



- Key Planning Issues**
- Urban/rural edge issues
 - Appropriate mix of housing products?
 - Seniors
 - Home ownership options
 - Affordability issues
 - Any other uses beyond residential?
 - Park/open space with cluster housing?
 - Locally serving small retail?
- Sacramento Area Council of Governments • Valley Vision

- Market issues**
- CURRENT market retail demand in area for:
 - Lumber/building materials
 - Specialty nurseries/garden supplies
 - Specialty sporting goods, bike shops
 - Groceries
 - Eating places
 - Drug stores
 - Regional housing market very strong
- Sacramento Area Council of Governments • Valley Vision

