

RIO LINDA/ MCCLELLAN		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	9,616	39,939
Growth in Housing Units: 2000-2050	12,063	39,078
Balance of Jobs/Housing in 2000:	1.0	1.0
Balance of Jobs/Housing Growth (2000-2050):	0.8	1.0
Balance of Jobs/Housing in 2050:	1.0	1.0
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 2%)	10%	1%
Large Lot Single Family (Existing 69%)	57%	34%
Small Lot Single Family (Existing 0%)	2%	23%
Attached Products (Existing 29%)	31%	43%
Total Housing Product Mix through 2050:		
Rural Residential	4%	1%
Large Lot Single Family	66%	51%
Small Lot Single Family	1%	12%
Attached Products	29%	36%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 19%)	59%	16%
Office Jobs (Existing 51%)	25%	61%
Industrial Jobs (Existing 26%)	10%	20%
Public/Quasi-Public Jobs (Existing 4%)	6%	3%
Total Job Mix through 2050:		
Retail Jobs	27%	18%
Office Jobs	46%	56%
Industrial Jobs	23%	23%
Public/Quasi-Public Jobs	4%	3%
Growth through Re-investment in 2050:		
Jobs	0%	36%
Dwelling Units	0%	16%
Type of Trips:		
Auto	93.2%	83.2%
Transit	1.1%	4.2%
Bike and Pedestrian	5.7%	12.6%
Vehicle Miles Traveled		
Per Day per Household	47.4	38.1
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	30%	20%

Discussion Draft Preferred Scenario Summary

This northern unincorporated area in Sacramento County experiences strong growth, with a population of more than 190,000 people by 2050:

- Growth is led by McClellan Park, and includes a significant amount of reinvestment on the former military base and along the Watt Avenue corridor;
- Most of the growth is on vacant properties, but a significant percentage (16% of new housing, 36% of new jobs) is through reinvestment in existing developed properties;
- Housing growth is through roughly similar amounts of large lot single family, small lot single family and attached rowhouses, townhomes, condominiums and apartments.