Type	Symbol		
1 Rural Residential		City Center Mixed Use High	
4 Very Low Density Detached Residential		City Center Mixed Use Low	
6 Low Density Detached Residential		CBD Mixed Use	
8 Low-Medium Density Residential		Low Density Retail	
12 Medium Density Residential		Community/Neighborhood Retail	
16 Medium-High Density Residential		Community/Neighborhood Commercial/Office	
20 Medium-High Density Residential		Commercial	
30 High Density Residential		High Density Commercial	
40 High Density Residential		Business and Professional	
60 High Density Residential		Community/Neighborhood Commercial	
80 Very High Density Residential		Light Industrial/Office	
SB 9 Duplex		Light Industrial	
SB 9 Fourplex		Heavy Industrial	
Mobile Home		Medical Facility	
Mixed Use Very Low		Medical Office	



What it is

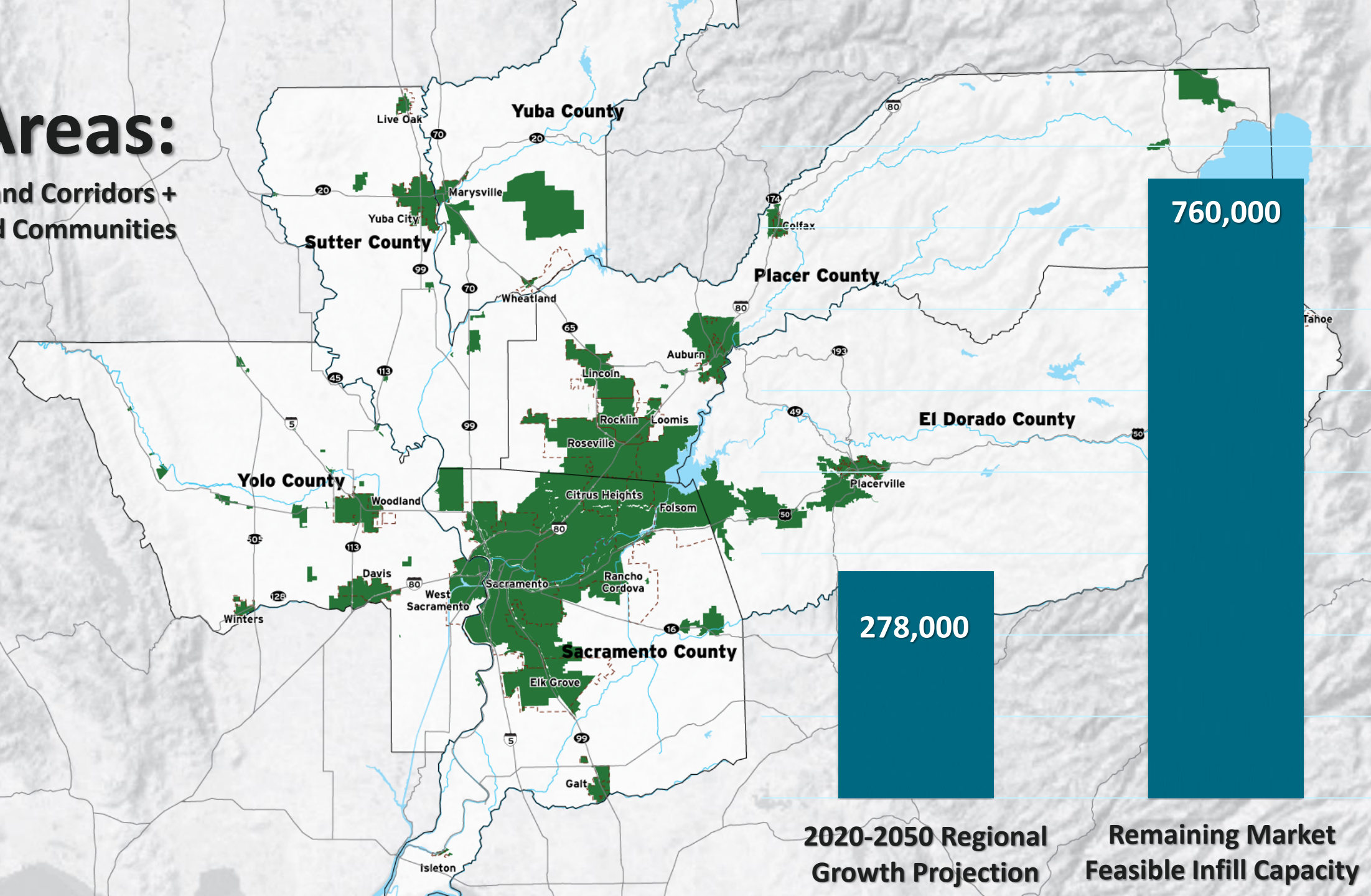
- 25-year plan for transportation investments
- Regional
- Financially constrained
- Achievable and ambitious
- Phasing plan
- Updated every 4 years

What it is NOT

- General Plan, but is consistent with General Plans
- Stapling exercise
- Taking or exercising any land use authority

Infill Areas:

Centers and Corridors +
Established Communities



760,000

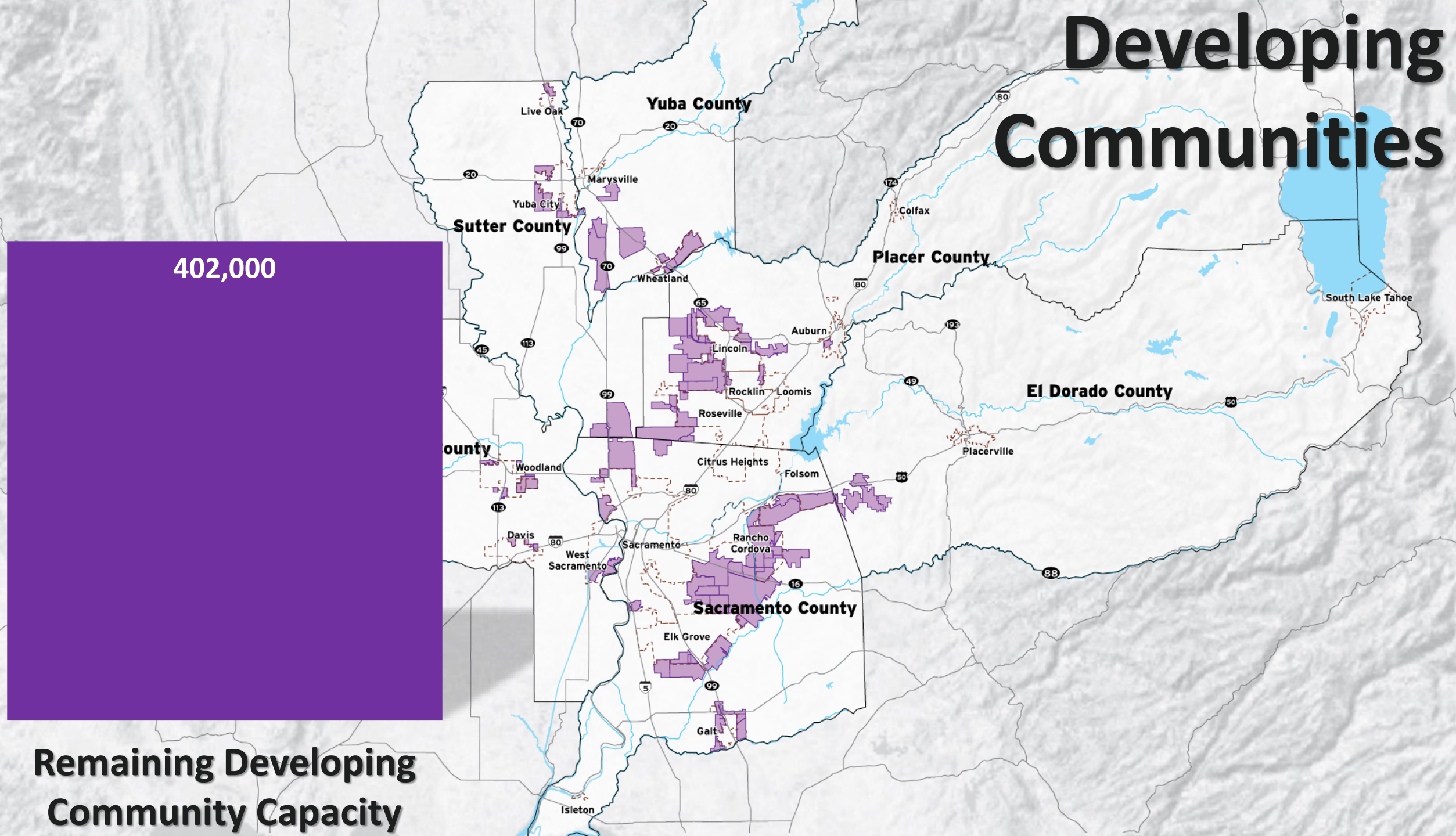
278,000

2020-2050 Regional
Growth Projection Remaining Market
Feasible Infill Capacity

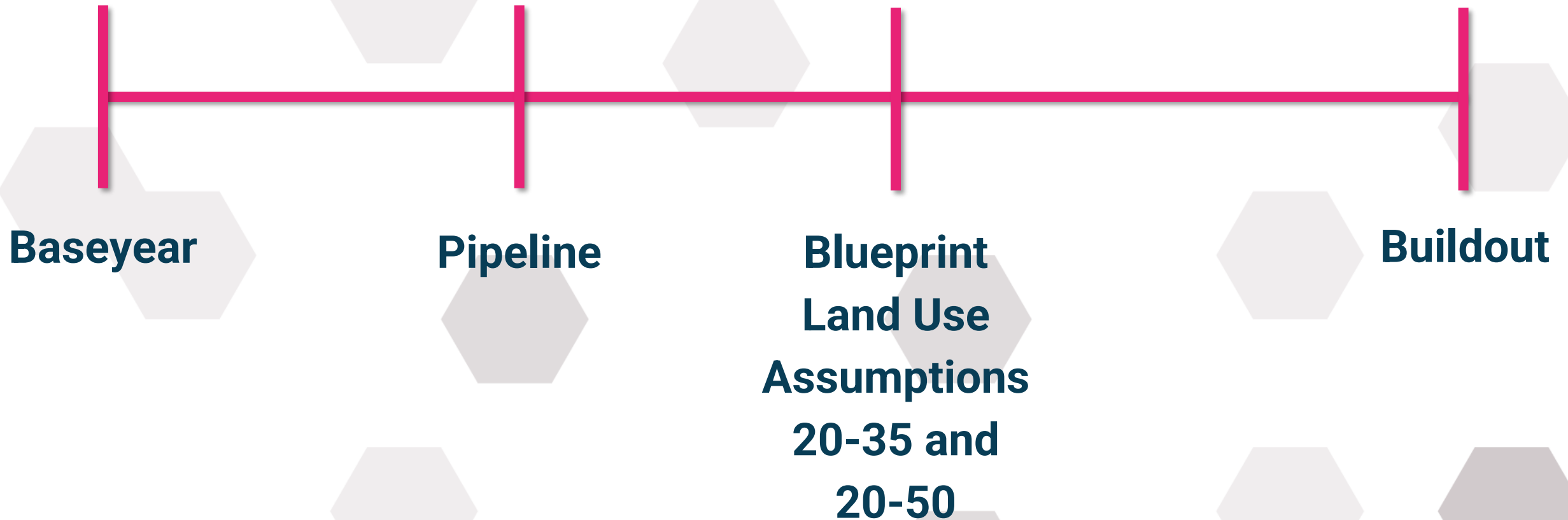
Developing Communities

402,000

Remaining Developing
Community Capacity



Subcommunity Type Guardrails



Reasonable and Ambitious

Regulatory

- Local Zoning and General Plans
- Local Entitlements
- Federal and State Entitlements

Market

- Proximity to jobs
- Housing mix
- Market area demand
- Developer activity
- Infrastructure need

Policy/Performance

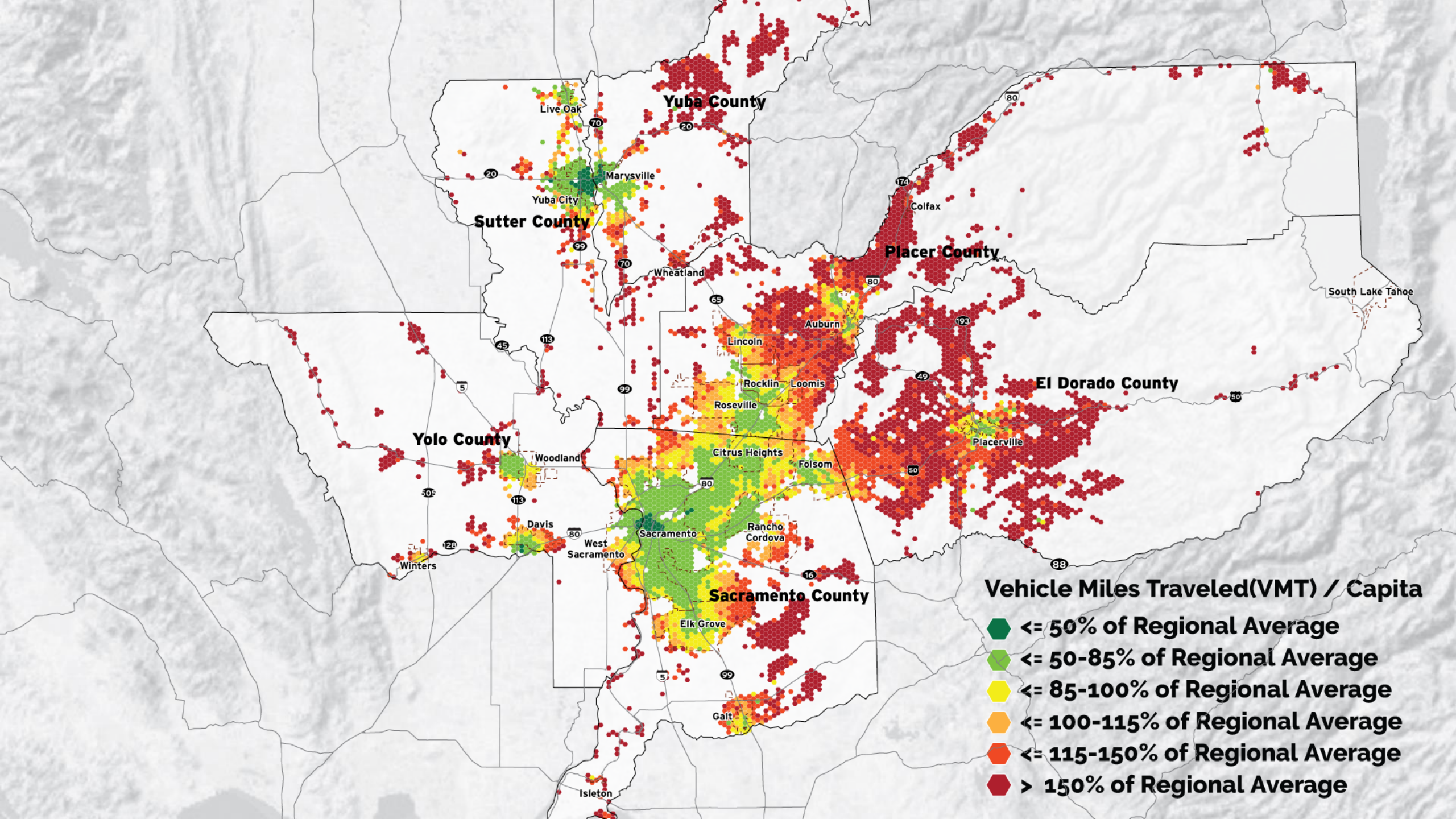
- Triple Bottom Line objectives

Achievable/Reasonable

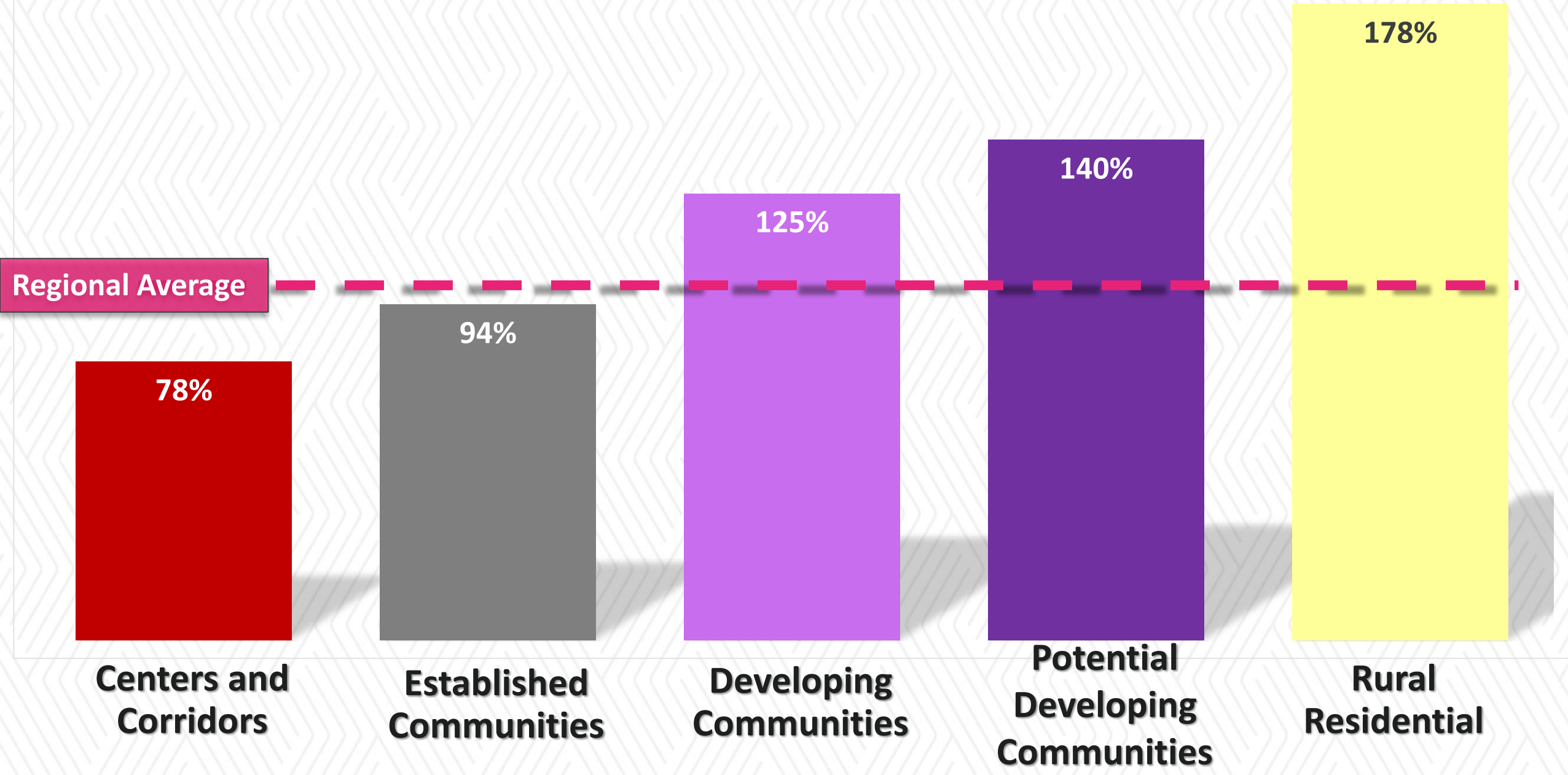
Ambitious

Factors Considered in Updating the MTP/SCS Land Use Forecast

	Regulatory/Policy and Market Factors	Description of projects assumed to have the highest likelihood to build within 20 years	Middle range of conditions	Description of projects assumed to have the lowest likelihood to build within 20 years
REGULATORY	Local Entitlements	Specific Plan approved, Annexation complete (if required), Tentative Map(s) in process	Range of conditions includes: projects that are approved but still need annexation; projects approved but no tentative maps submitted; projects approved but have unsettled lawsuit; projects currently in process; projects in pre-application	No current entitlement activity; identified by general plan or SOI as future growth area
	State/Federal Entitlements	Approved	Range of conditions includes: projects that are not yet approved but in process; projects participating in an HCP or NCCP; projects with no significant resource issues	Significant, unresolved resource issues
POLICY	Air Quality	In SCS with lower VMT than average for Developing Communities	Range of conditions includes: projects that are in the SCS with average VMT; projects in the SCS with higher than average VMT; projects not in the SCS with lower than average VMT; projects not in the SCS with average VMT	Not in SCS with above average VMT for Developing Communities
	Regional Plans and Policies	Consistent with 2012 MTP/SCS and Blueprint	Range of conditions includes: projects in MTP/SCS and partially consistent with Blueprint; projects in MTP/SCS and not consistent with Blueprint; projects consistent with Blueprint and not MTP/SCS; projects partially consistent with Blueprint and not in MTP/SCS	Not consistent with 2012 MTP/SCS or Blueprint
MARKET	Proximity to Job Centers	Close proximity to a regional jobs center	Range of conditions includes: projects partially within 4 miles of a regional job center; projects within 4 miles of a secondary job center; partially within 4 miles of a secondary job center	Significant distance from any job center(s)
	Housing Mix	Mix of housing types including mostly small-lot and attached	Range of conditions includes: projects that have a mix of housing types including small-lot and attached housing at varying amounts; projects that are primarily large-lot residential because they are in more rural areas	All large-lot single-family where higher densities could be supported (i.e more urban or suburban locations)
	Market Area Saturation	Historically high market demand and limited number of approved or pending projects in market area	Range of conditions includes: projects in areas with high market demand and high number of approved or pending projects in market area; projects in areas with average market demand and a high number of approved or pending projects in market area; projects in area with lower market demand and a high number of approved or pending projects in market area, but have a unique factor that could significantly change the market demand for the area	Historically low market demand and a high number of approved or pending projects in market area
	Adjacency	Adjacent to existing urban development or has significant borders with a city boundary or areas designated for future urban development	Range of conditions includes: projects that are adjacent to existing development at varying rates	Less than 10% adjacent with existing urban development, a city boundary or areas designated for future urban development
	Developer Activity	Very active, single ownership or experienced ownership partnerships, multiple completed projects in region	Range of conditions includes: very active to active, single or multiple ownerships with no development history; single or multiple ownerships with varying levels of activity and some projects completed in the region; single or multiple ownerships with varying levels of activity and no history of completed projects in or outside the region	Not active, single or multiple ownership, no completed projects in the region
	Transportation Infrastructure	No major or regional infrastructure needed or infrastructure is fully funded	Range of conditions includes: projects that have some infrastructure, but need more; projects that can build some before significant infrastructure investment is needed; projects that need significant infrastructure and have funding	Significant infrastructure needed and not funded or not yet defined
	Other Infrastructure (sewer, water, flood control, etc)	No major or regional infrastructure needed or infrastructure is fully funded	Range of conditions includes: projects that have some infrastructure, but need more; projects that can build some before significant infrastructure investment is needed; projects that need significant infrastructure and have funding	Significant infrastructure needed and not funded or not yet defined



2035 VMT/Capita Type



Blueprint Pathways

Outward Expansion

- Reflects development patterns of recent past
- Of the 3 pathways, this one includes the least infill and the least housing choice

Compact Growth and Phased Expansion

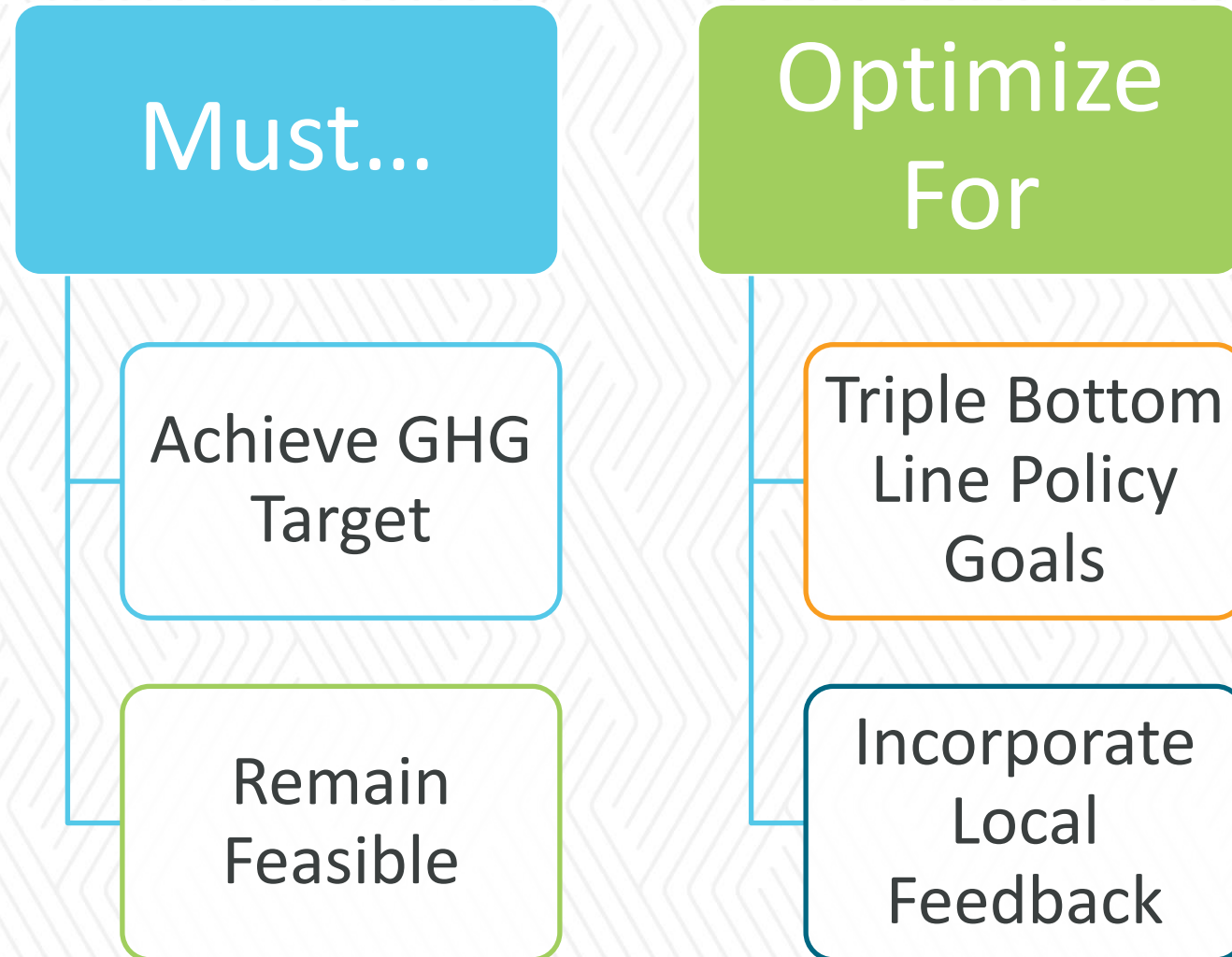
- Reflects development patterns of 2020 MTP/SCS
- ~67% housing is infill
- ~73% housing is small lot/attached
- Updated to account for today's conditions, new regional growth projections

Inward Expansion

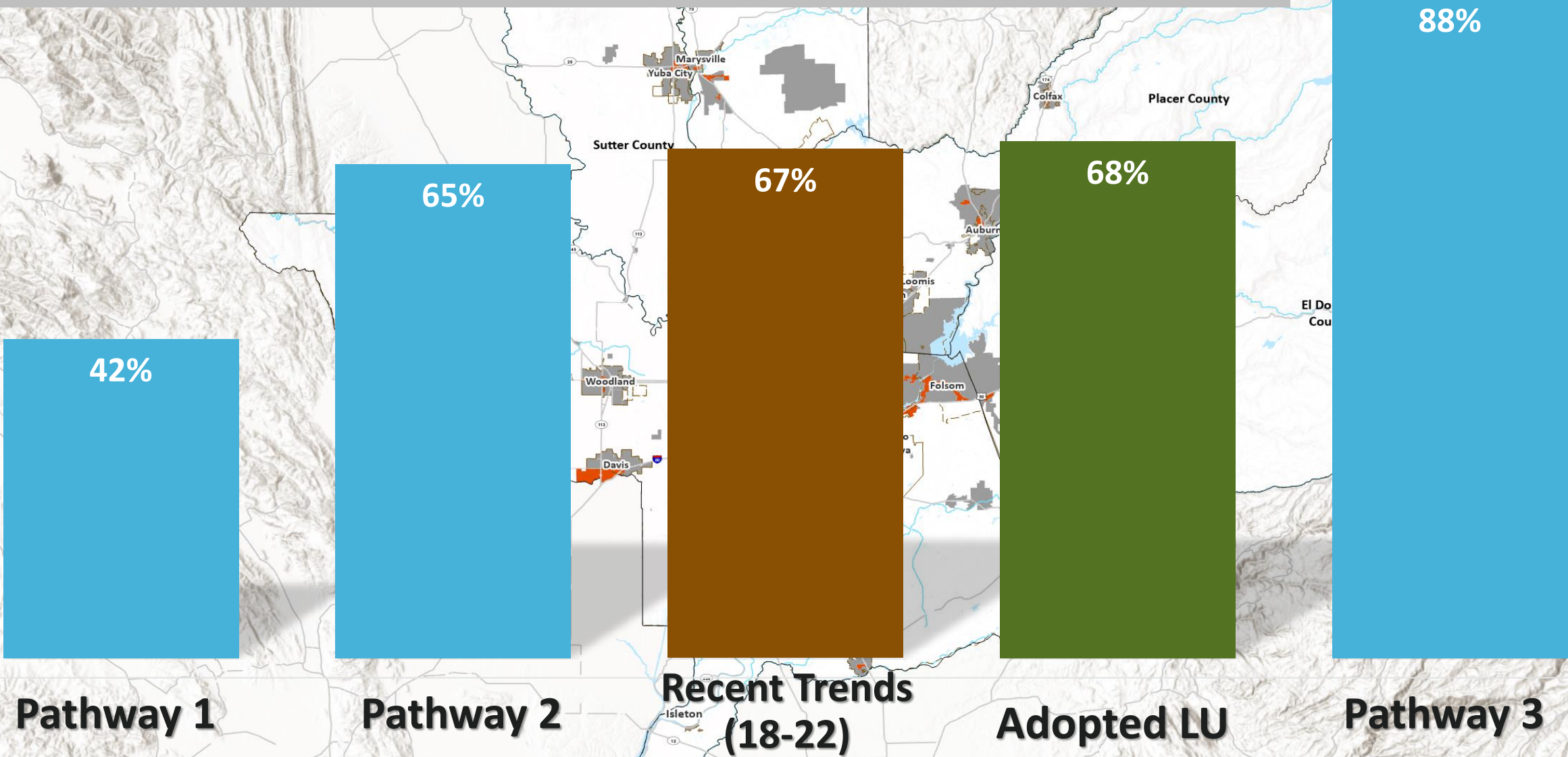
- Limited developing community/ rural residential growth by 2050
- Of the 3 pathways, this one includes the most infill and the most housing choice

Regional Growth Projections Constant Across Pathways
Each Pathway will have a 2035 and a 2050 Growth Scenario

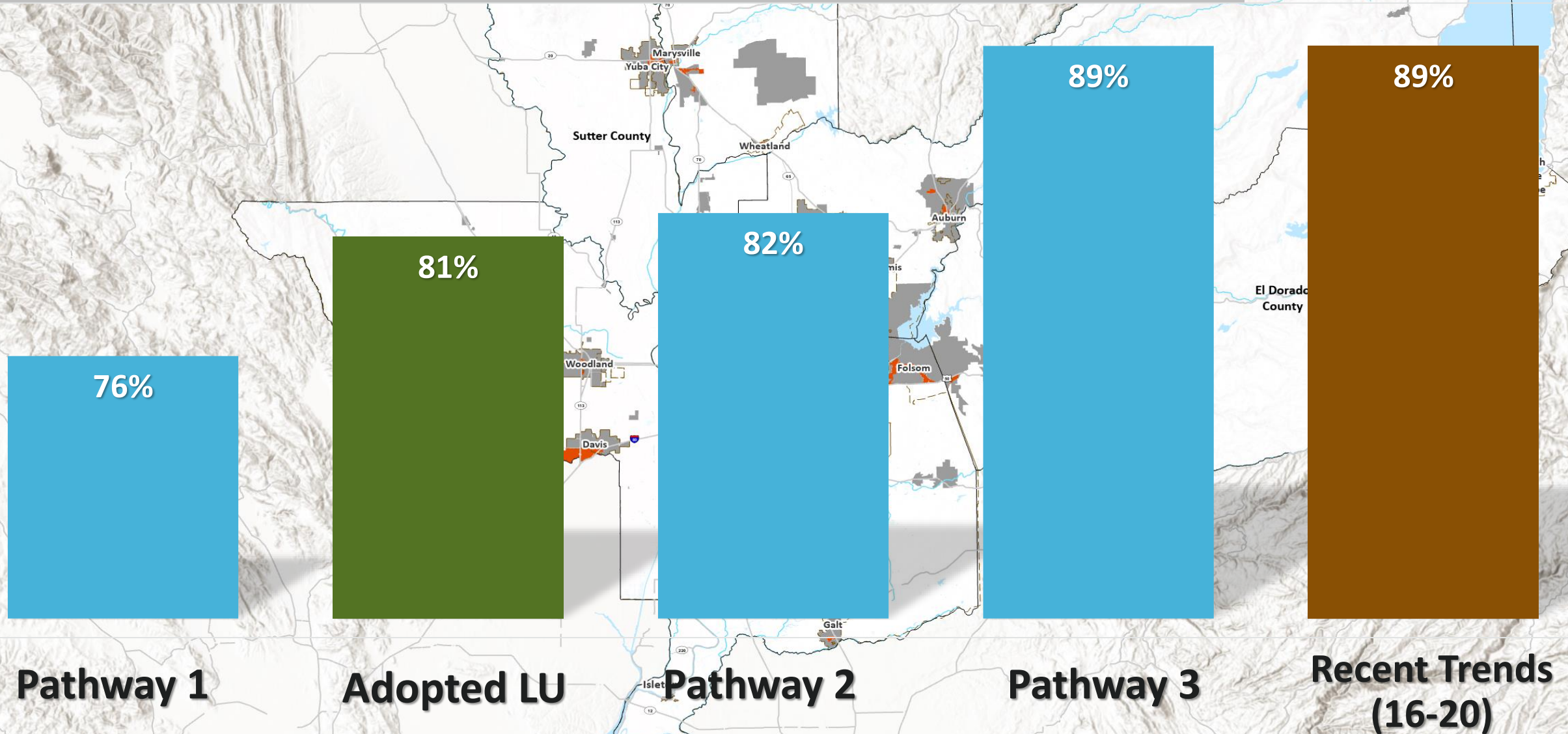
Approach for Adopted Land Use



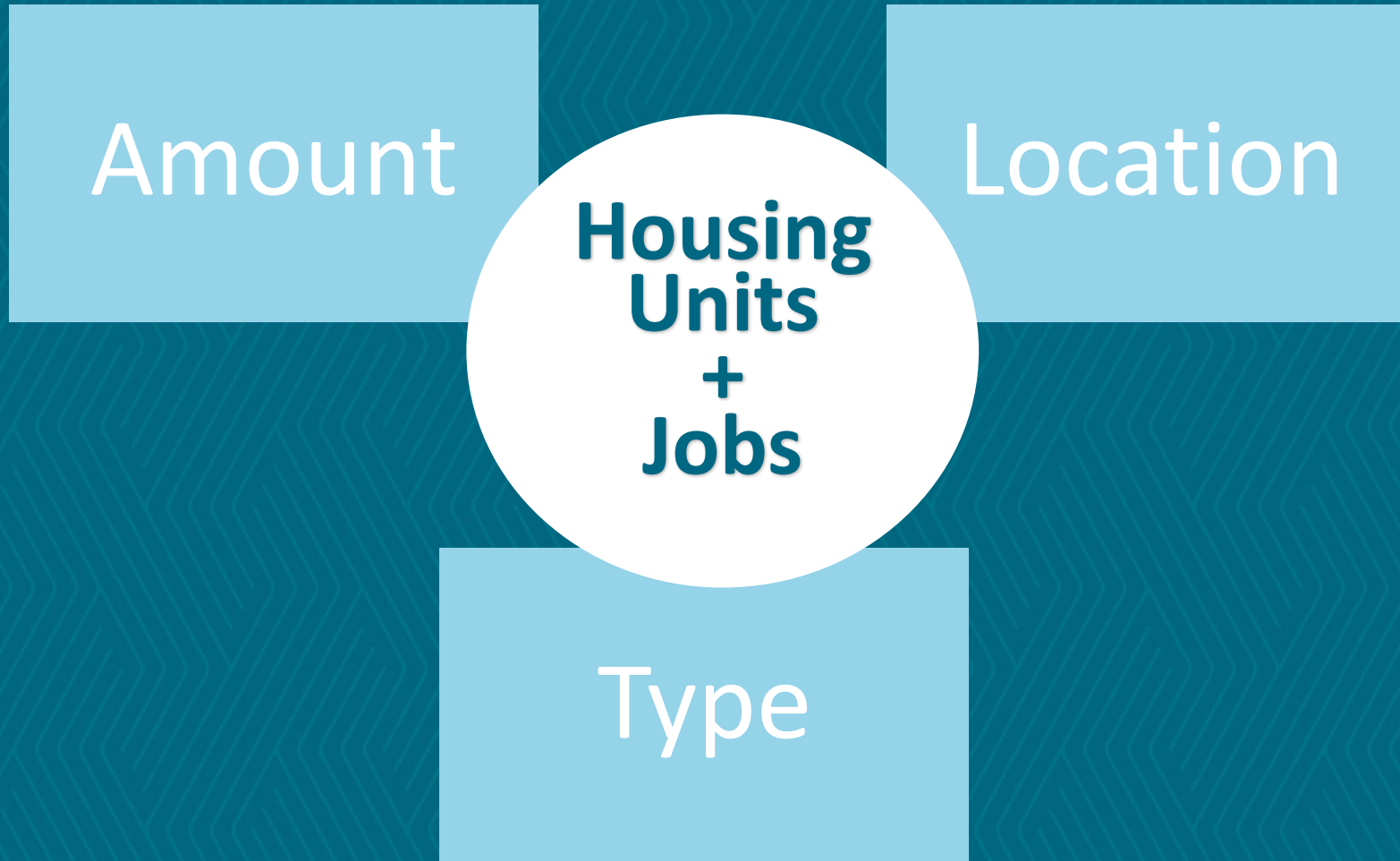
Discussion Scenario Housing Growth in Centers and Corridors + Established Communities



Discussion Scenario Job Growth in Centers and Corridors + Established Communities



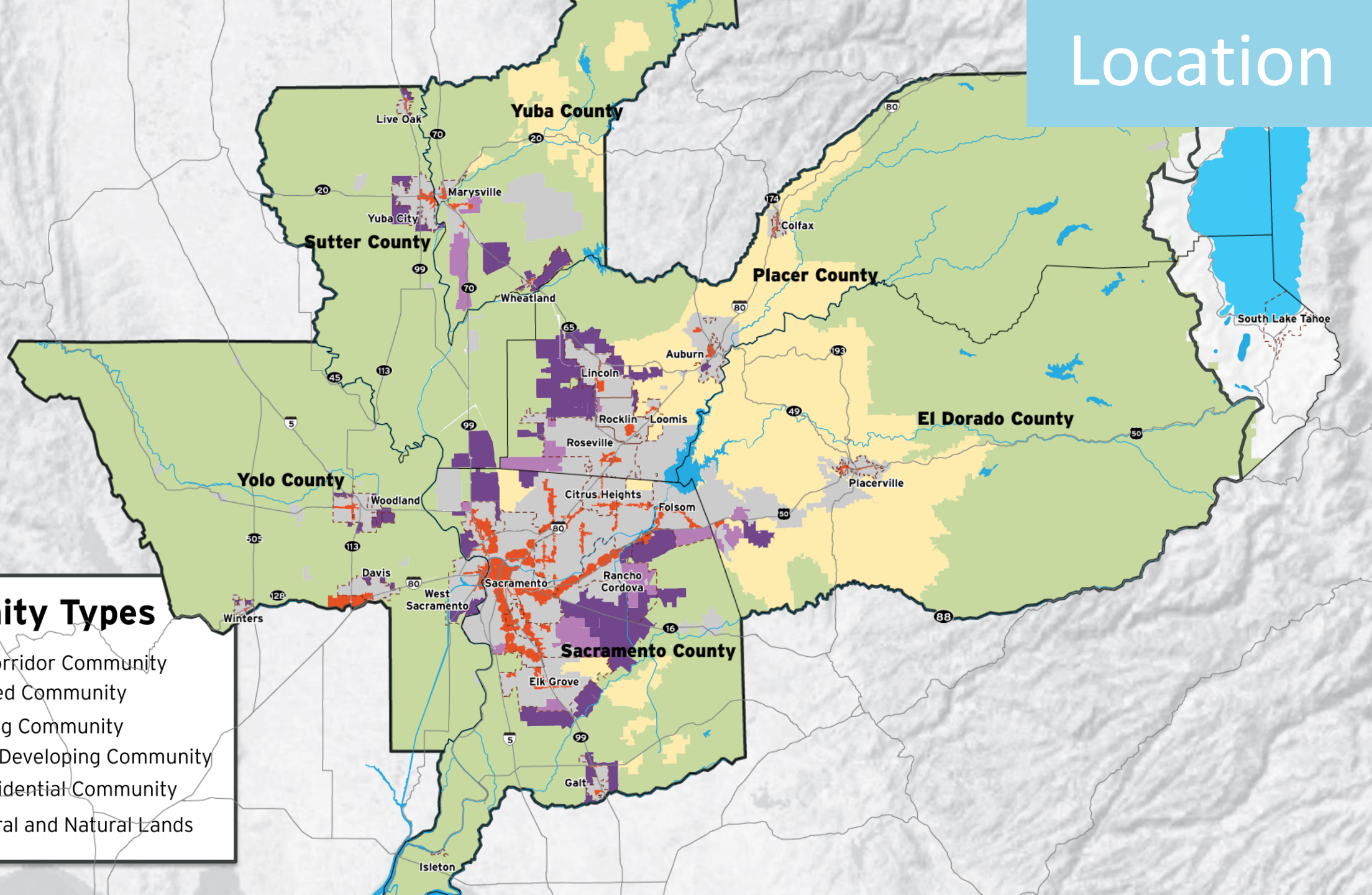
Adopted Land Use Components



Location

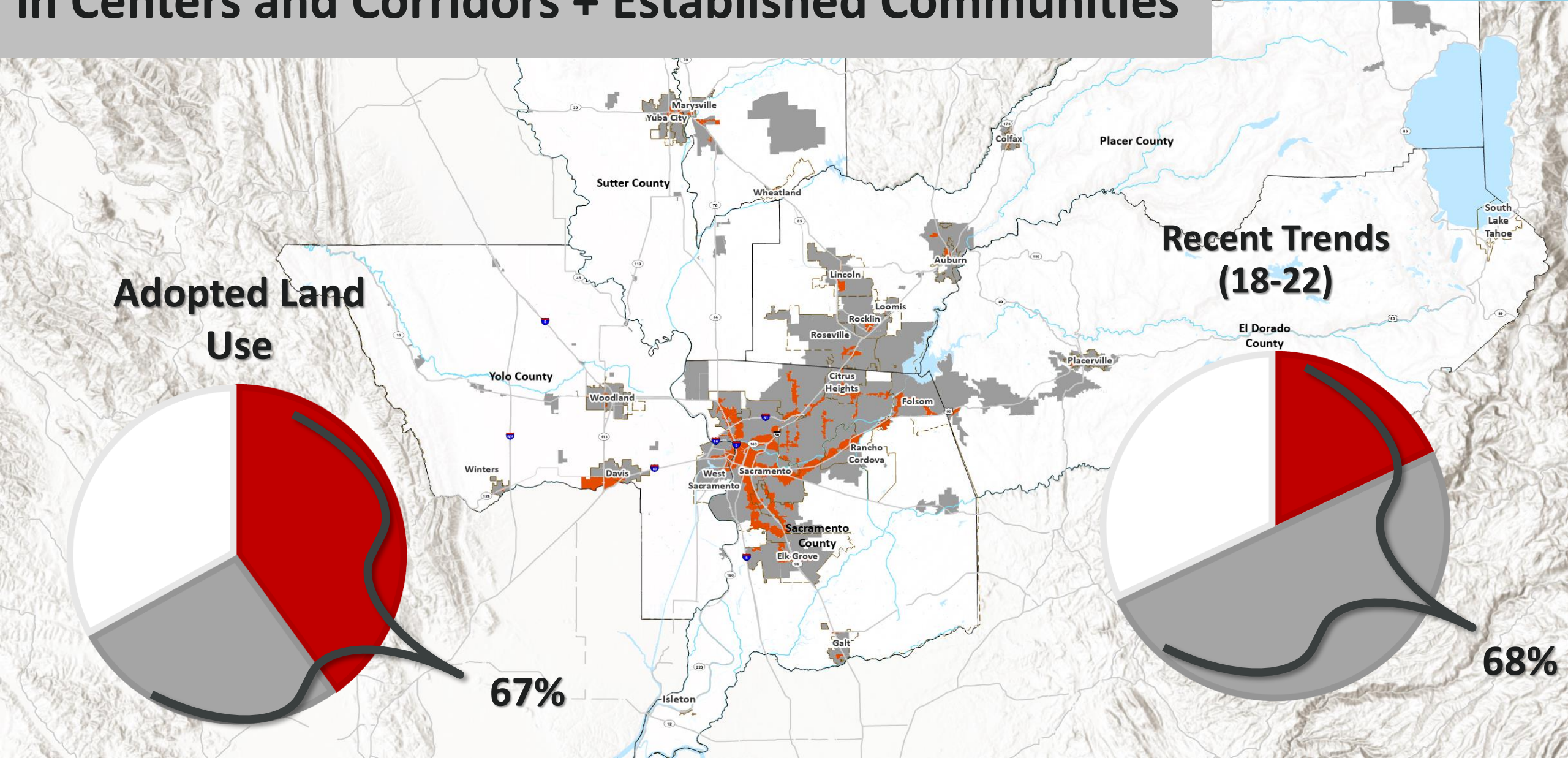
Community Types

- Center/Corridor Community
- Established Community
- Developing Community
- Potential Developing Community
- Rural Residential Community
- Agricultural and Natural Lands



Adopted Land Use Assumptions Housing Growth in Centers and Corridors + Established Communities

Location





Attached

Type

(Townhomes, Duplexes, Fourplexes, Larger apartments)



Small Lot Single Family

(Single Family Homes on less than 5,500 sqft lots)



Large Lot Single Family

(Single Family Homes on more than 5,500 sqft lots)

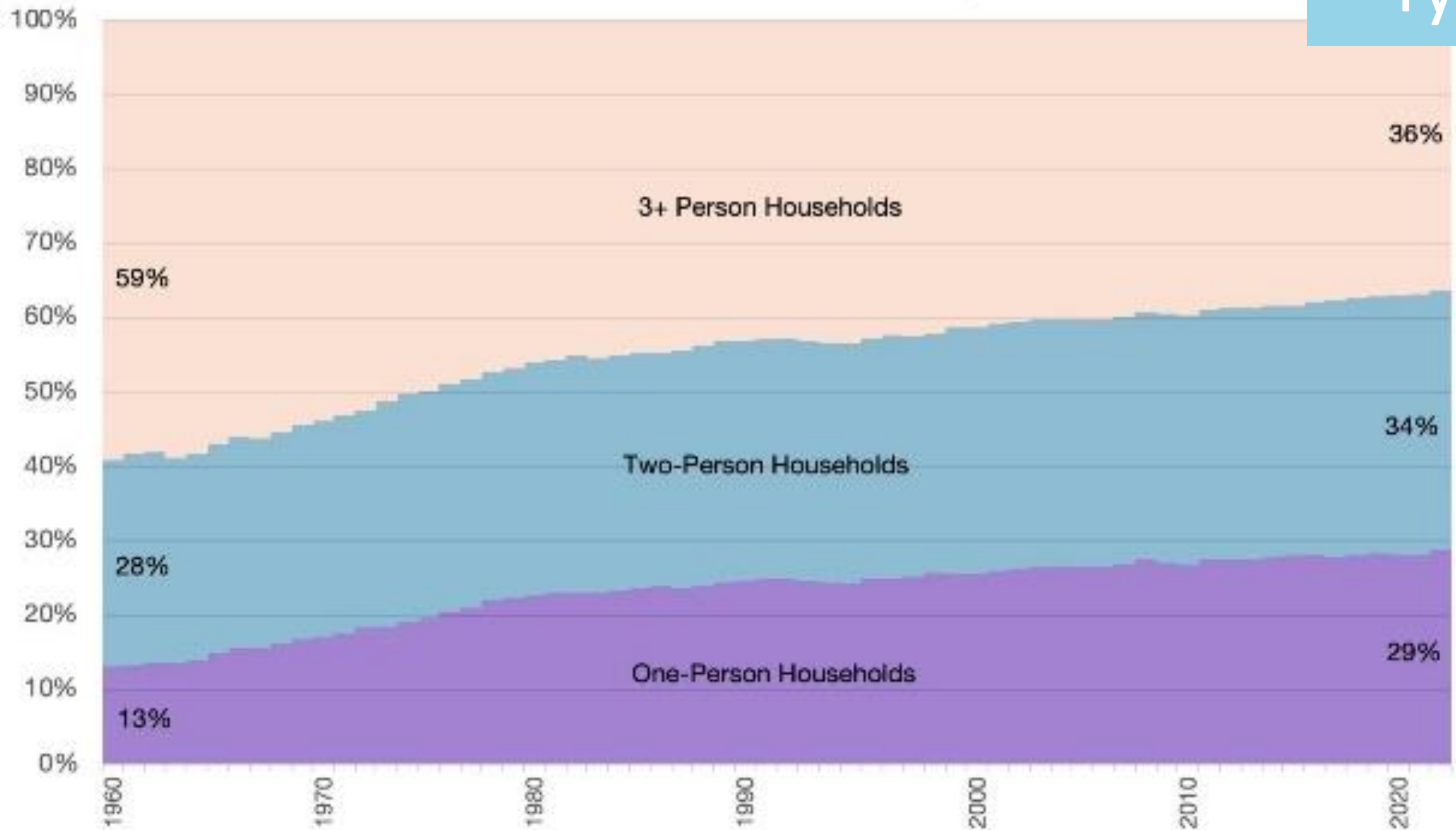


Rural Residential

(Single Family Homes on more than 1 acre lots)

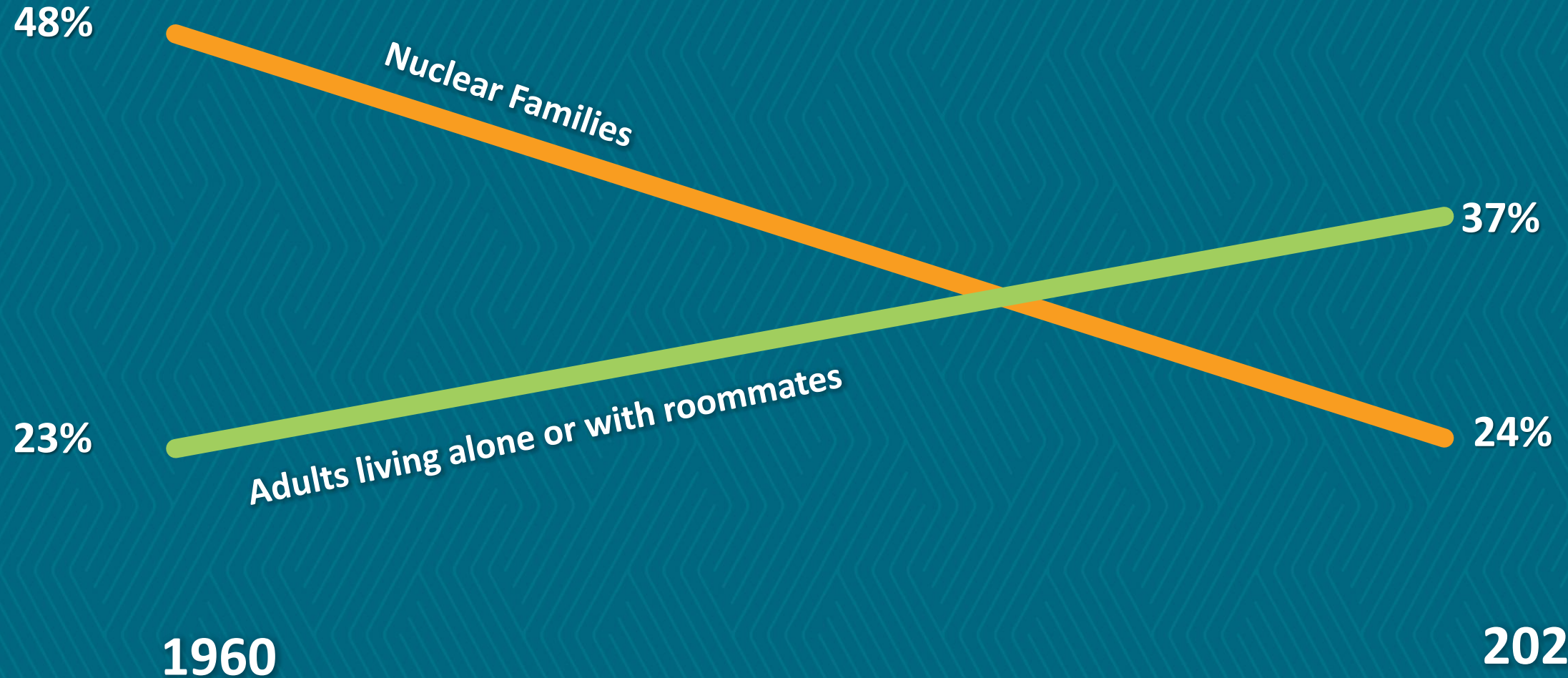
Distribution of US Households by Size

Type



SACOG Household Composition Has Changed

Type



Household Income by Housing Type



Single Family
\$124,910



Small Scale Multifamily
\$61,955



Townhomes
\$83,586



Larger Multifamily
\$55,384

*SACOG region average household income by units in structure from 2019 PUMS Data

End State 2050 Housing Product Type

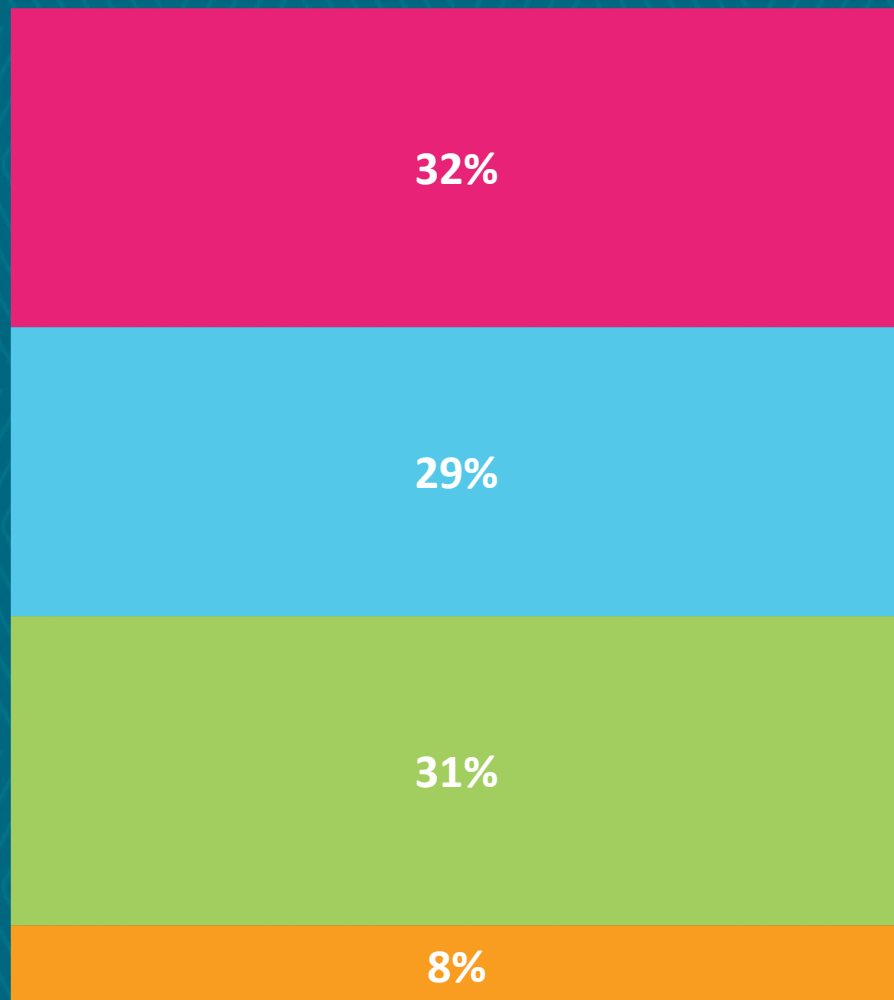
Type

Attached

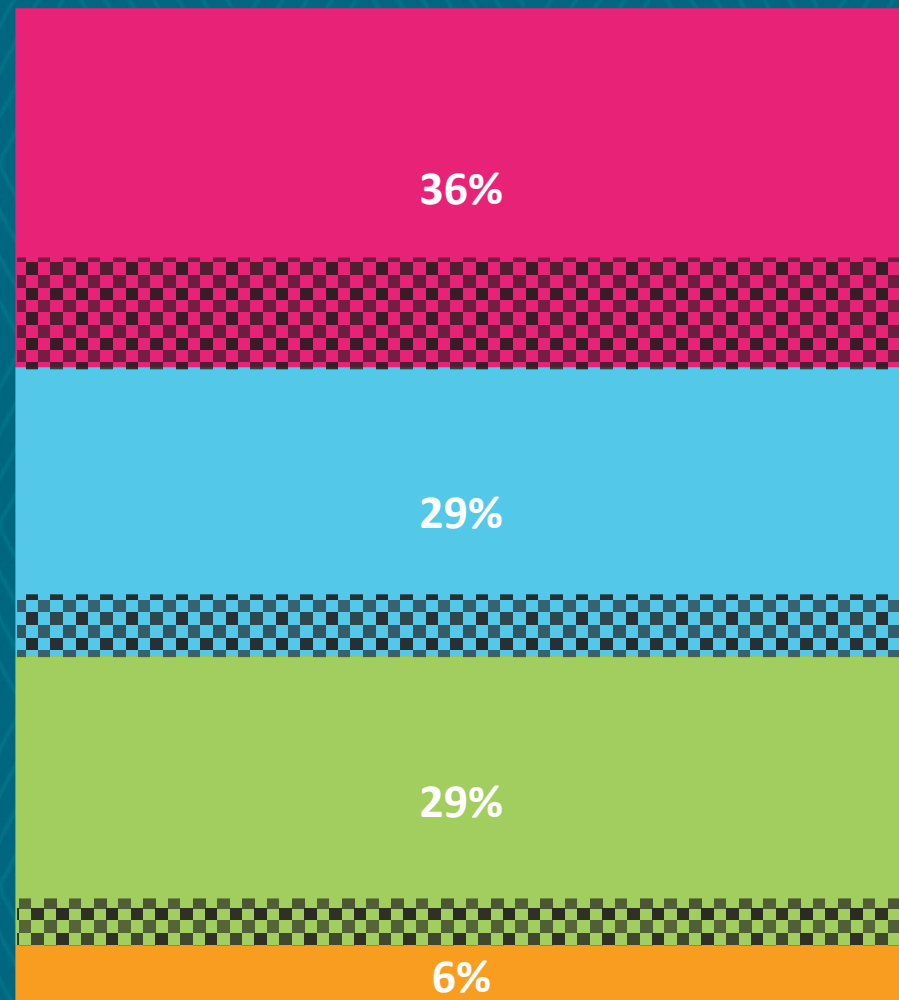
Small Lot Single Family

Large Lot Single Family

Rural Residential

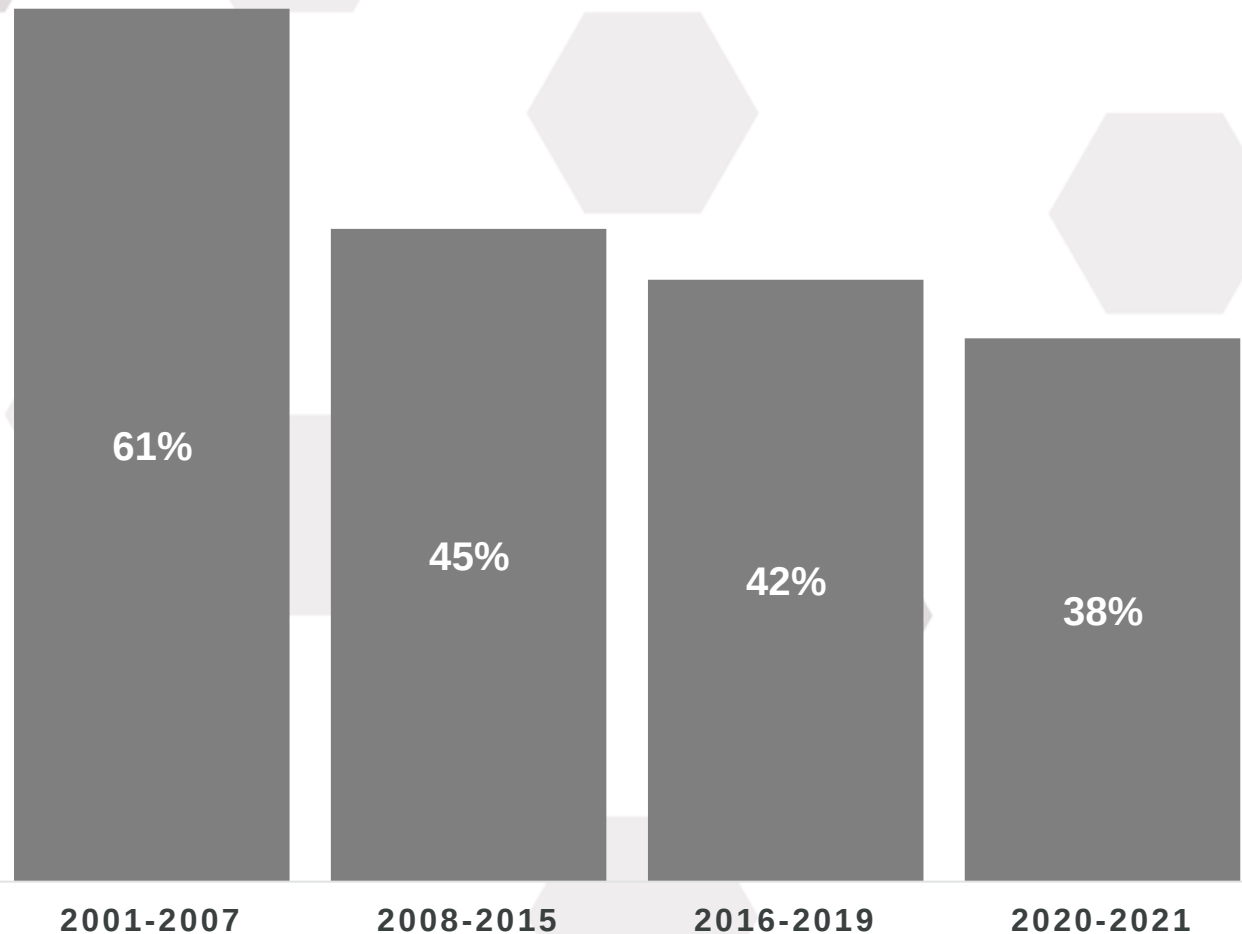


Existing (2020)

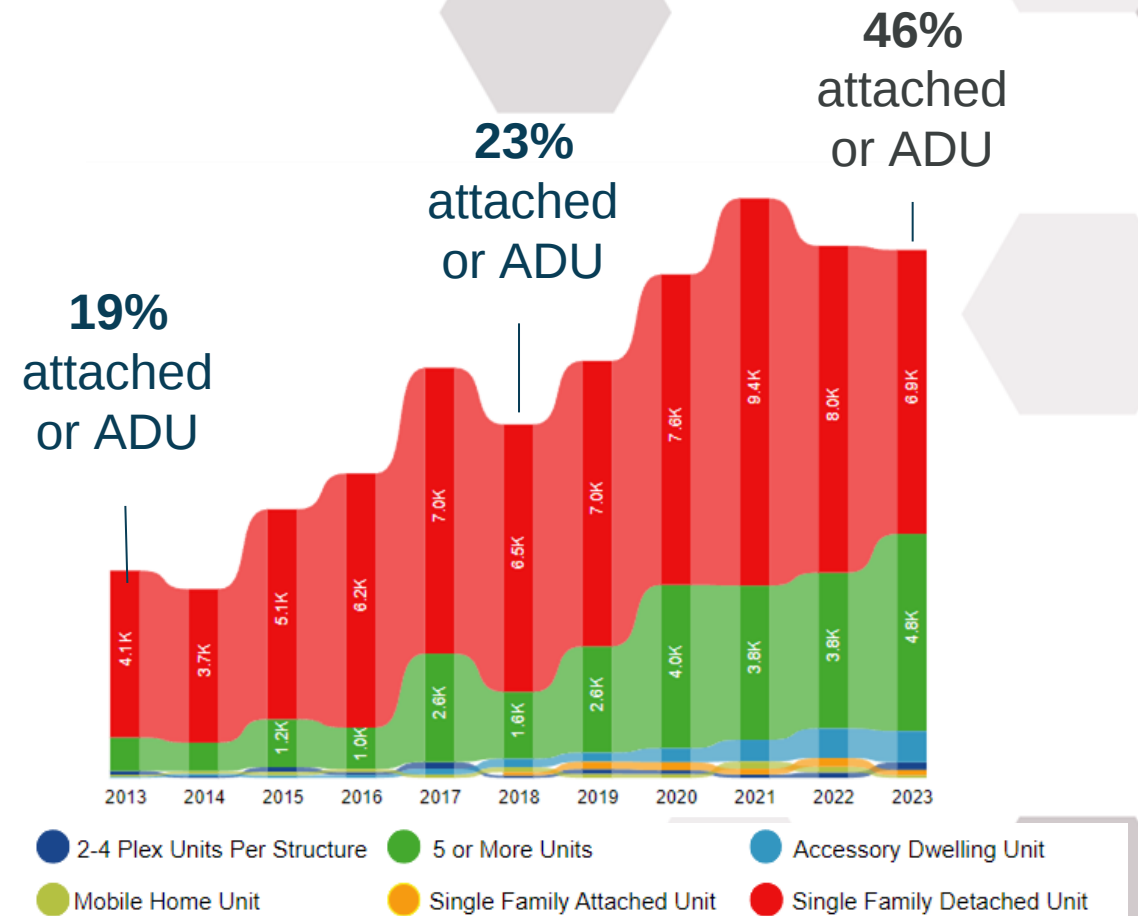


Adopted Land Use Assumptions: 2050 End State

Large Lot Single Family Units As Proportion of Total Units



Permitted Housing Units By Type





Thank You

For more info,
please contact

Dov Kadin:
dkadin@sacog.org
(916-340-6238)

Buildout Inventory

Employment
Buildout

Land Area
*

Employment
Density

Housing
Buildout

Land Area
*

Max Planned
Density

Employment Density

1000 + Planned land use designations to
43 consolidated SACOG land use types

Example : 6 du/ac > 6 Low Density Detached Residential
Community Serving Retail > Community/Neighborhood Retail

Consolidated SACOG
Land Use
Development Types

Base year data

Employment

Land use code

Final Base Land Use

Housing

Land use code
+
Calculated Density

Final Base Land Use

68th percentile of observed base year
employment density (across the region)