



## **A G E N D A**

### **Sacramento Transportation Authority Sacramento Abandoned Vehicle Service Authority (SAVSA)**

700 H Street, Suite 1450 • Sacramento, California • 95814  
(Board of Directors may participate via teleconference)

**THURSDAY**

**OCTOBER 7, 2021**

**1:30 PM**

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Members: Rich Desmond, Sue Frost, Eric Guerra, Jeff Harris, Patrick Kennedy, Mike Kozlowski, Steve Miller, Don Nottoli (Chair), Paul Sandhu, Jay Schenirer, Phil Serna, Bobbie Singh-Allen, Kevin Spease, Donald Terry, Katie Valenzuela (Vice Chair), Mai Vang

Alternates: Nick Avdis, Bret Daniels, Shawn Farmer, Siri Pulipati, Rosario Rodriguez, Darren Suen

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The Governing Boards of the Sacramento Transportation Authority (STA) and the Sacramento Abandoned Vehicle Service Authority (SAVSA) meet concurrently.

#### **PUBLIC COMMENT PROCEDURES**

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## **A G E N D A**

Sacramento Transportation Authority  
Sacramento Abandoned Vehicle Service Authority

**October 7, 2021**

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### Written comment

- Send an email comment to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net). Include meeting date and agenda item number or off-agenda item. Contact information is optional.
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### CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

### COMMENT ITEMS

1. Comments From The Public Regarding Matters Not On The Agenda
2. Executive Director's Report

*Sabrina Drago*

# AGENDA

Sacramento Transportation Authority  
Sacramento Abandoned Vehicle Service Authority

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## CONSENT ITEMS

3. Approve Action Summary: September 15, 2021  
STA Governing Board Meeting ◀ *Jennifer Doll*
4. Sacramento Abandoned Vehicle Service Authority  
Status Report—Third And Fourth Quarter Fiscal Year 2021 *Jennifer Doll*
5. Sacramento Countywide Transportation Mitigation Fee  
Program (SCTMFP) Annual Report Fiscal Year 2021 *Timothy Jones*
6. Budget To Actual Report – Fourth Quarter Fiscal Year 2021 *Timothy Jones*

## SEPARATE ITEMS

7. SCTMFP Revenue Projections And Land Use Category  
Update *Timothy Jones/  
Jamie Gomes*
8. Sacramento Abandoned Vehicle Service Authority  
Sunset 2022 Status Update And Recommendations ◀ *Jennifer Doll*
9. Implement Assembly Bill No. 361 ◀ *Sabrina Drago*
10. Comments Of Authority Members *All*

◀ Denotes items that require Board action

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Staff reports and associated materials are available online at [www.sacta.org](http://www.sacta.org). For assistance with agenda packets, please contact STA at (916) 323-0080 or [info@sacta.org](mailto:info@sacta.org). For questions regarding the agenda or any item on the agenda, please contact Sabrina Drago at (916) 323-0080 or [sabrina@sacta.org](mailto:sabrina@sacta.org).



**OCTOBER 7, 2021**

**AGENDA ITEM # 2**

**EXECUTIVE DIRECTOR'S REPORT**

Action Requested: Receive and File

Key Staff: Sabrina Drago, Executive Director

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**Federal Infrastructure Bill Still in Negotiations**

As of the writing of this report, Congress is still negotiating the terms of the Federal Bipartisan Infrastructure Funding (BIF). Updates will be given verbally at the Board meeting.

**Clarification from September 15 Governing Board Meeting**

At the September 15 Governing Board Meeting, as part of Agenda Item #8, Vice-Chair Valenzuela asked Counsel if there was a limit on administrative expenditures in the Measure A program. Council informed her that per STA Ord. No. 04-01, Section VI, Measure A does not impose any specific dollar limitation for such administrative expenses.

However, Counsel subsequently clarified in a message to the Chair and Vice Chair that a capital allocation contract between STA and the SouthEast Connector JPA, originally executed in August of 2015, placed limitations on expenditures for general administration expenses. The contract placed the following express dollar limits on admin expenses: \$175,000 for FY 2015-2016; \$150,000 for FY 2016-2017; and \$100,000 for FY 2017-2018. Thereafter, the contract provides that "[f]uture-year annual disbursements for general administration purposes are subject to approval by the Board."

That allocation contract has since been amended three times to extend the term to 6/30/2023.

Since 2015, STA staff and the Connector have informally agreed to treat administrative expenses, for accounting purposes, as capital expenses – for the simple reason that capital project construction cannot be implemented without administrative staff time and effort. The STA Board, however, has not specifically reviewed Connector annual disbursements for administrative purposes, separate and apart from general budget approvals.

There is also a separate Capital Allocation and Expenditure Contract with the Connector JPA, for \$4,000,000, that the Board approved on April 8, 2021. That Contract does not include any limitation on admin expenditures. The JPA is now charging its administrative expenses through this allocation contract.

Staff anticipates bringing an Item before the Board in November to discuss the implementation of the 2015 contract.

The 2015 JPA Contract is an anomaly among contracts within the Measure A program, and the only one that explicitly states a limit on administrative expenditures.

**ITOC Committee Member Replacement**

We are still actively searching for a new voting committee member on the Independent Taxpayer Oversight Committee (ITOC). If you know a good candidate, please direct them to the STA or ITOC websites for application information.



**OCTOBER 7, 2021**

**AGENDA ITEM # 3**

**APPROVE ACTION SUMMARY: SEPTEMBER 15, 2021 STA GOVERNING BOARD MEETING**

Action Requested: Approve

Key Staff: Jennifer Doll, Special Programs Manager

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**Recommendation**

Approve the attached Action Summary of the September 15, 2021 meeting of the STA Governing Board.

*Attachment*



**ACTION SUMMARY**  
**SACRAMENTO TRANSPORTATION AUTHORITY**  
**SACRAMENTO ABANDONED VEHICLE SERVICE AUTHORITY**  
**VIA TELECONFERENCE**  
**700 "H" STREET - SUITE 1450**  
**SACRAMENTO, CALIFORNIA 95814**

**WEDNESDAY**

**SEPTEMBER 15, 2021**

**1:30 PM**

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Members: Rich Desmond, Sue Frost, Eric Guerra, Jeff Harris, Patrick Kennedy, Mike Kozlowski, Steve Miller, Don Nottoli (Chair), Paul Sandhu, Jay Schenirer, Phil Serna, Bobbie Singh-Allen, Kevin Spease, Donald Terry, Katie Valenzuela (Vice Chair), Mai Vang

(Alternate Member Avdis was in attendance for Member Serna; Member Desmond and Member Miller were not present)

Alternates: Nick Avdis, Bret Daniels, Shawn Farmer, Rosario Rodriguez, Darren Suen

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### **CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**

### **COMMENT ITEMS**

#### **1. Comments From The Public Regarding Matters Not On The Agenda**

1:34 PM Board Action: No public comments were made.

## **2. Executive Director's Report**

1:35 PM Board Action: Executive Director Sabrina Drago provided an update regarding the vacant member seat on the Independent Taxpayer Oversight Committee, announced that the California Transportation Commission (CTC) has officially started Cycle III of the Senate Bill 1 (SB1) Competitive Funding Rounds for three programs including the Local Partnership Program (LPP), Solutions for Congested Corridors (SCCP) and Trade Corridor Enhancement Program (TCEP). Ms. Drago announced the names of the members of the Sacramento Abandoned Vehicle Service Authority (SAVSA) who are willing to participate in a tax measure which includes the cities of Elk Grove, Folsom and Sacramento and that staff will provide members with updates and task timeline at the next Board meeting.

### **CONSENT ITEMS**

1:38 PM Board Action: Jay Schenirer/ Donald Terry - Approved the Consent Matters, Items 3 through 5, as recommended.

AYES: Sue Frost, Eric Guerra, Jeff Harris, Patrick Kennedy, Don Nottoli, Paul Sandhu, Jay Schenirer, Nick Avdis, Bobbie Singh-Allen, Kevin Spease, Katie Valenzuela, Mai Vang, Donald Terry, Mike Kozlowski

NOES: (None)

ABSTAIN: (None)

ABSENT: Rich Desmond, Steve Miller

RECUSAL:(None)

(PER POLITICAL REFORM ACT (§ 18702.5.))

## **3. Approve Action Summary: August 12, 2021 STA Governing Board Meeting**

1:38 PM Board Action: Approved as recommended.

## **4. Measure A Fiscal Year 2021 Annual Summary Of Ongoing Programs**

1:38 PM Board Action: Received and filed the report.

## **5. Capital Program Status Reports Fourth Quarter Fiscal Year 2021**

1:38 PM Board Action: Received and filed the report.

## **SEPARATE ITEMS**

### **6. Sacramento County Transportation Measure Survey Results Presentation By FM3**

1:39 PM Board Action: FM3 Research Partner and President Dave Metz provided a presentation regarding the polling results from a 15-minute survey conducted via telephone and online from August 14th through August 24th, 2021, engaging 932 residents to determine voter support on a proposed sales tax measure to address traffic congestion, improve roads and expand public transit. Received and filed the report.

### **7. STA Governing Board Discussion Of A 2022 Measure**

2:26 PM Board Action: Jay Schenirer/ Jeff Harris - Determined not to move forward with the 2022 sales tax measure based on polling results presented by FM3 Research Partner and President Dave Metz.

AYES: Sue Frost, Eric Guerra, Jeff Harris, Patrick Kennedy, Don Nottoli, Paul Sandhu, Jay Schenirer, Nick Avdis, Bobbie Singh-Allen, Kevin Spease, Katie Valenzuela, Mai Vang, Donald Terry, Mike Kozlowski

NOES: (None)

ABSTAIN: (None)

ABSENT: Rich Desmond, Steve Miller

RECUSAL: (None)

(PER POLITICAL REFORM ACT (§ 18702.5.))

### **8. SouthEast Connector Joint Powers Authority Project Update**

2:37 PM Board Action: Executive Director of the Southeast Connector Joint Powers Authority (JPA) Derek Minnema provided an update regarding the ongoing mitigation work under the South Sacramento Habitat Conservation Plan (SSHCP) including 36,282 acres of an interconnected preserve system to help protect 1,000 acres of vernal pool habitat, open space and 28 plant and wildlife species. Received and filed the report.

### **9. Comments Of Authority Members**

2:59 PM Board Action: No member comments were made.

Adjourned at 3:00 p.m.

Respectfully Submitted,

DORELLE JOHNSON, Deputy Clerk  
Sacramento Transportation Authority/  
Sacramento Abandoned Vehicle Service Authority



**OCTOBER 7, 2021**

**AGENDA ITEM # 4**

**SACRAMENTO ABANDONED VEHICLE ABATEMENT PROGRAM  
3<sup>RD</sup> AND 4<sup>TH</sup> QUARTER FISCAL YEAR 2021**

Action Requested: Receive and File

Key Staff: Jennifer Doll, Special Programs Manager

**Background Information**

The Sacramento Abandoned Vehicle Service Authority (SAVSA) is funded by a \$1 vehicle registration fee collected by the Department of Motor Vehicles (DMV) when a new car is registered in Sacramento County. These revenues are transmitted to the city and county zoning enforcement units which remove abandoned vehicles from streets, parking lots, fields, and private parcels. SAVSA distributes approximately \$1.1 million collected per year to the County and participating cities based on a formula of population and relative number of abatements performed.

**Discussion**

The third quarter receipts from the State Controller were \$ 347,246.39. Member agencies reported a total of 3,935 abandoned vehicle abatements for the same period.

The third quarter individual formula-based distributions for each member agency are detailed in the following table.

3RD QUARTER	Balance Forward	Quarterly Distribution	Total Available	Claim	Payment	Ending Balance
Citrus Heights	\$ 0	\$ 21,544.10	\$ 21,544.10	\$ 21,098.24	\$ 21,098.24	\$ 445.86
Elk Grove	\$ 0	\$ 54,001.83	\$ 54,001.83	\$ 96,302.75	\$ 54,001.83	\$ 0
Folsom	\$ 0	\$ 9,909.07	\$ 9,909.07	\$ 12,471.24	\$ 9,909.07	\$ 0
Galt	\$ 26,358.70	\$ 7,166.94	\$ 33,525.64	\$ 8,776.52	\$ 8,776.52	\$ 24,749.12
Rancho Cordova	\$ 0	\$ 18,152.38	\$ 18,152.38	\$ 83,671.98	\$ 18,152.38	\$ 0
Sacramento	\$ 0	\$ 152,987.84	\$ 152,987.84	\$ 163,190.11	\$ 152,987.84	\$ 0
Sacramento County	\$ 0	\$ 83,484.24	\$ 83,484.24	\$ 200,621.56	\$ 83,484.24	\$ 0
<b>Totals</b>	<b>\$ 26,358.70</b>	<b>\$ 347,246.39</b>	<b>\$ 373,605.09</b>	<b>\$ 586,132.40</b>	<b>\$ 348,410.11</b>	<b>\$ 25,194.98</b>

Fourth quarter receipts from the State Controller were \$ 353,707.96, a two percent (2%) increase from the previous quarter. Member agencies reported a total of 4,556 abandoned vehicle abatements for the same period, a 16 percent (16%) increase from the previous quarter.

The third quarter individual formula-based distributions for each member agency are detailed in the following table.

<b>4TH QUARTER</b>	<b>Balance Forward</b>	<b>Quarterly Distribution</b>	<b>Total Available</b>	<b>Claim</b>	<b>Payment</b>	<b>Ending Balance</b>
<b>Citrus Heights</b>	\$ 445.86	\$ 21,712.92	\$ 22,158.78	\$ 20,742.86	\$ 20,742.86	\$ 1,415.92
<b>Elk Grove</b>	\$ 0	\$ 62,778.81	\$ 62,778.81	\$ 121,040.57	\$ 62,778.81	\$ 0
<b>Folsom</b>	\$ 0	\$ 9,983.19	\$ 9,983.19	\$ 16,580.52	\$ 9,983.19	\$ 0
<b>Galt</b>	\$ 24,749.12	\$ 7,831.79	\$ 32,580.91	\$ 12,917.52	\$ 12,917.52	\$ 19,663.39
<b>Rancho Cordova</b>	\$ 0	\$ 21,183.55	\$ 21,183.55	\$ 81,376.77	\$ 21,183.55	\$ 0
<b>Sacramento</b>	\$ 0	\$ 140,808.70	\$ 140,808.70	\$ 160,544.63	\$ 140,808.70	\$ 0
<b>Sacramento County</b>	\$ 0	\$ 89,409.00	\$ 89,409.00	\$ 245,915.23	\$ 89,409.00	\$ 0
<b>Totals</b>	<b>\$ 25,194.98</b>	<b>\$ 353,707.96</b>	<b>\$ 378,902.94</b>	<b>\$ 659,118.10</b>	<b>\$ 357,823.63</b>	<b>\$ 21,079.31</b>



OCTOBER 7, 2021

AGENDA ITEM # 5

**SACRAMENTO COUNTYWIDE TRANSPORTATION MITIGATION FEE PROGRAM (SCTMFP)  
ANNUAL REPORT – FY 2021**

Action Requested: Receive and File

Key Staff: Timothy Jones, Chief Financial Officer

**Background**

The SCTMFP program was approved by voters in November 2004 as part of the Measure A sales tax program extension which began in 2009 and will sunset in 2039. The program was created to generate a uniform transportation mitigation fee on certain new development in Sacramento County as a funding source for road and transit system improvements needed to accommodate projected growth. Under the Measure A Ordinance, each city and the County were required to adopt the development fee program beginning in 2009. Fee generating entities include the County of Sacramento, and the Cities of Sacramento, Galt, Elk Grove, Rancho Cordova, Folsom, Citrus Heights, and Isleton. The fees are required to be remitted to the Authority semi-annually within 60-days after each reporting period (June 30 and December 31).

The Ordinance provides guidelines for the use of these funds as summarized below:

- 35% Local streets capital improvements and rehabilitation
- 20% Public transit capital improvements and rehabilitation
- 20% Local interchange upgrades, safety projects, and congestion relief, including bus and carpool lanes
- 15% Smart Growth Incentive Program
- 10% Transportation project environmental mitigation  
100%

Additionally, the Sacramento County Transportation Expenditure Plan 2009-2039 (Expenditure Plan) identifies the projects and funding amounts (based on the original program forecasts) designed to carry out the program.

The projects in the plan are slated for construction by the County and cities remitting fees, but also Caltrans, the Sacramento Regional Transit District (SRTD), and the Capital SouthEast Connector Authority (CSCA). Therefore, some of the revenue generated by the County and cities in the program is destined for projects constructed by non-fee remitting agencies. For example, the expenditure plan identifies bus and carpool lanes on Highway 50 which are under construction by Caltrans, light rail construction and transit improvements overseen by SRTD, and the Capital SouthEast Connector, each of which includes funding from the SCTMFP.

### **Discussion**

- Total revenues from program inception through June 30, 2021 were \$62.7 million, of which FY 2021 revenues were almost \$9 million. Revenues for FY 2021 increased 18.6% over FY 2020 and represent the largest annual contribution to the program since its inception.
- Total expenditures from program inception through June 30, 2021 were \$52.6 million, of which FY 2021 expenditures were \$15.5 million.
- Fund balance decreased in FY 2021 to \$10.7 million from \$17.3 million in FY 2020 because expenditures were higher than revenue.

The attached summaries provide complete revenue and expenditure data from program inception through June 30, 2021 and June 30, 2020 respectively (for comparison). Revenue collected through June 2021 amounts to about 12.8% of the program estimate included in the voter-approved expenditure plan - \$488 million. The City and County of Sacramento and Elk Grove remitted about 75.8% of the total revenue thus far - \$22.4 million, \$13.9 million, and about \$11.2 million respectively. The City of Galt did not remit any fees in fiscal years 2011 and 2012 because there was not any fee generating development during that time. Isleton has not generated any fees during the life of the program because there has not been any new development subject to the fee; therefore, it is not included in the summary. The program fund balance, including accumulated interest, was \$10.7 million as of June 30, 2021.

Total expenditures were \$52.6 million. Only four of the seven agencies remitting fee revenue received reimbursements using this funding source. To date, the City of Sacramento submitted reimbursable claims of \$12.9 million, the County of Sacramento almost \$13.9 million, Rancho Cordova at \$6.7 million, and an immaterial amount to Citrus Heights. In addition, Caltrans received a total of almost \$1.9 million and the CSCA more than \$17 million. The reason that three agencies – Elk Grove, Galt, and Folsom – have not received any funding from this source is that each city constructed capital projects at a time when the Authority was paying claims with bond proceeds. When bond funding was exhausted, the Authority began using a mix of SCTMFP and pay-go money to pay claims – at which time the three agencies' capital projects were completed.

### *Attachments*

*June 30, 2021 Summary*

*June 30, 2020 Summary*

**Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP)  
Program Summary Through June 30, 2021**

Entity	Sacramento	County	RC	EG	Galt	Folsom	CH	Caltrans	SRTD	CSCA	Total
<b>Revenue</b>											
FY 2009	\$140,644	\$75,381	\$92,800	\$51,729	\$784	\$388,909	\$1,452	\$0	\$0	\$0	\$751,700
FY 2010	774,416	540,256	259,378	539,123	32,697	160,098	15,989	-	-	-	2,321,958
FY 2011	549,987	476,898	204,379	860,663	-	235,420	7,091	-	-	-	2,334,437
FY 2012	587,824	864,400	302,467	990,421	-	151,321	60,930	-	-	-	2,957,362
FY 2013	871,942	925,576	378,345	588,839	17,152	372,038	22,491	-	-	-	3,176,382
FY 2014	601,826	768,585	360,591	665,916	629,402	504,350	9,872	-	-	-	3,540,542
FY 2015	1,628,337	901,922	352,981	835,144	246,253	563,908	95,594	-	-	-	4,624,139
FY 2016	1,330,694	1,053,408	428,758	920,723	127,781	387,388	114,898	-	-	-	4,363,650
FY 2017	4,433,942	1,709,179	708,906	408,227	188,900	309,544	89,477	-	-	-	7,848,174
FY 2018	3,871,298	1,009,173	400,807	1,434,011	52,510	833,234	20,720	-	-	-	7,621,753
FY 2019	2,707,448	1,233,164	471,078	1,338,725	80,266	782,022	71,335	-	-	-	6,684,037
FY 2020	3,198,236	1,479,587	916,239	964,492	96,852	878,685	17,465	-	-	-	7,551,556
FY 2021	1,712,959	2,850,723	934,092	1,658,050	376,875	1,165,476	258,817	-	-	-	8,956,993
<b>Total</b>	<b>\$22,409,553</b>	<b>\$13,888,252</b>	<b>\$5,810,821</b>	<b>\$11,256,061</b>	<b>\$1,849,470</b>	<b>\$6,732,394</b>	<b>\$786,132</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,732,683</b>
<b>Expenditures</b>											
FY 2009	-	-	-	-	-	-	-	-	-	-	-
FY 2010	-	-	-	-	-	-	-	-	-	-	-
FY 2011	-	-	-	-	-	-	-	-	-	-	-
FY 2012	371,690	382,219	-	-	-	-	59,275	1,400,667	3,940,833	1,370,479	7,525,163
FY 2013	-	-	-	-	-	-	-	20,078	-	-	20,078
FY 2014	1,471,903	1,084,917	-	-	-	-	-	-	-	-	2,556,820
FY 2015	-	-	-	-	-	-	-	-	-	-	-
FY 2016	-	-	-	-	-	-	-	-	-	-	-
FY 2017	8,578,391	1,872,358	666,782	-	-	-	3,047,319	106,807	2,275,776	-	16,547,233
FY 2018	1,076,989	614,425	434,878	-	-	-	(6,599,873)	(4,047,440)	(2,316,651)	-	(10,837,673)
FY 2019	716,073	1,689,048	1,322,520	-	-	-	1,193,987	-	4,659,492	-	9,581,120
FY 2020	193,614	1,867,750	1,569,163	-	-	-	937,911	-	7,144,332	-	11,712,770
FY 2021	483,507	6,372,770	2,756,887	-	-	-	1,883,549	-	4,006,952	-	15,503,666
<b>Total</b>	<b>12,892,167</b>	<b>13,883,487</b>	<b>6,750,230</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59,275</b>	<b>1,883,639</b>	<b>-</b>	<b>17,140,379</b>	<b>52,609,177</b>
<b>Fund Balance</b>	<b>\$9,517,386</b>	<b>\$4,765</b>	<b>(\$939,409)</b>	<b>\$11,256,061</b>	<b>\$1,849,470</b>	<b>\$6,732,394</b>	<b>\$726,857</b>	<b>(\$1,883,639)</b>	<b>\$0</b>	<b>(\$17,140,379)</b>	<b>\$10,123,506</b>
										Interest program to date	585,319
										Fund balance	<b>\$10,708,825</b>

**Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP)  
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FY 2009	\$140,644	\$75,381	\$92,800	\$51,729	\$784	\$388,909	\$1,452	\$0	\$0	\$0	\$751,700
FY 2010	774,416	540,256	259,378	539,123	32,697	160,098	15,989	-	-	-	2,321,958
FY 2011	549,987	476,898	204,379	860,663	-	235,420	7,091	-	-	-	2,334,437
FY 2012	587,824	864,400	302,467	990,421	-	151,321	60,930	-	-	-	2,957,362
FY 2013	871,942	925,576	378,345	588,839	17,152	372,038	22,491	-	-	-	3,176,382
FY 2014	601,826	768,585	360,591	665,916	629,402	504,350	9,872	-	-	-	3,540,542
FY 2015	1,628,337	901,922	352,981	835,144	246,253	563,908	95,594	-	-	-	4,624,139
FY 2016	1,330,694	1,053,408	428,758	920,723	127,781	387,388	114,898	-	-	-	4,363,650
FY 2017	4,433,942	1,709,179	708,906	408,227	188,900	309,544	89,477	-	-	-	7,848,174
FY 2018	3,871,298	1,009,173	400,807	1,434,011	52,510	833,234	20,720	-	-	-	7,621,753
FY 2019	2,707,448	1,233,164	471,078	1,338,725	80,266	782,022	71,335	-	-	-	6,684,037
FY 2020	3,198,236	1,479,587	916,239	964,492	96,852	878,685	17,465	-	-	-	7,551,556
<b>Total</b>	<b>\$20,696,594</b>	<b>\$11,037,529</b>	<b>\$4,876,729</b>	<b>\$9,598,011</b>	<b>\$1,472,596</b>	<b>\$5,566,918</b>	<b>\$527,314</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,775,690</b>
<b>Expenditures</b>											
FY 2009	-	-	-	-	-	-	-	-	-	-	-
FY 2010	-	-	-	-	-	-	-	-	-	-	-
FY 2011	-	-	-	-	-	-	-	-	-	-	-
FY 2012	371,690	382,219	-	-	-	-	59,275	1,400,667	3,940,833	1,370,479	7,525,163
FY 2013	-	-	-	-	-	-	-	20,078	-	-	20,078
FY 2014	1,471,903	1,084,917	-	-	-	-	-	-	-	-	2,556,820
FY 2015	-	-	-	-	-	-	-	-	-	-	-
FY 2016	-	-	-	-	-	-	-	-	-	-	-
FY 2017	8,578,391	1,872,358	666,782	-	-	-	-	3,047,319	106,607	2,275,776	16,547,233
FY 2018	1,076,989	614,425	434,878	-	-	-	-	(6,599,873)	(4,047,440)	(2,316,651)	(10,837,673)
FY 2019	716,073	1,689,048	1,322,520	-	-	-	-	1,193,987	-	4,659,492	9,581,120
FY 2020	193,614	1,867,750	1,569,163	-	-	-	-	937,911	-	7,144,332	11,712,770
<b>Total</b>	<b>12,408,660</b>	<b>7,510,716</b>	<b>3,993,343</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59,275</b>	<b>90</b>	<b>-</b>	<b>13,133,428</b>	<b>37,105,512</b>
<b>Fund Balance</b>	<b>\$8,287,934</b>	<b>\$3,526,813</b>	<b>\$883,386</b>	<b>\$9,598,011</b>	<b>\$1,472,596</b>	<b>\$5,566,918</b>	<b>\$468,040</b>	<b>(\$90)</b>	<b>\$0</b>	<b>(\$13,133,428)</b>	<b>\$16,670,178</b>
										<b>Interest program to date</b>	<b>633,152</b>
										<b>Fund balance</b>	<b>\$17,303,330</b>



**OCTOBER 7, 2021**

**AGENDA ITEM # 6**

**BUDGET-TO-ACTUAL REPORTS – FISCAL YEAR ENDING JUNE 30, 2021**

Action Requested: Receive and File

Key Staff: Timothy Jones, Chief Financial Officer

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Each quarter staff prepare analyses summarizing budgeted to actual revenue and expenditures for the Sacramento Transportation Authority's (STA) General Fund, SacMetro FSP, Sacramento Abandoned Vehicle Service Authority (SAVSA) and the Administration Fund. The attached reports summarize financial information for fiscal year 2021 – the period ending June 30, 2021. Notable variances for this period are as follows:

**STA General Fund**

1. Sales tax revenue came in \$20 million higher (15%) than expected - \$153.5 million versus the pre-pandemic forecast amount of \$133.5 million. Much of the increase is new revenue from out-of-state retailers selling goods via the internet in California. Additionally, construction activity has been strong and retailers such as Costco, Walmart, and Target are performing very well.
2. Semi-annual fees from the Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP) are almost \$3 million higher than expected. The notable increase is primarily the result of robust residential construction activity throughout the region – in particular Rancho Cordova, Elk Grove, and Folsom as well as increased commercial activity reported by the County of Sacramento.
3. Interest income, which is primarily from STA's interest rate swap partners, has plummeted \$3.7 million to \$278,000 from an expected \$4 million because the federal interest rates are near zero. However, during the same period, interest expense on STA's variable interest rate debt decreased by about \$2.4 million, offsetting reduced interest income.
4. Measure A allocations were higher than expected by \$15.8 million (15%) because these pass-through allocations parallel the sales tax revenue stream – as it increases so do the allocations.
5. Capital program expenditures were lower than expected by \$3.5 million, however several large projects are in the construction phase. Therefore, unspent funds will carry over into fiscal year 2021-22 and will likely be spent in the first quarter of the fiscal year.

**SacMetro FSP**

1. State allocations for the program came in at \$2.4 million - \$1.2 million less than expected. The program receives funding on a reimbursement basis – as towing contractors bill the program, invoices are generated and sent to Caltrans for payment. As such, billings for contractors were less than expected, creating the variance. However, the remaining state funding will carry over and be available for reimbursable costs in fiscal year 2021-22.

*Attachments*

**BUDGET TO ACTUAL ANALYSIS**  
**STA General Fund**  
**Fiscal Year Ending June 30, 2021 (accrual basis)**

**Revenue:**

Sales Tax

Mitigation Fees

Interest

**Total Revenue**

Beginning Fund Balance

**Total Revenue and Beginning Fund Balance**

**Appropriations:**

Ongoing allocations to Measure A Entities

Capital Improvement Program

**Total Appropriations**

**Other Financing Sources (Uses):**

Transfers out (to the Debt Service Fund)

**Total Financing Sources (Uses)**

Ending Fund Balance

FY 21 Budget	Actual Amount	Budget/Actual Variance	Comments
\$133,513,377	\$153,560,354	\$20,046,977	Sales tax revenue exceeded all expectations as consumers continued spending during the pandemic
6,000,000	8,956,992	2,956,992	Housing permits in Folsom, Rancho Cordova, and Elk Grove were up more than expected, while the pace of commercial permits, particularly in the City of Sacramento slowed down
4,000,000	277,669	(3,722,331)	Historically low interest rates reduced interest income from STA's interest rate swap partners. However, interest expense for STA's variable rate bonds decreased as a result.
143,513,377	162,795,015	19,281,638	See above
48,314,453	48,179,584	(134,869)	Actual beginning fund balance - June 30, 2020 audited financial statements
\$191,827,830	\$210,974,599	\$19,146,769	See above
\$105,321,537	\$121,103,239	(\$15,781,702)	Allocations are a percentage of sales tax - which is higher so allocations are too
29,625,296	26,080,867	3,544,429	Good. The unspent funding will be carried into FY 2022.
\$134,946,833	\$147,184,106	(\$12,237,273)	See above
(\$22,108,139)	(\$19,741,075)	\$2,367,064	See comment under interest.
(\$22,108,139)	(\$19,741,075)	\$2,367,064	See above
\$34,772,858	\$44,049,418	-	

**BUDGET TO ACTUAL ANALYSIS**  
**SacMetro Freeway Service Patrol (FSP)**  
**Fiscal Year Ending June 30, 2021 (accrual basis)**

**Revenue:**

State Allocation	\$3,603,113	\$2,403,281	(\$1,199,832)	The remaining grant funding will carry over into FY 2022
CVR-SAFE*	748,000	748,000	-	Good
<b>Total Revenue</b>	<b>4,351,113</b>	<b>3,151,281</b>	<b>(1,199,832)</b>	See above
Beginning Fund Balance	538,348	433,052	(105,296)	Actual beginning fund balance - June 30, 2020 audited financial statements
<b>Total Revenue and Beginning Fund Balance</b>	<b>\$4,889,461</b>	<b>\$3,584,333</b>	<b>(\$1,305,128)</b>	See above

	FY 21 Budget	Actual Amount	Budget/Actual Variance	Comments
State Allocation	\$3,603,113	\$2,403,281	(\$1,199,832)	The remaining grant funding will carry over into FY 2022
CVR-SAFE*	748,000	748,000	-	Good
<b>Total Revenue</b>	<b>4,351,113</b>	<b>3,151,281</b>	<b>(1,199,832)</b>	See above
Beginning Fund Balance	538,348	433,052	(105,296)	Actual beginning fund balance - June 30, 2020 audited financial statements
<b>Total Revenue and Beginning Fund Balance</b>	<b>\$4,889,461</b>	<b>\$3,584,333</b>	<b>(\$1,305,128)</b>	See above
<b>Appropriations:</b>				
Salaries and Benefits	\$150,763	\$149,354	\$1,409	Good
Overhead	58,846	60,694	(1,848)	Good
Conferences and Travel	1,825	-	1,825	In-person conference cancelled due to COVID
Communications	58,818	54,520	4,298	Good
Other Operating Expenditures	3,400	7,277	(3,877)	Office equipment and supplies higher than expected.
Contractors	2,973,663	2,985,080	(11,417)	Good
<b>Total Appropriations</b>	<b>\$3,247,315</b>	<b>\$3,256,925</b>	<b>(\$9,610)</b>	See above
Ending Fund Balance	\$1,642,146	\$327,408	-	

\* Capitol Valley Regional Service Authority for Freeways and Expressways

**BUDGET TO ACTUAL ANALYSIS**  
**Sacramento Abandoned Vehicle Service Authority (SAVSA)**  
**Fiscal Year Ending June 30, 2021 (accrual basis)**

**Revenue:**

Vehicle License Fees  
 Interest  
**Total Revenue**  
 Beginning Fund Balance  
**Total Revenue and Beginning Fund Balance**

FY 21 Budget	Actual Amount	Budget/Actual Variance	Comments
\$1,273,975	\$1,364,679	\$90,704	Good
400	155	(245)	Good
1,274,375	1,364,834	90,459	See above
128,775	159,226	30,451	Actual beginning fund balance - June 30, 2020 audited financial statements
\$1,403,150	\$1,524,060	\$120,910	
<b>Appropriations:</b>			
\$1,252,334	\$1,338,699	(\$86,365)	Good
22,041	22,401	(360)	Good
\$1,274,375	\$1,361,100	(\$86,725)	See above
\$128,775	\$162,960	-	

**BUDGET TO ACTUAL ANALYSIS**  
**STA Administration**  
**Fiscal Year Ending June 30, 2021 (accrual basis)**

**Revenue:**

Sales Tax  
 Other  
**Total Revenue**  
 Beginning Fund Balance  
**Total Revenue and Beginning Fund Balance**

FY 21 Budget	Actual Amount	Budget/Actual Variance	Comments
\$983,436	\$1,132,224	\$148,788	Sales tax revenue up, so allocations for administration were up too
50	51	1	Good
983,486	1,132,275	148,789	See above
764,141	722,530	(41,611)	Actual beginning fund balance - June 30, 2020 audited financial statements
\$1,747,627	\$1,854,805	\$107,178	See above

**Appropriations:**

Salaries and Benefits  
 Rent  
 Conferences and Travel  
 Insurance  
 Professional Services  
 ITOC  
 Other Operating Expenditures  
**Total Appropriations**  
 Ending Fund Balance

\$462,324	\$470,836	(\$8,512)	Good
30,820	30,820	-	Good
2,600	1,083	1,517	No in-person conferences due to COVID
7,150	7,308	(158)	Good
32,500	39,096	(6,596)	Good
35,750	34,932	818	Good
10,400	8,742	1,658	Good
\$581,544	\$592,817	(\$11,273)	see above
\$1,166,063	\$1,261,968	-	



**OCTOBER 7, 2021**

**AGENDA ITEM # 7**

**SCTMFP REVENUE PROJECTIONS AND LAND USE CATEGORY UPDATE**

Action Requested: Receive and File

Key Staff: Timothy Jones, Chief Financial Officer

**Background**

In 2004, voters approved a 30-year extension to the original Measure A sales tax program that sunsetted in 2009. Incorporated in the new sales tax measure was the requirement to implement the Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP). The program generates revenue when permits are pulled for new construction projects throughout the region. As a requirement for receiving Measure A local road maintenance formula funds, each city incorporated in the County and the County of Sacramento were required to develop and implement the SCTMFP program in 2009.

In 2006, the STA completed a Nexus study that determined the cost of traffic impacts caused by each anticipated development in the region during the duration of the sales tax program extension – though 2039. This one-time study is, in part, the basis for allocating SCTMFP funds to capital projects and certain programs identified in the voter approved Expenditure Plan incorporated in the Ordinance.

During the first 8 years of the new Measure A program, SCTMFP revenues remitted to the STA accumulated in a fund but were not disbursed. Early in the program, STA issued about \$375 million in debt to fund its capital program. Those funds were used to pay capital claims initially since the STA was incurring interest on the debt. The bond funds were extinguished in the fall of 2017. It was at that time that STA began disbursing SCTMFP funds to pay claims.

One of the defining characteristics of the SCTMFP money in terms of the capital program is that unlike sales tax funds where only a portion of each dollar (20.75%) is available for the capital program, the SCTMFP funds are available dollar for dollar. That said, it takes about \$5 in sales tax funds to generate the equivalent of \$1 in SCTMFP funds. Therefore, the SCTMFP revenues are very important to the capital program.

SCTMFP funds since program inception have fallen far short of the revenue estimates incorporated in the Expenditure Plan. The program was expected to generate \$488 million through 2039 but has only generated \$62.7 million to date. For context that is only 12.8% of the total revenue expected at a point in time when we are 12 years (40%) of the way through the 30-year program.

### **Discussion**

Historically, STA staff have updated revenue projections for the program during the annual budget cycle using a conservative escalation factor for each year remaining in the program. This effort, in part, was foundational to determining anticipated cash flows to facilitate discussions with capital program partners. However, given the revenue shortfall and the increasing demand for funds to build projects identified in the Expenditure Plan, the need to have revenue projections developed professionally became apparent. Therefore, STA staff contacted three firms in the Spring of 2021 and asked each to provide bids for the required services. Although only one bid was received, through the process of discussing the work with each of the three firms, Economic & Planning Systems (EPS) was a standout. The firm has significant experience in development fee forecasts and has previously done similar work for most cities incorporated in Sacramento County. As such, EPS was hired at a cost of \$30,000.

In addition to the forecasting work, EPS was asked to provide a comparison of the land use categories in the STA approved SCTMFP fee rate schedule and those of five other similar self-help counties throughout the state to determine if the number and type of land use categories are appropriate (see bottom of p.10-14 of the first document). Using this information, STA staff will meet with representatives from each agency in the program to determine if changes to the land use categories are recommended. If so, staff will bring recommendations back to the STA Governing Board for its consideration at a later date.

Using the escalated revenue forecasts developed by EPS beginning in fiscal year 2021-22, the anticipated revenue through the remainder of the program is \$117.8 million (see p.16 of the first document – bottom row FYs 22-39). When this amount is added to the actual revenue collected through June 30, 2021, the total estimated program revenue amounts to \$180.5 million which is just 37% of the revenue anticipated in the Expenditure Plan. Given the importance of this revenue stream to Measure A's capital program, STA staff will periodically update the revenue projections using the services of a contractor such as EPS.

Today, Jamie Gomes, Principal and project lead with EPS, will be presenting a summary of the work performed over the last several months and memorialized in the attached report. He will be available to answer questions afterwards.

### *Attachments*

1. *EPS Revenue and Land Use Category Report*
2. *EPS Slide Presentation*
3. *STA Approved SCTMFP Fee Rate Schedule for Fiscal Year 2021-22*

## **TECHNICAL MEMORANDUM**

To: Timothy Jones, Sacramento Transportation Authority

From: Jamie Gomes, Ellen Martin, and Kate O'Beirne

Subject: Sacramento Transportation Authority Development Forecasts; EPS #212051

Date: August 18, 2021

*The Economics of Land Use*



Economic & Planning Systems, Inc. (EPS) was retained by the Sacramento Transportation Authority (STA) to establish development forecasts to be used as the foundation for Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP) revenue forecasts. The following technical memorandum describes EPS's methodology and outcomes to prepare the development forecasts.

### **Background**

The STA is an independent local government agency responsible for administering the Measure A program: the half-percent sales tax for transportation improvements in Sacramento County. Measure A required implementation of the SCTMFP, which charges impact fees on new development. The SCTMFP fee rates are adjusted annually based on the Engineering News-Record 20-city construction cost index.

The geography of the STA includes 8 jurisdictions comprising the 7 incorporated cities in Sacramento County and the County itself:

1. Sacramento County (Unincorporated)
2. City of Sacramento
3. City of Elk Grove
4. City of Folsom
5. City of Rancho Cordova
6. City of Citrus Heights
7. City of Galt
8. City of Isleton

*Economic & Planning Systems, Inc.  
P.O. Box 340176  
Sacramento, CA 95834  
916 649 8010 tel  
916 649 2070 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

**[www.epsys.com](http://www.epsys.com)**

The STA collects the SCTMFP revenues when development occurs in these jurisdictions. The SCTMFP revenue is used to fund new development's share of future transportation facilities included in the STA expenditure plan. With the recent decision not to place a new sales tax measure on the ballot in November 2020 (which, if it had been approved by the voters, would have funded an additional ½-cent retail transaction and use tax to fund certain transportation improvements), revenues associated with the SCTMFP are even more critical to fund future transportation investments. With consideration to capital improvement programming needs, STA retained EPS to develop future land use forecasts that can be used to generate estimates of SCTMFP revenues through the end of the program in 2039.

The development forecasts provide projected short-term and longer-term land use changes and the associated SCTMFP revenue for the total STA geography and by individual jurisdiction. The short-term projections focus on a 3-year period—fiscal years 2022, 2023, and 2024—while the longer-term development projections identify anticipated development through the remainder of the program.

In addition to the development forecasts, this memorandum includes a survey of other self-help counties, referring to those that deliver regional infrastructure improvements through voter-approved sales tax measures. This analysis offers a brief overview of key fee program policies implemented in other self-help counties to inform recommendations regarding the structure of the SCTMFP. EPS specifically evaluated the land use categories used to establish the fee, as well as any categories that are exempt from paying the fee.

## Organization of this Memorandum

This memorandum provides the methodology used to develop the forecasts, a summary of the development forecast analysis, and the results of EPS's survey of other self-help counties. Use the following links to directly access specific sections of this memorandum:

- [Methodology](#)
- [Summary of Analysis](#)
- [Self-Help Counties Survey](#)

**Appendix A** provides detailed forecast tables by jurisdiction, including supporting documentation used in the methodology.

## Methodology

The methodology used to derive the development forecasts is described below.

### Data Sources

To establish the development forecasts, 7 of the 8 jurisdictions were surveyed for building and planning data.<sup>1</sup> The requested data from each jurisdiction comprised the following information:

- Historical building permit data by land use.
- Historical revenue collections.
- Development pipeline (planned and proposed development projects, residential units, nonresidential square footage, etc.).
- Population, household, and employment projections.

Limitations to these data included partial, incomplete, or unavailable data, data inconsistencies, and data that were not uniform between jurisdictions. In the cases where data were incomplete or unavailable, additional sources were used.

Additional governmental agency resources used to supplement data provided by the jurisdictions include the following sources:

- Sacramento Area Council of Governments
- State of California Department of Finance

In addition, data and information from the following third-party resources were used to establish real estate performance metrics and trends:

- Construction Industry Research Board (CIRB)
- CoStar
- Esri Business Analyst Online (BAO)
- The Gregory Group
- North State Building Industry Association (BIA)
- The Sacramento Business Journal
- The Sacramento Bee
- Woods & Poole

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<sup>1</sup> Isleton was excluded because it is a very small community with a decreasing population and very little historical and projected development.

## Data Analysis

To inform the potential timing of absorption, the pipeline data collected from the jurisdictions and other research entities were grouped into 3 categories:

- 1. Active Entitled Development.** This category includes the remaining residential units and nonresidential square footage for projects that are delivering homes or building infrastructure—including only those residential units and nonresidential square footage where building permits have not yet been issued. Development projects in this category are either developing, with absorption anticipated to continue in the near term, or anticipated to start vertical construction within the next 3 to 5 years.
- 2. Planned Development.** Planned development includes projects that have been approved and have tentative maps, but infrastructure has not been initiated. Development in this category is considered likely to develop within the next 5 to 20 years.
- 3. Conceptual Development.** Development classified as conceptual for this analysis includes projects for which planning applications may have been submitted but not approved. This category also includes development concepts that may have been reported by the local jurisdiction, developers, or via third-party sources such as the Sacramento Business Journal or other news entities. Development in this category may not occur within the next 20 years.

Various strategies were used to categorize future development into the 3 categories described above. The development pipeline data received from each jurisdiction were reviewed with staff from each jurisdiction, when possible. The data were corroborated and updated based on information provided by news articles, city planning and building development trackers, and the development community.

Once the future development was categorized by development stage, EPS established the forecasted absorption schedule by land use. Development forecasts were established based on a triangulation of the various data elements, with a particular focus on past development performance and projected future population and employment growth. Key elements used to establish the development forecasts include the following items:

- The forecasted development stage category in which the projects reside (entitled, planned, or conceptual).
- Historical permit data by land use—i.e., the number of residential and nonresidential building permits issued each year.

- Correlating residential unit timing with population and household projections and nonresidential square footage with employment projections from various sources.
- Examining projected SCTMFP revenues contrasted with historical SCTMFP revenues.

### Data Organization

The data collected and analyses described above were organized into the following tables for each jurisdiction, which can be found in **Appendix A**:

1. Projected annual development—3-year absorption.
2. Projected annual development—20-year absorption.
3. Development pipeline data by entitlement stage.
4. Historical building permit data.
5. Incremental population, household, and employment projections.
6. Details for major master-planned residential development (if applicable).
7. Details for major master-planned nonresidential development (if applicable).

The model is constructed to allow future updates by STA or other consultants and can be easily calibrated as warranted by the real estate development cycle and other circumstances influencing development absorption.

## Summary of Analysis

This development forecast analysis is based on data from and discussions with each jurisdiction, EPS's knowledge of specific projects, as well as information gleaned from news outlets, third-party data sources, and other entities. The data were used to support the absorption forecasts with consideration that near-term development forecasts are more predictable, while the long-term development absorption forecast will be subject to fluctuation of market cycles and other conditions that cannot be controlled or predicted with precision. The methodology section discusses the process in more detail.

### All Jurisdictions

The amalgamation of the Sacramento County jurisdictions, shown in **Appendix A Section 1 Table 1-1** and **Table 1-2**, including the unincorporated area in the County, forecasts the delivery of close to 12,000 residential units, about 6 percent of the total pipeline, over the next 3 years, most of which are categorized as active entitled. There are more than 170,000 residential units categorized as in the planning or conceptual stages, comprising a total of more than 182,000 residential units in the development pipeline, with a forecast of 34 percent, approximately 61,800 residential units, anticipated to develop over the next 20 years.

For nonresidential land uses, approximately 1.7 million square feet or about 3.0 percent of the total development pipeline, is anticipated to absorb over the next 3 years. There are only about 106,000 square feet of nonresidential categorized as active entitled and 66.6 million square feet in the planning or conceptual states adding up to a total of 66.7 million square feet of nonresidential development in the pipeline. EPS forecasts the development of about 21 percent of the total development pipeline over the next 20 years. EPS forecasts the development of a little less than 50 percent of the hotel rooms in the development pipeline over the next 20 years.

These estimates do consider the unknown effects of the COVID-19 pandemic on nonresidential development. These are considered conservative estimates, and actual performance may exceed these expectations.

Details for each jurisdiction are discussed below.

### **Sacramento County**

Sacramento County has more than 1,300 active entitled single dwelling units with a forecasted delivery of 1,200 residential units over the next 3 years. See **Appendix A Section 2 Table 2-1** and **Table 2-2**. In addition, there are more than 104,000 residential units in the planning or conceptual stages for a total of 105,600 residential units in the development pipeline. A total of approximately 7,150 residential units are anticipated to develop over the next 20 years comprising about 7 percent of the dwelling units in the residential pipeline.

There are no nonresidential projects considered active entitled at this time; however, about 600,000 square feet of the planned/conceptual nonresidential land uses are anticipated to absorb over the next 3 years. With no nonresidential projects categorized as active entitled and about 29.7 million square feet in the planning or conceptual states, the projected absorption of 4.9 million square feet over the next 20 years represents about 16 percent of the total nonresidential pipeline. The forecasts are based on the triangulation of historical permits in **Table 2-4**, population, household, and employment projections in **Table 2-5**, and the major and master-planned projects shown in **Table 2-3**, **Table 2-6**, and **Table 2-7**.

Of the master-planned development shown in **Table 2-6** and **Table 2-7** and summarized in **Table 2-3**, Florin Vineyard (Gap) and Cordova Hills are the only projects with residential development anticipated to occur over the next 3 years; nonresidential development typically follows residential development. Many of the other master-planned projects are still undergoing planning processes or have uncertain timelines given infrastructure costs.

## City of Sacramento

The City of Sacramento has more than 4,600 active entitled single-unit dwellings with a forecasted delivery of 3,000 residential units over the next 3 years. See **Appendix A Section 3 Tables 3-1** and **3-2**. In addition, there are more than 14,600 residential units in the planning or conceptual stages comprising a total of more than 19,300 residential units in the development pipeline. Approximately 16,600 residential units are anticipated to develop over the next 20 years, comprising an equal allocation of single dwelling units and multifamily dwellings.

For nonresidential land uses, about 97 percent of the 99,000 square feet of active entitled are anticipated to absorb over the next 3 years. There are more than 20.8 million square feet in the total development pipeline after adding the projected million square feet of nonresidential development in the planning/conceptual stage. Projected absorption of almost 3.5 million square feet over the next 20 years represents about 17 percent of the total nonresidential pipeline.

For the short-term development projections, the Railyards—including the Kaiser Medical Campus, North Natomas, and Northlake—are the major projects with development anticipated to occur over the next 3 years. See **Table 3-6** and **Table 3-7**. Many of the other master-planned projects are still undergoing planning processes or have uncertain timelines given infrastructure costs but were considered within the 20-year forecast, including the California Northstate University's plans to build a medical school and teaching hospital at the former Sleep Train Arena site. Several of the conceptual, smaller infill projects could absorb within 20 years and were considered when developing the forecast.

There are more than 2,200 hotel rooms in the development pipeline. No hotel rooms are projected in the short term, and about 54 percent of the hotel rooms in the pipeline (1,200 rooms) are projected to absorb over the next 20 years.

Atypical development not included in the forecast include the Major League Soccer (MLS) Stadium in the Railyards and Aggie Square. As a state government entity, the University of California (UC) Davis Aggie Square development is not subject to local planning area fees and therefore is not anticipated to pay the SCTMFP fee.

The forecasts are based on the triangulation of historical permits in **Table 3-4**, population, household, and employment projections in **Table 3-5**, and the major and master-planned projects shown in **Table 3-3**, **Table 3-6**, and **Table 3-7**.

## City of Elk Grove

The City of Elk Grove has more than 2,300 active entitled single-unit dwellings, more than 5,400 residential units in the planned/conceptual stages, and a forecasted delivery of close to 2,000 residential units over the next 3 years. See **Appendix A Section 4 Table 4-1** and **Table 4-2**. There are almost 8,000 total residential units in the development pipeline; however, this figure does not

include the full conceptual plans for the Southeast Policy Area (SEPA) or the South Study Area. Taking these projects into consideration, the development of the Capital SouthEast Connector, an expressway connecting Elk Grove to El Dorado Hills, with connections at Interstate 5, State Route 99, and U.S. Highway 50, and average absorption rates of 500 single dwelling units per year over the past 10 years as shown in **Table 4-4**, forecasts the development of approximately 12,000 residential units over the next 20 years.

For nonresidential land uses, there are no projects categorized as active entitled and there are 1.9 million square feet of planned/conceptual nonresidential land uses. Approximately 840,000 square feet are anticipated to absorb over the next 3 years—this assumes Kubota Tractor Corporation moves forward in 2022 with more than 600,000 square feet of industrial space and builds out over 3 years. See **Table 4-7**. The projected absorption of 2.7 million square feet over the next 20 years includes the development of Dignity Health, a planned 288,000-square-foot medical/hospital campus with uncertain timing. Sources relayed that a seismic safety legislative bill might push development beyond 2030. Because of this uncertainty, development of this project is averaged over the 2025-2041 timeframe, but it is anticipated that when it does proceed, much larger increments of development will move forward within a 2- to 5-year timeframe.

The forecasts are based on the triangulation of historical permits in **Table 4-4**, population, household, and employment projections in **Table 4-5**, and the major and master-planned projects shown in **Table 4-3**, **Table 4-6**, and **Table 4-7**.

### City of Folsom

The City of Folsom has more than 900 active entitled residential units with an aggressive forecasted delivery of 2,800 residential units over the next 3 years. See **Appendix A Section 5 Table 5-1** and **Table 5-2**. There are more than 9,000 residential units in the planning or conceptual stages for a total of more than 10,200 residential units in the pipeline, with a continued aggressive projected absorption of more than 13,400 units over the next 20 years.

For nonresidential land uses only, a small amount of retail at Granite House (see **Table 5-8**) is categorized as active entitled, and the remaining 3.7 million square feet are categorized as planned/conceptual for a total of more than 3.7 million square feet in the pipeline. Approximately 95,000 square feet of nonresidential land uses are anticipated to be delivered over the next 3 years. This includes the Granite House project, as well as a 65,000-square-foot Dignity Medical Office space. Almost 2.0 million square feet are forecasted to develop over the next 20 years.

The largest contributor to future development in the City of Folsom is the Folsom Plan Area Specific Plan (FPASP) (see **Table 5-7** and **Table 5-8**). FPASP has more than 11,000 residential units in the pipeline and 3.6 million square feet of nonresidential land uses, including the Dignity Health Medical Campus, as well as

a potential UC Davis medical facility. The timing for Dignity Health and UC Davis medical facilities is unknown; therefore, development has been averaged over the 2025-2041 timeframe.

The forecasts are based on the triangulation of historical permits in **Table 5-4**, population, household, and employment projections in **Table 5-5**, and the major and master-planned projects shown in **Table 5-3**, **Table 5-4**, **Table 5-5**, **Table 5-7**, and **Table 5-8**.

### City of Rancho Cordova

The City of Rancho Cordova has more than 1,800 active entitled single-unit dwellings and more than 31,000 residential units in the planning or conceptual stages for a total of close to 33,000 units in the pipeline. See **Appendix A Section 6 Table 6-1** and **Table 6-2**. There are 1,500 residential units forecasted to develop over the next 3 years. Over the next 20 years, a little more than a quarter of the total residential pipeline, 8,600 units, are forecasted to develop.

For nonresidential land uses, none of the current projects are categorized as active entitled and 8.7 million square feet of planned/conceptual nonresidential land uses were identified by the jurisdiction. With historically low permits for nonresidential land uses in Rancho Cordova (see **Table 6-4**) and no active entitled projects, only 24,000 square feet of nonresidential land uses are forecasted to be delivered over the next 3 years and about 690,000 square feet over the next 20 years.

The projected residential absorption takes into consideration the many housing projects in SunCreek, Montelena, and Rio Del Oro, and the projected nonresidential absorption takes into consideration planned development in Rio Del Oro, SunCreek, and Sunridge Village. See **Table 6-6** and **Table 6-7**.

The forecasts are based on the triangulation of historical permits in **Table 6-4**, population, household, and employment projections in **Table 6-5**, and the major and master-planned projects shown in **Table 6-3**, **Table 6-6**, and **Table 6-7**.

### City of Citrus Heights

The City of Citrus Heights has more than 650 active entitled single-unit dwellings and more than 2,300 residential units in the planning or conceptual stages comprising a total of more than 3,000 units in the pipeline. See **Appendix A Section 7 Table 7-1** and **Table 7-2**. There are 600 residential units forecasted to develop over the next 3 years and 2,130 units over the next 20 years. For nonresidential land uses, none of the current projects are categorized as active entitled, and there are about 2.0 million square feet categorized as planned/conceptual. No nonresidential land use is projected to develop within the next 3 years, and about 178,000 square feet of nonresidential land use are forecasted over the next 20 years.

The projected residential absorption takes into consideration Mitchell Village, Abbey's Gate, and the Sunrise Tomorrow Specific Plan, and the projected nonresidential absorption takes into consideration planned development in the Sunrise Tomorrow Specific Plan. See **Table 7-6** and **Table 7-7**.

The forecasts are based on the triangulation of historical permits in **Table 7-4**, population, household, and employment projections in **Table 7-5**, and the major and master-planned projects shown in **Table 7-3**, **Table 7-6**, and **Table 7-7**.

### City of Galt

The City of Galt has about 390 active entitled single-unit dwellings and about 2,900 residential units in the planning or conceptual stages comprising a total of almost 3,300 units in the pipeline. There are 300 residential units forecasted to develop over the next 3 years and 1,575 units over the next 20 years. See **Appendix A Section 8 Table 8-1** and **Table 8-2**.

There are no active entitled, planned, or conceptual nonresidential projects in the City of Galt at the time of this report.

The projected residential absorption takes into consideration average annual building permits of about 60 units per year as shown in **Table 8-4**.

The forecasts are based on the triangulation of historical permits in **Table 8-4**, population, household, and employment projections in **Table 8-5**, and the major and master-planned projects shown in **Table 8-3** and **Table 8-6**.

### Sensitivity Analyses

EPS performed two sensitivity analyses to test the effect of the rate of development absorption on projected revenues. The first sensitivity analysis decreases all forecasted development absorption to 80 percent, therefore, reducing revenues by 20 percent of the original forecasted revenues. The second sensitivity analysis increases all forecasted development absorption to 120 percent, therefore, increasing revenues by 20 percent. Results of the sensitivity analysis are shown in **Appendix A Tables 1-4** through **1-7**.

## Self-Help Counties Survey

Other self-help counties with similar-sized populations (shown in **Table 1**) were evaluated to identify key fee program policies implemented elsewhere to help inform potential revisions to the structure of the SCTMFP for STA consideration.

**Table 1. Comparable Self-Help Counties**

Item	2021 Population
<b>Jurisdiction</b>	
Sacramento County	1,561,014
Alameda County	1,656,591
Contra Costa County	1,153,854
Fresno County	1,026,681
Riverside County	2,454,453

Source: State of California Department of Finance; EPS.

The transportation mitigation development impact fees for each county by land use are displayed below in **Table 2**. Sacramento County charges fees to 25 distinctive land use categories, compared with the other jurisdictions, which specify fees for a range of 5 to 10 categories.

STA may consider narrowing the number of land use categories for which the SCTMFP is charged. However, STA should be aware that such an approach does exclude several more specialized land uses that may not be well represented by more generalized land use categories. By way of example, in many fee programs, self-storage land uses are included in the light industrial or industrial category, though the trip-generating characteristics of those uses can be markedly different (lower) than the average trip rates for the more generalized land use categories. To the extent that more specialized land use categories generate lower trip demand than the applicable generalized category, a procedure should be in place to calculate a fee based on the unique trip-generating characteristics of that land use. STA should balance the administrative burden associated with more fee program categories versus the potential administrative burden and coordination with jurisdictions needed to establish procedures to calculate specialized rates where the general land use categories are not applicable.

**Table 2. Self-Help County Development Impact Fees (2021\$)**

Item	Rate Metric	Sacramento County	Alameda County	Contra Costa County	Fresno County	Western Riverside County	Coachella Valley - Riverside County [1]
<b>Residential Land Use Fee</b>							
Single Dwelling Unit							
Market Rate	Per Unit	\$1,351	-	\$24,337	\$2,118	\$9,810	\$2,310
Affordable	Per Unit	-	-	-	\$1,059	-	-
Senior	Per Unit	\$1,081	-	-	-	-	-
0-2 car garage							
3+ car garage	Per Garage Space	-	\$1,674 \$465 for each space over 2	-	-	-	-
Multi-Dwelling Unit							
Market Rate	Per Unit	\$945	\$1,029	\$14,940	\$1,642	\$6,389	\$1,330
Affordable	Per Unit	-	-	-	\$821	-	-
Mobile Home	Per Unit	-	\$929	-	-	-	\$1,330
Senior	Per Unit	\$809	-	-	-	-	-
Congregate Care	Per Unit	\$286	-	-	-	-	-
<b>Nonresidential Land Use Fee</b>							
Commercial/Retail	Per 1,000 Sq. Ft.	\$2,028	\$9,020	\$2,020	\$1,850	\$7,500	\$6,010
Shopping Center	Per 1,000 Sq. Ft.	-	\$6,390	-	-	-	-
Commercial/Office/Service	Per 1,000 Sq. Ft.	\$1,622	\$4,360	\$1,770	\$1,180	\$4,750	\$2,390
Business Park	Per 1,000 Sq. Ft.	-	\$1,860	-	-	-	-
Light Industrial	Per 1,000 Sq. Ft.	\$1,081	-	-	\$300	-	-
Heavy Industrial	Per 1,000 Sq. Ft.	\$1,081	-	\$1,770	\$180	\$1,810	\$1,215
Religious Center	Per 1,000 Sq. Ft.	\$1,257	-	-	-	-	-
Hospital	Per 1,000 Sq. Ft.	\$2,266	-	-	-	-	-
Supermarket	Per 1,000 Sq. Ft.	\$2,028	-	-	-	-	-
Warehouse/Self Storage	Per 1,000 Sq. Ft.	\$338	-	-	-	-	-
Auto Repair/Body Shop	Per 1,000 Sq. Ft.	\$2,028	-	-	-	-	-
Gym/Fitness Center	Per 1,000 Sq. Ft.	\$2,028	-	-	-	-	-
Drive-Through Car Wash	Per 1,000 Sq. Ft.	\$2,028	-	-	-	-	-
Winery retail sales and tasting facilities	Per 1,000 Sq. Ft.	-	\$3,660	-	-	-	-
Other Nonresidential		\$142 * Avg. weekday trip generation rate	-	-	\$800	-	-
Publicly accessible horse barns and arenas	Per Stall	-	\$165	-	-	-	-
Fuel - Gas	Per Dispenser	\$1,757	-	-	-	-	\$8,610
Fuel - Electric	Per Dispenser	-	-	-	-	-	\$91
Movie Theater	Per Screen	\$2,570	-	-	-	-	-
Golf Course	Per Acre	\$1,124	-	-	-	-	\$920
Hotel	Per Room	\$783	-	-	-	-	\$3,510
Extended Stay Hotel/Motel	Per Room	\$695	-	-	-	-	-
Assisted Living Facility	Per Bed	\$389	-	-	-	-	-
Child Day Care	Per Student	\$622	-	-	-	-	-
Private School (K-12)	Per Student	\$352	-	-	-	-	-

Source: Self-Help Counties Coalition; Alameda County; Contra Costa County; Fresno COG; Fresno County Transportation Authority; Riverside County Transportation Commission; Riverside Council of Governments; Coachella Valley Association of Governments; EPS.

[1] A 15% discount is provided for transit-oriented development.

**Table 2** highlights significant variation in fee program rates, which is attributable to the number, type, and cost of facilities included in the fee program. It is also important to note that the structure of transportation funding varies by geography, with potentially significant variance in the applicability of local jurisdiction and plan area fees, as well as the availability of other funding sources to fund local and regional transportation improvements. A detailed analysis of the transportation funding paradigm and capital improvement programs for the various comparable self-help counties was beyond the scope of this assignment.

**Table 3** identifies the fee program exemption policies established by each of the surveyed counties. Key variations from STA policies are highlighted and include the following considerations:

- More specificity regarding residential and nonresidential expansions may provide more clarity—e.g., specifying a timeframe for reconstruction of existing uses or trip generation thresholds to trigger the applicability of fees on additions and expansions.
- Additional clarity regarding categorical exemptions for non-permanent uses may be warranted if such uses have created administrative uncertainties in the past.
- Under California state law, an Accessory Dwelling Unit (ADU) smaller than 750 square feet may not be charged impact fees. STA may consider a specific exemption to comport with state law, noting that other counties have included a broader ADU exemption applicable to all ADUs.
- Several counties offer specific provisions exempting various public and nonprofit uses.

EPS looks forward to working with STA to finalize the short- and long-term development forecasts for purposes of revenue projecting and capital improvement programming. Please call (916) 649-8010 with questions regarding this memorandum or the attached analysis.

**Table 3. Comparable County's Exemptions from Impact Fees**

Jurisdiction	Exemptions
Sacramento County	<ol style="list-style-type: none"> <li>1. The rehabilitation or reconstruction of any lawful residential structure including an expansion of an existing dwelling unit that does not create an additional dwelling unit;</li> <li>2. The rehabilitation or reconstruction of any nonresidential structure where there is no net increase in square footage. Any increase in square footage shall pay the established applicable fee rate for that portion of square footage that is new;</li> <li>3. New low income housing as defined in Health and Safety Code Section 50079.5 and very low income housing as defined in Health and Safety Code Section 50105;</li> <li>4. Any development project that is the subject of a valid development agreement entered into pursuant to Government Code Section 65864 prior to April 1, 2009, that includes a provision exempting it from future fees or fee increases; provided, however, that if the term of such a development agreement is extended after April 1, 2009, the SCTMFP shall be imposed;</li> <li>5. Any development project for which an application for a vesting tentative map authorized by Government Code Section 66498.1 was deemed complete prior to April 1, 2009. (SCC 1592 § 2, 2016; SCC1409 § 1, 2009.)</li> </ol>
Alameda County	<ol style="list-style-type: none"> <li>1. New development authorized by a building permit issued prior to November 9, 1988, or which had a complete building permit application package on file with BID prior to November 9, 1988;</li> <li>2. The addition, extension, enlargement, or renovation of a residential building that does not add any dwelling units or any enclosed vehicle parking spaces in excess of two per dwelling unit;</li> <li>3. The construction, addition, extension, conversion, enlargement, or renovation of a nonresidential building that would result in the assessment of a fee of less than the cost of one peak trip;</li> <li>4. New development that has been required by the approval authority to pay a special fee or assessment as a condition of approval of a discretionary permit, if the purpose of the fee as stated in the said approval was to mitigate the cumulative traffic load. CDA shall provide the director with a current list of projects that shall receive this exemption.</li> </ol>
Contra Costa County	<ol style="list-style-type: none"> <li>1. Developments that are subject to and pay the RTDIM fee shall be exempt from payment of the city of Pittsburg (CA) regional transportation mitigation fee (RTMF) codified in Chapter 15.100 PMC, and most recently updated by Resolution No. 04-10199;</li> <li>2. Developments that are not subject to payment of the RTDIM fee shall remain subject to payment of the city of Pittsburg regional transportation mitigation fee (RTMF) codified in Chapter 15.100 PMC, and most recently updated by Resolution No. 04-10199;</li> <li>3. The fee shall not be required of any project involving replacement of existing structures destroyed by fire or other natural disaster, or the rehabilitation of existing structures where the total cost of the work undertaken is less than 50 percent of the value of the existing structure;</li> <li>4. The following uses are categorically exempt from the fees imposed by this chapter: Christmas tree lots, seasonal fruit stands, mobile food vendors and circuses and carnivals;</li> <li>5. Any alteration or addition to a residential structure, except to the extent that a residential unit is added to a single-family residential unit or another unit is added to an existing multifamily residential unit. [Ord. 05-1247, 2005.]</li> </ol>
Fresno County	<ol style="list-style-type: none"> <li>1. Government</li> <li>2. Education</li> </ol>
Western Riverside	<ol style="list-style-type: none"> <li>1. Low income residential housing as defined in Exhibit E, Section G of the Administrative Plan;</li> <li>2. Government/public buildings, public schools, and public facilities that are owned and operated by a government entity. Airports that are public use airports and are appropriately permitted by Caltrans or other state agency;</li> <li>3. Development projects which are the subject of a public facilities development agreement, wherein the imposition of new fees are expressly prohibited;</li> <li>4. The rehabilitation and/or reconstruction of any habitable structure in use on or after Jan. 2, 2000 provided that the same or fewer traffic trips are generated as a result thereof;</li> <li>5. "Guest Dwellings" and "Detached Second Units;</li> <li>6. Additional single-family residential units located on the same parcel;</li> <li>7. Kennels and Catteries established in connection with an existing single family residential unit;</li> <li>8. Any sanctuary, or other activity under the same roof of a church or other house of worship that is not revenue generating and is eligible for a property tax exemption (excluding concert venue, coffee/snack shop, book store, for-profit pre-school day-care, etc.);</li> <li>9. Any nonprofit corporation or nonprofit organization offering and conducting full-time day school at the elementary, middle school or high school level for students between the ages of five and eighteen years;</li> <li>10. "New single-family homes, constructed by nonprofit organizations, specially adapted and designed for maximum freedom of movement and independent living for qualified Disabled Veterans."</li> </ol>
Coachella Valley - Riverside County	<ol style="list-style-type: none"> <li>1. Low and lower-income residential housing, including single-family homes, apartments, and mobile homes built for those whose income is no more than 80% of the median income in the San Bernardino-Riverside Standard Metropolitan Statistical Area and as determined and approved by the County. The sales or rental price shall not exceed the affordability criteria as established under HUD Section 8 guidelines;</li> <li>2. Public buildings, public schools, and public facilities unless they are primarily for lease to private, for-profit enterprises;</li> <li>3. Buildings used for religious purposes but excluding other commercial property or businesses owned by a religious institution;</li> <li>4. The reconstruction of any building so long as the reconstructed building both continues a use of the same category as the prior use and generates the same or fewer trips as the original building and reconstruction commences within one (1) year from destruction of the building;</li> <li>5. Development within the C-R Zone (Rural Commercial) of the unincorporated area of the Coachella Valley.</li> </ol>

Source: Self-Help Counties Coalition; Alameda County; Contra Costa County; Fresno COG; Fresno County Transportation Authority; Riverside County Transportation Commission; Riverside Council of Governments; Coachella Valley Association of Governments; EPS.



## APPENDIX A:

- Section 1: Summary of All Jurisdictions
- Section 2: Sacramento County
- Section 3: City of Sacramento
- Section 4: City of Elk Grove
- Section 5: City of Folsom
- Section 6: City of Rancho Cordova
- Section 7: City of Citrus Heights
- Section 8: City of Galt
- Section 9: SCTMFP Revenues, 2009–2021



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**Table 1-3**  
**STA Development Forecasts**  
**Development Pipeline: All Jurisdictions**

All Jurisdictions

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	8,592	-	28,547	-	85,158	-	122,297	-
Multi-Family Residential	3,560	-	17,285	-	39,126	-	59,971	-
<b>Subtotal, Residential</b>	<b>12,152</b>	<b>-</b>	<b>45,832</b>	<b>-</b>	<b>124,284</b>	<b>-</b>	<b>182,268</b>	<b>-</b>
<b>Nonresidential</b>								
Office	-	6,130	-	8,405,419	-	10,464,816	-	18,876,364
Retail	-	81,484	-	4,613,024	-	11,297,366	-	15,991,873
Industrial	-	-	-	1,426,178	-	19,095,483	-	20,521,661
Hospital/Medical	-	18,200	-	5,552,274	-	4,523,964	-	10,094,438
Warehouse/Self-Storage	-	-	-	391,900	-	800,873	-	1,192,773
<b>Subtotal, Nonresidential</b>	<b>-</b>	<b>105,814</b>	<b>-</b>	<b>20,388,794</b>	<b>-</b>	<b>46,182,501</b>	<b>-</b>	<b>66,677,109</b>
Hotel/Motel	-	-	1,809	-	1,943	-	3,752	-
<b>Total All Uses</b>	<b>12,152</b>	<b>105,814</b>	<b>47,641</b>	<b>20,388,794</b>	<b>126,227</b>	<b>46,182,501</b>	<b>3,752</b>	<b>66,677,109</b>

Source: EPS.

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Table 1-4  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption - 80% Sensitivity Analysis (2021\$)

All Jurisdictions  
 Short Term Projections

Item	Development Pipeline			Sensitivity 80%	Projected Development by FY (Ending)				Projected STA Revenue (2021\$)			
	Active Entitled	Planned/ Conceptual	Total		2022	2023	2024	Total	2022	2023	2024	Total Projected Revenue
<b>Residential Dwelling Units</b>												
Single-Family	8,592	113,705	122,297	80%	2,460	2,460	2,440	7,360	\$3,323,460	\$3,323,460	\$3,296,440	\$9,943,360
Multifamily	3,560	56,411	59,971	80%	504	504	712	1,720	\$476,280	\$476,280	\$672,840	\$1,625,400
<b>Total Dwelling Units</b>	<b>12,152</b>	<b>170,116</b>	<b>182,268</b>	<b>80%</b>	<b>2,964</b>	<b>2,964</b>	<b>3,152</b>	<b>9,080</b>	<b>\$3,799,740</b>	<b>\$3,799,740</b>	<b>\$3,969,280</b>	<b>\$11,568,760</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	6,130	18,870,234	18,876,364	80%	34,400	42,400	42,400	119,200	\$55,797	\$68,773	\$68,773	\$193,342
Retail	81,484	15,910,389	15,991,873	80%	36,536	40,800	40,800	118,136	\$74,095	\$82,742	\$82,742	\$239,580
Industrial	-	20,521,661	20,521,661	80%	280,000	280,000	280,000	840,000	\$302,680	\$302,680	\$302,680	\$909,040
Hospital/Medical	18,200	10,076,238	10,094,438	80%	-	126,680	-	126,680	\$0	\$287,057	\$0	\$287,057
Warehouse/Self Storage	-	1,192,773	1,192,773	80%	-	40,000	80,000	120,000	\$0	\$13,520	\$27,040	\$40,560
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>105,814</b>	<b>66,671,295</b>	<b>66,677,109</b>	<b>80%</b>	<b>350,936</b>	<b>529,880</b>	<b>443,200</b>	<b>1,324,016</b>	<b>\$432,672</b>	<b>\$764,772</b>	<b>\$481,235</b>	<b>\$1,668,679</b>
<b>Hotel Rooms</b>	-	3,752	3,752	80%	-	-	-	-	\$0	\$0	\$0	\$0
<b>Total</b>	-	-	-		-	-	-	-	<b>\$4,232,312</b>	<b>\$4,654,612</b>	<b>\$4,450,515</b>	<b>\$13,237,339</b>

Source: EPS.



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Table 1-6  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption - 120% Sensitivity Analysis (2021\$)

All Jurisdictions  
 Short Term Projections

Item	Development Pipeline			Sensitivity 120%	Projected Development by FY (Ending)				Projected STA Revenue (2021\$)			
	Active Entitled	Planned/ Conceptual	Total		2022	2023	2024	Total	2022	2023	2024	Total Projected Revenue
<b>Residential Dwelling Units</b>												
Single-Family	8,592	113,705	122,297	120%	3,690	3,690	3,660	11,040	\$4,985,190	\$4,985,190	\$4,944,660	\$14,915,040
Multifamily	3,560	56,411	59,971	120%	756	756	1,068	2,580	\$714,420	\$714,420	\$1,009,260	\$2,438,100
<b>Total Dwelling Units</b>	<b>12,152</b>	<b>170,116</b>	<b>182,268</b>	<b>120%</b>	<b>4,446</b>	<b>4,446</b>	<b>4,728</b>	<b>13,620</b>	<b>\$5,699,610</b>	<b>\$5,699,610</b>	<b>\$5,953,920</b>	<b>\$17,353,140</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	6,130	18,870,234	18,876,364	120%	51,600	63,600	63,600	178,800	\$83,695	\$103,159	\$103,159	\$290,014
Retail	81,484	15,910,389	15,991,873	120%	54,804	61,200	61,200	177,204	\$111,143	\$124,114	\$124,114	\$359,370
Industrial	-	20,521,661	20,521,661	120%	420,000	420,000	420,000	1,260,000	\$454,020	\$454,020	\$454,020	\$1,362,060
Hospital/Medical	18,200	10,076,238	10,094,438	120%	-	190,020	-	190,020	\$0	\$430,585	\$0	\$430,585
Warehouse/Self Storage	-	1,192,773	1,192,773	120%	-	60,000	120,000	180,000	\$0	\$20,260	\$40,560	\$60,840
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>105,814</b>	<b>66,571,295</b>	<b>66,677,109</b>	<b>120%</b>	<b>526,404</b>	<b>794,820</b>	<b>664,800</b>	<b>1,986,024</b>	<b>\$648,858</b>	<b>\$1,132,158</b>	<b>\$721,853</b>	<b>\$2,502,869</b>
<b>Hotel Rooms</b>	-	3,752	3,752	120%	-	-	-	-	\$0	\$0	\$0	\$0
<b>Total</b>	-	-	-		-	-	-	-	<b>\$6,348,468</b>	<b>\$6,831,768</b>	<b>\$6,675,773</b>	<b>\$19,866,009</b>

Source: EPS.

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Table 1-7  
 STA Development Forecasts  
 Projected Annual Development 20-Year Absorption - 120% Sensitivity Analysis (2021)

All Jurisdictions  
 Long Term Projections

Item	Development Pipeline			Projected Development by FY (Ending)																	Projected STA Revenue												
	Active Entitled	Planned Conceptual	Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	Avg per Year	Total							
<b>Residential Dwelling Units</b>																																	
Single-Family	8,692	113,705	122,397	3,600	3,600	3,600	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	69,716	\$3,783,616	\$75,272,316			
Multi-Family	3,680	65,411	69,091	756	756	1,068	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	16,350	\$568,926	\$17,228,550		
<b>Total Dwelling Units</b>	<b>12,372</b>	<b>179,116</b>	<b>191,488</b>	<b>4,356</b>	<b>4,356</b>	<b>4,728</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>3,548</b>	<b>74,106</b>	<b>\$4,352,543</b>	<b>\$92,500,866</b>													
<b>Annual Nonresidential Bldg. Sq. Ft.</b>																																	
Office	8,120	16,870,224	16,876,364	61,600	63,600	63,600	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	145,200	2,647,200	\$214,888	\$4,293,768			
Retail	61,464	16,910,368	16,951,873	54,264	61,200	61,200	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	204,120	3,647,244	\$368,831	\$7,296,811		
Industrial	-	20,621,661	20,621,661	420,000	420,000	420,000	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	250,920	6,626,640	\$262,861	\$5,312,317		
Hospital/Medical	18,200	11,076,238	11,094,438	-	190,020	-	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	1,330,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	3,813,820	\$428,423	\$8,188,463		
Warehouses/Self Storage	-	1,192,773	1,192,773	-	60,000	120,000	161,040	228,040	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	39,200	1,130,060	\$18,234	\$36,671			
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>108,814</b>	<b>66,671,296</b>	<b>66,677,109</b>	<b>628,404</b>	<b>794,820</b>	<b>664,800</b>	<b>892,080</b>	<b>940,080</b>	<b>770,240</b>	<b>1,978,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>770,240</b>	<b>16,671,784</b>	<b>\$1,311,838</b>	<b>\$28,248,720</b>										
Hotel Rooms	-	3,752	3,752	-	-	-	1,562	-	-	-	-	132	-	-	-	-	252	-	-	-	-	-	132	-	-	-	2,098	\$82,121	\$1,642,421				
<b>Total Revenues (2021\$)</b>	-	-	-	<b>\$6,348,468</b>	<b>\$6,831,768</b>	<b>\$6,875,773</b>	<b>\$6,939,209</b>	<b>\$5,717,041</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,782,891</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$8,676,151</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,659,635</b>	<b>\$5,762,391</b>	<b>\$5,659,635</b>	<b>\$120,830,007</b>	<b>\$6,026,800</b>	<b>\$120,530,607</b>
<b>Total Revenues - Escalated</b>	-	<b>CCPI</b>	-	<b>\$6,518,784</b>	<b>\$7,203,206</b>	<b>\$7,227,541</b>	<b>\$7,114,279</b>	<b>\$6,628,088</b>	<b>\$6,653,861</b>	<b>\$6,811,813</b>	<b>\$6,894,538</b>	<b>\$7,313,320</b>	<b>\$7,374,826</b>	<b>\$7,672,653</b>	<b>\$7,776,788</b>	<b>\$7,894,371</b>	<b>\$12,423,417</b>	<b>\$8,418,474</b>	<b>\$8,644,298</b>	<b>\$8,876,179</b>	<b>\$8,114,280</b>	<b>\$9,529,878</b>	<b>\$9,809,815</b>	<b>\$160,287,193</b>	<b>\$8,043,360</b>	<b>\$160,207,193</b>							

Source: EPS.  
 [1] Revenues are in 2021 dollars unless otherwise noted.  
 [2] Per the Measure A Ordinance, the SGTMP Fee is updated annually based on the change to the McGraw-Hill Engineering News Record 20-City Construction Cost Index (CCI). To project escalated annual revenues, EPS assumes the average CCI for the period 2010 to 2020.



## SECTION 2: Sacramento County

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Table 2-1  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption (2021\$)

Sacramento County
-------------------

Item	Development Pipeline			Projected Development by FY (Ending)				STA Rate FY 21-22	Projected STA Revenue (2021\$)			Projected Revenue
	Active Entitled	Planned/ Conceptual	Total	2022	2023	2024	Total		2022	2023	2024	
<b>Residential Dwelling Units</b>												
Single-Family	1,325	73,216	74,541	400	400	400	1,200	<i>Per Unit</i> \$1,351	\$540,400	\$540,400	\$540,400	\$1,621,200
Multifamily	-	31,060	31,060	-	-	-	-	\$945	\$0	\$0	\$0	\$0
<b>Total Dwelling Units</b>	<b>1,325</b>	<b>104,276</b>	<b>105,601</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>1,200</b>		<b>\$540,400</b>	<b>\$540,400</b>	<b>\$540,400</b>	<b>\$1,621,200</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	-	6,667,873	6,667,873	40,000	40,000	40,000	120,000	<i>Per 1,000 SF</i> \$1,622	\$64,880	\$64,880	\$64,880	\$194,640
Retail	-	6,329,603	6,329,603	10,000	10,000	10,000	30,000	\$2,028	\$20,280	\$20,280	\$20,280	\$60,840
Industrial	-	14,258,150	14,258,150	150,000	150,000	150,000	450,000	\$1,081	\$162,150	\$162,150	\$162,150	\$486,450
Hospital/Medical	-	1,852,424	1,852,424	-	-	-	-	\$2,266	\$0	\$0	\$0	\$0
Warehouse/Self Storage	-	546,373	546,373	-	-	-	-	\$338	\$0	\$0	\$0	\$0
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>-</b>	<b>29,654,422</b>	<b>29,654,422</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>600,000</b>		<b>\$247,310</b>	<b>\$247,310</b>	<b>\$247,310</b>	<b>\$741,930</b>
<b>Hotel Rooms</b>	<b>-</b>	<b>1,403</b>	<b>1,403</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<i>Per Room</i> \$783	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>\$787,710</b>	<b>\$787,710</b>	<b>\$787,710</b>	<b>\$2,363,130</b>

Source: EPS.



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Table 2-3  
STA Development Forecasts  
Development Pipeline: Sacramento County

Sacramento County

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	1,325	-	13,299	-	59,917	-	74,541	-
Multi-Family Residential	-	-	5,797	-	25,263	-	31,060	-
<b>Subtotal, Residential</b>	<b>1,325</b>	<b>0</b>	<b>19,096</b>	<b>0</b>	<b>85,180</b>	<b>0</b>	<b>105,601</b>	<b>0</b>
<b>Nonresidential</b>								
Office	-	-	-	875,556	-	5,792,317	-	6,667,873
Retail	-	-	-	62,073	-	6,267,530	-	6,329,603
Industrial	-	-	-	-	-	14,258,150	-	14,258,150
Hospital/Medical	-	-	-	-	-	1,852,424	-	1,852,424
Warehouse/Self-Storage	-	-	-	-	-	546,373	-	546,373
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>937,629</b>	<b>0</b>	<b>28,716,793</b>	<b>0</b>	<b>29,654,422</b>
Hotel/Motel	-	-	-	-	1,403	-	1,403	-
<b>Total All Uses</b>	<b>1,325</b>	<b>0</b>	<b>19,096</b>	<b>937,629</b>	<b>86,583</b>	<b>28,716,793</b>	<b>107,004</b>	<b>29,654,422</b>

sac county pipeline

Source: Sacramento County; EPS.

**Table 2-4  
STA Development Forecasts  
Historical Building Permit Data: Sacramento County (2011 - 2020)**

Item	Issued Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2011	62	152,820
2012	160	361,515
2013	212	494,907
2014	54	149,197
2015	217	492,115
2016	794	1,876,288
2017	514	1,156,908
2018	551	1,289,128
2019	848	1,887,948
2020	447	924,736
<b>Subtotal Single-Family Resid.</b>	<b>3,859</b>	<b>8,785,561</b>
<b>Multi-Family Residential</b>		
2011	8	5,420
2012	18	1,152
2013	147	172,606
2014	64	58,132
2015	48	44,354
2016	29	41,678
2017	-	14,000
2018	-	-
2019	18	336
2020	-	-
<b>Subtotal Multi-Family Residential</b>	<b>332</b>	<b>337,678</b>
<b>Total Residential</b>	<b>4,191</b>	<b>9,123,239</b>
<b>NONRESIDENTIAL [1]</b>		
<b>Office</b>		
2011	-	229,446
2012	-	38,124
2013	-	218,840
2014	-	-
2015	-	97,599
2016	-	52,450
2017	-	15,008
2018	-	440,249
2019	-	20,647
2020	-	-
<b>Subtotal Office</b>	<b>0</b>	<b>1,112,363</b>

**Table 2-4  
STA Development Forecasts  
Historical Building Permit Data: Sacramento County (2011 - 2020)**

Item	Issued Permits	
	Housing Units	Square Feet
<b>Retail</b>		
2011	-	98,813
2012	-	131,704
2013	-	174,807
2014	-	24,439
2015	-	250,998
2016	-	4,866,746
2017	-	37,587
2018	-	10,115
2019	-	11,244
2020	-	10,530
<b>Subtotal Retail</b>	<b>0</b>	<b>5,606,453</b>
<b>Industrial</b>		
2011	-	154,812
2012	-	201,498
2013	-	15,821
2014	-	179,632
2015	-	249,160
2016	-	89,976
2017	-	3,668
2018	-	159,851
2019	-	1,523,568
2020	-	602,516
<b>Subtotal Industrial</b>	<b>0</b>	<b>2,577,986</b>
<b>Hotel/Motel</b>		
2011	-	-
2012	-	-
2013	-	82,168
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	-
2019	-	-
2020	-	-
<b>Subtotal Hotel/Motel</b>	<b>0</b>	<b>82,168</b>
<b>Subtotal Nonresidential</b>	<b>0</b>	<b>9,992,016</b>
<b>Total All Uses</b>	<b>4,191</b>	<b>19,115,255</b>

cnty permits

Source: Sacramento County; EPS.

[1] Includes Mixed-Use housing units.

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Table 2-5  
STA Development Forecasts  
Sacramento County Incremental Projections

Item	Employment Density (Employees per Sq. Ft.)	SACOG			California State Department of Finance			Woods & Poole			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth
<b>Time Period</b>		<b>2016-2040</b>			<b>2020-2030</b>			<b>2020-2040</b>			<b>2020-2025</b>		
Population		348,476		14,520	249,770		24,977				62,403		12,481
Households		147,847		6,160	60,948		6,095	90,796		4,540	19,611		3,922
Persons per Household		2.4		2.4	4.1		4.1	-		-	3.2		3.2
<b>Dwelling Units</b>													
Single Unit											13,657		2,731
Multi-Unit											5,954		1,191
<b>Total Dwelling Units</b>		<b>154,500</b>		<b>6,437</b>							<b>19,611</b>		<b>3,922</b>
<b>Jobs</b>													
Education	850	9,309	7,912,556	329,690	-	-	-	7,709	6,552,650	327,633	-	-	-
Food	500	10,211	5,105,290	212,720	-	-	-	-	-	-	-	-	-
Government/Office	280	38,121	10,673,855	444,744	-	-	-	51,272	14,356,160	717,808	-	-	-
Retail	500	15,978	7,989,240	332,885	-	-	-	49,196	24,598,000	1,229,900	-	-	-
Services	300	14,277	4,283,136	178,464	-	-	-	-	-	-	-	-	-
Medical	300	50,290	15,086,949	628,623	-	-	-	80,217	24,065,100	1,203,255	-	-	-
Industrial	1,600	13,192	21,107,088	879,462	-	-	-	32,556	52,089,600	2,604,480	-	-	-
<b>Total Jobs Projected</b>		<b>151,378</b>	<b>72,158,114</b>	<b>3,006,588</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220,950</b>	<b>121,661,510</b>	<b>6,083,076</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: SACOG; DOF; Woods & Poole; Esri BAO; EPS.

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**Table 2-6  
STA Development Forecasts  
Sacramento County Master Plan: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Plan Area / Project Name</b>									
Cordova Hills	7,500	-	-	-	5,000	2,500	-	-	7,500
Easton Place	1,644	-	-	-	-	1,644	-	-	1,644
Glenborough at Easton	3,239	-	-	-	2,287	952	-	-	3,239
Elverta	5,839	-	-	-	5,138	701	-	-	5,839
Florin Vineyard (Gap)	9,919	-	1,325	-	874	-	6,649	1,071	9,919
Grandpark	23,892	-	-	-	-	-	15,578	8,314	23,892
Jackson Township	5,690	-	-	-	-	-	3,539	2,151	5,690
Mather Field	1,291	1,291	-	-	-	-	-	-	-
Mather South	3,522	-	-	-	-	-	3,322	200	3,522
NewBridge	3,075	-	-	-	-	-	2,005	1,070	3,075
North Vineyard Station	6,063	-	-	-	-	-	4,941	1,122	6,063
Rancho Murieta	5,189	154	-	-	-	-	5,035	-	5,035
Upper Westside	9,348	-	-	-	-	-	4,368	4,979	9,348
Vineyard Springs	5,942	-	-	-	-	-	5,544	398	5,942
West Jackson	14,893	-	-	-	-	-	8,936	5,957	14,893
<b>Total</b>	<b>107,046</b>	<b>1,445</b>	<b>1,325</b>	<b>-</b>	<b>13,299</b>	<b>5,797</b>	<b>59,917</b>	<b>25,263</b>	<b>105,601</b>

Source: Sacramento County; Sacramento Business Journal; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.





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Table 3-3  
 STA Development Forecasts  
 Development Pipeline: City of Sacramento

City of Sacramento

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	1,142	-	482	-	4,949	-	6,573	-
Multi-Family Residential	3,530	-	6,939	-	2,320	-	12,789	-
<b>Subtotal, Residential</b>	<b>4,672</b>	<b>0</b>	<b>7,421</b>	<b>0</b>	<b>7,269</b>	<b>0</b>	<b>19,362</b>	<b>0</b>
<b>Nonresidential</b>								
Office	-	6,130	-	7,529,863	-	1,245,325	-	8,781,318
Retail	-	74,814	-	4,486,951	-	198,418	-	4,760,183
Industrial	-	-	-	378,178	-	149,884	-	528,062
Hospital/Medical	-	18,200	-	5,412,124	-	1,075,070	-	6,505,394
Warehouse/Storage	-	-	-	-	-	254,500	-	254,500
<b>Subtotal, Nonresidential</b>	<b>-</b>	<b>99,144</b>	<b>0</b>	<b>17,807,115</b>	<b>0</b>	<b>2,923,197</b>	<b>-</b>	<b>20,829,456</b>
Hotel/Motel	-	-	1,701	-	540	-	2,241	-
<b>Total All Uses</b>	<b>4,672</b>	<b>99,144</b>	<b>7,421</b>	<b>17,807,115</b>	<b>7,269</b>	<b>2,923,197</b>	<b>19,362</b>	<b>20,829,456</b>

Source: City of Sacramento; EPS.

sac city pipeline

Table 3-4  
 STA Development Forecasts  
 Historical Building Permit Data: City of Sacramento (2011 - 2020)

Item	Issued Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2011	56	-
2012	104	-
2013	114	-
2014	143	-
2015	345	-
2016	978	-
2017	1,678	-
2018	1,550	-
2019	1,593	-
2020	1,004	-
<b>Subtotal Single-Family Resid.</b>	<b>7,565</b>	<b>0</b>
<b>Multi-Family Residential</b>		
2011	-	-
2012	20	-
2013	3	-
2014	15	-
2015	353	-
2016	247	-
2017	742	-
2018	98	-
2019	1,114	-
2020	1,530	-
<b>Subtotal Multi-Family Residential</b>	<b>4,122</b>	<b>0</b>
<b>Mixed Use</b>		
2011	-	211,689
2012	4	8,246
2013	6	12,615
2014	-	-
2015	10	23,500
2016	238	287,171
2017	221	1,349,445
2018	579	674,735
2019	250	689,512
2020	1,040	1,543,901
<b>Subtotal Mixed Use</b>	<b>2,348</b>	<b>4,800,814</b>
<b>Total Residential [1]</b>	<b>14,035</b>	<b>4,800,814</b>
<b>NONRESIDENTIAL</b>		
<b>Office</b>		
2011	-	-
2012	-	1,753
2013	-	151,397
2014	-	14,577
2015	-	30,851
2016	-	101,818
2017	-	53,369
2018	-	337,961
2019	-	2,104,461
2020	-	1,591,331
<b>Subtotal Office</b>	<b>0</b>	<b>4,387,518</b>

**Table 3-4**  
**STA Development Forecasts**  
**Historical Building Permit Data: City of Sacramento (2011 - 2020)**

Item	Issued Permits	
	Housing Units	Square Feet
<b>Retail</b>		
2011	-	75,843
2012	-	130,061
2013	-	8,946
2014	-	94,386
2015	-	86,360
2016	-	901,199
2017	-	149,723
2018	-	391,027
2019	-	972,243
2020	-	466,311
<b>Subtotal Retail</b>	<b>0</b>	<b>3,276,099</b>
<b>Industrial</b>		
2011	-	18,996
2012	-	-
2013	-	3,540
2014	-	208
2015	-	440,463
2016	-	244,861
2017	-	3,000
2018	-	122,122
2019	-	535,793
2020	-	1,963,038
<b>Subtotal Industrial</b>	<b>0</b>	<b>3,332,021</b>
<b>Hospital/Medical</b>		
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	84,959
2017	-	-
2018	-	179,178
2019	-	367,655
2020	-	773
<b>Subtotal Hospital</b>	<b>0</b>	<b>632,565</b>
<b>Subtotal Nonresidential</b>	<b>0</b>	<b>16,429,017</b>
<b>Hotel/Motel</b>		
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	57,806
2017	-	74,424
2018	-	483,175
2019	-	181,948
2020	-	-
<b>Subtotal Hotel/Motel</b>	<b>0</b>	<b>797,353</b>
<b>Total All Uses</b>	<b>14,035</b>	<b>36,449,783</b>

*sac city permits*

Source: City of Sacramento; EPS.

[1] Includes Mixed-Use housing units.

# DRAFT

**Table 3-5  
STA Development Forecasts  
City of Sacramento Incremental Projections**

Item	Employment Density (Employees per Sq. Ft.)	SACOG		City General Plan (BAE Study)			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.
<b>Time Period</b>		<b>2016-2040</b>		<b>2017-2040</b>			<b>2020-2025</b>		
Population		145,746		6,073			23,560		4,712
Households		67,883		2,828			8,038		1,608
Persons per Household		2.1		2.1			2.9		2.9
<b>Dwelling Units</b>									
Single Unit					22,083	960	4,177		835
Multi-Unit					46,929	2,040	3,861		772
<b>Total Dwelling Units</b>		<b>72,384</b>		<b>3,016</b>	<b>69,012</b>	<b>3,001</b>	<b>8,038</b>		<b>1,608</b>
<b>Jobs</b>									
Education	850	4,490	3,816,347	159,014	5,759	4,895,150	203,965	-	-
Food	500	3,882	1,941,140	80,881	4,076	2,038,000	84,917	-	-
Government/Office	280	18,874	5,284,748	220,198	26,825	7,511,000	312,958	-	-
Retail	500	5,778	2,888,810	120,367	5,937	2,968,500	123,688	-	-
Services	300	3,646	1,093,686	45,570	8,068	2,420,400	100,850	-	-
Medical	300	19,044	5,713,242	238,052	17,597	5,279,100	219,963	-	-
Industrial	1,600	381	609,024	25,376	8,350	13,360,000	556,667	-	-
<b>Total Jobs Projected</b>		<b>56,094</b>	<b>21,346,997</b>	<b>889,458</b>	<b>76,612</b>	<b>38,472,150</b>	<b>1,603,006</b>	<b>0</b>	<b>0</b>

Source: SACOG; City of Sacramento; Esri BAO; EPS.

# DRAFT

**Table 3-6  
STA Development Forecasts  
City of Sacramento Master Plan: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Plan Area / Project Name</b>									
Railyards	6,000	-	-	772	-	5,228	-	-	6,000
Delta Shores	5,092	-	-	-	-	-	4,905	187	5,092
North Natomas	3,567	825	244	2,498	-	-	-	-	2,742
Panhandle	1,662	-	-	-	-	-	-	-	-
Aspen 1- New Brighton	1,365	-	-	-	482	883	-	-	1,365
Northlake (formerly Greenbriar)	1,137	247	890	-	-	-	-	-	890
Township 9	936	-	-	-	-	150	-	786	936
Parkebridge	530	522	8	-	-	-	-	-	8
Mirasol Village - Twin Rivers	487	227	-	260	-	-	-	-	260
Duckhorn Drive Apartments	368	-	-	-	-	-	-	368	368
Creekside Oaks PUD - Natomas Park Drive Apartments	248	-	-	-	-	-	-	248	248
The Metropolitan	190	-	-	-	-	-	-	190	190
10K	186	-	-	-	-	186	-	-	186
Medley Apartments	160	-	-	-	-	-	-	160	160
1220 H Street Mixed-Use	137	-	-	-	-	137	-	-	137
Yamane - 2500 J Street	134	-	-	-	-	-	-	134	134
Q Street Commons	125	-	-	-	-	125	-	-	125
800 K Mixed Use	97	-	-	-	-	97	-	-	97
Elk Grove Apartments	92	-	-	-	-	-	-	92	92
CADA Site 21 - Vantage Condos	86	-	-	-	-	-	-	86	86
Capitol Hotel and Apartments	61	-	-	-	-	61	-	-	61
The Fitzgerald (1827 Broadway)	51	-	-	-	-	51	-	-	51
College Town PUD	44	-	-	-	-	-	-	44	44
Callistoga Subdivision	23	-	-	-	-	-	23	-	23
Sutter Park	21	-	-	-	-	-	21	-	21
Oak Park Place	21	-	-	-	-	21	-	-	21
Franklin Blvd Mixed Use	14	-	-	-	-	-	-	14	14
Sutter Triangle	11	-	-	-	-	-	-	11	11
<b>Total</b>	<b>22,845</b>	<b>1,821</b>	<b>1,142</b>	<b>3,530</b>	<b>482</b>	<b>6,939</b>	<b>4,949</b>	<b>2,320</b>	<b>19,362</b>

Sources: City of Sacramento; sacramento.civicsight.com; Sacramento Business Journal; The Gregory Group; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.

Table 3-7  
 STA Development Forecasts  
 City of Sacramento Master Plan Projected Development: Nonresidential

Item	Nonresidential																		
	Entitled [1]					Planned [2]					Conceptual [3]								
	Office	Retail	Industrial	Medical	Warehouse/ Storage	Hotel Rooms	Office	Retail	Industrial	Medical	Warehouse/ Storage	Hotel Rooms	Office	Retail	Industrial	Medical	Warehouse/ Storage	Hotel Rooms	
<b>Plan Area / Project Name</b>																			
Railyards	6,130	74,814	-	-	- 80,944	-	4,138,600	820,549	-	1,168,003	-	6,125,161	1,100	-	-	-	-	-	0
Residential Care Facility The Meadows at Land Park	-	-	-	18,200	- 18,200	-	-	-	-	-	-	0	-	-	-	-	-	-	0
California Northstate Medical School and Teaching Hospital 10K	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	1,000,000	-	-	1,000,000
1220 H Street Mixed-Use	-	-	-	-	- 0	-	-	7,761	-	-	-	7,761	220	-	-	-	-	-	0
1320 El Monte Avenue CUP	-	-	-	-	- 0	-	-	6,700	-	-	-	6,700	-	-	-	-	-	-	0
16th & Broadway Retail	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	4,000	-	-	-	4,000
1944 Reynolds Way New Warehouse	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	5,780	-	-	-	5,780
3400 Power Inn Road Commercial Building	-	-	-	-	- 0	-	-	3,890	-	-	-	3,890	-	-	-	-	-	-	0
3701 Martin Luther King Blvd. Commercial Building	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	3,200	-	-	-	3,200
7&I	-	-	-	-	- 0	-	87,500	-	-	-	-	87,500	-	-	-	-	-	-	0
7700 Stockton Blvd. New Medical Building	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	13,070	-	-	13,070
800 K Mixed Use	-	-	-	-	- 0	-	-	12,143	-	-	-	12,143	-	-	-	-	-	-	0
8600 Younger Creek – Cannabis Production in new building – Cal Younger	-	-	-	-	- 0	-	-	11,490	-	-	-	11,490	-	-	-	-	-	-	0
ACC Assisted Living - Maple Tree	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	82,000	-	-	82,000
ARCO Fueling Facility	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	3,799	-	-	-	3,799
Aspen 1- New Brighton	-	-	-	-	- 0	-	59,000	130,000	33,000	-	-	222,000	-	-	-	-	-	-	0
Building J-1, Granite Regional Park Phase 3	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	108,075	-	-	-	108,075
CADA Site 21	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	1,500	-	-	-	1,500
California Grow, Inc. dba The Kena Company	-	-	-	-	- 0	-	-	8,670	-	-	-	8,670	-	-	-	-	-	-	0
Capitol Hotel and Apartments	-	-	-	-	- 0	-	-	-	-	-	-	0	285	-	-	-	-	-	0
Claire Avenue Cultivation Warehouse	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	28,400	-	-	-	28,400
CUP Minor Modification for Pad A - Florin West Center	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	2,727	-	-	-	2,727
Delta Shores	-	-	-	-	- 0	-	572,456	-	-	-	-	572,456	-	-	-	-	-	-	0
Distinguished Gardens LLC	-	-	-	-	- 0	-	-	17,280	-	-	-	17,280	-	-	-	-	-	-	0
Florin West Center	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	33,100	-	-	-	33,100
Franklin Blvd Mixed Use	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	7,000	-	-	-	7,000
Fruitridge Road Trucking Facility	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	-	13,000	-	13,000
Gateway West-Arena Boulevard Project	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	25,000	-	-	-	25,000
Harvard Park Office Park	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	253,750	-	-	-	253,750
Holiday Inn - Natomas Promenade	-	-	-	-	- 0	-	-	-	-	-	-	0	116	-	-	-	-	-	0
Holt of California Plan Review	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	10,000	-	-	-	10,000
Home 2 Suites at Natomas Fountains	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	-	-	-	0
Hometown Self Storage Expansion	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	-	40,925	-	40,925
In Self Storage Stockton Blvd.	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	-	77,000	-	77,000
Innovate Corporate Center	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	-	-	-	-	0
Joellis Way Cannabis Facility	-	-	-	-	- 0	-	-	-	-	-	-	0	-	-	55,572	-	-	-	55,572





## SECTION 4: City of Elk Grove

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Table 4-1  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption (2021\$)

City of Elk Grove Short Term Projections
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Item	Development Pipeline			Projected Development by FY (Ending)				STA Rate FY 21-22	Projected STA Revenue (2021\$)			
	Active Entitled	Planned/ Conceptual	Total	2022	2023	2024	Total		2022	2023	2024	Projected Revenue
<b>Residential Dwelling Units</b>												
Single-Family	2,348	4,427	6,775	625	625	600	1,850	<i>Per Unit</i> \$1,351	\$844,375	\$844,375	\$810,600	\$2,499,350
Multifamily	-	1,024	1,024	-	-	100	100	\$945	\$0	\$0	\$94,500	\$94,500
<b>Total Dwelling Units</b>	<b>2,348</b>	<b>5,451</b>	<b>7,799</b>	<b>625</b>	<b>625</b>	<b>700</b>	<b>1,950</b>		<b>\$844,375</b>	<b>\$844,375</b>	<b>\$905,100</b>	<b>\$2,593,850</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	-	-	-	-	-	-	-	<i>Per 1,000 SF</i> \$1,622	\$0	\$0	\$0	\$0
Retail	-	51,000	51,000	5,000	5,000	5,000	15,000	\$2,028	\$10,140	\$10,140	\$10,140	\$30,420
Industrial	-	1,048,000	1,048,000	200,000	200,000	200,000	600,000	\$1,081	\$216,200	\$216,200	\$216,200	\$648,600
Hospital/Medical	-	363,150	363,150	-	75,150	-	75,150	\$2,265	\$0	\$170,290	\$0	\$170,290
Warehouse/Self Storage	-	391,900	391,900	-	50,000	100,000	150,000	\$338	\$0	\$16,900	\$33,800	\$50,700
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>-</b>	<b>1,854,050</b>	<b>1,854,050</b>	<b>205,000</b>	<b>330,150</b>	<b>305,000</b>	<b>840,150</b>		<b>\$228,340</b>	<b>\$413,530</b>	<b>\$260,140</b>	<b>\$900,010</b>
<b>Hotel Rooms</b>												
	-	108	108	-	-	-	-	<i>Per Room</i> \$783	\$0	\$0	\$0	\$0
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>\$1,070,715</b>	<b>\$1,257,905</b>	<b>\$1,165,240</b>	<b>\$3,493,860</b>

Source: EPS.



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**Table 4-3  
STA Development Forecasts  
Development Pipeline: Elk Grove**

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>						
Single-Family Residential	2,348	-	4,427	-	-	-
Multi-Family Residential	-	-	1,024	-	-	-
<b>Subtotal, Residential</b>	<b>2,348</b>	<b>0</b>	<b>5,451</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Nonresidential</b>						
Office	-	-	-	-	-	-
Retail	-	-	-	51,000	-	-
Industrial	-	-	-	1,048,000	-	-
Medical/Hospital	-	-	-	75,150	-	288,000
Warehouse/Self-Storage	-	-	-	391,900	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,566,050</b>	<b>0</b>	<b>288,000</b>
<b>Hotel/Motel</b>	-	-	108	-	-	-
<b>Total All Uses</b>	<b>2,348</b>	<b>0</b>	<b>5,559</b>	<b>1,566,050</b>	<b>0</b>	<b>288,000</b>

Source: City of Elk Grove; EPS.

**Table 4-4**  
**STA Development Forecasts**  
**Historical Building Permit Data: City of Elk Grove (2011 - 2020)**

Item	Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2011	264	-
2012	368	-
2013	388	-
2014	573	-
2015	640	-
2016	453	-
2017	400	-
2018	602	-
2019	692	-
2020	614	-
<b>Subtotal Single-Family Residential</b>	<b>4,994</b>	<b>0</b>
<b>Multi-Family Residential</b>		
2011	273	-
2012	-	-
2013	-	-
2014	82	-
2015	-	-
2016	-	-
2017	127	-
2018	13	-
2019	96	-
2020	-	-
<b>Subtotal Multi-Family Residential</b>	<b>591</b>	<b>0</b>
<b>Total Residential</b>	<b>5,585</b>	<b>0</b>
<b>NONRESIDENTIAL [1]</b>		
<b>Office</b>		
2016	-	12,700
2017	-	8,276
2018	-	1,936
2019	-	82,877
2020	-	1,224
<b>Subtotal Office</b>	<b>0</b>	<b>107,013</b>
<b>Retail</b>		
2017	-	-
2018	-	66,715
2019	-	13,568
2020	-	84,496
<b>Subtotal Retail</b>	<b>0</b>	<b>164,779</b>
<b>Industrial</b>		
2017	-	-
2018	-	3,430
2019	-	8,682
2020	-	4,758
<b>Subtotal Industrial</b>	<b>0</b>	<b>16,870</b>
<b>Subtotal Nonresidential</b>	<b>0</b>	<b>288,662</b>
<b>Total All Uses</b>	<b>5,585</b>	<b>288,662</b>

Source: City of Elk Grove; EPS.

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**Table 4-5  
STA Development Forecasts  
City of Elk Grove Incremental Population and Employment Projections**

Item	Employment Density (Employees per Sq. Ft.)	SACOG			City General Plan Forecasts (Fehr & Peers Study)			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth
<b>Time Period</b>		<b>2016-2040</b>			<b>2017-2040</b>			<b>2020-2025</b>		
Population		32,519		1,355				6,151		1,230
Households		12,624		526				1,583		317
Persons per Household		2.6		2.6				3.9		3.9
<b>Dwelling Units</b>										
Single Unit								1,474		295
Multi-Unit								109		22
<b>Total Dwelling Units</b>		<b>12,877</b>		<b>537</b>	<b>19,100</b>		<b>830</b>	<b>1,583</b>		<b>317</b>
<b>Jobs</b>										
Education	850	1,023	869,448	36,227	1,185	1,007,250	43,793	-	-	-
Food	500	1,261	630,540	26,273	2,322	1,161,000	50,478	-	-	-
Government/Office	280	1,861	521,013	21,709	13,680	3,830,400	166,539	-	-	-
Retail	500	2,112	1,055,800	43,992	9,138	4,569,000	198,652	-	-	-
Services	300	1,473	441,807	18,409	12,038	3,611,400	157,017	-	-	-
Medical	300	7,630	2,288,979	95,374	3,000	900,000	39,130	-	-	-
Industrial	1,600	393	628,432	26,185	5,026	8,041,600	349,635	-	-	-
<b>Total Jobs Projected</b>		<b>15,752</b>	<b>6,436,019</b>	<b>268,167</b>	<b>46,389</b>	<b>23,120,650</b>	<b>1,005,246</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: SACOG; City of Elk Grove, Esri BAO; EPS.

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Table 4-6  
STA Development Forecasts  
City of Elk Grove Master Plan: Residential

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Single-Family Residential</b>									
<b>Laguna Ridge Specific Plan</b>									
Madeira South	263	90	40	-	133	-	-	-	173
Madeira South	243	-	29	-	214	-	-	-	243
McGeary Ranch	242	36	169	-	37	-	-	-	206
Tuscan Ridge West	100	-	100	-	-	-	-	-	100
Arbor Ranch	810	-	144	-	666	-	-	-	810
Moser	107	-	107	-	-	-	-	-	107
Treasure Homes	179	-	144	-	35	-	-	-	179
Tuscan Ridge South II	113	-	113	-	-	-	-	-	113
<b>Subtotal LRSP</b>	<b>2,057</b>	<b>126</b>	<b>846</b>	<b>0</b>	<b>1,085</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,931</b>
<b>Southeast Policy Area</b>									
Bruceville Meadows	331	108	129	-	94	-	-	-	223
Mendes	216	27	189	-	-	-	-	-	189
Esplande West	326	-	144	-	182	-	-	-	326
Poppy Keys Southwest	324	-	162	-	162	-	-	-	324
Souza Dairy	1,094	-	216	-	878	-	-	-	1,094
<b>Subtotal SEPA</b>	<b>2,441</b>	<b>135</b>	<b>840</b>	<b>0</b>	<b>1,316</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,156</b>
<b>East of 99</b>									
Elk Grove Landing	85	-	85	-	-	-	-	-	85
Fieldstone North	364	155	24	-	185	-	-	-	209
Hearstone Homes	22	-	22	-	-	-	-	-	22
Milestone at Crooked Creek	121	52	8	-	61	-	-	-	69
Sheldon Park Estates	45	-	30	-	15	-	-	-	45
Creekside Estates	15	-	15	-	-	-	-	-	15
G.K. Waterman	22	-	-	-	22	-	-	-	22
Sheldon Waterman	26	-	-	-	26	-	-	-	26
Elliot Springs	651	-	162	-	489	-	-	-	651
Stone Spring Estates	9	-	-	-	9	-	-	-	9
Stonelake Village	111	-	-	-	111	-	-	-	111
Triangle Point Parcel 8	92	-	-	-	92	-	-	-	92
<b>Subtotal East of 99</b>	<b>1,563</b>	<b>207</b>	<b>346</b>	<b>0</b>	<b>1,010</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,356</b>
<b>West of 99</b>									
Monterey Village	426	36	65	-	325	-	-	-	390
Sheldon Terrace	175	97	6	-	72	-	-	-	78
Sterling Meadows	423	142	83	-	198	-	-	-	281
Backer Ranch	152	-	-	-	152	-	-	-	152
Sheldon Farms North	391	-	162	-	229	-	-	-	391
Stathos Cove	40	-	-	-	40	-	-	-	40
<b>Subtotal West of 99</b>	<b>1,607</b>	<b>275</b>	<b>316</b>	<b>0</b>	<b>1,016</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,332</b>
<b>Subtotal SFR</b>	<b>7,518</b>	<b>743</b>	<b>2,348</b>	<b>0</b>	<b>4,427</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,775</b>
<b>Multifamily</b>									
EG Independent Housing	142	-	-	-	-	142	-	142	284
Gardens at Quail Run 2	108	-	-	-	-	108	-	108	216
Tosceno Apartments	206	-	-	-	-	206	-	206	412
Laguna Main Street	148	-	-	-	-	148	-	148	296
Villages at Bilby	126	-	-	-	-	126	-	126	252
Laguna Bruceville (The Lyla)	294	-	-	-	-	294	-	294	588
<b>Subtotal MFR</b>	<b>1,024</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,024</b>	<b>0</b>	<b>1,024</b>	<b>2,048</b>
<b>Total</b>	<b>8,542</b>	<b>743</b>	<b>2,348</b>	<b>0</b>	<b>4,427</b>	<b>1,024</b>	<b>0</b>	<b>1,024</b>	<b>8,823</b>

Source: City of Elk Grove; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.





## SECTION 5: City of Folsom

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Table 5-1  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption (2021\$)

City of Folsom Short Term Projections
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Item	Development Pipeline			Projected Development by FY (Ending)				STA Rate FY 21-22	Projected STA Revenue (2021\$)			Projected Revenue
	Active Enlited	Planned/ Conceptual	Total	2022	2023	2024	Total		2022	2023	2024	
<b>Residential Dwelling Units</b>												
Single-Family	905	6,341	7,246	750	750	750	2,250	<i>Per Unit</i> \$1,351	\$1,013,250	\$1,013,250	\$1,013,250	\$3,039,750
Multifamily	30	2,989	3,019	130	130	290	550	\$945	\$122,850	\$122,850	\$274,050	\$519,750
<b>Total Dwelling Units</b>	<b>935</b>	<b>9,330</b>	<b>10,265</b>	<b>880</b>	<b>880</b>	<b>1,040</b>	<b>2,800</b>		<b>\$1,136,100</b>	<b>\$1,136,100</b>	<b>\$1,287,300</b>	<b>\$3,559,500</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	-	1,353,845	1,353,845	1,000	1,000	1,000	3,000	<i>Per 1,000 SF</i> \$1,622	\$1,622	\$1,622	\$1,622	\$4,866
Retail	6,670	1,447,999	1,454,669	6,670	10,000	10,000	26,670	\$2,028	\$13,527	\$20,280	\$20,280	\$54,087
Industrial	-	-	-	-	-	-	-	\$1,081	\$0	\$0	\$0	\$0
Hospital/Medical	-	920,000	920,000	-	65,000	-	65,000	\$2,266	\$0	\$147,290	\$0	\$147,290
Warehouse/Self Storage	-	-	-	-	-	-	-	\$338	\$0	\$0	\$0	\$0
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>6,670</b>	<b>3,721,844</b>	<b>3,728,514</b>	<b>7,670</b>	<b>76,000</b>	<b>11,000</b>	<b>94,670</b>		<b>\$15,149</b>	<b>\$169,192</b>	<b>\$21,902</b>	<b>\$206,243</b>
<b>Hotel Rooms</b>												
Hotel Rooms	-	-	-	-	-	-	-	<i>Per Room</i> \$783	\$0	\$0	\$0	\$0
<b>Total</b>	-	-	-	-	-	-	-		<b>\$1,151,249</b>	<b>\$1,305,292</b>	<b>\$1,309,202</b>	<b>\$3,765,743</b>

Source: EPS.



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**Table 5-3**  
**STA Development Forecasts**  
**Development Pipeline: City of Folsom**

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft. [1]	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	905	-	6,291	-	50	-	7,246	-
Multi-Family Residential	30	-	2,972	-	17	-	3,019	-
<b>Subtotal, Residential</b>	<b>935</b>	<b>0</b>	<b>9,263</b>	<b>0</b>	<b>67</b>	<b>0</b>	<b>10,265</b>	<b>0</b>
<b>Nonresidential</b>								
Office	-	-	-	-	-	1,353,845	-	1,353,845
Retail	-	6,670	-	13,000	-	1,434,999	-	1,454,669
Industrial	-	-	-	-	-	-	-	-
Hospital/Medical	-	-	-	65,000	-	855,000	-	920,000
Warehouse/Self Storage	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>6,670</b>	<b>0</b>	<b>13,000</b>	<b>0</b>	<b>2,788,844</b>	<b>0</b>	<b>2,808,514</b>
<b>Hotel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total All Uses</b>	<b>935</b>	<b>6,670</b>	<b>9,263</b>	<b>78,000</b>	<b>67</b>	<b>3,643,844</b>	<b>10,265</b>	<b>3,728,514</b>

*folsom pipeline*

Source: City of Folsom; Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Revenue Bonds Series 2021, page 410; EPS.

[1] EPS assumes office will account for 60% of commercial space and retail 40% of commercial space.

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Table 5-4  
 STA Development Forecasts  
 Development Pipeline: Folsom Plan Area (South of 50)

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)			Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)			Conceptual Development			Total	
	Acreage	DUs / Rooms	Building Sq. Ft.	Acreage	DUs / Rooms	Building Sq. Ft. [1]	Acreage	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>											
Single-Family Residential	-	905	-	-	6,291	-	-	-	-	7,196	-
Multi-Family Residential	-	-	-	-	2,972	-	-	-	-	2,972	-
<b>Subtotal, Residential</b>	<b>0</b>	<b>905</b>	<b>0</b>	<b>0</b>	<b>9,263</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,168</b>	<b>0</b>
<b>Nonresidential</b>											
Office	-	-	-	-	-	-	-	-	1,353,845	-	1,353,845
Retail	-	-	-	-	-	-	-	-	1,434,999	-	1,434,999
Industrial	-	-	-	-	-	-	-	-	-	-	-
Hospital/Medical	-	-	-	-	-	65,000	-	-	855,000	-	920,000
Warehouse/Self Storage	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65,000</b>	<b>0</b>	<b>0</b>	<b>3,643,844</b>	<b>0</b>	<b>3,708,844</b>
<b>Hotel</b>	-	-	-	-	-	-	-	-	-	100	-
<b>Total All Uses</b>	<b>0</b>	<b>905</b>	<b>0</b>	<b>0</b>	<b>9,263</b>	<b>65,000</b>	<b>0</b>	<b>0</b>	<b>3,643,844</b>	<b>10,268</b>	<b>3,708,844</b>

Source: City of Folsom; Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Revenue Bonds Series 2021, page 410; EPS. *folsom pipeline*

[1] EPS assumes office will account for 60% of commercial space and retail 40% of commercial space.

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Table 5-5  
 STA Development Forecasts  
 Development Pipeline: Remainder of Folsom

Item	Entitled Development - Remaining Units (Projects Delivering Homes and Building Infrastructure)			Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)			Conceptual Development			Total	
	Acreage	DUs / Rooms	Building Sq. Ft.	Acreage	DUs / Rooms	Building Sq. Ft. [1]	Acreage	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>											
Single-Family Residential	-	-	-	-	-	-	-	50	-	50	-
Multi-Family Residential	-	30	-	-	-	-	-	17	-	47	-
<b>Subtotal, Residential</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67</b>	<b>0</b>	<b>97</b>	<b>0</b>
<b>Nonresidential</b>											
Office	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	6,670	-	-	13,000	-	-	-	-	19,670
Industrial	-	-	-	-	-	-	-	-	-	-	-
Hospital/Medical	-	-	-	-	-	-	-	-	-	-	-
Warehouse/Self Storage	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>6,670</b>	<b>0</b>	<b>0</b>	<b>13,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,670</b>
<b>Hotel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total All Uses</b>	<b>0</b>	<b>30</b>	<b>6,670</b>	<b>0</b>	<b>0</b>	<b>13,000</b>	<b>0</b>	<b>67</b>	<b>0</b>	<b>97</b>	<b>19,670</b>

*folsom pipeline*

Source: City of Folsom; Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Revenue Bonds Series 2021, page 410; EPS.

**Table 5-6  
STA Development Forecasts  
Historical Building Permit Data: City of Folsom (2012 - 2020)**

Item	Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2012	158	-
2013	349	-
2014	279	-
2015	241	-
2016	163	-
2017	147	-
2018	433	-
2019	504	-
2020	568	-
<b>Subtotal Single-Family Residential</b>	<b>2,842</b>	<b>0</b>
<b>Multi-Family Residential</b>		
2012	57	-
2013	8	-
2014	-	-
2015	-	-
2016	4	-
2017	355	-
2018	303	-
2019	280	-
2020	-	-
<b>Subtotal Multi-Family Residential</b>	<b>1,007</b>	<b>0</b>
<b>Total Residential</b>	<b>3,849</b>	<b>0</b>
<b>NONRESIDENTIAL [1]</b>		

Source: CIRB; EPS.

[1] Permit data was unavailable for nonresidential land uses.

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Table 5-7  
STA Development Forecasts  
City of Folsom Incremental Projections

Item	Employment Density (Employees per Sq. Ft.)	SACOG			Folsom Phase 2 Water Financing Strategy Final Map Absorption			2020 Urban Water Management Plan			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth
<b>Time Period</b>		<b>2016-2040</b>			<b>2017-2024</b>			<b>2020-2040</b>			<b>2020-2025</b>		
Population		28,174		1,174							5,325		1065
Households		10,449		435							1,705		341
Persons per Household		2.7		2.7							3.1		3.1
<b>Dwelling Units</b>													
Single Unit					3,752		536				1,152		230
Multi-Unit					2,366		338				553		111
<b>Total Dwelling Units</b>		<b>10,466</b>		<b>436</b>	<b>6,118</b>		<b>874</b>	<b>11,407</b>		<b>570</b>	<b>1,705</b>		<b>341</b>
<b>Jobs</b>													
Education	850	640	544,289	22,679	-	-	-	-	-	-	-	-	-
Food	500	644	322,000	13,417	-	-	-	-	-	-	-	-	-
Government/Office	280	925	258,863	10,786	-	-	-	-	-	-	-	-	-
Retail	500	1,063	531,400	22,142	-	-	-	-	-	-	-	-	-
Services	300	797	239,064	9,961	-	-	-	-	-	-	-	-	-
Medical	300	2,028	608,277	25,345	-	-	-	-	-	-	-	-	-
Industrial	1,600	208	332,032	13,835	-	-	-	-	-	-	-	-	-
<b>Total Jobs Projected</b>		<b>6,304</b>	<b>2,835,925</b>	<b>118,164</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: SACOG; City of Folsom; Esri BAO; EPS.

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**Table 5-8  
STA Development Forecasts  
City of Folsom Master Plan Projected Development: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Plan Area / Project Name</b>									
<b>Folsom Plan Area</b>									
Mangini Ranch Phase 1	965	694	161	-	52	58	-	-	271
Mangini Ranch Phase 2	928	39	256	-	368	265	-	-	889
Russell Ranch Phase 1	394	203	191	-	-	-	-	-	191
Russell Ranch Phases 2 & 3	631	-	-	-	513	118	-	-	631
Broadstone Estates	81	-	-	-	81	-	-	-	81
White Rock Springs & Carr Trust	423	197	226	-	-	-	-	-	226
Enclave at Folsom Ranch	111	40	71	-	-	-	-	-	71
Eagle Commercial	895	-	-	-	198	697	-	-	895
Regency - Toll Brothers (Active Adult)	1,230	-	-	-	1,230	-	-	-	1,230
Town Center	2,169	-	-	-	1,272	897	-	-	2,169
West of Alder Creek	2,984	-	-	-	2,047	937	-	-	2,984
Folsom Heights	530	-	-	-	530	-	-	-	530
<b>Subtotal Folsom Plan Area</b>	<b>11,341</b>	<b>1,173</b>	<b>905</b>	<b>-</b>	<b>6,291</b>	<b>2,972</b>	<b>-</b>	<b>-</b>	<b>10,168</b>
<b>Remainder of Folsom</b>									
<b>Historic Folsom Station</b>									
Granite House	30	-	-	30	-	-	-	-	30
Sutter Row	17	-	-	-	-	-	-	17	17
<b>Infill</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50</b>	<b>-</b>	<b>50</b>
<b>Subtotal Folsom Plan Area</b>	<b>97</b>	<b>-</b>	<b>-</b>	<b>30</b>	<b>-</b>	<b>-</b>	<b>50</b>	<b>17</b>	<b>97</b>
<b>Total</b>	<b>11,438</b>	<b>1,173</b>	<b>905</b>	<b>30</b>	<b>6,291</b>	<b>2,972</b>	<b>50</b>	<b>17</b>	<b>10,265</b>

Source: City of Folsom; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.





## SECTION 6: City of Rancho Cordova

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Table 6-4  
 STA Development Forecast  
 Projected Annual Development 20-Year Absorption (2021)

City of Rancho Cordova  
 Long Term Projections

Item	Development Pipeline			Projected Development by FY (Ending)																				Projected STA Revenue (2021)							
	Active Enrolled	Planned/ Conceptual	Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	Avg per Year [1]	Total					
<b>Residential Dwelling Units</b>																															
Single Family	1,827	20,812	22,639	500	500	500	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8,300	\$560,855	\$11,213,300		
Multifamily	-	10,474	10,474	-	-	-	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	340	\$16,056	\$321,300		
<b>Total Dwelling Units</b>	<b>1,827</b>	<b>31,286</b>	<b>33,113</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>420</b>	<b>420</b>	<b>8,640</b>	<b>\$576,739</b>	<b>\$11,534,600</b>																				
<b>Annual Nonresidential Bldg. Sq. Ft.</b>																															
Office	-	1,181,620	1,181,620	-	10,000	10,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	258,800	\$20,924	\$416,476		
Retail	-	2,773,033	2,773,033	-	2,000	2,000	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	39,700	\$4,026	\$80,512		
Industrial	-	4,696,621	4,696,621	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	295,000	\$13,783	\$276,656			
Hospital/Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80	\$0	\$0		
Warehouse/Self Storage	-	-	-	-	-	-	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	136,000	\$2,298	\$45,868			
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>-</b>	<b>8,651,044</b>	<b>8,651,044</b>	<b>-</b>	<b>12,000</b>	<b>12,000</b>	<b>39,100</b>	<b>39,100</b>	<b>688,700</b>	<b>\$41,834</b>	<b>\$820,611</b>																				
<b>Hotel Rooms</b>																															
Total Revenues (2021)	-	-	-	\$676,500	\$696,776	\$696,776	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$605,186	\$12,355,211	\$617,761	\$12,355,211
Total Revenues - Escalated	COGDI 2.682%			\$693,620	\$733,605	\$753,283	\$672,782	\$690,829	\$709,300	\$728,588	\$747,927	\$767,390	\$788,604	\$809,745	\$831,408	\$853,770	\$876,672	\$900,189	\$924,338	\$948,151	\$974,092	\$1,000,735	\$1,027,679	\$1,054,693	\$1,081,730	\$1,109,393	\$1,137,761	\$1,166,893	\$23,211,000	\$1,166,893	

Source: EPS

[1] Revenues are in 2021 dollars unless otherwise noted.  
 [2] Per the Measure A Ordinance, the SCTMFP fee is updated annually based on the change to the McGraw-Hill Engineering News Record 20-City Construction Cost Index (CCI). To project escalated annual revenues, EPS assumes the average CCI for the period 2010 to 2020.

# DRAFT

**Table 6-3**  
**STA Development Forecasts**  
**Development Pipeline: Rancho Cordova**

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	1,827	-	3,524	-	17,088	-	22,439	-
Multi-Family Residential	-	-	553	-	9,921	-	10,474	-
<b>Subtotal, Residential</b>	<b>1,827</b>	<b>0</b>	<b>4,077</b>	<b>0</b>	<b>27,009</b>	<b>0</b>	<b>32,913</b>	<b>0</b>
<b>Nonresidential [1]</b>								
Office	-	-	-	-	-	1,181,520	-	1,181,520
Retail	-	-	-	-	-	2,773,003	-	2,773,003
Industrial	-	-	-	-	-	4,696,521	-	4,696,521
Hospital/Medical	-	-	-	-	-	-	-	-
Warehouse/Self Storage	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,651,044</b>	<b>0</b>	<b>8,651,044</b>
Hotel Rooms	0	0	0	0	0	0	0	0
<b>Total All Uses</b>	<b>1,827</b>	<b>0</b>	<b>4,077</b>	<b>0</b>	<b>27,009</b>	<b>8,651,044</b>	<b>32,913</b>	<b>8,651,044</b>

*rancho pipeline*

Source: City of Rancho Cordova; EPS.

[1] EPS assumes and FAR of 0.3 for commercial uses with unknown square footage.

**Table 6-4**  
**STA Development Forecasts**  
**Historical Building Permit Data: City of Rancho Cordova (2011 - 2020)**

Item	Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2011	148	-
2012	215	-
2013	329	-
2014	167	-
2015	376	-
2016	295	-
2017	216	-
2018	245	-
2019	561	-
2020	572	-
<b>Subtotal Single-Family Resid.</b>	<b>3,124</b>	<b>0</b>
<b>Multi-Family Residential</b>		
2011	-	-
2012	-	-
2013	-	-
2014	106	-
2015	56	-
2016	-	-
2017	199	-
2018	50	-
2019	-	-
2020	-	-
<b>Subtotal Multi-Family Resid.</b>	<b>411</b>	<b>0</b>
<b>Total Residential</b>	<b>3,535</b>	<b>0</b>
<b>NONRESIDENTIAL [1]</b>		
<b>Office</b>		
2011	-	-
2012	-	800
2013	-	81,589
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	1,648
2019	-	-
2020	-	820
<b>Subtotal Office</b>	<b>0</b>	<b>84,857</b>

**Table 6-4**  
**STA Development Forecasts**  
**Historical Building Permit Data: City of Rancho Cordova (2011 - 2020)**

Item	Permits	
	Housing Units	Square Feet
<b>Retail</b>		
2011	-	-
2012	-	14,000
2013	-	5,697
2014	-	840
2015	-	4,590
2016	-	84,213
2017	-	12,558
2018	-	-
2019	-	13,715
2020	-	7,484
<b>Subtotal Retail</b>	<b>0</b>	<b>143,097</b>
<b>Industrial</b>		
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	28,156
2018	-	107,340
2019	-	23,750
2020	-	200,241
<b>Subtotal Industrial</b>	<b>0</b>	<b>359,487</b>
<b>Hotel/Motel</b>		
2011	-	-
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	105	-
2019	-	-
2020	117	-
<b>Subtotal Hotel/Motel</b>	<b>222</b>	<b>0</b>
<b>Subtotal Nonresidential</b>	<b>222</b>	<b>587,441</b>
<b>Total All Uses</b>	<b>3,757</b>	<b>587,441</b>

Source: City of Rancho Cordova; EPS.

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**Table 6-5**  
**STA Development Forecasts**  
**City of Rancho Cordova Incremental Projections**

Item	Employment Density (Employees per Sq. Ft.)	SACOG			City-Provided Growth Projections			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth
<b>Time Period</b>		<b>2016-2040</b>			<b>2016-2040</b>			<b>2020-2025</b>		
Population		42,074		1,753				4,369		874
Households		16,176		674				1,360		272
Persons per Household		2.6		2.6				3.2		3.2
<b>Dwelling Units</b>										
Single Unit								1,193		239
Multi-Unit								168		34
<b>Total Dwelling Units</b>		<b>16,539</b>		<b>689</b>	<b>24,401</b>		<b>1,017</b>	<b>1,361</b>		<b>272</b>
<b>Jobs</b>										
Education	850	825	700,825	29,201	814	692,070	28,836	-	-	-
Food	500	1,274	636,800	26,533	2,319	1,159,420	48,309	-	-	-
Government/Office	280	3,349	937,642	39,068	12,134	3,397,402	141,558	-	-	-
Retail	500	1,989	994,320	41,430	2,098	1,048,985	43,708	-	-	-
Services	300	2,307	691,950	28,831	10,255	3,076,539	128,189	-	-	-
Medical	300	8,541	2,562,294	106,762	4,045	1,213,398	50,558	-	-	-
Industrial	1,600	1,624	2,598,768	108,282	3,110	4,975,408	207,309	-	-	-
<b>Total Jobs Projected</b>		<b>19,907</b>	<b>9,122,599</b>	<b>380,108</b>	<b>34,774</b>	<b>15,563,222</b>	<b>648,468</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: SACOG; City of Rancho Cordova; Esri BAO; EPS.

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**Table 6-6  
STA Development Forecasts  
City of Rancho Cordova Master Plan Projected Development: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Plan Area / Project Name</b>									
Arista Del Sol	740	-	330	-	410	-	-	-	740
Bradshaw Village	57	-	39	-	18	-	-	-	57
Douglas 103	198	-	-	-	198	-	-	-	198
Douglas 98	528	333	87	-	108	-	-	-	195
Grantline 208 (all villages)	502	312	190	-	-	-	-	-	190
Montelena	119	-	10	-	109	-	-	-	119
Montelena Village 1 & 2	127	-	25	-	102	-	-	-	127
Montelena Village 4	57	-	20	-	37	-	-	-	57
Montelena Village 9 & 10	169	166	3	-	-	-	-	-	3
Montelena Villages 3	125	-	83	-	42	-	-	-	125
Montelena Villages 5	59	-	59	-	-	-	-	-	59
Montelena Villages 7	152	-	147	-	5	-	-	-	152
Rio Del Oro, Parcel 66	132	-	-	-	132	-	-	-	132
Rio Del Oro, Parcel 67	444	-	165	-	279	-	-	-	444
Suncreek - Grantline 220	638	-	250	-	50	338	-	-	638
Suncreek - Sierra Sunrise	878	-	-	-	878	-	-	-	878
Suncreek - Shalako	680	-	-	-	-	-	680	-	680
Suncreek - Lixouri Village	602	-	-	-	60	-	542	-	602
Sundance	114	-	-	-	114	-	-	-	114
Sunridge Village	369	190	179	-	-	-	-	-	179
The Ranch - Active Adult	705	-	-	-	705	-	-	-	705
The Ranch - Market Rate	732	-	240	-	277	215	-	-	732
Rio Del Oro	11,745	-	-	-	-	-	7,149	4,596	11,745
SunCreek	1,587	-	-	-	-	-	1,059	528	1,587
Westborough	7,072	-	-	-	-	-	3,901	3,171	7,072
Aboretum	4,698	-	-	-	-	-	3,072	1,626	4,698
The Preserve	440	-	-	-	-	-	440	-	440
Kassis	245	-	-	-	-	-	245	-	245
<b>Total</b>	<b>33,914</b>	<b>1,001</b>	<b>1,827</b>	<b>0</b>	<b>3,524</b>	<b>553</b>	<b>17,088</b>	<b>9,921</b>	<b>32,913</b>

Source: City of Rancho Cordova.

- [1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.
- [2] Planned = projects with tentative maps, where infrastructure has not been initiated.
- [3] Conceptual = projects in any other stage of planning.





## SECTION 7: City of Citrus Heights

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Table 7-1  
 STA Development Forecasts  
 Projected Annual Development 3-Year Absorption (2021\$)

City of Citrus Heights

Item	Development Pipeline			Projected Development by FY (Ending)				STA Rate FY 21-21	Projected STA Revenue (2021\$)			
	Active Entitled	Planned	Total	2022	2023	2024	Total		2022	2023	2024	Projected Revenue
<b>Residential Dwelling Units</b>												
Single-Family	658	801	1,459	200	200	200	600	<i>Per Unit</i> \$1,351	\$270,200	\$270,200	\$270,200	\$810,600
Multifamily	-	1,588	1,588	-	-	-	-	\$945	\$0	\$0	\$0	\$0
<b>Total Dwelling Units</b>	<b>658</b>	<b>2,389</b>	<b>3,047</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>600</b>		<b>\$270,200</b>	<b>\$270,200</b>	<b>\$270,200</b>	<b>\$810,600</b>
<b>Annual Nonresidential Bldg. Sq. Ft.</b>												
Office	-	891,808	891,808	-	-	-	-	<i>Per 1,000 SF</i> \$1,822	\$0	\$0	\$0	\$0
Retail	-	623,416	623,416	-	-	-	-	\$2,028	\$0	\$0	\$0	\$0
Industrial	-	(9,072)	(9,072)	-	-	-	-	\$1,081	\$0	\$0	\$0	\$0
Hospital/Medical	-	453,470	453,470	-	-	-	-	\$2,266	\$0	\$0	\$0	\$0
Warehouse/Self Storage	-	-	-	-	-	-	-	\$338	\$0	\$0	\$0	\$0
<b>Subtotal Nonresidential Sq. Ft.</b>	<b>-</b>	<b>1,959,622</b>	<b>1,959,622</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Hotel Rooms</b>												
Hotel Rooms	-	-	-	-	-	-	-	<i>Per Room</i> \$783	\$0	\$0	\$0	\$0
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>\$270,200</b>	<b>\$270,200</b>	<b>\$270,200</b>	<b>\$810,600</b>

Source: EPS.

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City of Citrus Heights  
Long Term Projections

Table 7-2  
STA Development Forecasts  
Projected Annual Development 20-Year Absorption (2021)

Item	Development Pipeline			Projected Development by FY (Ending)																	Projected STA Revenue													
	Active Entitled	Planned/Conceptual	Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	Avg. per Year	Total								
<b>Residential Dwelling Units</b>																																		
Single-Family	656	801	1,459	200	200	200	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	1,280	\$86,484	\$1,728,280				
Multifamily	-	1,568	1,568	-	-	-	50	60	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	850	\$40,183	\$803,260			
<b>Total Dwelling Units</b>	<b>656</b>	<b>2,369</b>	<b>3,027</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>90</b>	<b>100</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>1,130</b>	<b>\$126,667</b>	<b>\$2,531,540</b>																
<b>Annual Nonresidential Bldg. Sq. Ft.</b>																																		
Office	-	891,808	891,808	-	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	\$5,616	\$110,208	
Retail	-	823,416	823,416	-	-	-	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$1,800	\$6,171	\$103,428
Industrial	-	(9,072)	(9,072)	-	-	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	25,500	\$1,370	\$27,558	
Hospital/Medical	-	453,470	453,470	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	34,000	\$3,852	\$77,044	
Warehouse/Self Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	\$0	
Subtotal Nonresidential Sq. Ft.	-	1,959,622	1,959,622	-	-	-	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	178,500	\$15,917	\$318,334	
Hotel Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	\$0	
<b>Total Revenues (2021)</b>	-	-	-	\$278,200	\$270,280	\$278,200	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$120,016	\$2,850,864	\$142,543	\$2,850,864	
<b>Total Revenues - Escalated</b>	<b>2.682%</b>			\$277,448	\$284,891	\$292,533	\$133,421	\$137,000	\$140,674	\$144,445	\$148,323	\$152,302	\$156,387	\$160,582	\$164,890	\$169,313	\$173,855	\$178,518	\$183,307	\$188,224	\$193,273	\$198,458	\$203,781	\$209,252	\$214,969	\$220,934	\$227,158	\$233,741	\$240,694	\$248,027	\$255,750	\$2,851,625	\$154,081	\$3,681,625

Source: EPS.

[1] Revenues are in 2021 dollars unless otherwise noted.

[2] Per the Measure A Ordinance, the SCIMFP fee is updated annually based on the change to the McGraw-Hill Engineering News Record 20-City Construction Cost Index (CCI). To project escalated annual revenues, EPS assumes the average CCI for the period 2010 to 2020.

**DRAFT**

**Table 7-3  
STA Development Forecasts  
Development Pipeline: Citrus Heights**

Item	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Plan Areas</b>								
<b>Residential</b>								
Single-Family Residential	658	-	-	-	801	-	1,459	-
Multi-Family Residential	-	-	-	-	1,588	-	1,588	-
<b>Subtotal, Residential</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,389</b>	<b>0</b>	<b>3,047</b>	<b>0</b>
<b>Nonresidential</b>								
Office	-	-	-	-	-	891,808	-	891,808
Retail	-	-	-	-	-	623,416	-	623,416
Industrial	-	-	-	-	-	(9,072)	-	(9,072)
Warehouse/Self Storage	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,959,622</b>	<b>0</b>	<b>1,959,622</b>
<b>Hotel Rooms</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total All Uses</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,389</b>	<b>1,959,622</b>	<b>3,047</b>	<b>1,959,622</b>

*ch pipeline*

Source: City of Citrus Heights; The Gregory Group; EPS.

**Table 7-4  
STA Development Forecasts  
Historical Building Permit Data: City of Citrus Heights (2012 - 2020)**

Item	Permits	
	Housing Units	Square Feet
<b>RESIDENTIAL</b>		
<b>Single-Family Residential</b>		
2012	8	-
2013	3	-
2014	17	-
2015	52	-
2016	5	-
2017	7	-
2018	23	-
2019	15	-
2020	30	-
<b>Subtotal Single-Family Resid.</b>	<b>160</b>	<b>0</b>
<b>Multi-Family Residential</b>		
2012	-	-
2013	-	-
2014	-	-
2015	-	-
2016	-	-
2017	-	-
2018	-	-
2019	-	-
2020	-	-
<b>Subtotal Multi-Family Residential</b>	<b>0</b>	<b>0</b>
<b>Total Residential</b>	<b>160</b>	<b>0</b>
<b>NONRESIDENTIAL [1]</b>		

Source: CIRB; EPS.

[1] Permit data was unavailable for nonresidential land uses.

# DRAFT

**Table 7-5  
STA Development Forecasts  
City of Citrus Heights Incremental Projections**

Item	Employment Density (Employees per Sq. Ft.)	SACOG			City Growth Projections			Esri Business Analyst Online		
		Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth	Total	Projected Sq. Ft.	Avg Annual Growth
<b>Time Period</b>		<b>2016-2040</b>			<b>2016-2040</b>			<b>2020-2025</b>		
Population		3,050		127				2,734		547
Households		1,466		61				900		180
Persons per Household		2.1		2.1				3.0		3.0
<b>Dwelling Units</b>										
Single Unit					801		33	678		136
Multi-Unit					1,588		66	223		45
<b>Total Dwelling Units</b>		<b>1,505</b>		<b>63</b>	<b>2,389</b>		<b>100</b>	<b>901</b>		<b>180</b>
<b>Jobs</b>										
Education	850	86	72,930	3,039	86	72,930	3,039	-	-	-
Food	500	169	84,370	3,515	148	74,195	3,091	-	-	-
Government/Office	280	980	274,338	11,431	685	191,808	7,992	-	-	-
Retail	500	465	232,615	9,692	369	184,280	7,678	-	-	-
Services	300	227	68,109	2,838	226	67,941	2,831	-	-	-
Medical	300	1,502	450,726	18,780	925	277,470	11,561	-	-	-
Industrial	1,600	(6)	(9,072)	-378	(6)	(9,072)	-378	-	-	-
<b>Total Jobs Projected</b>		<b>3,423</b>	<b>1,174,016</b>	<b>48,917</b>	<b>2,433</b>	<b>859,552</b>	<b>35,815</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: SACOG; EPS.

**DRAFT**

**Table 7-6  
STA Development Forecasts  
City of Citrus Heights Master Plan Projected Development: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units						Total
			Entitled [1]		Planned [2]		Conceptual [3]		
			SFR	MFR	SFR	MFR	SFR	MFR	
<b>Plan Area / Project Name</b>									
Mitchell Village	639	111	528	-	-	-	-	-	528
Abbeys Gate	230	100	130	-	-	-	-	-	130
Sunrise Mall Specific Plan	2,389	-	-	-	-	-	801	1,588	2,389
<b>Total</b>	<b>3,258</b>	<b>211</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>801</b>	<b>1,588</b>	<b>3,047</b>

Source: City of Citrus Heights; The Gregory Group; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.

**DRAFT**

**Table 7-7  
 STA Development Forecasts  
 City of Citrus Heights Master Plan Projected Development: Nonresidential**

Item	Nonresidential Sq. Ft.																				
	Entitled [1]							Planned [2]							Conceptual [3]						
	Office	Retail	Industrial	Medical	Warehouse/ Storage	Total	Hotel	Office	Retail	Industrial	Medical	Warehouse/ Storage	Total	Hotel Rooms	Office	Retail	Industrial	Medical	Warehouse/ Storage	Total	Hotel Rooms
<b>Plan Area / Project Name</b>																					
Sunrise Mall Specific Plan	-	-	-	-	-	0	-	-	-	-	-	-	0	-	700,000	297,000	-	176,000	-	1,173,000	455

Source: City of Citrus Heights; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.  
 [2] Planned = projects with tentative maps, where infrastructure has not been initiated.  
 [3] Conceptual = projects in any other stage of planning.



## SECTION 8: City of Galt

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Table 8-5	City of Galt Incremental Projections .....	74
Table 8-6	City of Galt Master Plan Projected Development: Residential.....	75





**DRAFT**

**Table 8-3  
STA Development Forecasts  
Development Pipeline: Galt**

Land Use	Entitled Development - Remaining Units (Projects Delivering Homes or Building Infrastructure)		Planned Development (Projects with Tentative Maps - Infrastructure not Initiated)		Conceptual Development		Total	
	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.	DUs / Rooms	Building Sq. Ft.
<b>Residential</b>								
Single-Family Residential	387	-	524	-	2,353	-	3,264	-
Multi-Family Residential	-	-	-	-	17	-	17	-
<b>Subtotal, Residential</b>	<b>387</b>	<b>0</b>	<b>524</b>	<b>0</b>	<b>2,370</b>	<b>0</b>	<b>3,281</b>	<b>0</b>
<b>Nonresidential</b>								
Office	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-
Hospital/Medical Office	-	-	-	-	-	-	-	-
Warehouse/Self-Storage	-	-	-	-	-	-	-	-
<b>Subtotal, Nonresidential</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Hotel Rooms</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total All Uses</b>	<b>387</b>	<b>0</b>	<b>524</b>	<b>0</b>	<b>2,370</b>	<b>0</b>	<b>3,281</b>	<b>0</b>

Source: City of Galt; EPS.

*galt pipeline*

# DRAFT

**Table 8-6**  
**STA Development Forecasts**  
**City of Galt Master Plan Projected Development: Residential**

Item	Total Planned	Total Permits Pulled	Remaining Residential Units							Total
			Entitled [1]		Planned [2]		Conceptual [3]			
			SFR	MFR	SFR	MFR	SFR	MFR		
<b>Plan Area / Project Name</b>										
Dry Creek Oaks	206	-	206	-	-	-	-	-	-	206
Cedar Flats Estates	112	-	112	-	-	-	-	-	-	112
Pieridae	69	-	69	-	-	-	-	-	-	69
Cardoso II	87	-	-	-	87	-	-	-	-	87
Parlin Oaks	144	-	-	-	144	-	-	-	-	144
Morali Estates	50	-	-	-	-	-	50	-	-	50
Second Street Apartments	8	-	-	-	-	-	-	8	-	8
Eastview/Liberty Ranch	1,494	-	-	-	-	-	1,494	-	-	1,494
Fairway Oaks	173	-	-	-	-	-	173	-	-	173
A Street Crossing	9	-	-	-	-	-	-	9	-	9
First Street	3	-	-	-	-	-	3	-	-	3
Greenwood Cottages	226	-	-	-	226	-	-	-	-	226
East Galt Infill Annexation/Simmerhorn Ranch	429	-	-	-	-	-	429	-	-	429
Summerfield @ Twin Cities	204	-	-	-	-	-	204	-	-	204
Caterina Estates	67	-	-	-	67	-	-	-	-	67
<b>Total</b>	<b>3,281</b>	<b>0</b>	<b>387</b>	<b>0</b>	<b>524</b>	<b>0</b>	<b>2,353</b>	<b>17</b>	<b>3,281</b>	

Source: City of Galt; EPS.

[1] Entitled = projects delivering homes or building square footage and/or building infrastructure in the next 3-5 years.

[2] Planned = projects with tentative maps, where infrastructure has not been initiated.

[3] Conceptual = projects in any other stage of planning.



## SECTION 9: SCTMFP Revenues, 2009–2021

Table 9-1	SCTMFP Revenues by Jurisdiction, 2009–2021 .....	76
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# DEVELOPMENT FORECASTS

Sacramento  
Transportation Authority

October 14, 2021



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

PO Box 340176 ■ Sacramento, CA 95834  
916 649 8010 ■ [www.epsys.com](http://www.epsys.com)

# INTRODUCTION

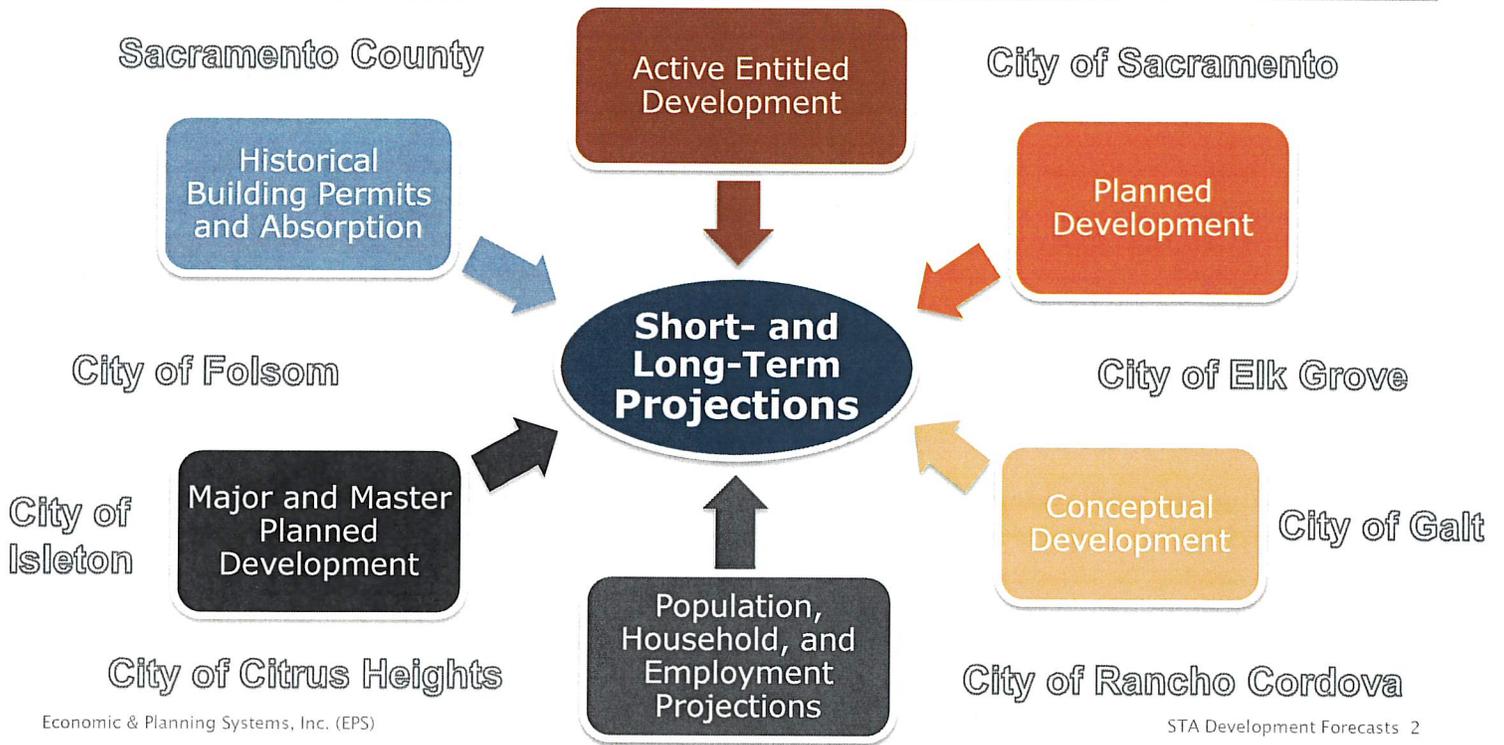
- Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP) is critical to fund future transportation improvements.
- Future land use forecasts inform estimates of SCTMFP revenues while the fee is authorized to be collected.
- Forecasts will help inform capital improvement programming needs.

**STA**

Sacramento  
Transportation  
Authority



# METHODOLOGY



# DATA SOURCES

## JURISDICTIONS

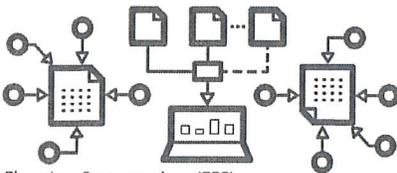
- Development pipeline (planned and proposed development projects, residential units, nonresidential square footage, etc.).
- Historical building permit data by land use.
- Historical revenue collections.
- Population, household, and employment projections.

## THIRD PARTY

- Construction Industry Research Board (CIRB)
- CoStar
- Esri Business Analyst Online (BAO)
- The Gregory Group
- North State Building Industry Association (BIA)
- Woods & Poole
- The Sacramento Business Journal
- The Sacramento Bee

## GOVERNMENTAL

- Sacramento Area Council of Governments
- State of California Department of Finance

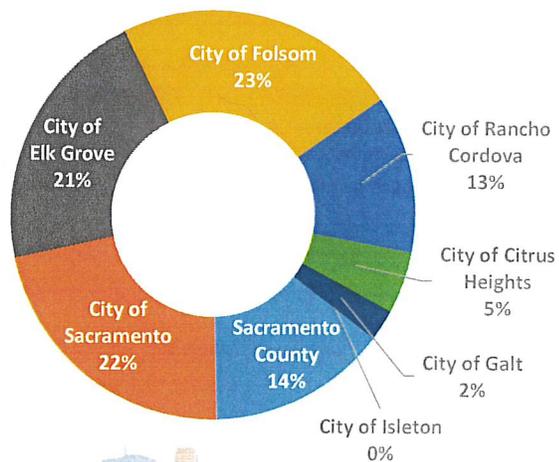


Economic & Planning Systems, Inc. (EPS)

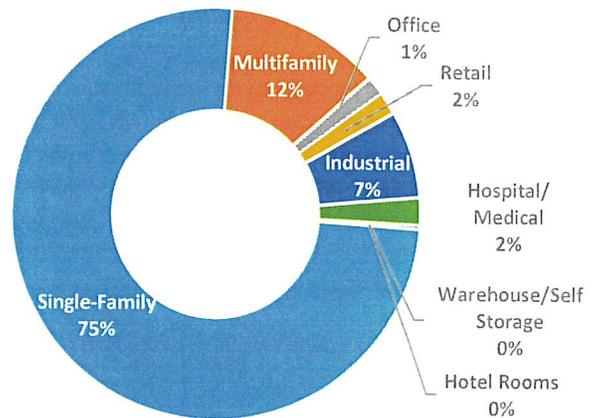
# ANALYSIS SUMMARY: SHORT-TERM

## SHORT-TERM REVENUE PROJECTIONS (2022-2024)

By Jurisdiction



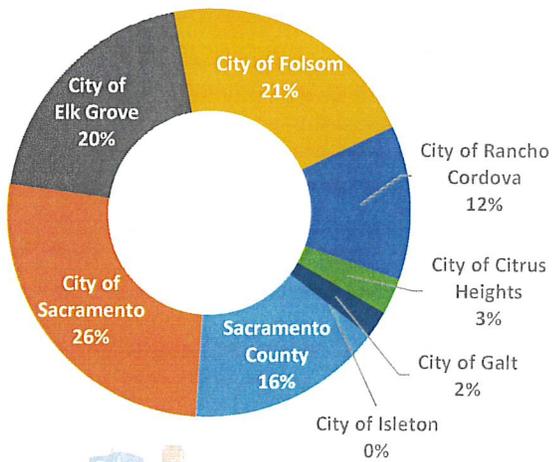
By Land Use



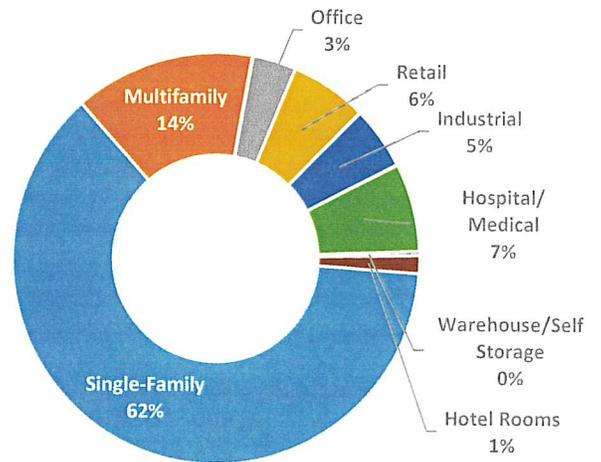
# ANALYSIS SUMMARY: LONG-TERM

## LONG-TERM REVENUE PROJECTIONS (2022-2039)

By Jurisdiction



By Land Use



## ANALYSIS SUMMARY: MAJOR CONTRIBUTING PROJECTS



**Sacramento County:** North Vineyard Station, Florin Vineyard (Gap)



**City of Sacramento:** Railyards, North Natomas, Northlake

**City of Elk Grove:** Southeast Policy Area, Kubota Tractor, Dignity Health



**City of Folsom:** Folsom Plan Area Specific Plan, Dignity Health, UC Davis



**City of Rancho Cordova:** SunCreek, Montelena, Rio Del Oro, Sunridge Village



**City of Citrus Heights:** Sunrise Tomorrow Specific Plan



**City of Galt:** smaller residential projects

## SURVEY OF SELF-HELP COUNTIES

---

1. Alameda County
2. Contra Costa County
3. Fresno County
4. Western Riverside County
5. Coachella Valley—Riverside County

- Sacramento County charges fees to 25 distinctive land use categories. Other jurisdictions range from 5-10 categories. Potential to narrow land use categories with a procedure for land uses with unique trip-generating characteristics.
- Specificity regarding residential and nonresidential expansions.
- Clarify exemptions for non-permanent uses.
- Exempt all ADUs and various public and nonprofit uses.





**MARCH 11, 2021**

**AGENDA ITEM # 7**

**ANNUAL ADJUSTMENT TO THE MEASURE A SACRAMENTO COUNTYWIDE  
TRANSPORTATION MITIGATION FEE PROGRAM RATES**

**APPROVED**  
BOARD OF DIRECTORS

Action Requested: Adopt

Key Staff: Timothy Jones, Chief Financial Officer

MAR 11 2021  
By *Alice Evans*  
Clerk of the Board

**Recommendation**

Adopt the adjusted rates for the Measure A Sacramento County Transportation Mitigation Fee Program.

**Discussion**

Cities participating in the Measure A program are required to collect a fee for the Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP) based on rates approved by the STA Governing Board. The fees collected by each agency are remitted to the Authority semi-annually and used to fund road and transit system improvements needed to accommodate projected growth and development throughout the county.

The Measure A Ordinance requires that the fees "be adjusted annually by action of the STA Governing Board to reflect changes in construction costs based on the McGraw-Hill Engineering News Record (ENR) 20-city Construction Cost Index (CCI)." The average CCI in 2020 was 11,466 compared to 11,281 in 2019, an increase of 1.64 percent. This ratio is applied to the approved fiscal year 2020-21 rates to determine the new rates. The adjusted rates applicable for fiscal year 2021-22 are shown in the last column of Table 1 on the next page.

Upon adoption, STA staff will distribute the adjusted fee rate schedule to the County and the cities of Elk Grove, Rancho Cordova, Sacramento, Folsom, Galt, Isleton, and Citrus Heights for implementation in their local fee ordinances effective July 1, 2021.

**Table 1: SCTMFP Fee Schedule for FY 2021-22**

Land Use	Per	Current Rates FY 2020-21	New Rates FY 2021-22
Single-Family Residential	unit	\$1,329	\$1,351
Single-Family Residential, Senior	unit	\$1,064	\$1,081
Multi-Family Residential	unit	\$930	\$945
Multi-Family Residential, Senior	unit	\$796	\$809
Office Use	1,000 square feet	\$1,596	\$1,622
Retail Use	1,000 square feet	\$1,995	\$2,028
Industrial Use	1,000 square feet	\$1,064	\$1,081
Hotel/Motel	sleeping room	\$770	\$783
Extended Stay Hotel/Motel	sleeping room	\$684	\$695
Golf Course	acre	\$1,106	\$1,124
Movie Theater	screen	\$2,529	\$2,570
Religious Center	1,000 square feet	\$1,237	\$1,257
Hospital	1,000 square feet	\$2,229	\$2,266
Service Station	fueling pump	\$1,729	\$1,757
Supermarket	1,000 square feet	\$1,995	\$2,028
Warehouse/Self-Storage	1,000 square feet	\$333	\$338
Assisted Living Facility	bed	\$383	\$389
Congregate Care	unit	\$281	\$286
Child Day Care	student	\$612	\$622
Private School (K-12)	student	\$346	\$352
Auto Repair/Body Shop	1,000 square feet	\$1,995	\$2,028
Gym/Fitness Center	1,000 square feet	\$1,995	\$2,028
Drive-through Car Wash	1,000 square feet	\$1,995	\$2,028
All Other	average weekday trips generated	\$140	\$142



**OCTOBER 7, 2021**

**AGENDA ITEM # 8**

**SACRAMENTO ABANDONED VEHICLE SERVICE AUTHORITY 2022 SUNSET  
STATUS UPDATE & RECOMMENDATIONS**

Action Requested: Approve Staff Recommendations

Key Staff: Jennifer Doll, Special Programs Manager

---

**Recommendations**

1. Authorize the Executive Director to enter into a Memorandum of Understanding (MOU) with each SAVSA member agency, subject to STA legal counsel review, and
2. Approve the release of a Request for Proposal (RFP) and subsequent selection of a public education and outreach firm to support the proposed SAVSA Tax Measure. Subject, to the execution of the MOU's authorized in recommendation 1 above.

**Background**

The current SAVSA fee program will expire on April 30, 2022. STA/SAVSA legal counsel has advised that the SAVSA fee qualifies as a tax under California Proposition 26 and, therefore, its extension would require a public vote with a supermajority (2/3) adoption threshold. An election effort in support of a SAVSA fee extension will certainly incur ballot inclusion costs as well as discretionary polling and public information/education costs.

Staff presented the situation and requirement for a public vote to continue the program at the May 13, 2021 Board meeting, to which, the Board directed staff to take the necessary steps to continue the program.

**Discussion/Update**

Staff can report the following updates and status towards continuing the SAVSA program beyond the April 2022 sunset.

1. SAVSA Member Commitment Status. To date the cities of Elk Grove, Folsom and Sacramento and the County of Sacramento have formerly approved to support moving forward with a tax measure. The City of Citrus Heights had previously denied supporting a tax measure but with the updated estimated costs may be amenable to supporting the tax measure effort. Staff has not been notified of any decision from the cities of Galt and Rancho Cordova.

2. SAVSA/STA Tax Measure Polling. At the September Board meeting FM3 Research presented the results of their Sacramento County transportation tax measure survey, which included asking participants about renewing the SAVSA program and associated registration fees.

A slim majority, 51 percent, initially supported the abandoned vehicle tax measure, with one-quarter definitely no. After participants were offered some background information on the program support increased to 66 percent, nearly the two-thirds threshold required. The 29 percent increase in voter support after receiving SAVSA program information is a helpful takeaway—supporting the need and benefit of hiring a firm for public education and outreach.

3. Task Timeline. The next few months staff and SAVSA member agencies will need to accomplish several key tasks to insure the proposed SAVSA tax measure is included on the June 22 ballot. The attached timeline shows these tasks.
4. SAVSA Member Memorandum Of Understanding. As previously reported, the Authority does not have the funding to cover the associated ballot costs related to placing the proposed SAVSA tax measure on the ballot, therefore, without a Memorandum of Understanding (MOU) the Authority cannot move forward.

Staff requests authorization to setup a MOU with each member agency to layout Authority and Member responsibilities. Specially, the fair share amount of associated ballot costs for each Member with half of that amount being submitted to Authority up front.

*Attachment*

## SAVSA Tax Measure Task Timeline

*Tentative important dates & details related to placing a SAVSA tax measure on the June 2022 Ballot*

### October 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

STA/SAVSA Board Meeting  
 - Member Commitment Update  
 - Polling Results Recap  
 - SAVSA Tax Measure Task Timeline  
 - Approve Memorandum of Understanding

- Execute Memorandum of Understanding with SAVSA Members
- Publish Request for Proposals: Education & Outreach

### November 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

STA/SAVSA Board Meeting  
 Approve SAVSA Tax Measure & Resolution; Direct Staff to present to County BOS and the councils of the majority of the cities representing a majority of the population

*Meetings To Be Determined*

### December 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

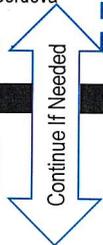
Countywide Board Meetings  
 Present Tax Measure for approval by the County BOS, the Sacramento City Council, and the city councils of at least three of the following cities: Citrus Heights, Elk Grove, Folsom, Galt, Rancho Cordova

*Meetings To Be Determined*

### January 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Public Education & Outreach begins



County BOS Meeting  
 Certifies SAVSA Tax Measure for inclusion on the June 2022 ballot

*Meetings To Be Determined*

### February 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

STA staff submits all necessary items to the County Registrar of Voters and pays for the printing of the ballots

\* filing begins 113 days prior to election and ends 88 days prior to election \*

### March 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



**OCTOBER 7, 2021**

**AGENDA ITEM # 9**

**APPROVE AB361**

Action Requested: Approve Staff Recommendations

Key Staff: Sabrina Drago, Executive Director

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**Recommendations**

1. Approve to implement AB361 to allow for virtual meetings for the 30-day period from October 7 through November 6, 2021.

**Background**

A series of executive orders, starting in March 2020 and the most recent expiring September 30, 2021, the Governor's office waived all physical-presence requirements under the Brown Act as a means of limiting the spread of COVID-19. On September 16, Governor Newsom signed into law AB 361, extending the authority of public agencies to conduct meetings by teleconference, including video conference, during the COVID-19 pandemic.

On September 28, 2021, Sacramento County Public Health Officer, Olivia Kasirye, issued a memorandum (attached) recommended utilizing teleconferencing for public meetings as a form of COVID-19 prevention.

AB 361 gives the option to continue meeting virtually. Virtual meetings are permitted presently because the Governor has proclaimed a state of emergency and the state and many local officials recommend measures to promote social distancing. If those conditions change, the local agency can still meet virtually if it has determined that physical presence at meetings would present imminent risks to the health and safety of attendees.

**Discussion/Update**

Beginning 30 days after the first meeting, the STA Governing Board must reconsider the continuing need for virtual meetings every 30 days. The STA Governing Board must find each time that it has reconsidered the circumstances of the state of emergency, and the state of emergency continues to directly impact the ability of the members to meet safely in person or state and local officials continue to impose or recommend measures to promote social distancing. If a majority of the members of a legislative body do not adopt these findings, then traditional Brown Act rules for teleconferencing apply.

*Attachment(s)*

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE SACRAMENTO TRANSPORTATION AUTHORITY  
AUTHORIZING REMOTE TELECONFERENCE MEETINGS  
FOR THE PERIOD THROUGH NOVEMBER 8, 2021  
PURSUANT TO THE RALPH M. BROWN ACT**

**WHEREAS**, all meetings of SACRAMENTO TRANSPORTATION AUTHORITY and its legislative bodies are open and public, as required by the Ralph M. Brown Act (California Government Code § 54950 et seq); and

**WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California Emergency Services Act (Government Code section 8625); and

**WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the Brown Act, provided certain requirements were met and followed; and,

**WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

**WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361 that allows a legislative body subject to the Brown Act to continue to meet without fully complying with the teleconferencing rules in the Brown Act provided the legislative body make certain findings; and

**WHEREAS**, as amended by AB 361, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section

54953(b)(3), subject to the existence of certain conditions and requirements; and

**WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558(b); and

**WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body holds a meeting to determine or has determined by a majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, as of the date of this Resolution, the Proclamation of a State of Emergency remains in effect as neither the Governor nor the state Legislature have exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency either by proclamation or by concurrent resolution the state Legislature; and

**WHEREAS**, the California Department of Industrial Relations has issued regulations related to COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel more than six feet, especially indoors; and

**WHEREAS**, on September 28, 2021, the Sacramento County Public Health Officer Dr. Olivia Kasirye issued a Teleconference Recommendation which states that utilizing teleconference options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and other from COVID-19; and

**WHEREAS**, SACRAMENTO TRANSPORTATION AUTHORITY the has an interest in encouraging public participation in open and public meetings while protecting the health, safety and welfare of those who participate.

**NOW, THEREFORE, BE IT RESOLVED**, by the SACRAMENTO TRANSPORTATION AUTHORITY as follows:

1. **State or Local Officials Have Imposed or Recommended Measures to Promote Social Distancing.** SACRAMENTO TRANSPORTATION AUTHORITY hereby finds and proclaims that state and local officials have imposed or recommended measures to promote social (physical) distancing based on the California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention through Title 8 of the California Code of Regulations, Section 3205(5)(D) and Sacramento County Public Health Officer Dr. Olivia Kasirye's Teleconference Recommendation issued September 28, 2021.

2. **Remote Teleconference Meetings.** SACRAMENTO TRANSPORTATION AUTHORITY and any of its legislative bodies are hereby authorized to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act, and Staff are directed to take all actions necessary to carry out the intent and purpose of this Resolution.

3. **Effective Date.** This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) November 8, 2021 or (ii) such time the Authority adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which it and its legislative bodies may continue to teleconference without compliance with Section 54953(b)(3).

On a motion by [Director] \_\_\_\_\_, seconded by [Director] \_\_\_\_\_, the foregoing Resolution was passed and adopted by the [Governing

Board of the Sacramento Transportation Authority, State of California this \_\_\_\_\_ day  
of \_\_\_\_\_ 202\_, by the following vote, to wit:

AYES: [Supervisors],

NOES: [Supervisors],

ABSENT: [Supervisors],

ABSTAIN: [Supervisors],

RECUSAL: [Supervisors],  
(PER POLITICAL REFORM ACT (§ 18702.5.))

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Chair of the Sacramento  
Transportation Authority, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

2194144

**County Executive**  
Ann Edwards

**Deputy County Executive**  
Bruce Wagstaff  
Social Services



**Department of Health Services**  
Chevon Kothari, Director

**Divisions**  
Behavioral Health Services  
Primary Health  
Public Health  
Departmental Administration

## County of Sacramento

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### TELECONFERENCING RECOMMENDATION

September 28, 2021

COVID-19 disease prevention measures, endorsed by the Centers for Disease Control and Prevention, include vaccinations, face coverings, increased indoor ventilation, handwashing, and physical distancing (particularly indoors).

Since March 2020, local legislative bodies, including commissions, committees, boards, and councils, have successfully held public meetings with teleconferencing as authorized by Executive Orders issued by the Governor of California. Using technology to allow for virtual participation in public meetings is a social distancing measure that may help control transmission of the SARS-CoV-2 virus. Public meetings bring together many individuals (both vaccinated and potentially unvaccinated), from multiple households, in a single indoor space for an extended time. For those at increased risk for infection, or subject to an isolation or quarantine order, teleconferencing allows for full participation in public meetings, while protecting themselves and others from COVID-19.

Utilizing teleconferencing options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and others from COVID-19. This recommendation is further intended to satisfy the requirement of the Brown Act (specifically Government Code Section 54953(e)(1)(A)), which allows local legislative bodies in the County of Sacramento to use certain available teleconferencing options set forth in the Brown Act.

*Olivia Kasirye MD*

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Olivia Kasirye, MD, MS  
Public Health Officer

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**Division of Public Health**  
Olivia Kasirye, MD, MS  
Public Health Officer



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