

## **Appendix J**

### *General Plan Buildout Assumptions and Methodology*

# Appendices

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# YUCCA VALLEY GENERAL PLAN

## General Plan Buildout Assumptions and Methodology

### Memorandum

Date June 8, 2012  
To Shane Stueckle, Town of Yucca Valley  
From Wendy Grant, The Planning Center|DC&E

The following paper provides a description of the assumptions and methods used to determine housing, population, and building square footage for the land uses illustrated in the Yucca Valley General Plan. The projections themselves will be presented on the Future Buildout Projections Summary under separate cover.

### Background and Baseline Assumptions

The General Plan Future Buildout Summary represents an estimate of the dwelling units, population, and non-residential building square footage associated with the future buildout of the proposed Land Use Plan. A key assumption in understanding these projections is that they reflect a theoretical buildout of the entire Town, rather than what is likely to appear on the ground over the next 20 years. The Proposed Land Use Plan serves as the basis for these projections.

There are no specific industry standards for population density or building intensity that are required to be used in the Yucca Valley General Plan. As a result, data from the Development Code update, SCAG, California Department of Finance (2010), and contemporary planning experience have been used to define the factors below to estimate Yucca Valley's future buildout projections.

**Gross Acres:** Gross acreage refers to the total number of acres of an area including all roads, railroads, and flood control facilities.

**Square Feet:** To convert adjusted gross acres to adjusted gross square feet, adjusted gross acres are multiplied by 43,560 (the number of square feet in an acre).

**Adjusted Gross Acres:** Gross acreage minus the acreage used for major public roads (classified as collector roads and above), railroads, and flood control facilities. Dwelling units and square footages in the General Plan Buildout Summary are calculated using adjusted gross acres.

**Assumed Density/Intensity:** It is assumed that not all uses in the Town will be implemented at either the high or low end of the permitted densities and intensities in each land use category. Historically, local buildout levels have not achieved the maximum allowable density (residential uses) or intensity (non-residential uses) on every parcel and are, on average, lower than allowed by the General Plan because the development of individual parcels or groups of

parcels must account for factors such as physical site constraints, zoning requirements that further limit development potential, and other regulatory constraints. As a result, the assumptions used to calculate buildout represent an average level of density/intensity that will likely be achieved at buildout of each land use category.

### **Residential Assumptions: Population and Dwelling Units**

Estimations for the buildout of residential land use designations were calculated using the following assumptions and methods:

**Occupied Dwelling Units:** Based on 2010 California Department of Finance figures, the Town of Yucca Valley experienced a vacancy rate of 12.62%, which is the same as saying the Town had an occupancy rate of 87.38%. This occupancy rate is low due to unusual market constraints. Over time it is expected to improve so the buildout will assume a 95% occupancy rate. The total number of occupied units is estimated by multiplying the total number of dwelling units by the occupancy rate. The number of occupied units is then multiplied by the appropriate persons per household figure to arrive at a more refined population estimate.

**Persons per Household (PPH):** This factor is used to estimate population at buildout. The latest data from the California Department of Finance shows an average household size of 2.496 persons (2012). The buildout will assume a 2.5 persons per household factor.

**Population:** Population is determined by multiplying the projected number of occupied dwelling units in the Town by an average persons per household factor.

**Dwelling Units:** Dwelling unit projections are estimated by multiplying the adjusted gross acres of each residential land use designation by the corresponding assumed density factor. For example, 100 acres of Medium Density Residential with an assumed density of 8.0 du/ac would result in 800 dwelling units.

**Residential Density (du/ac):** Each of the residential land use designations includes a range of allowable densities. The lower threshold figure for each category represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum that could be located in each area.

It should be noted that a variety of lot sizes and residential product types may be used in a land use category, as long as the maximum number of dwelling units allowed by the designation is not exceeded (not all lots must be exactly the same size unless zoning dictates it). Areas designated for specific plans have unique assumptions that are addressed separately in the Future Buildout Summary table and later in this paper.

**Assumed Residential Density:** To determine future buildout projections an assumed residential density is identified for each designation. The assumed density represents the number of units per acre that will likely be achieved at buildout within each land use designation’s specified density range. Buildout, in most cases, does not always occur at the maximum density; therefore, the assumed buildout density used in the buildout projections for each residential land use category is assumed at a midpoint and is specified in the following table:

GP Land Use Designation	DENSITY	
	Assumed DU/AC	Maximum DU/AC
Hillside Residential (HR)	1 DU/20 AC	1 DU/20 AC
Rural Living (RL-10)	1 DU/10 AC	1 DU/10 AC
Rural Living (RL-5)	1 DU/5 AC	1 DU/5 AC
Rural Residential (RR-2.5)	1 DU/2.5 AC	1 DU/2.5 AC
Rural Residential (RR-1)	1 DU/AC	1 DU/AC
Rural Residential (RR-0.5)	2 DU/AC	2 DU/AC
Low Density Residential (LDR)	3.5 DU/AC	5 DU/AC
Medium Density Residential (MDR)	6 DU/AC	8 DU/AC
Medium High Density Residential (MHDR)	10 DU/AC	14 DU/AC

### Non-Residential Assumptions

Estimations for the buildout of non-residential land use designations such as commercial, office, and industrial uses were calculated used the following assumptions and methods:

**Floor Area Ratio (FAR):** Building intensities for nonresidential uses are measured by floor area ratio (FAR). FAR is the ratio of the total net floor area of a building on a parcel to the total adjusted gross square footage of that parcel. FAR calculations do not include floor areas for parking structures or outdoor open storage.

**Building Square Footage:** Building square footage for non-residential land uses are calculated by multiplying the adjusted gross square feet of each land use designation by the corresponding FAR. For instance, 20,000 square feet of Commercial with an assumed FAR of 0.35 would yield 7,000 square feet of building space. In the case of Public Facilities such as schools, the General Plan assumptions are not focused on square footage, instead they are based on the number of employees typically generated by each use.

**Assumed Intensities:** Non-residential designations identify a range of FAR’s that can be achieved in each land use, with the high end of the range serving as the maximum allowable FAR permitted in each land use designation. To determine future non-residential buildout projections for the Town, an assumed FAR is identified for each non-residential designation. The assumed FARs represent the anticipated intensity for each different land use designation, which typically is lower than the maximum allowable buildout. The adjustment provides a more realistic expectation of the square footage that is anticipated to be constructed on each site. The assumed and maximum intensities for non-residential land use categories are provided below.

Proposed GP Land Use Designation	INTENSITY	
	Assumed FAR	Maximum FAR
Commercial (C)	0.35	0.50
Mixed Use (MU-TC)	0.50 (20% residential at 18 DU/AC and 80% retail)	1.0 (25 DU/AC max density)
Mixed Use (MU-CC)	0.50 (20% residential at 18 DU/AC, 2% office, and 60% retail)	1.0 (25 DU/AC max density)
Industrial	0.25	1.0

### Specific Plan Assumptions

Specific Plans provide comprehensive development plans for designated areas of the Town. Since the preparation, adoption, and implementation of Specific Plans typically demands significant investments of time and resources by property owners, staff and decision makers, the land use plans approved with each Specific Plan (i.e. Old Town, Home Depot and Senior Affordable Housing Specific Plans) have been incorporated into the General Plan. As such, the assumptions made for each Specific Plan project area for units and non-residential square footage are consistent with the Land Use Plans that were adopted with each document.

### Special Policy Areas

Several new Special Policy Areas are recommended in the Proposed General Plan land use map. These areas will have customized policy direction to address the unique circumstances facing each area.

### Employment Assumptions

Estimates for the number of jobs accommodated in areas designated for commercial and industrial land uses are based on the following assumptions and methods:

**Number of Jobs:** The number of jobs is a count of the total jobs, both full- and part-time and is not a full-time equivalent measure. Almost all publically available economic data provides total job counts and not full-time equivalents.

**Employment Density:** Employment density is the number of employees per adjusted gross acre. Multiplying the adjusted gross acreage of each land use designation by the employment density determines the estimated number of jobs at buildout. The following table provides the assumed employment density for commercial and industrial land uses.

Land Use Designation	Employment Density (employees per acre)
Commercial Office	45
Commercial Retail	20
Industrial	15.5
Public/Quasi-Public	Custom (input data from schools, utilities, etc.)