

## MEMORANDUM

**DATE** July 26, 2023

**TO** Matthew Bassi, Community Development Director

**FROM** Jonathan Nettler, AICP, Associate Principal, Los Angeles Regional Director  
Asher Kaplan, Associate

**SUBJECT** General Plan Land Use Buildout Methodology

**PROJECT** Envision Wildomar 2040 | Land Use Element | WILD-02.0

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This technical memorandum outlines the methodology used to establish the development projections for the City of Wildomar’s General Plan Update, Land Use Element, which will be used for analyzing potential impacts in the Environmental Impact Report (EIR). Part 1 of this memorandum establishes the methodology for estimating existing land use conditions; Part 2 documents the assumptions applied to estimate buildout of the Current General Plan, described hereafter as the “No Project Alternative”; Part 3 presents the projected buildout estimates resulting from the Proposed Land Use Plan associated with the General Plan Update. This memorandum also serves as a general reference for City staff, elected officials, and the public.

### Executive Summary

This analysis provides estimates for three scenarios – Existing Conditions, the No Project Alternative (current General Plan), and the Proposed Land Use Plan (updated General Plan). Existing Conditions reflects uses on the ground today (including projects currently under construction). The No Project Alternative adds growth anticipated from pending and approved projects and the Housing Element Sites Inventory. The Proposed Land Use Plan includes all of the above, and adds growth associated with nine Focus Areas determined by the public and project team as those areas of the City most likely to experience change during the lifetime of the Plan. Table 1 shows the outcomes of these scenarios and compares these outcomes both in gross numbers and as percentage change. The methodologies used in each scenario are described in detail in the following sections.

TABLE 1. Buildout Scenarios and Comparison

	Existing	No Project (Current GP)	Proposed GP	Change: No Project Over Existing	Change: Proposed Over Existing	Change: Proposed Over No Project
Dwelling Units	11,988	19,284	20,980	7,297 (+61%)	8,992 (+75%)	1,696 (+9%)
Population	37,326	60,045	65,325	22,719 (+61%)	27,999 (+75%)	5,280 (+9%)
Non-Residential SF	2,992,377	4,252,115	5,957,915	1,259,738 (+42%)	2,965,538 (+99%)	1,705,801 (+40%)
Employment	5,841	9,516	12,115	3,675 (+63%)	6,274 (+107%)	2,599 (+27%)

## Background

All California cities are required to identify development projections (i.e., a “buildout analysis”) in their general plan. While a high-level summary of buildout projections is usually included in a general plan, the accompanying EIR typically documents a more detailed comparison of the proposed changes in dwelling units, households, residents, jobs, and non-residential square footage. This estimate is important as it provides a foundation for the City to plan for roads, water service, parks, recreation, and other infrastructure and services to support current and future residents and businesses.

The General Plan EIR is a tool that is used to analyze impacts associated with land uses and development allowed by a project such as an update to a general plan. The EIR also provides programs and mitigation measures to avoid or lessen undesirable impacts. It should be noted that communities rarely—if ever—achieve maximum projections. Regulatory constraints, physical constraints, and foreseeable market conditions often result in less development than the maximum capacity allowed. The EIR analyzes a general plan’s projections to determine the potential impacts associated with a reasonable amount of development likely to occur under buildout of the general plan.

This memorandum outlines a methodology that uses generally accepted projection and estimate approaches that are consistent with traffic, noise, air quality, and other assessments typically found in a General Plan EIR, while allowing for unique differences within the Wildomar community. Estimates and projections have been based on data from a variety of sources and contemporary urban planning standards. These include federal and state sources (U.S. Census, American Community Survey, and California Department of Finance, to name a few) coupled with City staff input of Wildomar building and development data. Additionally, technical studies may compare the data against 1) projections from the Southern California Association of Governments (SCAG), water service, sewer, and other utility providers; 2) regional housing needs allocations, as identified in the City’s 2021-2029 Housing Element; 3) historical growth patterns; and 4) approved specific plans and other projects.

Geographic Information System (GIS) software was used to create parcel specific estimates and projections for the City of Wildomar buildout.

## Part 1: Existing Conditions (Baseline)

For the purpose of the California Environmental Quality Act (CEQA) the City's existing conditions (existing on-the-ground number of dwelling units, households, population, nonresidential building square footage, and employment) serve as the baseline for the General Plan EIR analysis. A General Plan EIR is required to compare the potential impacts of the Proposed General Plan against existing conditions.

### EXISTING LAND USE: UNITS, HOUSEHOLDS, POPULATION, NON-RESIDENTIAL SQUARE FEET, AND JOBS

SCAG's 2019 Annual Land Use (ALU v.2019.2) Dataset, updated in February 2021, was used to establish on-the-ground uses. Non-residential building square footage was derived from GIS measurements of Riverside County building footprint data, spot-checked for accuracy. The following methodology is proposed to calculate, households, population, non-residential square footage, and employment. Table 2, *Existing Land Use Estimates* provides the buildout results of the methodology outlined below.

#### 1.1 Existing dwelling units

Calculations using data provided by the City and SCAG's existing land use dataset identified the number of units associated with each parcel, totaling **11,988** dwelling or housing units. This estimate is consistent with California Department of Finance (CA DOF) information published in January 2022, which estimated **11,750** total housing units in the City. The 2016-2021 American Community Survey 5-Year Estimates (2021 ACS) also reports **11,750** units. The City's 2021-2029 Housing Element cites 2018 ACS data, which reports 10,583 units. Ground-truthing using satellite imagery was employed to verify the data sourced from the City and from SCAG. This count also includes units resulting from approved projects indicated as completed or under construction in the City's Current Planning Cumulative Development Projects Matrix (Pipeline Projects list).

#### 1.2 Existing population in Wildomar: [dwelling units] x [occupancy rate] x [persons per household]

At any given time, a percentage of existing housing units in Wildomar are occupied; the others are vacant (the factors that determine these proportions are referred to as occupancy and vacancy rates, respectively). In terms of this estimate methodology, "households" represent the number of units that were occupied. In January 2022, the CA DOF estimated a vacancy rate of approximately 3.9%, indicating an occupancy rate of approximately 96.1%. To estimate households, the total number of housing units (**11,988**) is multiplied by the occupancy rate (96.1%). Using this method results in an estimate of **11,520** households. This varies by approximately 2% from the January 2022 CA DOF E-5 population data estimate of 11,292

households. This degree of difference is within an acceptable range according to best practices for parcel-based buildout analyses.

To estimate existing population, persons per household (pph) rates are applied to households. January 2022 CA DOF E-5 data report the average number of persons per household (pph) in Wildomar to be **3.24**. Estimates produced using this rate result in a population estimate of **37,326**. This deviates by approximately 2% from the January 2022 CA DOF E-5 estimate of 36,586, a degree of difference within an acceptable range according to best practices for parcel-based buildout analyses. Persons-per-household rates cited in these datasets are blended rates, reflecting an average across housing types of different sizes.

### 1.3 Existing non-residential building square footage

To determine existing non-residential square footage for Wildomar, GIS measurements were taken of Riverside County building footprint data, supplemented by manual spot-checking using Google Earth. This count also includes approved projects indicated as completed or under construction in the City's Current Planning Cumulative Development Projects Matrix (Pipeline Projects list). This analysis results in an estimate of **2,992,377** square feet of non-residential development, as noted in Table 2.

### 1.4 Existing employment

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) OnTheMap tool provides reports that show where workers are employed and where they live. It also provides companion reports on industry distributions, detailing the type of labor workers are engaged in using the North American Industry Classification System (NAICS). This data is provided at the city scale - to create an estimate distribution of jobs by land use category, LEHD's job count per NAICS industry sector was distributed to corresponding land use categories (e.g., jobs in the NAICS "Retail Trade" sector are assigned to the "Commercial and Services" land use category, while jobs in the "Manufacturing" sector are assigned to the "Industrial" land use category.) This process establishes a benchmark spatial distribution of employment by land use category across the city. According to the most recently available LEHD data, there were approximately **5,841** jobs in the City of Wildomar, with the largest sectors including Health Care and Social Assistance (28.6%), Construction (15.5%), and Accommodation and Food Services (10.7%).



**TABLE 2. Existing Land Use Estimates (Currently on the Ground)**

SCAG Existing Land Use	Acres	Dwelling Units	Population	Non-residential SF	Employment
<b>Commercial</b>					
Commercial and Services	88	-	-	562,702	1,287
General Office	3	-	-	73,925	276
<i>Commercial SUBTOTAL</i>	<i>91</i>	<i>-</i>	<i>-</i>	<i>636,627</i>	<i>1,563</i>
<b>Industrial</b>					
Industrial	61	-	-	619,280	1,420
<i>Commercial + Industrial SUBTOTAL</i>	<i>151</i>	<i>-</i>	<i>-</i>	<i>1,255,907</i>	<i>2,983</i>
<b>Residential</b>					
Rural Residential	64	172	536	-	-
Single Family Residential	4,794	7,871	24,507	-	-
Multi-Family Residential	93	708	2,203	-	-
Mixed Residential	10	2	7	-	-
Mixed Residential and Commercial	11.7	5	16	26,596	70
Mobile Homes and Trailer Parks <sup>1</sup>	2,319	3,083	9,599	-	-
<i>RESIDENTIAL SUBTOTAL</i>	<i>7,291</i>	<i>11,841</i>	<i>36,868</i>	<i>26,596</i>	<i>70</i>
<b>Other</b>					
Education	147	-	0	367,753	532
Transportation, Communications, and Utilities	40	-	0	27,398	247
Facilities	93	-	0	849,595	1,945
Military Installations	7	-	0	-	-
Open Space and Recreation	930	-	0	3,223	-
Agriculture	1,328	147	458	15,800	64
Under Construction	10	-	0	41,833	-
None	13	-	0	22,722	-
Unknown	10	-	0	-	-
Vacant	3,657	-	-	381,551	-
<i>Other SUBTOTAL</i>	<i>6,235</i>	<i>147</i>	<i>458</i>	<i>1,709,874</i>	<i>-</i>
<b>Grand Total</b>	<b>13,677</b>	<b>11,988</b>	<b>37,326</b>	<b>2,992,377</b>	<b>5,841</b>

## Part 2: No Project Alternative (Current General Plan)

As required by CEQA, the PEIR must analyze impacts of the proposed General Plan update and compare results with impacts attributable to the current General Plan, also described as the “No Project Alternative.” The No Project Alternative includes existing conditions, pending and approved projects (those not already complete or under construction), sites identified in the 2021-2029

Housing Element to accommodate the City’s Regional Housing Needs Allocation (RHNA), and Accessory Dwelling Units (ADUs) projected during the planning period. Where parcels appear both in the Housing Element Sites Inventory and City’s Current Planning Cumulative Development Projects Matrix (Pipeline Projects list), they are categorized and calculated according to information provided in the Pipeline Projects list. Elsewhere, the No Project Alternative carries over existing conditions. The No Project Alternative assumes that there would be little or no intensification of development in areas where growth is not anticipated, including most of the City’s established residential neighborhoods. A summary of the No Project Alternative can be found in Table 4. The following assumptions were used to determine the projections for the No Project Alternative.

## **2.1 No Project Alternative dwelling units: [Existing] + [Unbuilt Pipeline Projects] + [Housing Element Sites]**

As described previously, the No Project Alternative assumes that there would be little or no intensification of development in areas where growth is not anticipated, including in most of the City’s established residential neighborhoods. Growth is shown as related to pending and approved projects yet to break ground, Housing Element Sites, and Accessory Dwelling Units (ADUs).

### **2.1.a Existing**

Existing units were derived from existing land uses and GIS data as described in Part 1 of this memo.

### **2.1.b Pipeline projects (unbuilt)**

The City of Wildomar maintains a “Current Planning Cumulative Development Projects Matrix” (referred to in this memo as the “Pipeline Projects” list). Projects appearing in this list which are complete or under construction are included in the existing scenario and do not represent growth. Approved projects which have not yet broken ground and projects under review do not appear under the existing scenario but are represented in the No Project Alternative and are counted as growth. For infill or greenfield development, proposed unit counts and/or non-residential square footage are shown in their entirety – however, where projects would require redevelopment of existing structures, existing units or non-residential square footage that would be lost are subtracted from the net growth figures.

### **2.1.c Housing Element Sites Inventory**

The City of Wildomar 2021-2029 Housing Element provides an inventory of sites with estimated dwelling unit capacities available for housing development to accommodate the City’s RHNA (See City of Wildomar 2021-2029 Housing Element HNA-76). Data from this inventory is included in the No Project Alternative. Where parcels are listed in both the Housing Element Sites Inventory and Pipeline Projects list, they are categorized and calculated according to data in the Pipeline Projects list.

### **2.1.d Accessory Dwelling Units (ADUs)**

Consistent with the approach used in the 2021-2029 Housing Element, this buildout assumes a total of 25 ADU’s during the planning period. For traffic analysis purposes, these units are distributed in residential areas of the City where ADU development is most likely to occur, taking into account lot sizes and existing residential building footprints.

## **2.2 No Project Alternative population: [dwelling units] x [occupancy rate] x [persons per household]**

The housing occupancy rate assumed for the No Project Alternative is consistent with that assumed for Existing Land Use: **96.1 percent** based on data from the January 2022 CA DOF E-5, as noted in Part 1. A standard assumption is used because it will accurately reflect the averages across economic cycles. Based on data from the January 2022 CA DOF E-5 information noted in Part 1, the persons per household (pph) factor used to estimate population for the No Project Alternative is **3.24** pph.

### **2.3 No Project Alternative non-residential building square footage**

Projections for non-residential building square footage under the No Project Alternative include existing square footage with the addition of growth resulting from relevant pending and approved projects which are not already under construction or completed.

### **2.4 No Project Alternative calculation of employment: [non-residential building square footage] / [employment generation factor]**

Employment generation factors represent the average amount of building square footage typically required per employee and are customized based on the land use designation - dividing the nonresidential building square footage by the employment generation factor results in an estimate of the number of jobs at buildout. This includes both full-and part-time jobs and is not a full-time equivalent measure. To estimate employment that is projected to result from the development projected under the No Project Alternative, employment generation factors specific to Wildomar were developed using regionally-standard factors adjusted to reflect on-the-ground employment in Wildomar as found in the existing conditions analysis.<sup>1</sup> These generation factors are included in Table 3.

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<sup>1</sup> For example, the Inland Valley Medical Center sits on parcels with “Industrial” land uses, but the employment generation factors in healthcare workplaces is typically far more intensive than found in industrial workplaces. As a result, the rate was adjusted to better reflect these conditions.

TABLE 3. Employment Generation Rates

Land Use	SF/Employee
Mixed Use	400
Commercial	400
Light Industrial	900
Business Park	400
Public Facilities	400

TABLE 4. No Project Alternative Buildout Estimates

Current General Plan Land Use Designation		Acres	Dwelling Units	Population	Non-residential SF	Employment
<b>Commercial</b>						
Commercial Retail	CR	752	110	343	1,385,820	3,959
Commercial Office	CO	13	1	3	28,000	-
<i>Comm. SUBTOTAL</i>		<i>765</i>	<i>111</i>	<i>346</i>	<i>1,413,820</i>	<i>3,959</i>
<b>Industrial</b>						
Business Park	BP	234	20	62	705,915	1,765
Light Industrial	LI	194	5	16	1,108,579	1,232
<i>IND. SUBTOTAL</i>		<i>428</i>	<i>25</i>	<i>78</i>	<i>1,814,494</i>	<i>2,997</i>
<i>NON-RESIDENTIAL SUBTOTAL (Comm.+Indust.)</i>		<i>1,193</i>	<i>136</i>	<i>423</i>	<i>3,228,315</i>	<i>6,956</i>
<b>Mixed-use</b>						
Mixed Use Planning Area	MUPA	113	717	2,232	216,346	541
<b>Residential</b>						
Accessory Dwelling Units	ADUs	-	25	78	-	-
Rural Mountainous	RM	3,894	110	343	11,999	30
Rural Residential (Large Lot Residential)	RR	372	39	121	-	-
Estate Density Residential	EDR	218	72	224	-	-
Estate Density Residential - Rural Community	EDR-RC	1,219	1,335	4,157	-	-
Very Low Density Residential	VLDR	574	670	2,086	-	-

TABLE 4. No Project Alternative Buildout Estimates

Current General Plan Land Use Designation		Acres	Dwelling Units	Population	Non-residential SF	Employment
Very Low Density Residential - Rural Community	VLDR-RC	24	9	28	-	-
Low Density Residential	LDR	1,502	1,435	4,468	-	-
Low Density Residential - Rural Community	LDR-RC	319	530	1,650	-	-
Medium High Density Residential	MHDR	457	2,200	6,851	84,000	210
Medium Density Residential	MDR	2,858	9,042	28,154	162,596	406
High Density Residential	HDR	19	138	430	-	-
Very High Density Residential (Multifamily)	VHDR	182	1,861	5,795	118,354	296
Highest Density Residential (Multifamily)	HHDR	34	959	2,986	50,000	125
<i>RESIDENTIAL SUBTOTAL</i>		<i>11,673</i>	<i>18,425</i>	<i>57,370</i>	<i>426,949</i>	<i>1,067</i>
<i>RESIDENTIAL + MIXED USE SUBTOTAL</i>		<i>11,785</i>	<i>19,142</i>	<i>59,603</i>	<i>643,295</i>	<i>1,608</i>
<b>Other</b>		-				
Public Facilities	PF	148	1	3	375,054	938
Open Space-Recreation	OS-R	312	-	-	5,451	14
Open Space - Conservation Habitat	OS-CH	235	5	16	-	
Freeway	FWY	4	-	-	-	-
<i>OTHER SUBTOTAL</i>		<i>699</i>	<i>6</i>	<i>19</i>	<i>380,505</i>	<i>951</i>
<b>GRAND TOTAL</b>		<b>13,677</b>	<b>19,284</b>	<b>60,045</b>	<b>4,252,115</b>	<b>9,516</b>

## Part 3: Proposed Land Use Plan Estimates

Buildout estimates under the Proposed Land Use Plan assume little or no intensification of development in areas where growth is not anticipated, including most of the City’s established residential neighborhoods. Like the No Project Alternative, the Proposed Land Use Plan Estimates include existing conditions, pending and approved projects (those not already complete or under construction), sites identified in the 2021-2029 Housing Element to accommodate the City’s Regional Housing Needs Allocation (RHNA), and Accessory Dwelling Units (ADUs) projected during the planning period. The Proposed Land Use Plan differs from the No Project Alternative by including growth associated with nine Focus Areas determined by the public and project team as those areas of the City most likely to experience change during the lifetime of the Plan.

### 3.1 Proposed Land Use Plan estimate dwelling units: [Existing] + [Pipeline Projects] + [Housing Element Sites] + [Realistic Growth Projected in Focus Areas]

Dwelling unit projections under the Proposed Land Use Plan were estimated by adding the anticipated net growth in units to existing units. The Proposed Land Use Plan Estimate assumes little or no intensification of development in areas where growth is not anticipated, including most of the City’s established residential neighborhoods. Growth is shown as related to pending and approved projects (those not completed or under construction), Housing Element Sites, Accessory Dwelling Units (ADUs), and realistic growth projected in the nine Focus Areas identified by the public and city staff, the latter informed by economic analysis of projected market demand during the planning period. The following assumptions detail when and where change in the number of dwelling units were projected and include a detailed description of the methodology used to project anticipated changes.

#### 3.1.a. Existing

Existing units were derived from existing land uses and GIS data as described in Part 1 of this memo.

#### 3.1.b. Pipeline projects (unbuilt)

The City of Wildomar maintains a “Current Planning Cumulative Development Projects Matrix” (referred to in this memo as the “Pipeline Projects” list). Projects appearing in this list which are complete or under construction are included in the existing scenario and do not represent growth. Approved projects which have not yet broken ground and projects under review do not appear under the existing scenario but are represented in the No Project Alternative and are counted as growth. For infill or greenfield development, proposed unit counts and/or non-residential square footage are shown in their entirety – however, where projects would require redevelopment of existing structures, existing units or non-residential square footage that would be lost are subtracted from the net growth figures.

#### 3.1.c. Housing Element Sites Inventory

The City of Wildomar 2021-2029 Housing Element provides an inventory of parcels available for housing development with estimated dwelling unit capacities. (See City of Wildomar 2021-2029 Housing Element HNA-76). This inventory is included in the Proposed Land Use Plan growth estimate. Where parcels are listed in both the Housing Element Sites Inventory and Pipeline Projects list, they are categorized and calculated according to data in the Pipeline Projects list.

#### 3.1.d. Accessory Dwelling Units (ADUs)

Per the 2021-2029 Housing Element, this buildout assumes a total of **25 ADU’s** during the planning period. For traffic analysis purposes, these units are distributed randomly in residential areas of the City where ADU development is most likely to occur, taking into account lot sizes and existing residential building footprints.

### 3.1.e. Realistic Growth Projected in Focus Areas

Resulting from a community engagement process and in consultation with City staff, nine Focus Areas were identified where growth is likely to occur during the planning period, based on factors such as vacancy, development suitability and economic development potential. Proposed land uses in these areas informed by economic analysis of projected market demand during the planning period, result in a “realistic” growth scenario. Factors informing these projections are shown in Tables 5 and 6.

### 3.2 Proposed Land Use Plan estimate population: [households] x [persons per household]

The housing occupancy rate assumed for the Proposed Land Use Plan estimate is **96.1 percent** based on data from the January 2022 CA DOF E-5. A standard assumption is used between scenarios because it will accurately reflect averages across economic cycles. Based on data from the January 2022 CA DOF E-5 information noted previously, the persons per household (pph) factor used to estimate population for the Proposed Land Use Plan estimate is **3.24 pph**.

### 3.3 Proposed Land Use Plan estimate non-residential building square footage: [existing square footage] + [net change in square footage]

The projection for non-residential building square footage under the Proposed Land Use Plan uses the same process as described in Part 2.4, with the addition of growth in non-residential square footage assumed within Focus Areas. Realistic growth assumptions within Focus Areas are shown in Tables 5 and 6, with resulting growth shown in Table 7.

### 3.4 Proposed Land Use Plan estimate calculation of employment: [non-residential building square footage] / [employment generation factor]

The projections for employment under the Proposed Land Use Plan use the same process as described in Part 2.4, with the addition of growth in employment assumed within Focus Areas. Realistic growth assumptions within Focus Areas are shown in Tables 5 and 6, with resultant growth shown in Table 7.

TABLE 5. Focus Area Change (Growth beyond Existing)

Focus Area	Growth Factor	Dwelling Units	Non-residential SF
Focus Area 1	Growth on 15% of total MUL acreage	40	15,507
Focus Area 2	Growth on 10% of total MUL acreage, 100% of MUH acreage, and 100% of CR acreage	149	195,770
Focus Area 3	Growth on 25% of total MUL acreage, 25% of total MDR acreage	29	8,129
Focus Area 4	Growth on 50% of CR acreage	-	139,928
Focus Area 5	Growth on 50% of MUH acreage	503	364,829
Focus Area 6	Growth on 25% of MUL acreage	19	7,249
Focus Area 7	Growth on 33% of MUH acreage	882	640,621
Focus Area 8	Growth on 50% of northwestern group of LI parcels	-	333,767
Focus Area 9	Growth on 50% of MDR acreage	73	-
<b>TOTAL</b>	-	<b>1,696 units</b>	<b>1,705,801 SF</b>



TABLE 6. Focus Area Growth: Proposed Land Use Categories with Anticipated Densities

Land Use Category	Land Use Description	Anticipated FAR	Anticipated DU/acre
<b>Residential</b>	-	-	-
MDR	Medium Density Residential	-	3.50
<b>Commercial</b>	-	-	-
CR	Commercial Retail	0.35	-
<b>Mixed Use</b>	-	-	-
MUL	Mixed Use Low	30% of acreage @ 0.35	70% of acreage @ 17.00
MUH	Mixed Use High	50% of acreage @ 0.50	50% of acreage @ 30.00
<b>Industrial</b>	-	-	-
LI	Light Industrial	0.40	-

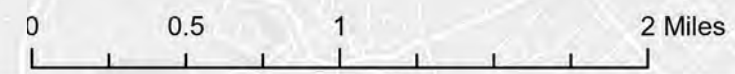
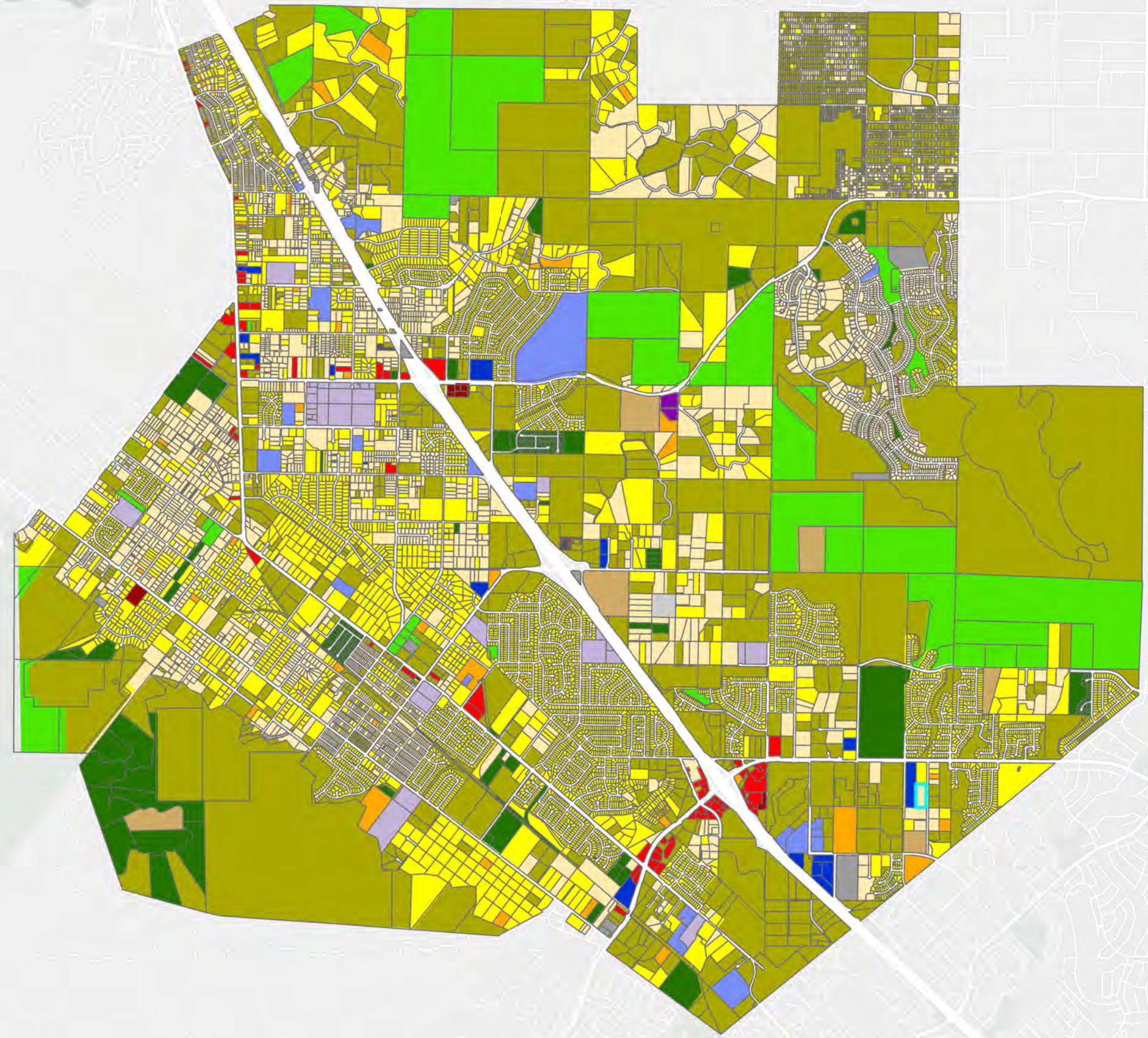
**TABLE 7. Proposed Land Use Plan Estimate Buildout**

Land Use Category	Acres	Dwelling Units	Population	Non-residential Square Footage	Employment
<b>Residential</b>					
ADUs	-	25	78	-	-
RM	3,906	107	333	11,999	30
LLR	213	10	31	-	-
EDR	1,629	1,453	4,524	-	-
VLDR	564	699	2,176	-	-
LDR	1,884	2,149	6,691	15,122	38
MDR	2,725	8,782	27,345	245,736	614
MHDR	410	2,208	6,874	-	-
HDR	19	138	430	-	-
VHDR	90	1,303	4,057	231,963	580
HHDR	30	823	2,563	-	-
<i>SUBTOTAL</i>	<i>11,470</i>	<i>17,697</i>	<i>55,103</i>	<i>504,820</i>	<i>1,262</i>
<b>Commercial</b>					
CR	465	96	299	1,596,373	3,991
CO	11	3	9	-	-
<i>SUBTOTAL</i>	<i>476</i>	<i>99</i>	<i>308</i>	<i>1,596,373</i>	<i>3,991</i>
<b>Mixed Use</b>					
MUL	90	379	1,179	64,155	160
MUH	331	2,602	8,103	1,395,944	3,490
<i>SUBTOTAL</i>	<i>421</i>	<i>2,981</i>	<i>9,282</i>	<i>1,460,098</i>	<i>3,650</i>
<b>Industrial</b>					
BP	87	14	44	11,368	28
LI	322	7	22	2,001,528	2,224
<i>SUBTOTAL</i>	<i>409</i>	<i>21</i>	<i>65</i>	<i>2,012,896</i>	<i>2,252</i>
<b>Other</b>					
OS-R	427	133	414	5,451	14
OS-CH	235	5	16	-	-
PF	235	44	137	378,277	946
FWY	4	-	-	-	-
<i>SUBTOTAL</i>	<i>902</i>	<i>182</i>	<i>567</i>	<i>383,728</i>	<i>959</i>
<b>Grand Total</b>	<b>13,677</b>	<b>20,980</b>	<b>65,325</b>	<b>5,957,915</b>	<b>12,115</b>



# SCAG 2019 Existing Land Use

- Agriculture
- Commercial and Services
- Education
- Facilities
- General Office
- Industrial
- Military Installations
- Mixed Commercial and Industrial
- Mixed Residential
- Mixed Residential and Commercial
- Mobile Homes and Trailer Parks
- Multi-Family Residential
- Open Space and Recreation
- Rural Residential
- Single Family Residential
- Specific Plan
- Transportation, Communications, and Utilities
- Under Construction
- Undevelopable
- Water
- Vacant
- Unknown





# Current General Plan Land Use Designations

## Residential

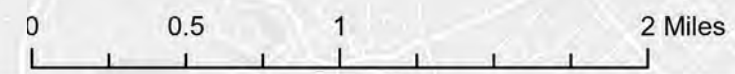
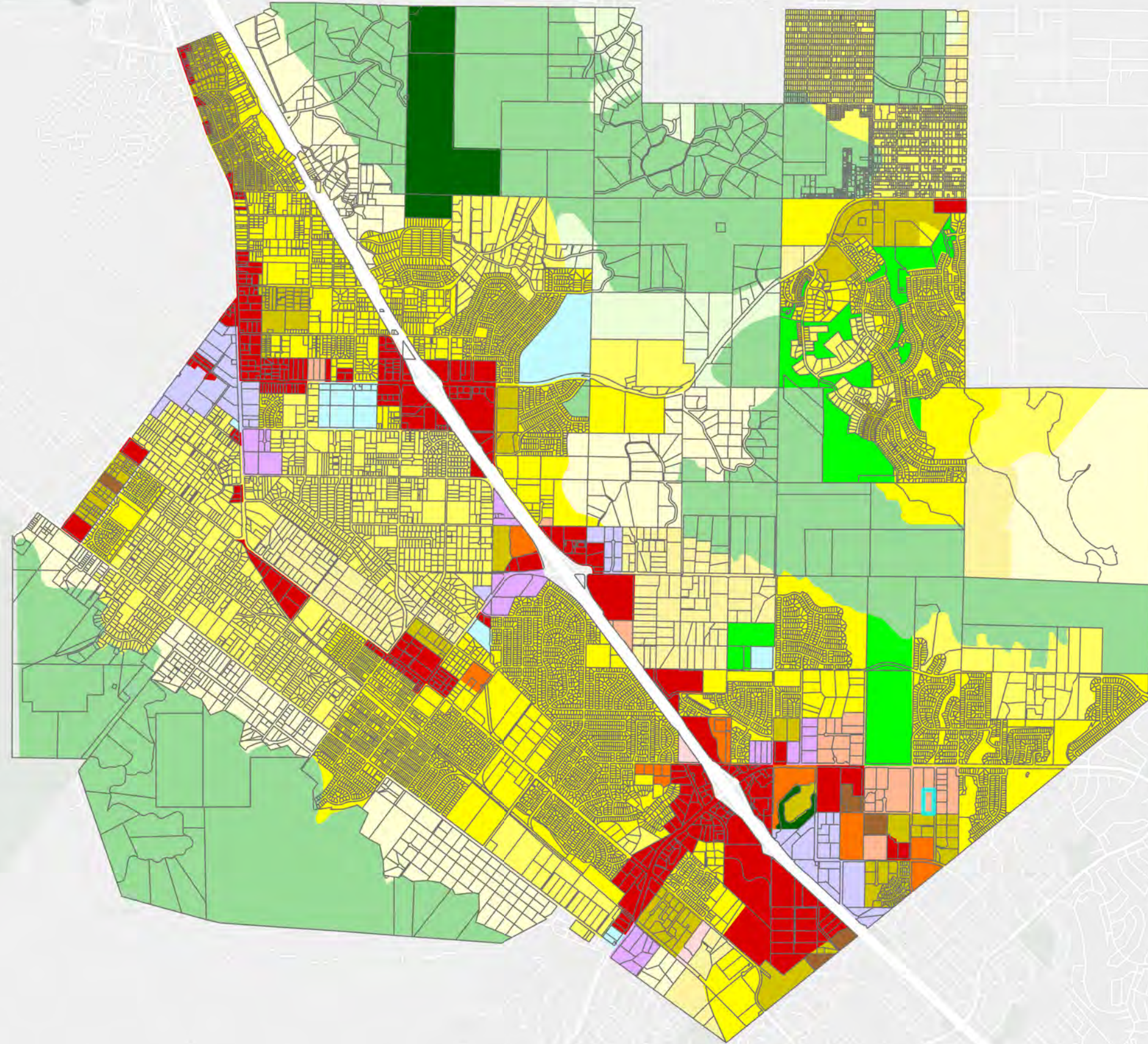
- RR: Rural Residential, 1 du/ac
- EDR: Estate Density Residential, 2 du/ac
- VLDR: Very Low Density Residential, 1 du/ac
- LDR: Low Density Residential, 1 du/ac
- MDR: Medium Density Residential, 2-5 du/ac
- MHDR: Medium High Density Residential, 5-14 du/ac
- VHDR: Very High Density Residential, 14-20 du/ac
- HHDR: Highest Density Residential, 20+ du/ac

## Non-Residential

- BP: Business Park
- CO: Commercial Office
- CR: Commercial Retail
- LI: Light Industrial
- MUPA: Mixed Use Police Area
- PF: Public Facilities

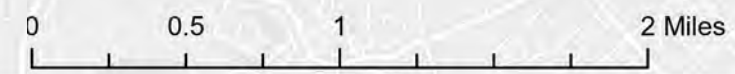
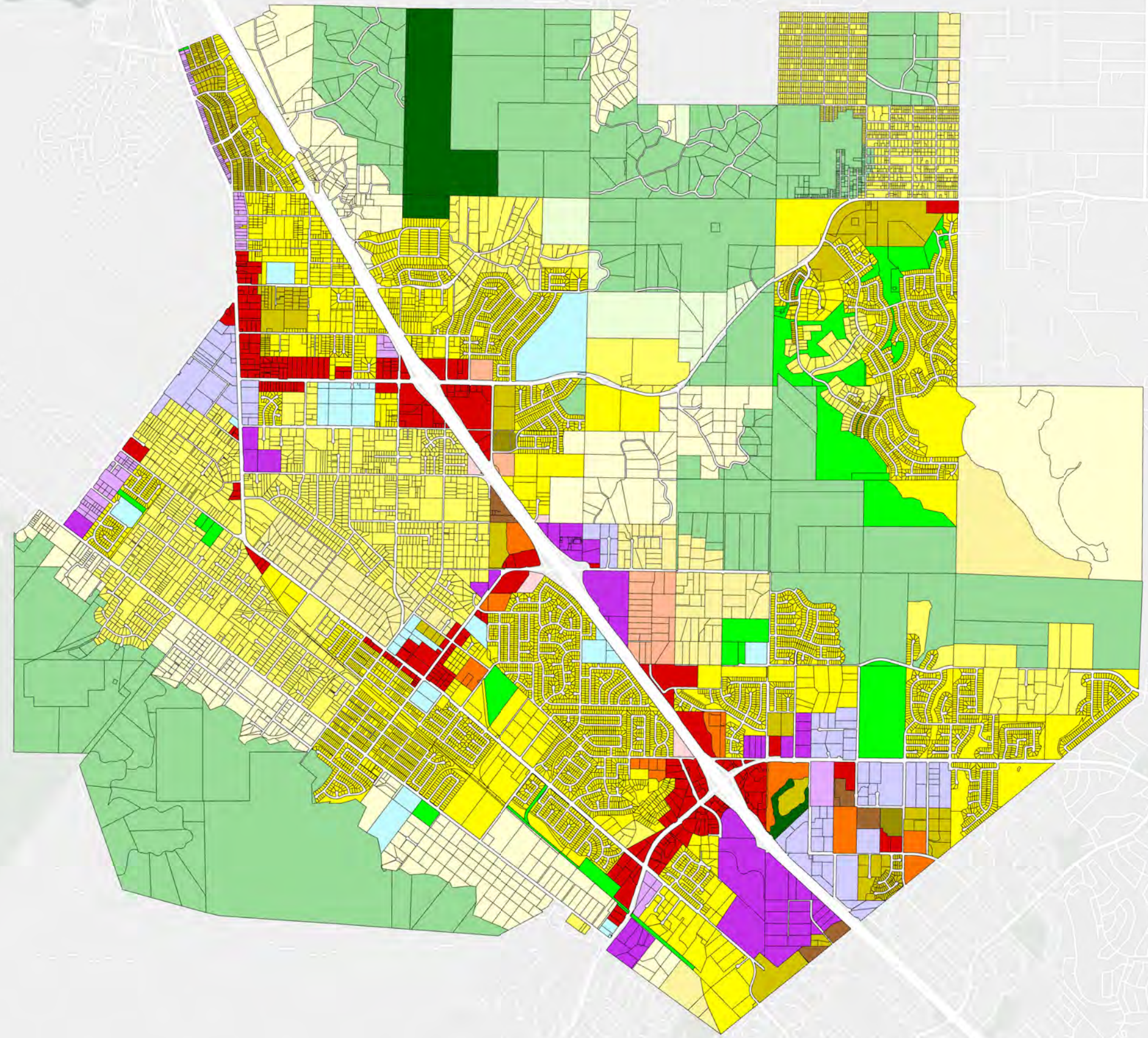
## Open Space / Rural

- OS-CH: Conservation Habitat
- OS-R: Open Space Recreation
- RM: Rural Mountainous





- Proposed Land Use Designations**
- Residential**
- LLR: Large Lot Residential
  - EDR: Estate Density Residential
  - VLDR: Very Low Density Residential
  - LDR: Low Density Residential
  - MDR: Medium Density Residential
  - MHDR: Medium High Density Residential
  - HDR: High Density Residential
  - VHDR: Very High Density Residential
  - HHDR: Highest Density Residential
- Non-Residential**
- BP: Business Park
  - CO: Commercial Office
  - CR: Commercial Retail
  - LI: Light Industrial
  - MUL: Mixed-Use Low
  - MUH: Mixed-Use High
  - PF: Public Facilities
- Open Space / Rural**
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# Proposed Land Use Plan - Focus Areas

## Residential

- LLR: Large Lot Residential
- EDR: Estate Density Residential
- VLDR: Very Low Density Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- MHDR: Medium High Density Residential
- HDR: High Density Residential
- VHDR: Very High Density Residential
- HHDR: Highest Density Residential

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# Focus Areas

