



# BLUEPRINT

## Community Types



### CENTER & CORRIDOR COMMUNITIES

Land uses in Center and Corridor Communities are typically higher density and more mixed than surrounding land uses. Centers and Corridors are identified in local plans as historic downtowns, main streets, suburban or urban commercial corridors, rail station areas, central business districts, or town centers. They typically have more compact development patterns, a greater mix of uses, and a wider variety of transportation infrastructure compared to the communities surrounding them.

Some have frequent transit service, either bus or rail, and all have pedestrian and bicycling infrastructure that is more supportive of walking and bicycling than other Community Types.



### ESTABLISHED COMMUNITIES

Established Communities are typically the areas adjacent to, or surrounding, Center and Corridor Communities.

Many are characterized as "first tier," "inner ring," or mature suburban communities. Local land use plans aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities have bus service; others may have commuter bus service or very little service. The majority of the region's roads are in Established Communities in 2020 and in 2050.



## POTENTIAL DEVELOPING COMMUNITIES

Potential Developing Communities are typically, though not always, situated on vacant land at the edge of existing urban or suburban development; they are the next increment of urban expansion. Potential Developing Communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses.

Transportation options in Potential Developing Communities often depend, to a great extent, on the timing of development. Bus service, for example, may be infrequent or unavailable today, but may be available every 30 minutes or less once a community builds out. Walking and bicycling environments vary widely though many Potential Developing Communities are designed with dedicated pedestrian and bicycle trails.



## RURAL RESIDENTIAL COMMUNITIES

Rural Residential Communities are typically located outside of urbanized areas and designated in local land use plans for rural residential development. Rural Residential Communities are predominantly residential with some small-scale hobby or commercial farming. Travel occurs almost exclusively by automobile and transit service is minimal or nonexistent.



## AGRICULTURAL & NATURAL LANDS

These areas are not expected to develop during the 2024 Blueprint planning period. Today, these areas are dominated by commercial agriculture, forestry, resource conservation, mining, flood protection, or a combination of these uses. Some have long-term plans and policies to preserve or maintain the existing "non-urban" uses.

		Attachment B: 2024 Blueprint (MTP/SCS) Pathways														
Jurisdiction/Community Type	Baseyear and Buildout				Pathway 1: Outward Expansion				Pathway 2: Compact Growth and Phased Expansion				Pathway 3: Inward Expansion			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
Placerville																
Center and Corridor Communities	5,040	210	9,620	1,430	50	15	80	30	120	20	200	50	150	30	225	75
Established Communities	5,880	4,440	8,550	14,090	225	200	380	325	180	230	300	450	200	275	350	550
Jurisdiction Total	10,920	4,650	18,170	15,520	275	215	460	355	300	250	500	500	350	305	575	625
Eldorado County Unincorporated																
Center and Corridor Communities (EDH Town Center)	3,510	-	7,500	210	500	210	840	210	700	270	840	270	700	210	850	270
Established Communities (listed below)									-	-	-	-				
Cameron Park	5,420	8,270	7,430	19,250	300	300	510	600	710	350	1,310	720	750	450	1,400	940
El Dorado Hills	12,280	13,310	40,000	30,000	1,640	1,100	2,760	2,000	2,470	1,320	3,710	2,550	2,570	1,700	3,900	2,700
El Dorado/Diamond Springs	6,710	4,570	21,180	19,290	750	150	1,260	300	530	150	860	460	550	200	900	500
Placerville (minus city)	250	1,620	1,990	2,860	350	-	590	-	240	-	400	20	250	-	430	30
Shingle Springs	2,540	1,550	6,710	4,180	450	75	760	130	320	80	630	150	330	100	660	200
Rural Residential Communities	9,730	29,720	17,000	34,000	400	2,000	670	3,600	160	500	510	840	100	350	350	500
Potential Developing Communities (listed below)									-	-	-	-				
Bass Lake Hills	70	180	200	1,400	100	600	170	1,250	100	410	140	1,290	-	-	100	750
Carson Creek	70	960	1,390	2,110	200	740	340	1,140	90	740	200	1,140	75	740	200	1,140
Valley View	110	2,130	770	2,840	-	710	-	710	-	720	-	720	-	710	-	720
Lime Rock	-	-	-	670	-	300	-	650	-	-	-	-	-	-	-	-
Marble Valley	-	-	1,200	2,670	200	500	340	1,400	-	-	-	-	-	-	-	-
Jurisdiction Total	40,690	62,310	105,370	119,480	4,890	6,685	8,240	11,990	5,320	4,540	8,600	8,160	5,325	4,460	8,790	7,750
EL DORADO COUNTY TOTAL	51,610	66,960	123,540	135,000	5,165	6,900	8,700	12,345	5,620	4,790	9,100	8,660	5,675	4,765	9,365	8,375
Auburn																
Center and Corridor Communities	3,320	500	11,190	2,550	175	70	300	130	210	90	360	220	225	135	375	270
Established Communities	6,540	5,850	10,000	9,070	450	150	760	270	450	210	750	370	475	260	750	500
Potential Developing Communities (listed below)									-	-	-	-				
Baltimore Ravine	-	10	160	730	30	150	50	300	-	-	-	-			-	
Jurisdiction Total	9,860	6,360	21,350	12,350	655	370	1,110	700	660	300	1,110	590	700	395	1,125	770
Colfax																
Center and Corridor Communities	690	250	7,210	1,840	200	25	340	40	270	30	510	90	275	30	500	90
Established Communities	170	670	6,020	4,060	75	50	130	90	40	80	50	140	25	65	30	140
Jurisdiction Total	860	920	13,230	5,900	275	75	470	130	310	110	560	230	300	95	530	230
Lincoln																
Center and Corridor Communities	4,780	490	14,960	2,710	1,000	600	1,650	1,000	1,690	1,030	2,570	1,620	1,700	1,250	2,570	2,100
Established Communities	5,490	19,320	20,170	31,130	1,500	1,400	2,500	2,500	1,740	1,600	2,260	2,600	1,675	2,000	2,260	3,000
Potential Developing Communities (listed below)									-	-	-	-				
Hwy 65 Area	-	-	5,640	-	1,200	-	2,000	-	840	-	1,360	-	500	-	1,000	-
SUD-B Northeast Quadrant	-	-	2,000	430	800	400	1,100	430	700	400	1,020	430			-	
Village 1	60	40	500	5,920	100	1,200	200	2,400	60	1,000	290	1,700			-	
Village 5	30	90	3,950	8,490	50	600	100	1,200	-	-	480	750			-	
Village 7	-	10	210	3,790	100	500	200	1,400	90	300	150	1,400			-	
SUD A	-	20	1,560	600	-	-	-	-	-	-	-	-			-	
SUD C	-	-	N/A	N/A	-	-	-	-	-	-	-	-			-	
Village 2	-	40	610	2,210	50	450	100	750	-	150	-	150			-	
Village 3	10	10		4,840	-	350	50	500	-	-	-	-			-	
Village 4	-	-		5,420	-		25	250	-	-	-	-			-	
Village 6	20	10		5,080	-		25	250	-	-	-	-			-	
Jurisdiction Total	10,390	20,030	49,600	70,620	4,800	5,500	7,950	10,680	5,120	4,480	8,130	8,650	3,875	3,250	5,830	5,100
Loomis																
Center and Corridor Communities (Loomis Taylor Rd)	560	150	3,710	700	150	275	250	400	150	370	290	470	180	375	325	550
Established Communities	3,200	1,480	9,490	2,730	250	35	420	60	300	100	500	100	300	50	525	150
Rural Residential Communities	530	910	1,070	1,310	300	300	510	400	50	50	100	100	25	25	50	50
Jurisdiction Total	4,290	2,540	14,270	4,740	700	610	1,180	860	500	520	890	670	505	450	900	750
Rocklin																
Center and Corridor Communities	2,060	1,050	2,650	2,200	300	150	500	275	320	350	540	560	320	400	540	650
Established Communities	21,910	24,130	26,950	31,000	2,700	3,200	4,000	6,000	2,750	4,600	4,000	7,280	2,760	5,000	4,000	7,500
Potential Developing Communities (listed below)									-	-	-	-				
Hwy 65 Corridor	200	540	5,000	1,650	1,800	650	2,750	700	2,000	700	3,420	1,120	2,000	400	3,000	750
Clover Valley	-	-	-	560	-	200	-	280	-	120	-	180			-	



Jurisdiction/Community Type	Baseyear and Buildout				Pathway 1: Outward Expansion				Pathway 2: Compact Growth and Phased Expansion				Pathway 3: Inward Expansion			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
<b>Jurisdiction Total</b>	<b>24,170</b>	<b>25,720</b>	<b>34,600</b>	<b>35,410</b>	<b>4,800</b>	<b>4,200</b>	<b>7,250</b>	<b>7,255</b>	<b>5,070</b>	<b>5,770</b>	<b>7,960</b>	<b>9,140</b>	<b>5,080</b>	<b>5,800</b>	<b>7,540</b>	<b>8,900</b>
<b>Roseville</b>																
Center and Corridor Communities (listed below)																
<i>Douglas/Harding/Sunrise</i>	7,470	780	13,330	1,580	450	150	760	250	610	200	930	800	600	300	930	1,000
<i>Downtown/Riverside Gateway/Atlantic</i>	3,590	2,010	5,590	2,728	600	300	1,010	500	700	430	1,290	700	750	600	1,290	700
Established Communities	71,850	51,670	171,172	60,952	12,000	5,000	20,230	9,500	12,330	5,890	19,260	10,000	13,000	8,500	19,260	11,500
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Creekview</i>	-	-	2,210	2,011	400	1,900	670	2,030	50	1,240	200	2,030	40	500	100	1,000
<i>Sierra Vista</i>	30	850	10,330	8,772	1,100	4,500	2,000	8,000	1,010	3,530	1,940	6,700	850	1,700	1,500	2,500
<i>Amoruso Ranch</i>	-	-	2,500	2,827	100	650	170	2,800	-	400	-	1,790			-	-
<b>Jurisdiction Total</b>	<b>82,940</b>	<b>55,310</b>	<b>205,132</b>	<b>78,870</b>	<b>14,650</b>	<b>12,500</b>	<b>24,840</b>	<b>23,080</b>	<b>14,700</b>	<b>11,690</b>	<b>23,620</b>	<b>22,020</b>	<b>15,240</b>	<b>11,600</b>	<b>23,080</b>	<b>16,700</b>
<b>Placer County Unincorporated</b>																
Center and Corridor Communities (Government Center Master Plan)	3,690	-	4,500	440	250	50	490	100	300	80	600	230	400	150	750	300
Established Communities	24,340	22,160	56,820	82,830	2,000	900	3,400	1,600	2,650	1,300	4,860	2,300	2,650	1,300	4,500	3,000
Rural Residential Communities (includes agricultural areas)	7,260	22,730	41,810	75,000	500	2,600	850	5,000	100	710	330	1,360	150	500	300	1,000
Potential Developing Communities (listed below)									-	-	-	-				
<i>Riolo Vineyards</i>	10	30	70	930	35	910	60	910	30	910	40	910	35	300	50	910
<i>Bickford Ranch</i>	-	-	520	1,890	75	1,500	130	1,890	20	1,020	200	1,890			-	
<i>Placer Ranch</i>	10	-	14,960	5,640	300	600	510	1,200	200	400	510	990			-	
<i>Placer Vineyards</i>	30	160	7,690	14,130	600	3,500	1,200	6,500	400	2,310	790	4,620	100	400	200	1,200
<i>Regional University</i>	-	-	2,030	4,400	1,000	1,500	1,800	2,900	200	1,010	400	1,750			-	-
<i>Sunset Area (excluding Placer Ranch)</i>	6,300	-	49,460	60,800	8,000	-	13,500	500	5,990	600	10,040	900	6,000		8,000	-
<i>Potential New Growth Areas</i>			N/A	N/A		500	-	900	-	-	-	-			-	-
<b>Jurisdiction Total</b>	<b>41,640</b>	<b>45,080</b>	<b>177,860</b>	<b>246,060</b>	<b>12,760</b>	<b>12,060</b>	<b>21,940</b>	<b>21,500</b>	<b>9,890</b>	<b>8,340</b>	<b>17,770</b>	<b>14,950</b>	<b>9,335</b>	<b>2,650</b>	<b>13,800</b>	<b>6,410</b>
<b>PLACER COUNTY TOTAL</b>	<b>174,150</b>	<b>155,960</b>	<b>516,042</b>	<b>453,950</b>	<b>38,640</b>	<b>35,315</b>	<b>64,740</b>	<b>64,205</b>	<b>36,250</b>	<b>31,210</b>	<b>60,040</b>	<b>56,250</b>	<b>35,035</b>	<b>24,240</b>	<b>52,805</b>	<b>38,860</b>
<b>Citrus Heights</b>																
Center and Corridor Communities (listed below)																
<i>Auburn Blvd</i>	2,710	420	4,875	2,800	200	75	350	150	310	80	500	220	300	200	530	400
<i>Greenback Ln/Sunrise Blvd</i>	7,930	1,170	11,275	8,200	400	200	650	350	520	320	710	540	525	400	800	700
<i>Sunrise Tomorrow Specific Plan</i>	1,190	-	3,480	2,200	500	150	825	275	580	310	1,200	1,500	600	1,200	2,000	2,200
Established Communities	10,120	34,050	11,000	38,000	400	120	700	230	450	120	790	230	450	230	800	400
<b>Jurisdiction Total</b>	<b>21,950</b>	<b>35,640</b>	<b>30,630</b>	<b>51,200</b>	<b>1,500</b>	<b>545</b>	<b>2,525</b>	<b>1,005</b>	<b>1,860</b>	<b>830</b>	<b>3,200</b>	<b>2,490</b>	<b>1,875</b>	<b>2,030</b>	<b>4,130</b>	<b>3,700</b>
<b>Elk Grove</b>																
Center and Corridor Communities (listed below)																
<i>Big Horn/Bruceville/Laguna</i>	4,290	660	7,864	1,633	1,000	375	1,600	970	1,300	810	1,900	1,220	1,350	850	2,000	1,395
<i>Elk Grove Blvd</i>	5,440	840	9,520	955	1,200	200	2,020	600	1,500	680	2,310	890	1,580	750	2,400	1,200
<i>Laguna West</i>	1,020	590	3,657	701	200	360	350	590	190	360	230	610	300	360	310	650
Established Communities	34,580	51,720	42,927	62,339	2,000	2,000	3,300	3,000	2,450	3,730	4,000	4,120	2,600	4,340	4,000	5,500
Rural Residential Communities	760	1,240	1,616	1,622	50	400	75	750	20	170	30	370	20	100	60	200
Potential Developing Communities (listed below)							-	-	-	-	-	-	-	-	-	-
<i>Southeast Planning Area</i>	-	10	11,382	6,769	2,300	3,200	3,800	5,000	2,280	2,800	3,780	3,980	2,490	780	4,200	1,590
<i>Sterling Meadows</i>	-	330	334	1,415	-	825	-	850	-	480	-	860	-	480	-	860
<i>Lent Ranch</i>	130	-	3,400	1,249	1,800	280	3,000	280	1,700	200	2,900	310	510	-	1,000	-
<i>Elk Grove Subareas</i>	100	50	43,347	27,820	550	5,000	850	7,500	-	-	-	-	-	-	-	-
<b>Jurisdiction Total</b>	<b>46,320</b>	<b>55,440</b>	<b>124,047</b>	<b>104,503</b>	<b>9,100</b>	<b>12,640</b>	<b>14,995</b>	<b>19,540</b>	<b>9,440</b>	<b>9,230</b>	<b>15,150</b>	<b>12,360</b>	<b>8,850</b>	<b>7,660</b>	<b>13,970</b>	<b>11,395</b>
<b>Folsom</b>																
Center and Corridor Communities (listed below)																
<i>Bidwell Corridor</i>	12,320	1,280	27,360	2,570	800	300	1,350	500	950	390	1,910	910	1,000	850	2,000	1,600
<i>Gold Line Station Areas</i>	10,230	1,830	19,690	3,850	750	200	1,250	350	880	310	1,350	780	950	700	1,400	1,000
Established Communities	24,330	25,650	61,990	34,110	600	1,000	1,000	2,000	600	1,530	980	3,130	575	2,400	1,100	4,500
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Folsom South Area</i>	10	220	14,640	11,340	1,200	5,800	2,100	10,000	1,040	5,070	1,950	7,890	1,500	3,240	2,500	7,000
<b>Jurisdiction Total</b>	<b>46,890</b>	<b>28,980</b>	<b>123,680</b>	<b>51,870</b>	<b>3,350</b>	<b>7,300</b>	<b>5,700</b>	<b>12,850</b>	<b>3,470</b>	<b>7,300</b>	<b>6,190</b>	<b>12,710</b>	<b>4,025</b>	<b>7,190</b>	<b>7,000</b>	<b>14,100</b>
<b>Galt</b>																
Center and Corridor Communities (Downtown/Lincoln Corridor)	2,110	470	7,380	670	300	50	500	100	350	90	460	160	375	120	475	200
Established Communities	3,420	7,840	24,890	10,180	1,000	750	1,700	1,300	1,180	1,240	1,820	1,890	1,250	1,400	2,000	2,340
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Eastview</i>	110	10	560	1,730	100	700	175	1,250	70	670	120	1,090			-	
<i>Remaining SOI</i>	270	460	42,160	4,710	200	-	350	-	-	-	-	-			-	
<b>Jurisdiction Total</b>	<b>5,910</b>	<b>8,780</b>	<b>74,990</b>	<b>17,290</b>	<b>1,600</b>	<b>1,500</b>	<b>2,725</b>	<b>2,650</b>	<b>1,600</b>	<b>2,000</b>	<b>2,400</b>	<b>3,140</b>	<b>1,625</b>	<b>1,520</b>	<b>2,475</b>	<b>2,540</b>

Jurisdiction/Community Type	Baseyear and Buildout				Pathway 1: Outward Expansion				Pathway 2: Compact Growth and Phased Expansion				Pathway 3: Inward Expansion			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
<b>Isleton</b>																
Established Communities	180	420	1,000	1,250	10	20	20	40	10	30	20	70	10	30	20	70
<b>Jurisdiction Total</b>	<b>180</b>	<b>420</b>	<b>1,000</b>	<b>1,250</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>40</b>	<b>10</b>	<b>30</b>	<b>20</b>	<b>70</b>	<b>10</b>	<b>30</b>	<b>20</b>	<b>70</b>
<b>Rancho Cordova</b>																
Center and Corridor Communities	20,220	6,290	23,800	25,330	2,100	500	3,500	850	2,090	1,080	3,470	2,420	2,100	1,600	3,550	3,200
Established Communities	42,430	17,190	57,640	35,480	6,000	500	11,000	900	7,700	710	12,760	1,200	8,000	1,400	13,500	2,400
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Sunridge</i>	870	4,470	2,760	9,886	1,000	3,500	1,600	3,500	860	2,530	1,470	3,500	480	850	600	1,200
<i>Rio Del Oro</i>	10	20	4,290	14,515	900	3,750	1,500	7,500	900	3,060	1,530	6,270			-	
<i>Suncreek</i>	-	-	2,380	5,015	200	2,500	350	5,000	-	1,790	190	3,500			-	
<i>The Ranch</i>	-	-	400	1,554	-	900	-	1,500	-	310	-	780			-	
<i>Arboretum</i>	-	-	550	5,200	-	750	50	1,350	-	-	-	-			-	
<i>Westborough Specific Plan</i>	-	-	2,770	6,500	-	-	-	200	-	-	-	-			-	
<b>Jurisdiction Total</b>	<b>63,530</b>	<b>27,970</b>	<b>94,590</b>	<b>103,480</b>	<b>10,200</b>	<b>12,400</b>	<b>18,000</b>	<b>20,800</b>	<b>11,550</b>	<b>9,480</b>	<b>19,420</b>	<b>17,670</b>	<b>10,580</b>	<b>3,850</b>	<b>17,650</b>	<b>6,800</b>
<b>Sacramento City</b>																
Center and Corridor Communities (listed below)																
<i>Downtown Sacramento (West of 16th St)</i>	88,820	8,610	168,800	155,900	2,800	2,785	4,000	5,000	2,800	5,150	3,200	8,500	2,890	6,600	4,150	14,180
<i>Midtown Sacramento (East of 16th St)</i>	40,750	13,740	45,000	63,000	2,200	1,500	3,700	2,600	2,250	2,200	2,600	5,000	2,400	3,500	3,500	8,000
<i>Railyards</i>	140	-	94,820	10,000	5,500	3,300	9,250	5,000	6,300	5,280	8,500	7,900	6,600	6,800	9,100	10,000
<i>River District</i>	6,700	250	16,500	8,140	2,200	1,900	3,700	3,000	2,700	2,700	4,100	5,300	3,000	4,200	5,000	7,500
<i>Natomas I-5 Corridor</i>	12,310	1,480	75,330	130,220	7,000	2,300	11,800	4,100	10,950	4,310	17,720	8,150	11,250	5,550	19,590	11,980
<i>Future Green Line Station Areas</i>	11,550	9,190	36,180	51,010	800	700	1,350	1,250	680	1,400	1,260	2,040	950	2,120	1,450	2,930
<i>North Blue Line Station Areas</i>	12,310	4,440	39,090	59,200	1,500	500	2,550	750	1,700	850	2,700	1,650	1,800	1,100	2,900	2,200
<i>Arden/Point West/Expo</i>	12,220	1,030	41,000	76,700	150	500	250	850	150	740	200	880	400	1,000	800	1,700
<i>Gold Line Station Areas</i>	21,080	8,730	57,070	72,020	1,400	1,500	2,350	3,000	1,850	2,300	3,100	4,980	1,910	4,700	3,300	5,500
<i>Oak Park Broadway and Stockton Blvd</i>	18,390	2,800	26,330	53,550	1,800	700	3,000	1,250	2,000	1,000	3,080	2,250	2,500	1,720	4,500	3,000
<i>South Blue Line Station Areas</i>	17,580	16,130	42,550	80,140	1,300	3,000	2,200	5,350	1,500	4,510	2,225	6,900	1,550	5,550	2,350	8,990
<i>West Broadway</i>	1,210	1,320	8,060	10,650	100	700	175	1,250	100	900	225	2,250	200	1,330	250	3,000
Established Communities	85,690	134,370	232,340	304,860	3,500	6,000	6,000	10,600	3,000	8,580	3,810	14,230	3,370	10,990	6,870	19,320
Potential Developing Communities (listed below)							-	-	-	-	-	-	-	-	-	-
<i>Delta Shores</i>	1,160	-	6,650	5,220	2,000	3,100	3,400	4,800	1,000	2,880	2,630	4,560	1,510	900	2,700	3,010
<i>Greenbriar</i>	-	-	2,780	2,980	300	2,100	500	2,980	200	1,600	500	2,980	200	750	500	2,500
<i>Panhandle</i>	-	-	-	1,620	-	800	-	1,700	-	600	130	1,300				
<i>Airport South Industrial Project</i>					300		500		-	-	-	-				
<b>Jurisdiction Total</b>	<b>329,910</b>	<b>202,090</b>	<b>892,500</b>	<b>1,085,210</b>	<b>32,850</b>	<b>31,385</b>	<b>54,725</b>	<b>53,480</b>	<b>37,180</b>	<b>45,000</b>	<b>55,980</b>	<b>78,870</b>	<b>40,530</b>	<b>56,810</b>	<b>66,960</b>	<b>103,810</b>
<b>Sacramento County Unincorporated</b>																
Center and Corridor Communities (listed below)																
<i>Arden-Arcade Corridors (Arden/Fair Oaks/Fulton/Watt)</i>	25,900	7,250	32,000	19,010	2,200	200	3,750	350	3,110	460	5,700	1,130	3,250	1,100	5,800	1,600
<i>Auburn Blvd/Madison Ave</i>	8,160	400	15,950	1,400	600	200	1,000	350	960	330	1,660	690	960	500	1,700	950
<i>Fair Oaks Blvd Central- El Camino to Winding</i>	6,240	3,840	15,720	25,540	500	250	850	450	680	460	980	880	680	850	1,200	1,100
<i>Fair Oaks Blvd East- Fair Oaks Village</i>	2,370	1,130	3,000	2,420	200	100	350	175	270	130	270	130	320	230	530	330
<i>Florin Rd</i>	4,080	590	8,460	2,960	200	200	350	350	230	390	450	980	210	510	480	1,200
<i>Franklin Blvd</i>	3,040	2,220	6,000	5,330	850	300	1,450	500	830	630	1,200	770	900	800	1,300	1,200
<i>Gold Line Station Areas (Watt to Butterfield)</i>	12,900	4,980	16,400	22,190	1,900	750	3,200	1,100	2,340	2,380	3,220	3,240	2,340	2,400	3,500	4,410
<i>Gold Line Station Areas (Hazel/Easton)</i>	3,690	580	8,120	4,490	700	600	1,200	1,000	890	1,390	1,970	2,180	1,000	1,800	1,800	2,900
<i>Greenback Ln</i>	4,890	2,180	7,830	4,600	220	100	375	200	220	110	460	320	250	180	500	500
<i>North Watt, Antelope Acres, Light Rail Station Area</i>	8,310	1,690	29,500	31,470	1,000	1,400	1,700	2,400	1,590	2,580	3,770	5,430	1,700	3,550	2,900	6,400
<i>Stockton Blvd</i>	8,660	4,850	21,740	12,760	800	800	1,350	1,200	1,310	1,470	2,280	2,770	950	2,000	1,600	4,200
Established Communities	112,490	176,930	178,660	250,000	13,000	3,200	22,300	5,700	10,500	4,510	20,340	7,800	11,220	7,000	23,020	14,500
Rural Residential Communities	3,990	8,900	10,320	39,360	100	220	170	500	100	40	260	140	100	50	280	150
Potential Developing Communities (listed below)													-	-	-	-
<i>Florin Vineyard</i>	1,570	690	18,830	9,919	200	2,200	380	4,000	20	760	310	1,830	80	400	430	1,200
<i>North Vineyard Station</i>	210	1,620	560	6,063	200	3,000	350	4,400	70	1,900	240	3,430	150	600	250	1,100
<i>Vineyard Springs</i>	640	2,610	760	5,942	50	1,600	120	3,230	50	1,010	250	1,870	80	300	120	800
<i>Cordova Hills</i>	-	-	3,190	8,000	200	1,500	350	3,750	-	760	310	2,110			-	
<i>Glenborough at Easton</i>	-	-	1,800	3,239	650	2,000	1,100	3,000	460	1,910	930	2,770			-	
<i>South Mather</i>	-	-	940	3,522	50	900	350	3,000	-	540	730	1,930			-	
<i>Aerojet</i>	1,600	-	40,180		150	-	350	-	-	-	-	-			-	
<i>Elverta</i>	10	50	200	5,627	50	500	100	1,500	-	-	-	-			-	
<i>Grand Park</i>	20	-	3,010	23,892	-	200	75	750	-	-	-	-			-	
<i>Jackson Township</i>	10	30	900	5,690	300	1,250	450	2,250	-	-	-	-			-	

Jurisdiction/Community Type	Baseyear and Buildout				Pathway 1: Outward Expansion				Pathway 2: Compact Growth and Phased Expansion				Pathway 3: Inward Expansion			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
<i>Jackson West</i>	1,240	100	11,210	16,484	225	700	400	1,300	-	-	-	-			-	
<i>Potential New Growth Areas</i>						750	75	1,300	-	-	-	-			-	
<i>Newbridge</i>	110	10	450	3,075	200	1,000	300	1,800	-	-	-	-			-	
<i>Upper Westside</i>	430	60	3,820	9,356	200	750	320	1,400	-	-	-	-			-	
Agricultural and Natural Lands	4,200	4,060	12,360	4,060	-	-	-	-	-	-	-	-			-	
<b>Jurisdiction Total</b>	<b>214,760</b>	<b>224,770</b>	<b>451,910</b>	<b>526,399</b>	<b>24,745</b>	<b>24,670</b>	<b>42,765</b>	<b>45,955</b>	<b>23,630</b>	<b>21,760</b>	<b>45,330</b>	<b>40,400</b>	<b>24,190</b>	<b>22,270</b>	<b>45,410</b>	<b>42,540</b>
<b>SACRAMENTO COUNTY TOTAL</b>	<b>729,450</b>	<b>584,090</b>	<b>1,793,347</b>	<b>1,941,202</b>	<b>83,355</b>	<b>90,460</b>	<b>141,455</b>	<b>156,320</b>	<b>88,740</b>	<b>95,630</b>	<b>147,690</b>	<b>167,710</b>	<b>91,685</b>	<b>101,360</b>	<b>157,615</b>	<b>184,955</b>
<b>Live Oak</b>																
Center and Corridor Communities (Live Oak Downtown)	400	360	2,060	2,060	120	40	200	75	200	50	380	200	210	75	400	250
Established Communities	710	2,420	6,460	6,460	150	250	250	450	100	350	180	700	100	450	175	900
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Recent Annexations</i>	30	20	5,610	5,610	50	25	100	50	-	-	-	-				
Agricultural and Natural Lands	260	320	20,400	20,400	-	-	-	-	-	-	-	-				
<b>Jurisdiction Total</b>	<b>1,400</b>	<b>3,120</b>	<b>34,530</b>	<b>34,530</b>	<b>320</b>	<b>315</b>	<b>550</b>	<b>575</b>	<b>300</b>	<b>400</b>	<b>560</b>	<b>900</b>	<b>310</b>	<b>525</b>	<b>575</b>	<b>1,150</b>
<b>Yuba City</b>																
Center and Corridor Communities	8,230	2,080	10,040	7,610	400	100	650	175	700	150	1,400	250	725	275	1,500	550
Established Communities	19,680	23,170	58,790	58,790	2,000	1,800	3,350	3,200	2,800	2,900	5,500	5,000	2,900	3,750	5,800	6,500
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>Bogue Stewart</i>	30	80	4,920	4,920	100	600	175	1,100	50	300	100	600				
<i>South SOI/99 Corridor</i>	10	40	1,500	1,500	100	100	170	175	100	100	170	170				
<i>Lincoln East</i>	190	210	10,250	10,250	-	50	25	100	-	-	-	-				
<i>Remaining SOI</i>	280	630	22,020	22,020	-	25	-	35	-	-	-	-				
<b>Jurisdiction Total</b>	<b>28,420</b>	<b>26,210</b>	<b>107,520</b>	<b>105,090</b>	<b>2,600</b>	<b>2,675</b>	<b>4,370</b>	<b>4,785</b>	<b>3,650</b>	<b>3,450</b>	<b>7,170</b>	<b>6,020</b>	<b>3,625</b>	<b>4,025</b>	<b>7,300</b>	<b>7,050</b>
<b>Sutter County Unincorporated</b>																
Established Communities	1,030	1,640	4,220	4,220	75	40	150	75	50	50	100	100	50	50	100	100
Potential Developing Communities (listed below)							-	-								
<i>Sutter Pointe</i>	840	10	55,040	19,960	900	1,300	1,500	2,500	700	500	1,500	1,500				
Agricultural and Natural Lands	3,180	3,520	5,540	5,540	-	-	-	-	-	-	-	-				
<b>Jurisdiction Total</b>	<b>5,050</b>	<b>5,170</b>	<b>64,800</b>	<b>29,720</b>	<b>975</b>	<b>1,340</b>	<b>1,650</b>	<b>2,575</b>	<b>750</b>	<b>550</b>	<b>1,600</b>	<b>1,600</b>	<b>50</b>	<b>50</b>	<b>100</b>	<b>100</b>
<b>SUTTER COUNTY TOTAL</b>	<b>34,870</b>	<b>34,500</b>	<b>206,850</b>	<b>169,340</b>	<b>3,895</b>	<b>4,330</b>	<b>6,570</b>	<b>7,935</b>	<b>4,700</b>	<b>4,400</b>	<b>9,330</b>	<b>8,520</b>	<b>3,985</b>	<b>4,600</b>	<b>7,975</b>	<b>8,300</b>
<b>Davis</b>																
Center and Corridor Communities (listed below)															-	-
<i>Core Area</i>	8,990	1,630	11,030	2,900	900	400	1,500	650	530	660	950	940	650	1,200	1,100	1,500
<i>Nishi</i>	-	-	-	670	-	500	-	700	-	590	-	700	-	670	-	700
Established Communities	15,100	25,750	24,490	28,760	500	700	850	1,250	420	990	800	2,090	500	1,500	1,000	3,000
Potential Developing Communities (listed below)																
<i>Potential Annexations/SOI</i>	10	-	N/A	N/A	1,000	500	1,900	900	-	-	-	-				
<b>Jurisdiction Total</b>	<b>24,100</b>	<b>27,380</b>	<b>35,520</b>	<b>32,330</b>	<b>2,400</b>	<b>2,100</b>	<b>4,250</b>	<b>3,500</b>	<b>950</b>	<b>2,240</b>	<b>1,750</b>	<b>3,730</b>	<b>1,150</b>	<b>3,370</b>	<b>2,100</b>	<b>5,200</b>
<b>West Sacramento</b>																
Center and Corridor Communities (listed below)																
<i>Bridge District</i>	480	770	7,910	5,150	2,000	1,500	3,370	2,300	2,230	2,580	3,930	3,820	2,250	2,500	4,200	4,500
<i>Pioneer Bluff</i>	1,000	-	7,500	3,700	-	-	50	300	480	760	1,360	1,800	400	900	1,400	2,300
<i>Remaining Center and Corridor Area</i>	3,180	1,390	7,760	15,800	1,200	1,000	2,000	1,750	1,010	1,410	1,550	3,000	1,000	2,300	1,750	4,200
<i>Washington</i>	3,380	1,130	6,910	3,500	1,000	800	1,700	1,400	660	1,390	1,180	2,250	650	1,400	1,300	2,700
Established Communities	29,400	16,960	53,520	27,010	4,500	850	7,450	1,750	4,490	1,520	8,000	2,350	4,750	2,000	8,100	3,750
Potential Developing Communities (listed below)							-	-	-	-	-	-			-	-
<i>Liberty</i>	20	20	220	1,500	100	1,000	200	1,480	30	770	50	1,520				
<i>River Park</i>	-	40	170	2,790	25	400	50	2,030	-	-	-	960				
<i>Yarborough</i>	-	20	600	3,000	100	1,000	200	2,750	-	560	120	1,500				
<b>Jurisdiction Total</b>	<b>37,460</b>	<b>20,330</b>	<b>84,590</b>	<b>62,450</b>	<b>8,925</b>	<b>6,550</b>	<b>15,020</b>	<b>13,760</b>	<b>8,900</b>	<b>8,990</b>	<b>16,190</b>	<b>17,200</b>	<b>9,050</b>	<b>9,100</b>	<b>16,750</b>	<b>17,450</b>
<b>Winters</b>																
Center and Corridor Communities (Winters Downtown)	890	70	2,390	1,280	225	25	400	50	210	170	440	340	250	130	475	400
Established Communities	1,540	2,470	6,390	5,370	200	300	350	500	310	430	450	900	275	525	425	1,100
Potential Developing Communities (listed below)							-	-	-	-	-	-				
<i>SOI</i>	-	-	470	400	50	200	50	400	-	-	-	-				
<b>Jurisdiction Total</b>	<b>2,430</b>	<b>2,540</b>	<b>9,250</b>	<b>7,050</b>	<b>475</b>	<b>525</b>	<b>800</b>	<b>950</b>	<b>520</b>	<b>600</b>	<b>890</b>	<b>1,240</b>	<b>525</b>	<b>655</b>	<b>900</b>	<b>1,500</b>
<b>Woodland</b>																
Center and Corridor Communities	7,210	1,490	12,000	13,410	1,000	700	1,700	1,100	1,010	750	1,830	1,660	1,000	1,300	2,000	2,100
Established Communities	20,430	20,370	45,310	50,940	3,200	1,300	5,400	2,400	3,250	1,990	4,410	2,630	3,150	2,400	5,350	3,200



Jurisdiction/Community Type	Baseyear and Buildout				Pathway 1: Outward Expansion				Pathway 2: Compact Growth and Phased Expansion				Pathway 3: Inward Expansion			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
Potential Developing Communities (listed below)							-	-	-	-	-	-				
Research and Technology Park	-	-	3,660	1,600	1,200	600	2,000	1,350	800	200	1,590	990				
SOI	440	50	23,850	5,960	300	400	500	700	-	-	-	-				
Jurisdiction Total	28,080	21,910	84,820	71,910	5,700	3,000	9,600	5,550	5,060	2,940	7,830	5,280	4,150	3,700	7,350	5,300
Yolo County Unincorporated																
Center and Corridor Communities (UCD Campus)	17,020	1,840		4,230	1,800	1,300	3,100	2,200	1,500	1,800	2,400	2,800	1,600	2,200	2,400	3,300
Established Communities (includes ag areas)	7,090	6,740	40,380	13,870	500	100	840	180	430	40	780	90	400	50	800	100
Jurisdiction Total	24,110	8,580	40,380	18,100	2,300	1,400	3,940	2,380	1,930	1,840	3,180	2,890	2,000	2,250	3,200	3,400
YOLO COUNTY TOTAL	116,180	80,740	254,560	191,840	19,800	13,575	33,610	26,140	17,360	16,610	29,840	30,340	16,875	19,075	30,300	32,850
Marysville																
Center and Corridor Communities (Marysville Green Zone)	5,850	680	6,400	2,310	225	20	350	50	200	20	420	30	200	75	500	150
Established Communities	2,390	4,770	6,900	10,090	150	-	250	-	150	150	200	230	150	200	200	300
Jurisdiction Total	8,240	5,450	13,300	12,400	375	20	600	50	350	170	620	260	350	275	700	450
Wheatland																
Center and Corridor Communities (Wheatland Green Zone)	400	250	600	350	45	40	80	75	50	40	70	60	50	50	100	100
Established Communities	370	1,160	610	1,435	50	60	80	100	50	100	130	240	50	100	125	275
Potential Developing Communities (listed below)							-	-	-	-	-	-			-	-
Jones Ranch/Heritage Oaks	10	10	440	1,520	200	400	250	710	150	300	200	780				
Hop Farm	-	-	250	2,290	100	150	175	800	-	-	-	-				
Johnson Rancho	-	-	6,000	13,510	100	750	200	1,450	-	-	-	-				
Nichols Grove	-	10	300	1,750	-	150	-	250	-	-	-	-				
Jurisdiction Total	780	1,430	8,200	20,855	495	1,550	785	3,385	250	440	400	1,080	100	150	225	375
Yuba County Unincorporated																
Center and Corridor Communities (listed below)																
North Beale Corridor	2,410	400	7,010	12,450	300	25	500	75	380	150	750	350	400	200	800	450
Olivehurst	320	200	1,690	3,540	75	10	125	20	40	40	60	50	40	50	60	75
Established Communities (listed below)							-	-	-	-	-	-			-	-
Other Established Communities	2,350	6,750	5,550	7,100	550	200	950	350	280	170	450	300	275	170	450	600
Beale AFB	3,560	810	6,060	10,520	1,200	65	2,000	125	780	70	1,350	100	780	65	900	100
Rural Residential Communities	4,030	6,830	5,090	12,880	-	500	15	900	-	50	10	110	-	50	10	110
Potential Developing Communities (listed below)							-	-	-	-	-	-			-	-
East Linda	250	2,910	4,430	6,010	600	1,350	760	2,300	650	1,020	800	1,950	500	600	770	1,200
Highway 65 Employment Center	1,140	30	23,000	400	800	200	1,350	350	100	-	1,000	-		-		-
North Arboga Study Area	200	1,250	2,560	2,500	-	300	-	500	-	250	210	420	-		225	200
Plumas Lakes	600	3,590	20,000	18,130	750	1,200	840	3,000	500	1,000	1,350	1,900	300	400	800	1,100
Jurisdiction Total	14,860	22,770	75,390	73,530	4,275	3,850	6,540	7,620	2,730	2,750	5,980	5,180	2,295	1,535	4,015	3,835
YUBA COUNTY TOTAL	23,880	29,650	96,890	106,785	5,145	5,420	7,925	11,055	3,330	3,360	7,000	6,520	2,745	1,960	4,940	4,660
Region Total																
Region Total	1,130,140	951,900	2,991,229	2,998,117	156,000	156,000	263,000	278,000	156,000	156,000	263,000	278,000	156,000	156,000	263,000	278,000

Community Type Totals	1,127,790	951,900	2,958,469	2,973,657	156,000	156,000	263,000	278,000	156,000	156,000	263,000	278,000	156,000	156,000	263,000	278,000
Center and Corridor Communities	493,230	128,710	1,097,911	1,046,957	56,335	35,000	94,240	60,065	68,350	59,530	109,760	106,830	71,815	81,925	120,005	145,595
Established Communities	581,120	720,220	1,255,609	1,272,226	62,275	31,815	105,640	57,525	63,710	45,120	105,760	74,540	66,390	58,950	113,700	99,665
Rural Residential Communities	26,300	70,330	76,906	164,172	1,350	6,020	2,290	11,150	430	1,520	1,240	2,920	395	1,075	1,050	2,010
Potentially Developing Communities	27,140	32,640	528,043	490,302	36,040	83,165	60,830	149,260	23,510	49,830	46,240	93,710	17,400	14,050	28,245	30,730
Development Distribution																
Center and Corridor Communities	44%	14%	37%	35%	36%	22%	36%	22%	44%	38%	42%	38%	46%	53%	46%	52%
Established Communities	52%	76%	42%	43%	40%	20%	40%	21%	41%	29%	40%	27%	43%	38%	43%	36%
Rural Residential Communities	2%	7%	3%	6%	1%	4%	1%	4%	0%	1%	0%	1%	0%	1%	0%	1%
Potentially Developing Communities	2%	3%	18%	16%	23%	53%	23%	54%	15%	32%	18%	34%	11%	9%	11%	11%