

<b>PLUMAS LAKE</b>		
<b>SCENARIO</b>	<b>Base Case</b>	<b>Draft Preferred Blueprint Scenario</b>
Growth in Jobs: 2000-2050	11,830	11,658
Growth in Housing Units: 2000-2050	14,723	11,761
Balance of Jobs/Housing in 2000:	2.2	2.2
Balance of Jobs/Housing Growth (2000-2050):	0.8	1.0
Balance of Jobs/Housing in 2050:	0.9	1.1
<b>New Housing Growth through 2050 (by type):</b>		
Rural Residential (Existing 0%)	0%	0%
Large Lot Single Family (Existing 100%)	96%	69%
Small Lot Single Family (Existing 0%)	0%	28%
Attached Products (Existing 0%)	4%	3%
<b>Total Housing Product Mix through 2050:</b>		
Rural Residential	0%	0%
Large Lot Single Family	96%	71%
Small Lot Single Family	0%	26%
Attached Products	4%	3%
<b>New Job Growth through 2050 (by sector):</b>		
Retail Jobs (Existing 15%)	25%	52%
Office Jobs (Existing 37%)	72%	36%
Industrial Jobs (Existing 42%)	0%	6%
Public/Quasi-Public Jobs (Existing 6%)	3%	5%
<b>Total Job Mix through 2050:</b>		
Retail Jobs	23%	46%
Office Jobs	66%	36%
Industrial Jobs	7%	12%
Public/Quasi-Public Jobs	3%	5%
<b>Growth through Re-investment in 2050:</b>		
Jobs	0%	0%
Dwelling Units	0%	0%
<b>Type of Trips:</b>		
Auto	94.9%	91.6%
Transit	0.0%	0.2%
Bike and Pedestrian	5.0%	8.2%
<b>Vehicle Miles Traveled</b>		
Per Day per Household	42.5	25.1
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	1%	3%

#### **Discussion Draft Preferred Scenario Summary**

The Plumas Lakes area grows to an urban area of over 28,000 people and 14,000 jobs by 2050:

- Creating a "place" with a balance of jobs and housing will mean refinements to the current plan for building out Plumas Lakes;
- Most of the housing is single family large lot, but nearly 30% is small lot single family and attached townhomes, rowhouses, condominiums and apartments, consistent with current trends in demographics (more elderly householders) and the market (rising prices).