

approach for creating future year datasets is used for SACSIM school enrollment, school employment, street pattern, transit station or stop, and off-street parking facility uses.

4.2 Land Use Data Files

The land use model provides the land use input data file for use in creating the SACSIM parcel-point data file. Estimates of dwelling units and employment by sector are developed at parcel level in land use model. SACSIM utilizes geographic information system (GIS) outputs from Land use modeling and augments the dwelling and employment estimates with other information, which is described in greater detail below. There are several key concepts and terms which are useful in understanding the capabilities of land use model:

- *Landuse Type* is the fundamental description of the existing or future land use of a parcel. This roughly corresponds to general plan land use types commonly used by jurisdictions for describing land use policy; however, Land use model allows for more standardized land use types to be utilized across the region. Along with other variables described below, dwelling unit and employment rates per acre are associated with place types, and are utilized as one component of an estimate of the quantity of dwellings or jobs on a parcel.
- *Percent developed or percent covered* is the percentage of a parcel which is developed per the coded place type.
- *Gross-to-net acreage percentage* is the percentage of the parcel area which could be developed, net of setbacks, sidewalks, streets, and other dedications.
- *Constraints* are geographic (e.g. slope) or policy (e.g. flood zone) variables which generally reduce the development potential of a particular parcel.
- *Redevelopment potential* is coded to parcels through various fields in Land use model, to represent the likelihood of a given existing, developed parcel changing its use (place type) or development intensity.

Using all these available concepts and data layers, land use modeling generates estimates or yields of dwellings and jobs for each parcel. Base year (2016) inventory, estimates are gathered by control totals at the census block level and paired with parcel database inventory to determine the land use with number of dwelling units. Employment categories also collected at the census block level or smallest geography available, are then proportionally distributed or “painted” onto the parcel level into sub-employment categories based on the land use types.

Future scenarios are developed by changing place type, coverage, constraints or redevelopment potential at parcel level, and re-estimating the yields of dwelling and jobs for each parcel. The MTP/SCS must address state and federal requirements Table 4-1 illustrates all the regulatory, policy, and market based factors considered in considering the MTP/SCS land use forecasts.

Table 4-1 Land Use Forecast Consideration Factors

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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

Source: SACOG 2020.