Growth Area Types

**Urban Center and Corridor Areas**
- Higher density, and a mix of uses with access to frequent transit service. These areas typically have a range of urban densities with core areas containing high density development.
- Located primarily near the core urban area, an opportunity area, employment center, transit station, or other bus center.

**Established Areas**
- Typically connected to the outer edge of an Established Area. These areas usually contain commercial and industrial uses, and can be comprised of low to medium density development.
- Often located near Existing Urban Area, an opportunity area, employment center, transit station, or other bus center.

**New Areas**
- Landly reserved at the outer edge of an Established Area. These areas are not currently mixed in urban or suburban patterns and are located in more rural areas.
- Mostly located near Existing Urban Area, an opportunity area, employment center, transit station, or other bus center.

**Rural Areas**
- Located in sparsely populated and characterized areas with low density development.
- Typically located near Existing Urban Area, an opportunity area, employment center, transit station, or other bus center.

**Agricultural, Grazing, and Forestry Areas**
- Represents the remaining areas of the region not being planned for development at urban densities. These areas support agricultural, grazing, forestry, mining, recreational, and resource conservation type uses. Locations within these areas may be protected from future urban development under federal, state, and local plans or programs such as the Chico area greenline, Williamson Act contracts, or conservation easements. Employment and residential uses are typically allowed within portions of these areas.

**New Housing Distribution by Growth Area**

**New Employment Distribution by Growth Area**

**RTP/SCS Regional Growth Forecasts**

<table>
<thead>
<tr>
<th>Year</th>
<th>Employees</th>
<th>Population</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>82,900</td>
<td>227,896</td>
<td>99,353</td>
</tr>
<tr>
<td>2020</td>
<td>83,452</td>
<td>228,694</td>
<td>86,929</td>
</tr>
<tr>
<td>2030</td>
<td>84,733</td>
<td>246,313</td>
<td>105,916</td>
</tr>
<tr>
<td>2040</td>
<td>92,188</td>
<td>265,964</td>
<td>115,235</td>
</tr>
</tbody>
</table>

Source: BCA, 2019.