

MEMORANDUM

Date: April 5, 2011
 To: Kris Balaji, Jacobs Engineering
 From: Eddie Barrios, Fehr & Peers

Subject: Final Land Use Projections for the North County Corridor Project

WC08-2575

This memorandum presents the method used to estimate the total number of households and jobs in Stanislaus County through year 2050 based on the StanCOG 2011 Regional Transportation Plan (RTP) and General Plan land use estimates for each of the jurisdictions within Stanislaus County. These land use estimates are intended to be used for evaluating the North County Corridor (NCC) Project.

STANCOG 2011 RTP LAND USE ESTIMATES

The county-wide land use estimates from the StanCOG 2011 RTP are presented in Table 1.

TABLE 1 LAND USE FORECASTS FOR STANISLAUS COUNTY¹				
	Year 2020	Year 2030	Year 2040	Year 2050³
Population	632,623	722,765	812,907	903,049
Households ²	208,786	238,536	268,286	298,036
Employment	211,745	239,479	267,212	294,945

1 Based on information provided in the 20011 StanCOG RTP and Fehr & Peers, 2010.
 2 Based on assumed person to household ratio of 3.03.
 3 StanCOG provided land use estimates through year 2040. Therefore, year 2050 land use estimates have been calculated using linear extrapolation from year 2030 and year 2040 data.

GENERAL PLAN LAND USE ESTIMATES

The General Plan for each jurisdiction within Stanislaus County was reviewed to determine land use estimates for each jurisdiction. The residential and employment land use projections at buildout for each jurisdiction are presented in Table 2.

**TABLE 2
 BUILDOUT RESIDENTIAL AND EMPLOYMENT PROJECTIONS
 BASED ON GENERAL PLANS ¹**

Jurisdiction	Number of Households	Number of Jobs
Ceres	25,309	26,322
Hughson	4,683	4,837
Modesto	177,224	249,447
Salida Community Plan Area	8,987	29,736
Newman	13,442	9,449
Oakdale	15,534	20,607
Patterson	25,589	28,826
Riverbank ²	17,147	11,163
Turlock	42,721	79,150
Waterford	8,127	2,403
Stanislaus County (Unincorporated Areas not listed above)	37,945	53,695
Totals	376,708	515,635
1 These estimates are based on the most current available information from the General Plans for each jurisdiction. 2 The employment projections for Riverbank include redevelopment of the Army Ammunition Plant, which was not included in the 2005 General Plan.		

LAND USE ESTIMATES FOR USE IN NORTH COUNTY CORRIDOR PROJECT

The land use information presented in Table 1 reflects the regional economic and population projections prepared and adopted by StanCOG for regional planning purposes. For the North County Corridor transportation study, it will be necessary to remain consistent with these regional countywide land use projections presented in Table 1. While the local General Plan projections shown in Table 2 will not be used directly in the NCC project evaluation, they do provide important information about how each jurisdiction is anticipating to grow over time. In order to make use of this information, we prepared a set of jurisdiction-specific land use estimates for each of the horizon years in the NCC project, as shown in Table 3. The projections in Table 3 were prepared by identifying each jurisdiction's proportional share of growth based on its General Plan relative to the countywide growth based on General Plans and applying that proportion to the actual estimated countywide growth from the StanCOG land use projections (see Equation 1 below). In this way, we can maintain consistency with the regional totals, and still reflect the future development patterns envisioned in the local General Plans.

Equation 1:

$$\text{Jurisdiction Future Year Land Use} = \frac{(\text{Jurisdiction GP} - \text{Jurisdiction Base})}{(\text{Countywide GP} - \text{Countywide Base})} \times \left(\begin{array}{l} \text{(StanCOG} \\ \text{County Control} \\ \text{Total -} \\ \text{Countywide} \\ \text{Base)} \end{array} \right) + \text{Jurisdiction Base}$$

**TABLE 3
 LAND USE PROJECTIONS FOR NCC PROJECT**

Jurisdiction	Year 2020		Year 2030		Year 2040		Year 2050	
	HH	Jobs	HH	Jobs	HH	Jobs	HH	Jobs
Ceres	14,887	10,456	16,734	11,904	18,580	13,352	20,427	14,799
Hughson	2,403	1,196	2,807	1,528	3,211	1,860	3,615	2,192
Modesto	91,905	97,922	107,021	111,751	122,136	125,579	137,252	139,407
Salida Community Plan Area	4,874	5,555	5,602	7,762	6,331	9,969	7,060	12,175
Newman	4,926	1,956	6,435	2,640	7,944	3,324	9,452	4,008
Oakdale	8,924	7,666	10,095	8,847	11,266	10,028	12,437	11,209
Patterson	8,991	5,100	11,931	7,265	14,872	9,430	17,813	11,596
Riverbank	8,380	4,330	9,933	4,953	11,486	5,577	13,039	6,200
Turlock	26,559	30,056	29,422	34,537	32,285	39,017	35,149	43,497
Waterford	3,455	686	4,283	843	5,110	1,000	5,938	1,156
Stanislaus County (Unincorporated Areas not listed above)	33,484	46,822	34,274	47,450	35,065	48,077	35,855	48,704
Totals	208,786	211,745	238,536	239,479	268,286	267,212	298,036	294,945

Source: Fehr & Peers, 2011.

If there are any questions or comments, please contact me at (925) 930-7100.