



S A C O G

SACOG Board of Directors

Item #06-12-14
Action

December 7, 2006

Adoption of Metropolitan Transportation Plan 2035 Land Use Allocation

Issue: New sub-regional employment and housing unit allocations have been developed for use in transportation and air quality modeling for the 2035 Metropolitan Transportation Plan.

Recommendation: The Land Use & Housing Committee recommends that the Board adopt the draft MTP 2035 housing and employment growth allocation.

Committee Action/Discussion: At its December 4 meeting, the Land Use & Housing Committee heard this item and unanimously recommended it for adoption by the SACOG Board.

Each time SACOG updates the Metropolitan Transportation Plan, it must first adopt a long-range regional growth forecast for the region and an accompanying land use allocation. The Board already adopted the regional growth forecast, prepared by Stephen Levy of the Center for the Continuing Study of the California Economy, at its September 2005 meeting. Federal law requires that the land use allocation reflect this regional growth forecast and represent our best estimate of what will actually be built in the region during the MTP time period. If our allocation does not meet that test, we cannot pass air quality conformity tests, and our MTP will not be certified. At the same time, the MTP land use allocations are not binding on any of our members. If local governments deviate from them in their actual growth patterns – higher or lower for either or both jobs and housing – there is no direct "enforcement mechanism" to stop that from occurring. There is, however, some discussion among the air districts and the Air Resources Board of including a backup transportation control measure in the new air quality State Implementation Plan (SIP) that would be triggered if expected air quality benefits from the growth patterns do not materialize. The land use allocation will be updated every four years as we update the MTP, and we can adjust the allocation based on changing local government policies and the market.

Over the past two years, staff has worked with each local government to develop growth allocations that reflect market and policy influences within each jurisdiction. For most jurisdictions, the allocations are strongly influenced by Blueprint principles. In some jurisdictions, this resulted in growth allocations reflective of parts of a current adopted general plan; in many jurisdictions, this resulted in growth allocations reflective of newly adopted or future plans that are currently under development. Like the MTP, this growth allocation is updated every four years and will be modified for areas where development is varying from the original assumptions.

Approved by:

Mike McKeever
Executive Director

MM:KL:ts
Attachments

Key Staff: Kenneth Hough, Director of Community Planning & Operations, (916) 340-6229
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DRAFT 2035 MTP Land Use Allocation*

Created 11-21-2006

Jurisdictions	EMPLOYEES			DWELLING UNITS		
	Total in 2005	Added between 2005-2035	Total in 2035	Total in 2005	Added between 2005-2035	Total in 2035
El Dorado County						
Placerville	12,927	4,198	17,125	5,740	2,103	7,843
El Dorado Unincorporated	35,217	33,056	68,273	55,007	24,495	79,502
Total	48,144	37,254	85,398	60,747	26,598	87,345

Placer County						
Auburn	23,663	2,925	26,588	12,170	2,666	14,836
Colfax	1,081	844	1,925	1,371	441	1,812
Lincoln	7,994	30,105	38,099	10,496	29,420	39,916
Loomis	3,756	1,024	4,780	2,311	921	3,232
Rocklin	13,843	10,516	24,359	19,636	7,035	26,671
Roseville	64,874	50,392	115,266	42,538	33,155	75,693
Placer Unincorporated	16,439	19,792	36,231	31,227	38,287	69,514
Total	131,650	115,598	247,248	119,749	111,925	231,674

Sacramento County						
Citrus Heights	18,177	6,449	24,626	34,318	5,222	39,540
Elk Grove	24,653	31,639	56,292	38,196	31,077	69,273
Folsom	29,379	21,677	51,056	22,478	18,465	40,943
Galt	4,690	5,187	9,877	7,905	5,309	13,214
Isleton	421	162	583	590	423	1,013
Rancho Cordova	54,917	31,300	86,217	20,349	46,623	66,972
Sacramento	345,429	113,779	459,208	173,108	96,370	269,478
Sacramento Unincorporated	200,837	79,644	280,481	208,787	88,129	296,916
Total	678,503	289,837	968,340	505,731	291,618	797,349

Sutter County						
Live Oak	1,140	1,572	2,712	2,351	2,480	4,831
Yuba City	22,639	15,802	38,441	21,862	13,680	35,542
Sutter Unincorporated	4,380	4,266	8,646	5,474	4,082	9,556
Total	28,159	21,640	49,799	29,687	20,242	49,929

Yolo County						
Davis	16,326	4,972	21,298	24,832	6,786	31,618
West Sacramento	30,655	29,880	60,535	15,448	20,688	36,136
Winters	1,895	2,298	4,193	2,509	2,261	4,770
Woodland	25,417	10,081	35,498	17,961	10,301	28,262
Yolo Unincorporated [†]	17,754	6,284	24,038	5,799	4,661	10,460
Total	92,047	53,515	145,562	66,549	44,697	111,246

Yuba County						
Marysville	7,854	1,392	9,246	5,111	865	5,976
Wheatland	634	4,065	4,699	1,578	5,932	7,510
Yuba Unincorporated	13,165	12,138	25,303	18,194	22,993	41,187
Total	21,653	17,595	39,248	24,883	29,790	54,673

REGIONAL TOTAL	1,000,156	535,439	1,535,595	807,346	524,870	1,332,216
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*Projections are assigned to jurisdictions based on the boundaries of current spheres of influence (SOI), except in the following cases: 1) City of Lincoln projections based on the expanded SOI proposed in the city's draft general plan, 2) City of Galt projections based on the adopted SOI plus lands along Highway 99 that run from Mingo Rd south to the northern SOI boundary, 3) City of Isleton projections based on the proposed sphere of influence, 4) City of Sacramento projections based on current city limits plus the unincorporated "Pan Handle" in North Natomas and a portion of the North Natomas Joint Vision area north of Interstate 5 and east of the Metro Air Park.

The SACOG Board by federal law is required to adopt a long range growth forecast and allocation. The Board is expected to take final action on a 2035 land use allocation in December, 2006. Modifications to these numbers before Board adoption are possible.

[†]Unincorporated Yolo County includes UC Davis.