

Updated Holding Capacity Study

March 2009

1) DemandSACOG MTP Projection for 2005 - 2030 (1) **74,397**2) Supply**Holding Capacity within Existing UPA***Existing Holding Capacity*

February, 2004 Holding Capacity Study	42,901
Subtract Underutilized that Probably Will Not Develop During 2005-2030 (2)	-6,729
Subtract Residential Building Permits Issued in 2004	-2,280
Remaining Holding Capacity	33,892

Increases to Existing Holding Capacity

Approved County-Initiated Rezone Program	1,591
Approved Projects	
Easton	4,883
Aspen IV	254
Residential Projects in Commercial Zones	336
Entercom (Rezone site in Antelope)	301
South Mather Master Plan (Pending)	1,800
Commercial Corridors - Additional Holding Capacity (3)	10,000

Total Current Holding Capacity **53,057****Holding Capacity of Potential New Growth Areas***Scenario #1*New Growth Areas at County's Historic Average Master Plan Density - **3.7 units/gross acre** (4)

West of Watt	2,106
Jackson Highway Area west of Excelsior Road (5)	14,456
Jackson Highway New Growth Area (5)	24,263
Cordova Hills	7,015
Grant Line East Area	23,614

Total Holding Capacity of New Growth Areas @ 3.7 units/gross acre **49,983***Scenario #2*New Growth Areas at median density - **5.25 units/gross acres** (4)

West of Watt	2,989
Jackson Highway Area west of Excelsior Road (5)	20,512
Jackson Highway New Growth Area (5)	34,427
Cordova Hills	9,954
Grant Line East Area	33,506

Total Holding Capacity of New Growth Areas @ 5.25 units/gross acre **70,922***Scenario #3*New Growth Areas at SACOG Preferred density - **6.8 units/gross acre** (4)

West of Watt	3,871
Jackson Highway Area west of Excelsior Road (5)	26,568
Jackson Highway New Growth Area (5)	44,591
Cordova Hills	12,893
Grant Line East Area	43,399

Total Holding Capacity of New Growth Areas @ 6.8 units/gross acre **91,861***Footnotes*

- (1) Subtracted 2030-2035 Growth
(2) Assuming that 85% of HC of underutilized parcels will not be built during 2005 - 2030
(3) Based on 2/3 of the 2050 SACOG Blueprint landuse assumptions for the corridors
(4) Includes non-residential land
(5) Excludes all land within the 60 CNEL Theoretic Capacity Noise Contour

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3.7 units/gross acre (County Historic Average Master Plan Density)	Total Supply	MTP Projection	Surplus
Existing Sacramento County Holding Capacity	53,057	74,397	-21,340
- With West of Watt (WoW) Area	55,163	74,397	-19,234
- With WoW and Jackson Highway Area west of Excelsior Road	69,619	74,397	-4,778
- With WoW and Jackson Highway New Growth Area	79,426	74,397	5,029
- With WoW, Jackson Highway Area, and Cordova Hills	86,441	74,397	12,044
- With WoW, Jackson Highway Area, and Grant Line East Area	103,040	74,397	28,643

5.25 units/gross acre (Median Density)	Total Supply	MTP Projection	Surplus
Existing Sacramento County Holding Capacity	53,057	74,397	-21,340
- With West of Watt (WoW) Area	56,046	74,397	-18,351
- With WoW and Jackson Highway Area west of Excelsior Road	76,558	74,397	2,161
- With WoW and Jackson Highway New Growth Area	90,473	74,397	16,076
- With WoW, Jackson Highway Area, and Cordova Hills	100,427	74,397	26,030
- With WoW, Jackson Highway Area, and Grant Line East Area	123,979	74,397	49,582

6.8 units/gross acre (SACOG Preferred Density)	Total Supply	MTP Projection	Surplus
Existing Sacramento County Holding Capacity	53,057	74,397	-21,340
- With West of Watt (WoW) Area	56,928	74,397	-17,469
- With WoW and Jackson Highway Area west of Excelsior Road	83,496	74,397	9,099
- With WoW and Jackson Highway New Growth Area	101,519	74,397	27,122
- With WoW, Jackson Highway Area, and Cordova Hills	114,412	74,397	40,015
- With WoW, Jackson Highway Area, and Grant Line East Area	144,918	74,397	70,521

Assumptions and Methodology Used For the Updated Holding Capacity Study

Planning staff was deliberately conservative regarding assumptions made for this holding capacity study. Given more aggressive assumptions, like more robust growth in the commercial corridors, the holding capacity of the existing UPA could be significantly higher. The assumptions and methodology used for this holding capacity study are as follows:

1. It was determined that only about 15% of the unused residential holding capacity on underutilized parcels will be actually constructed during the 2005 – 2030 planning period for the General Plan. For this reason, 6,729 units were subtracted from the original 2004 Holding Capacity Study number. Otherwise, all of the assumptions of the original 2004 Holding Capacity Study still apply.
2. It was assumed that approximately 50% of the potential residential growth in the commercial corridors will be realized during the 2005-2030 planning period. The General Plan Update as previously presented to the Board, assumed a potential residential holding capacity of between 17,000 and 21,000 units. It was determined that 10,000 units is a more realistic figure.
3. To determine the unused residential holding capacity for the Jackson Highway Area west of Excelsior Road, the Theoretic Capacity 60 CNEL noise contour line was used. This contour encompasses at least 25 percent more area than the less extensive proposed Mather Master Plan 60 CNEL noise contour line.
4. The potential for future upzoning of residential land and the rezoning of non-residential land to residential uses that are not located in master plan areas, planned communities and commercial corridors are not included in this study. These activities will increase residential holding capacity.
5. The “units/gross acre” unit used for the holding capacity calculations in the new growth areas was created by calculating the total number of residential units in a given specific or comprehensive plan and dividing the number of units by the total amount of land. As a result, this unit provides the average number of residential units per total acre and includes all other additional uses, such as commercial, industrial, parks, schools, and infrastructure. This unit applies to all land in the new growth areas not shown as containing any constraint to development.
6. The 3.7 units/gross acre density figure is the average residential density in the original land use plans of Vineyard Springs, North Vineyard Station, Sunrise Douglas 2, Elverta, Sunridge, East Antelope, Laguna Ridge, East Elk Grove, and East Franklin. More recent master plans in the County and the Sacramento Region have a residential density that is significantly higher than 3.7 units/gross acre.

The figure of 6.8 units/gross acre assumes the ratio of residential land to total land in the potential new growth areas, applying SACOG's minimum residential density of 9 units per residential acre.

For analysis purposes the 5.25 units/gross acre figure was generated as a mid range between the County's current average density and the minimum desired by SACOG by taking the average of these two values.

7. All known constraints to development were accounted for when determining residential holding capacity in new growth areas. The constraints include existing and proposed habitat preserves, stream buffers, airport noise contours, and existing land uses that restrict new development.
8. The SACOG MTP projections assume approximately 66% of the growth occurring during the first 30 years of the fifty year planning period. Even though this appears robust, especially when the current economic climate is taken into account, staff has decided to use the current projections.
9. The MTP projection assigned to Sacramento County covers the 2005-2035 year range. The projections in the Blueprint and the MTP are based on projection figures from the 2005 Stephen Levy report. In this report, projections were divided into 5-year increments. For this analysis, the percentage portion of the projected regional population for 2030-2035 was calculated and applied to the value assigned to Sacramento County by SACOG to determine the 2030-2035 portion of the MTP projection, and then subtracted from the total resulting in the value used in the holding capacity study.