

INFORMATION RELATIVE TO FUTURE GROWTH AND DEVELOPMENTIN THE METROPOLITAN OAKLAND AREA

[Oakland, 1954.]

[Oakland chamber of commerce.]

The figures developed by the Water Resources and Planning Commission of the East Bay Municipal Utility District indicate a projected population of their service district of 2,600,000 for the year 2100. Their population projection is based upon a 3% annual growth rate developed by a study of domestic water consumption over a long period of years. The current rate is now 5%. However, in the past, this rate of growth has varied, making an average of 3%.

Central cities of Alameda, Albany, Berkeley, Emeryville, Oakland, Piedmont, Richmond, and San Leandro are growing at the average rate of 3%. South of San Leandro in the service district of the Utility District, the current rate is 17%. This indicates a most rapid development is taking place in the suburban area. Present water consumption in the East Bay Municipal Utility District is 114 million gallons in average daily use. It is expected by 1960, the average daily use will rise to 133 million; by 1970, 162 million; 1980, 195 million; the year 2000, 260 million; the year 2100, 350 million.

At present, the East Bay Municipal Utility District has rights to 200 million gallons of water daily from the Mokelumne River. During the summer months, upwards of 150 million gallons a day are already being used by the more than 935,000 residents now comprising the District. This area, one of the fastest growing sections in the nation, can continue to expand only if there is a positive assurance that ample water supplies are continually available for industry, business, and home-owner alike. It is expected that this additional amount of water will be required 20 to 50 years from now. Growth estimates for population and industry in the East Bay indicate the very definite probability that as much as 350 million gallons of water a day will ultimately be required to serve this area.

The joint fact-finding committee on highways, created by the 1952 budget session of the California Legislature, in their report on highway progress in California state that California's growth trends are so well established that it may be expected to continue until at least 1970. By 1960, the present population of 11 million 500 thousand will have increased to 14 million, and 18 million 500 thousand is the conservative estimate for 1970. The expanding economy will require more motor vehicles. 4 million 925 thousand cars, trucks, and busses operating in 1951 will increase to 9 million 250 thousand in 1970, a gain of 88%. It is expected that traffic will more than double in the next twenty years. Total traffic in 1950 was 48.6 billion vehicle miles. In 1970, it is expected to rise to 98.5 billion.

Information on population trends in California, as published by the State Department of Finance, Division of Budget and Accounts, Financial Research Section, is as follows: At the present time, natural increase, the excess of births over deaths, is adding about 150,000 annually to the State's population. Effective net migration (net migration of civilians, minus net loss of civilian residents to the military) is estimated about 235,000 annually. More than half of the State's growth in the next two years is expected to come from the continued "in" movement of new civilian residents. The average annual net growth of California at the present time is 320,000.

Statewide estimates just announced by the Financial Research Section, California State Department of Finance, show a July 1, 1953 figure for Alameda County of 815,000 - 340,200 for Contra Costa County. The best available forecast for the year 1960, made by William A. Spurr, Stanford University, is 960,000 for Alameda County - 445,000 for Contra Costa County.

Projections made by the State Office of Planning and Research for the year 1970 forecast Alameda County's population at 1,140,000 - Contra Costa at 568,000. The most recent authoritative analyses have estimated that the Bay Area's current stage of population development is about 25% of saturation capacity.

In regard to industrial growth in Alameda County, the study of industrial growth trends in Alameda County in the past eight years reveals an annual investment in new industries of over 10,600,000 dollars, with an average of 55 projects per year. This provides an annual increase to the Area's payroll of over \$5,000,000. Expansions over the eight-year period have averaged over 125. The average annual investment in expansions of existing plants has exceeded \$20,000,000, providing an addition to the industrial payroll of nearly \$6,000,000 per year. It is not expected that this high rate of growth will continue for the next fifty years. However, there is good reason to suppose that this growth may continue over the next twenty-five years.

The San Francisco Bay Area contains very large amounts of vacant land, which are suited to the needs of industry. There are at present 224,217 acres (350 sq. miles) of such land which could be developed immediately, based on the existing pattern of transportation and labor.

Some of this land is also suited to non-industrial purposes, and undoubtedly will develop, in the course of time, along other lines. Of the 224,217 acres of vacant land which meet industrial requirements in the Bay Area, about 18.7% or 42,019 acres are at present zoned for industry. As the area continues to grow, the remainder will be progressively zoned, though not necessarily in favor of industry.

From the point of view of quantity, the County possessing largest acreages of land which could be developed for industry is Alameda, with 74,017 acres. An unusually large portion of this is accounted for in unzoned land, though tidelands also figure prominently. The north sector (East Bay District) has a high density of industrial development, while the converse is true south of San Leandro.

Smaller in quantity of vacant industrial land, Contra Costa County is still far above the remaining seven counties in this respect, being high in all three categories of zoned, unzoned, and tidelands. In no sector of this County has the extent of industrial development approached saturation.