

Industrial/Commercial Capacity & Growth Projections

Industrial/Commercial Capacity

Sutter County Potential "New" Industrial and Commercial Growth Areas

Area A S. of Live Oak / N. of Yuba City	Area B S. of Yuba City to Obanion Rd.	Area C E. of Sutter Pointe to Placer County	Planned Sutter Pointe Uses	Total
1,235 acres	1,262 acres	2,844 acres	3,619 acres	8,960 acres
16,138,980 s.f.	16,491,816 s.f.	37,165,392 s.f.	49,706,000 s.f.	119,502,188 s.f.

Notes:

- Excludes potential Industrial & Commercial growth within Live Oak and its SOI, Yuba City and its existing and proposed SOI, the Sutter Rural Planned Community, and scattered unincorporated parcels.
- Square footage estimates based on an average FAR of 0.30.

Industrial/Commercial Growth Projections

Sutter County Industrial and Commercial Growth Projections: 2007-2030

County Capture Rate	Industrial	Commercial	Total
3% of regional growth	188 ac. to 563 ac.	118 ac. to 413 ac.	306 ac. to 976 ac.
5% of regional growth	345 ac. to 953 ac.	158 ac. to 489 ac.	503 ac. to 1,442 ac.
10% of regional growth	502 ac. to 1,307 ac.	198 ac. to 566 ac.	700 ac. to 1,873 ac

Source: ADE, Inc. (Sacramento Area Council of Governments, the California Department of Finance, the California Employment Development Department, and the California Department of Transportation).

Note:

- Projected industrial/commercial demand is based on two key assumptions: (1) the rate of growth, and (2) the share of regional growth that Sutter County captures. The projected rate of growth varies between available data sources ranging from conservative to aggressive. Sutter County has historically captured approximately 3 percent of the region's total industrial and commercial jobs. The potential exists that, should Sutter County provide competitive industrial and commercial lands that have full urban services, the County's share of the region's growth could increase. The projections estimate what would happen if the County's share of the regional growth increased to 5% and 10%.

Comparison to Other Nearby Jurisdictions

- City of Sacramento 2030 General Plan – **8,800 acres** of Employment Center/Industrial Uses
- Yolo County General Plan Update – **1,600 acres** of Industrial/Commercial Uses
- Butte County General Plan Update – **1,500 to 2,500 acres** of Industrial/Commercial Uses
- Yuba County General Plan Update – **1,144 acres** of Industrial/Commercial Uses