

EAST COUNTY (w/in Urban Services Boundary)		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	13,200	17,381
Growth in Housing Units: 2000-2050	24,547	46,386
Balance of Jobs/Housing in 2000:	1.1	1.1
Balance of Jobs/Housing Growth (2000-2050):	0.5	0.4
Balance of Jobs/Housing in 2050:	0.8	0.7
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 2%)	1%	0%
Large Lot Single Family (Existing 64%)	66%	48%
Small Lot Single Family (Existing 1%)	2%	28%
Attached Products (Existing 33%)	31%	24%
Total Housing Product Mix through 2050:		
Rural Residential	2%	1%
Large Lot Single Family	65%	54%
Small Lot Single Family	1%	17%
Attached Products	32%	28%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 42%)	63%	58%
Office Jobs (Existing 20%)	24%	37%
Industrial Jobs (Existing 29%)	8%	1%
Public/Quasi-Public Jobs (Existing 8%)	5%	4%
Total Job Mix through 2050:		
Retail Jobs	48%	47%
Office Jobs	21%	26%
Industrial Jobs	24%	20%
Public/Quasi-Public Jobs	7%	7%
Growth through Re-investment in 2050:		
Jobs	0%	0%
Dwelling Units	0%	10%
Type of Trips:		
Auto	94.1%	82.8%
Transit	0.8%	3.2%
Bike and Pedestrian	5.1%	14.0%
Vehicle Miles Traveled		
Per Day per Household	44.8	32.3
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	37%	23%

Discussion Draft Preferred Scenario Summary

This unincorporated area of Sacramento County inside the urban services boundary experiences significant urban development and has a population of 191,000 by 2050.

- Growth is primarily housing, with many workers commuting to nearby jobs centers in Rancho Cordova, downtown Sacramento and Folsom;
- Large lot single family represents the largest increase in residential products, mainly because of existing approved, but not built-out, developments;
- However, a significant amount of housing growth (just over half) is in small lot single family and attached rowhouses, townhomes, condominiums and apartments;
- 10% of all new housing comes through reinvestment, much of which is focused along and near Florin Rd.