

CHAPTER 3: LAND USE

3.1 INTRODUCTION

The purpose of this chapter is to provide an overview of existing land use conditions and to examine future trends in development that could occur within the next 50 years throughout the SSHCP study area. The chapter is divided into three sections, introduction, land use and demographics.

3.2 LAND USE

Historical

During the early part of the 20th century agricultural and grazing lands dominated the landscape of Sacramento County interrupted only by small pockets of urbanization. In the 1940's Sacramento County experienced a rapid increase in population with a majority of new growth occurring within or near the city of Sacramento and in smaller cities such as Folsom, Galt and Isleton. A second wave of growth occurred between 1950 and 1960 where Sacramento County's population grew by 81% and the unincorporated county saw an expansion of urbanization to the south (Florin) and the east (Rancho Cordova). The 60's, 70's, 80's and early 90's saw moderate but steady increases in population growth and with it the expansion of urban infrastructure deeper into the southern and eastern portions of the County, primarily converting grazing and agricultural lands to urban uses. In the early 1990's a downturn in the housing market precipitated a sharp decrease in home sales and a slowdown in urban expansion ensued. During the first decade of the 21st century, the entire region experienced explosive housing markets and unprecedented urban sprawl as long-term interest rates reached historical lows and jurisdictions struggled to keep up with housing demand. Recent trends indicate the housing market is softening a bit, yet the prediction is that it will not last and will not be like the distinct downturn experienced in the 1990's.

Recognizing a need to control growth and to protect large areas of open space, the County adopted an Urban Service Boundary (described later in this text), which established limits on the expansion of infrastructure such as water and sewer. Today urban expansion continues to drive further south and east and two new cities, Elk Grove and Rancho Cordova, appear posed to expand beyond the Urban Service Boundary established by the County. The Sacramento Area Council of Governments (SACOG) has projected that the population of the Sacramento Region will increase by 1.7 million people in the next 45 years.

Land Use By Jurisdiction

The SSHCP study area is approximately 345,000 acres in size and encompasses the Cities of Elk Grove, Rancho Cordova, Galt and large portions of Sacramento County. Each city and the County use slightly different general plan land use designations. To simplify the following discussion, land use categories will be combined into five component land uses:

high-density development, low-density development, public quasi-public, agriculture and open space.

High-density development is urban development including residential, commercial, and industrial uses; low-density development is rural development and includes agricultural-residential uses; public/quasi-public development includes airports, landfills, schools or other public facilities; agriculture includes croplands or grazing lands, and open space includes natural preserves and land for recreational uses.

The source for much of the land use information presented in this Chapter comes from the General Plans of the local participating jurisdictions. A General Plan is a document prepared by a local land use authority, usually a County or City, for the purpose of providing guidance as to the location and type of land use that will be permitted to occur at any given location. This makes the General Plan a reliable source of information for land use data.

3.2.1 Unincorporated County

The geographic location of that portion of the County that is located within the plan area can generally be described as being bound by Highway 50 on the north, the County line on the east and south, and Interstate 5 on the west. The County makes up approximately 87% of the plan area where an estimated XXXX acres of preserve will be targeted. The eastern portion of the County within the study area is composed of dry pasture land suitable for cattle grazing with land use designations of General Agriculture and a minimum parcel size of 80 acres. The central and western portions are suitable for growing a variety of crops including row crops, orchards, vineyards and some irrigated pasture and commonly have land use designations of General Agriculture with minimum parcel sizes of 20 or 40 acres. Scattered throughout the agricultural landscape are several agricultural-residential communities including Alta Mesa (2,590 acres), Clay Station (3,095 acres), Galt (3,822 acres), Herald (2,005 acres), Point Pleasant (471 acres), Sloughhouse (1,030 acres), and Wilton (9,785 acres). A majority of the land within the unincorporated county identified for urban residential and commercial use is located north of the city of Elk Grove and east of the city of Sacramento. Industrial land uses are located just south of Mather Field and on properties owned by Aerojet immediately east of Rancho Cordova and south of Highway 50.

Land uses as identified in the Sacramento County General Plan are summarized in the table below. For purposes of comparison a table summarizing existing land uses as they occurred in 2004 has also been included below. The County’s General Plan Land Use diagram does not necessarily reflect current land use conditions but is a blueprint to guide future development.

TABLE 3-1 Sacramento County General Plan Land Use

General Plan Land Use	
Land Use Component	Acreage
Urban Development	32,847
Rural Development	22,897

Public Quasi-Public	8,777
Agriculture	207,820
Open Space	21,234
Total	293,575

General Plan land use figures were derived from the Sacramento County General Plan Land Use Diagram prepared by the County of Sacramento.

TABLE 3-2 Sacramento County Existing Land Use

Existing Land Use	
Land Use Component	Acreage
Urban Development	
Rural Development	
Public Quasi-Public	
Agriculture	
Open Space	
Total	

Existing land use figures were derived from the Habitat Cover-Types Map prepared for the SSHCP.

Specific and Community Plans

Mather Field Specific Plan

The Mather Filed Specific Plan Area encompasses approximately 5,610 acres and is generally bound on the north by Highway 50, on the east by Sunrise Boulevard, on the south by Kiefer Boulevard and on the west by Bradshaw Road. Land uses for Mather Field were developed in 1997 and at that time identified 383 acres for residential uses, 177 acres for commercial and office uses, 99 acres for industrial uses, 2,632 acres for public quasi-public uses, and 2,319 acres for open space and recreational uses.

North Vineyard Station Specific Plan

The North Vineyard Station Specific Plan Area encompasses approximately 1,594 acres and is generally bound on the north by Florin Road, on the east by Vineyard Road, on the south by Gerber Road and on the west by Elder Creek. Land uses for North Vineyard Station consist of 1,165 acres for residential uses, 37 acres for commercial and office uses, 293 acres for open space and recreational uses, 27 acres for public quasi-public uses, and 72 acres for roadways and railways.

Vineyard Springs Comprehensive Plan

The Vineyard Springs Comprehensive Plan Area encompasses approximately 2,560 acres and is generally bound on the north by Gerber Road, on the east by Excelsior Road, on the south by Calvine Road and on the west by Bradshaw Road. Land uses for Vineyard Springs consist of 2,129 acres for residential uses, 24 acres for commercial and office uses, and 407 acres for open space and recreational uses.

Florin Vineyard Comprehensive Plan

In 1999, the Sacramento County Board of Supervisors initiated a community planning program for the Florin-Vineyard area, also known as the "Gap" area. The proposed Florin-

Vineyard Community Plan area covers approximately 3,450+ acres and is located within the communities of Vineyard and South Sacramento. The term "Gap" has been used to refer to this area because it is located between the existing urban area to the west of Elk Grove-Florin Road and comprehensively planned urban areas to the east (i.e., North Vineyard Station and Vineyard Springs). The general boundaries of the Florin-Vineyard Community Plan are Elder Creek Road and the Sacramento City limits to the north, Bradshaw Road, excluding the North Vineyard Station Specific Plan area to the east, generally a few hundred feet north of Vintage Park Drive, north of the developed Churchill Downs and Vintage Park area to the south and the Union Pacific Railroad tracks, and Elk Grove Florin Road to the west.

Urban Policy Area & Urban Service Boundary

The Urban Policy Area (UPA) for Sacramento County was established pursuant to Policy LU-57 of the 1993 Sacramento County General Plan. The UPA identifies an area that is capable of providing a 20-year supply of developable land sufficient to accommodate projected growth. The intent of the UPA is to direct growth in a logical manner and to identify areas where infrastructure, requiring large capital investments, will be needed in the near future.

The Urban Service Boundary (USB) for Sacramento County was established pursuant to Policy LU-58 of the 1993 Sacramento County General Plan. The USB defines long-range plans for urbanization and the ultimate extent to which urban services, such as water and sewer, will be provided. Just as important, the USB attempts to limit urban sprawl thereby protecting significant open space and agricultural areas.

Understanding the location of both the UPA and USB is important to the SSHCP. Land within the UPA has the potential to be developed within the next 20-years and while the USB represents the ultimate extent of urban growth within the County. Land considered necessary for the protection of endangered species located within the UPA or USB should be seen as a priority for acquisition as development will occur there first.

3.2.2 Elk Grove

The City of Elk Grove is located in southern Sacramento County, where its geographic location can generally be described as being bounded by Calvine Road on the north, Grant line Road on the east, Kammerer Road on the south, and Interstate 5 on the west. The City encompasses approximately 27,000 acres and has a population of approximately 112,300 (July, 2005 estimate, U.S. Census Bureau). Elk Grove makes up approximately 7.8% of the plan area. There are no preserves targeted within the city of Elk Grove.

The most prevalent land use within the City of Elk Grove as identified by the city's general plan is residential. A vast majority of the urban residential land use designations are located in the western portion of the city while rural residential land use designations are dominant in the eastern half of the city. Areas identified for Industrial uses are primarily located along the Highway 99 corridor in the southern portion of the city. Commercial

land use designations are centrally located but are also dominant along Highway 99. Some infill in the form of residential and commercial land use is likely to occur within already established areas of the city; however a majority of new development will occur in green field areas in southern Elk Grove.

TABLE 3-3 City of Elk Grove General Plan Land Use

General Plan Land Use	
Land Use Component	Acreage
Urban Development	
Rural Development	
Public Quasi-Public	
Agriculture	
Open Space	
Total	

General Plan land use figures were derived from the Elk Grove General Plan Land Use Policy Map prepared by the City of Elk Grove.

TABLE 3-4 City of Elk Grove Existing Land Use

Existing Land Use	
Land Use Component	Acreage
Urban Development	
Rural Development	
Public Quasi-Public	
Agriculture	
Open Space	
Total	

Existing land use figures were derived from the Habitat Cover-Types Map prepared for the SSHCP.

Specific and Community Plans

East Franklin Specific Plan

The 2,474-acre East Franklin Plan area is located approximately ten miles south of downtown Sacramento and two miles west of the commercial district of the city of Elk Grove. The Plan area is situated approximately equidistant between Interstate 5 and Highway 99. Interstate 5 is roughly one mile to the west, and Highway 99 is one and one-half miles to the east. The Plan area is bounded by Elk Grove Boulevard on the north, Franklin Boulevard and the Union Pacific railroad tracks on the west, Bruceville Road on the east, and Bilby Road on the south, except for a small (75-acre) portion that extends south of Bilby Road in the southwest corner of the Plan area. The Plan provides for the ultimate development of the entire 2,474-acre area with 10,103 dwellings in a wide range of types and densities, supported by retail commercial uses, parks and open space, schools, and all public facilities necessary to support the ultimate population at adopted service levels.

East Elk Grove Specific Plan

The East Elk Grove Specific Plan includes 1,440 acres bounded by Bond Road, Bradshaw Road, Grantline Road, and Waterman Road. The project is progressing toward its ultimate build out of 4,300 residential homes, three commercial areas comprising 23 acres, eleven parks totaling 95 acres, 179 acres of permanent open space, and two school sites.

Elk Grove Triangle Special Planning Area

The Elk Grove Triangle area covers approximately 710 acres in the easternmost portion of the City of Elk Grove. The Triangle area is formed by Bond Road on the north and Bradshaw Road on the west, with Grant Line Road extending diagonally to form the southeastern boundary of the Triangle and the corporate boundary of the City. The triangle's current approved lots are 298 averaging 2.4 acres each. Lots range from agriculture to low-density development, with the majority being low-density development.

Elliott Ranch South Specific Plan (Laguna Stonelake)

The Elliott Ranch South Specific Plan was approved in 1996. It is currently known as Laguna Stonelake and is located in the southern portion of the City of Elk Grove. The specific plan is comprised of a total of 452 acres and consists of more than 325 acres of residential land uses which will include 463 multifamily units and 1,463 single family units. It also includes approximately 120 acres of other land uses; including parks, open space, drainage detention, and 41 acres of commercial land uses.

Laguna Ridge Specific Plan

The Laguna Ridge Specific Plan encompasses approximately 1,900± acres and is located in the southwestern portion of the City of Elk Grove. It lies west of Highway 99, south of Elk Grove Boulevard, east of Bruceville Road and the East Franklin Specific Plan area, and north of Bilby Road. The Land Use Plan proposes 5,887 single family homes and 1,800 multi-family or medium density units for a total of 7,767 dwelling units, and 265 acres of commercial, office and civic uses, which will allow for approximately .33 million square feet of space. It also includes 164.9 acres for parks, 69 acres of parkways and open space, and 106 acres for schools. The number of acres and units may vary slightly depending on more accurate survey information and the final alignment of roadways; however the total of 7,767 units establishes an approximate carrying capacity for the Plan Area.

Lent Ranch Marketplace Special Planning Area

The Lent Ranch Marketplace Special Planning Area encompasses approximately 300 acres. The area is triangular in shape and is generally bound on the east by Highway 99, on the south by Kammerer Road and on the west by a line that is approximately 1 mile west of Highway 99. Land uses for Lent Ranch Marketplace consist of approximately 15 acres of residential development and 280 acres of commercial and office development.

3.2.3 Rancho Cordova

The City of Rancho Cordova is located in central Sacramento County, where its geographic location can generally be described as being bisected by Highway 50 between Bradshaw Road and Sunrise Boulevard. Between those points the city goes north to the American River and south to Old Placerville Road. The eastern part of the city extends south of Folsom Boulevard between Sunrise Boulevard and Grant Line Road to the west and east respectively. The southern portion of the eastern part of the city is defined by Grant Line Road and the Jackson Highway. The City encompasses approximately 20,000 acres and approximately 16,550 acres of that area are located within the SSHCP plan area. Rancho Cordova encompasses approximately 5% of the plan area. Rancho Cordova has a population of approximately 57,200 people (July, 2005 estimate, U.S. Census Bureau).

The most prevalent land use within the City of Rancho Cordova as identified by the city's general plan is residential. A majority of the existing urban residential land use designations are located in the north western portion of the city while expanding, new residential land use designations are dominant in the south eastern half of the city. Areas identified for industrial uses are prevalent along Highway 50. Commercial land use designations are also located there but additionally occur along commercial corridors like Sunrise Boulevard, Folsom Boulevard and Coloma Road. Some infill in the form of residential and commercial land use is likely to occur within already established areas of the city; however a majority of new development will occur in greenfield areas in southeastern Rancho Cordova.

TABLE 3-5 City of Rancho Cordova General Plan Land Use

General Plan Land Use	
Land Use Component	Acreage
Urban Development	7,826
Rural Development	6,786
Public Quasi-Public	1,138
Agriculture	N/A
Open Space	4,256
Total	20,006

General Plan land use figures were derived from the Rancho Cordova General Plan Land Use Diagram prepared by the City of Rancho Cordova.

TABLE 3-6 City of Rancho Cordova Existing Land Use

Existing Land Use	
Land Use Component	Acreage
Urban Development	4,882
Rural Development	N/A
Public Quasi-Public	493
Agriculture	12,888
Open Space	1,808
Total	20,071

Existing land use figures were derived from the Rancho Cordova General Plan Environmental Impact Report.

Specific and Community Plans

Cordova Community Plan

Prior to the incorporation of Rancho Cordova, Sacramento County completed a lengthy process preparing the Cordova Community Plan (CCP), which it ultimately adopted in 2003. The boundaries for the CCP are described as the area bordered by the American River and the City of Folsom on the north; Prairie City Road, Grant Line Road, and White Rock Road on the east; Douglas Road, Kiefer Boulevard, and Jackson Highway on the south; and the City of Sacramento and Watt Avenue on the west. The CCP area covers approximately 37,650 acres, including a portion of the Rancho Cordova city limits and areas outside the current city limits but within the Planning Area boundaries.

Rio Del Oro Specific Plan

The Rio Del Oro Specific Plan Area encompasses approximately 3,800 acres and is generally bound on the north by White Rock Road, on the east by Grant Line Road, on the south by Douglas Boulevard and on the west by Sunrise Boulevard. Land uses for Rio Del Oro consist of 1,889 acres of residential uses, 130 acres of commercial and office uses, 317 acres of industrial development, 167 acres of public quasi-public uses, 1,122 acres of open space and recreational uses, and 203 acres of major roads.

Sunrise Douglas Community Plan

The Sunrise Douglas Community Plan (SDCP), which was approved by the Sacramento County Board of Supervisors on July 17, 2002, established the overall conceptual framework and policy direction for the urbanization of the approximately 6,000-acre Community Plan area. Development of the SDCP area is anticipated to result in the construction of approximately 22,500 dwelling units, 479 acres of supporting commercial and mixed uses, 177 acres of parkland. This 177 acre figure does not match the parkland and open space figures from the two specific plan in this Community Plan], and 148 acres designated for elementary, middle, and high school sites. The SDCP is approximately five miles south of U.S. Highway 50 along the east side of Sunrise Boulevard and is bounded by Douglas Road to the north; Jackson Highway (State Route 16) to the south; Sunrise Boulevard to the west and Grant Line Road to the east.

SunRidge Specific Plan

The SunRidge Specific Plan (SRSP) was the first Specific Plan area within the SDCP and was approved concurrently with the SDCP by the Sacramento County Board of Supervisors in July of 2002. The SRSP encompasses approximately 2,600-acres, generally making up the northern half of the SDCP area. The SRSP area was allocated 1,904 acres of low density residential, 45 acres of medium density residential, 174 acres of commercial and office, and 482 acres of open space/natural preserve. Since that time some of these allocated uses have been modified by project specific documents, but the overall land use concept has not changed, and exact changes will not be known until final parcel maps are recorded.

SunCreek Specific Plan (Sunrise Douglas II Specific Plan)

The SunCreek Specific Plan (SCSP), previously known as the Sunrise Douglas II Specific Plan, is currently being processed by the City of Rancho Cordova, and is expected to be approved in the next two to three years. The proposed SCSP area is located on approximately 1,250 acres within the SDCP area. The SCSP generally makes up the southern quarter of the SDCP area. Currently, proposed land uses for SunCreek include approximately 640 acres of residential development, 20 acres of commercial and mixed uses, 400 acres of parkland and open space, 110 acres of schools, 10 acres of public/quasi-public lands, and 70 acres of major roads.

Folsom Boulevard Specific Plan

The Folsom Boulevard Specific Plan is also within the City of Rancho Cordova, but is a plan for redevelopment of a portion of the existing Folsom Boulevard corridor, and should not have any impact on the SSHCP.

3.2.4 Galt

The City of Galt is located in Southern Sacramento County and can be generally described as extending from Dry Creek on the south to Twin Cities Road on the north; and from McFarland Street/Sparrow Drive on the west to Marengo Road on the east. The City's Wastewater Treatment Facility is a detached incorporated island located north of Twin Cities Road and west of Highway 99. The incorporated city contains 3,760 acres of land, of which 2,211 acres (58 percent) are developed (City of Galt Draft General Plan Update - Existing Conditions Report). In 2000 Galt's population was 19,472 and is projected to be 26,490 by 2010. Galt makes up approximately 1% of the plan area.

The most prevalent land use in Galt is low density residential at 48.7% by 2004 General Plan designation and 25% by existing land use in 2004.

TABLE 3-7 City of Galt General Plan Land Use

General Plan Land Use	
Land Use Component	Acreage
Urban Development	2466.95
Rural Development	0
Public Quasi-Public	563.58
Agriculture	0
Open Space	68.04
Total	3,098.57

General Plan land use figures were derived from the Galt Existing Conditions Report for the General Plan Update and do not include roads or other infrastructure.

TABLE 3-8 City of Galt Existing Land Use

Table 3-8 Existing Land Use	
Land Use Component	Acreage
Urban Development	
Rural Development	

Public Quasi-Public	
Agriculture	
Open Space	
Total	

Existing land use figures were derived from the Habitat Cover-Types Map prepared for the SSHCP.

Specific and Community Plans

Northeast Area Specific Plan (1987)

The Northeast Area Specific Plan site is located east of Highway 99 between the highway and Marengo Road, Twin Cities Road and the Lone Spur railroad tracks including a 100 acre portion south of the tracks. The planning area consists of 1,247+/- acres that were annexed to the City for residential, commercial, and public facility development. The site is was flat, largely undeveloped farmland bisected by Deadman’s Gulch and its tributaries.

Downtown Revitalization and Historic Preservation Specific Plan

The Downtown Revitalization and Historic Preservation Specific Plan was designed to help the City accomplish the Economic revitalization of the City's Downtown, especially the historic core area; and to Preserve the Downtown's historic character.

The project area for this plan encompasses the historic Downtown core, whose commercial activities were traditionally located along Fourth Street facing the railroad tracks and along a portion of C Street immediately to the east. Other commercial areas include Lincoln Way and C Street east to Civic Drive. Residential areas are included west of Third Street and both north and south of C Street, behind the commercial frontages. This project should not have any impact on the SSHCP (Source: City of Galt General Plan Update Existing Conditions Report).

3.3 DEMOGRAPHICS

3.3.1 Historical

Sacramento County became an incorporated county in 1850. The table below summarizes the county’s population growth in the last century.

TABLE 3-9 Sacramento County Population By Decades

Date	Population	Population Change	Annual % Change
1900	45,915	-	-
1910	67,806	21,891	4.0
1920	91,029	23,223	3.0
1930	141,999	50,970	4.5
1940	170,333	28,334	1.8
1950	277,140	106,807	5.0
1960	502,778	225,638	6.1

1970	631,498	128,720	2.3
1980	783,381	151,883	2.2
1990	1,041,219	257,838	2.9
2000	1,223,499	182,280	1.6

Source: [U.S. Bureau of Census](#)

According to SACOG, between 1950 and 2000 the population in the Sacramento Region grew by over 800%. In 1950 the region had about 100,000 jobs. In the year 2000 almost 1 million jobs were to be found in the Sacramento Region.

During the last half of the 20th Century Sacramento County’s population was largely employed by the military and aerospace industry. With the thawing of the cold war and base closures, high tech computer industries became more prominent, however they remain to this day over shadowed by the State Government as Sacramento County’s largest employer.

3.3.2 Future

General Projections

As costal communities build-out and cost of living in those communities steadily increases, new growth will continue to shift to inland regions, mimicking patterns of growth that were observed in Southern California during the 1980s and 1990s. The Sacramento Area Council of Governments has forecasted that Sacramento County will see an increase in population from 1,223,499 in 2000 to 1,695,498 by 2025 and over 2 million by 2050. The Sacramento Region will see an increase in population from 1,886,165 in 2000 to 2,814,254 in 2025. Population growth is not expected to slow much past 2025 and current SACOG projections are that the population within the Sacramento Region could swell to approximately 3,653,000 people by 2050. A large portion of this growth is expected to occur within southern Sacramento County, within the SSHCP study area.

SACOG Blueprint Project

Regional leaders have recognized the disturbing pattern of sprawling growth in the region and realize that continuing current development trends is not in the best interest of the region because of the loss of habitat, increase in traffic congestion, increase in pollution and the loss of agricultural land and open space. The SACOG Blueprint Project set out to identify the region’s housing/jobs needs and to propose different scenarios for development to accommodate that need for the next 45 years. SACOG identified a “base case” scenario representing current development trends and made projections out to 2050. They also developed alternative strategies implementing differing levels of “smart growth” strategies and after extensive outreach and public involvement the SACOG Board adopted its “preferred scenario” in December 2004. The preferred scenario represents a balanced approach which limits sprawl, emphasizes infill and revitalization and relies on smart growth principals to encourage development at higher densities while offering a wider choice of housing options.

The major differences for the SSHCP study area that the two blueprint scenarios set forth are that Elk Grove, Rancho Cordova and the East County (within the Urban Services Boundary) are slated under the preferred scenario be developed with almost twice the population compared to projections if current low density sprawl was to continue. The flip side of this balance is that the East, Southeast and South County outside the USB would see little or no development under the preferred scenario compared to the base case scenario that shows sprawl into these rural areas at an alarming rate. The tables below summarize some of the SACOG blueprint projections for 2000-2050.

TABLE 3-10 SACOG Blueprint projections for 2000-2050 for Urban/Growth Areas of the SSHCP Study Area.

East County (inside USB)			Rancho Cordova			Elk Grove		
Scenario	Base Case	Draft Preferred	Scenario	Base Case	Draft Preferred	Scenario	Base Case	Draft Preferred
Growth in Housing Units	24,547	46,386	Growth in Housing Units	68,108	112,290	Growth in Housing Units	35,737	43,122
Growth in Jobs	13,200	17,381	Growth in Jobs	64,669	144,406	Growth in Jobs	42,020	60,787

TABLE 3-11 SACOG Blueprint Projections for 2000-2050 for Rural/Non-Growth Areas of the SSHCP Study Area.

South County			East/Southeast County		
Scenario	Base Case	Draft Preferred	Scenario	Base Case	Draft Preferred
Growth in Housing Units	79,664	3,110	Growth in Housing Units	82,289	6,741
Growth in Jobs	21,000	1,405	Growth in Jobs	25,229	499

To meet the demands of an increasing population the SSHCP study area will need to provide approximately 290,000 housing units under the base case scenario and 212,000 housing units under the preferred scenario. The acreage required to provide these housing units will depend on how well the region implements the blueprint as far as higher housing densities, infill and revitalization. A standard subdivision is zoned at 5 dwelling units per acre. Then allowances must be made for infrastructure, roads, schools, parks, and commercial/industrial uses. A review of recent specific plans indicates that new communities in the county are building out at 4.88 units per acre. If an assumption of 5 dwelling units per acre is made then we can expect the need for land to be nearly 50,000 acres to provide 250,000 dwelling units. If the preferred scenario can be fully implemented and the requirement is only for the 211,649 units required under that scenario and

densities can be boosted to 7 units per acre on average then the land requirement would be a little over 30,000 acres.