

Appendix B

Buildout Projection Calculations and Assumptions

Table B1: General Plan Land Use Assumptions

| General Plan Designation | Maximum Density and/or Floor Area Ratio | Effective Target Density and/or Floor Area Ratio ¹ | Persons Per Household ² | Jobs Ratio (SF/Job) | Residential Distribution | | Nonresidential Distribution | | | |
|---|---|---|------------------------------------|---------------------|--------------------------|-------------|-----------------------------|--------|------------|-------------------|
| | | | | | Single-Family | Multifamily | Retail | Office | Industrial | Public Facilities |
| Residential Designation | | | | | | | | | | |
| Very Low Density Residential | 0-2 du/ac | 1 du/ac | 2.97 | - | 100% | - | - | - | - | - |
| Low Density Residential | 2-7 du/ac | 6.8 du/ac | 2.97 | - | 100% | - | - | - | - | - |
| Low-Medium Density Residential | 7-15 du/ac | 10.9 du/ac | 2.97 | - | 100% | - | - | - | - | - |
| Medium Density Residential | 15-25 du/ac | 22 du/ac | 2.97 | - | 30% | 70% | - | - | - | - |
| High Density Residential | 25-43 du/ac | 38 du/ac | 2.97 | - | - | 100% | - | - | - | - |
| Nonresidential Designations | | | | | | | | | | |
| Commercial | 1.0:1 FAR | 0.25 FAR | - | 450 | - | - | 60% | 30% | 5% | 5% |
| Professional Office | 1.2:1 FAR | 0.30 FAR | - | 300 | - | - | 5% | 95% | - | - |
| Mixed-Use ³² | 32 du/ac 1.0:1 FAR | 32 du/ac; 0.25 FAR | 2.97 | 450 | - | 100% | 40% | 50% | - | 10% |
| Mixed-Use ^{43 3} | 43 du/ac 1.2:1 FAR | 36 du/ac (2); 0.40 FAR | 2.97 | 450 | - | 100% | 40% | 50% | - | 10% |
| Mixed-Use ⁶⁰ | 60 du/ac 2.0:1 FAR | 48 du/ac; 0.50 FAR | 2.97 | 450 | - | 100% | 40% | 50% | - | 10% |
| Business Park | 1.0:1 FAR | 0.35 FAR | - | 600 | - | - | 10% | 50% | 30% | 10% |
| Mixed-Use Office | 1.5:1 FAR | 0.50 FAR | - | 400 | - | - | 10% | 90% | - | - |
| Light Industrial | 0.60:1 FAR | 0.35 FAR | - | 600 | - | - | - | 20% | 70% | 10% |
| Urban Industrial ²⁵ | 25 du/ac 1.0:1 FAR | 22 du/ac; 0.40 FAR | 2.97 | 600 | 30% | 70% | 10% | 15% | 65% | 10% |
| Urban Industrial ⁴³ | 43 du/ac 1.2:1 FAR | 36 du/ac; 0.40 FAR | 2.97 | 600 | - | 100% | 10% | 15% | 65% | 10% |
| Public Facility | 1.2:1 FAR | 0.05 FAR | - | 1,000 | - | - | - | - | - | 100% |
| Limited Development Designations | | | | | | | | | | |
| Community Park/Open Space | 0.40:1 FAR | 0.0025 FAR | - | 1,000 | - | - | - | - | - | 100% |
| Regional Park/Open Space | 0.10:1 FAR | 0.0001 FAR | - | 1,000 | - | - | - | - | - | 100% |
| Open Space | 0.40:1 FAR | - | - | - | - | - | - | - | - | - |
| Lake | - | - | - | - | - | - | - | - | - | - |
| Transportation Corridor | 0.20:1 FAR | - | - | - | - | - | - | - | - | - |

(1) The effective target density and/or floor area ratio represents an expected average density or intensity of development across all designated acreage of a specific land use type. These figures reflect reasonable expectations of development patterns in Lake Forest based on past development trends, market demand, and land use objectives. Parcels may develop above or below the effective target density or intensity. For land use designations where residential and nonresidential development are allowed (Mixed-Use and Urban Industrial designations), the density represents the effective number of dwelling units assumed per acre across all acreage associated with that land use designation and the FAR represents the amount of nonresidential development (i.e., nonresidential development in addition to residential units). For example, the potential development projected for a 10 acre site designated MU-32 would be 320 units and 174,240 square feet of nonresidential development.

(2) Department of Finance, 2018.

(3) Effective density of MU-43 applies to areas designated as MU-43 not currently subject to Development Agreements. For Alternative 1, No Project, the number of dwelling units and nonresidential development reflected in potential development totals is consistent with the General Plan Amendments approved for the Opportunity Study Areas.

Table B2: Existing Nonresidential Development Assumptions

| Existing Nonresidential Development Type ¹ | Average Floor Area Ratio ¹ | Jobs Ratio (SF/Job) | Nonresidential Distribution | | |
|---|---------------------------------------|---------------------|-----------------------------|--------|--------------------|
| | | | Retail | Office | Other ³ |
| Commercial Recreation | 0.30 FAR | 418 | 100% | | |
| Other Commercial | 0.15 FAR | 418 | 100% | | |
| Retail Centers | 0.15 FAR | 418 | 100% | | |
| Retail Stores and Commercial Services | 0.15 FAR | 418 | 100% | | |
| Retail Strip Development | 0.15 FAR | 418 | 100% | | |
| Commercial Storage | 0.30 FAR | 418 | | | 100% |
| General Office | 0.30 FAR | 315 | | 100% | |
| Industrial | 0.30 FAR | 454 | | | 100% |
| Mixed Commercial and Industrial | 0.25 FAR | 425 | 30% | 30% | 40% |
| Hotels and Motels ² | N/A | 418 | 100% | | |
| Public Facilities ³ | N/A | 454 | | | 100% |

(1) Existing Land Use Data, Southern California Association of Governments, 2016.

(2) Actual Hotel and Motel development of 520,000 square feet reflected in Existing Development totals, estimated FAR not applicable.

(3) For Existing Development estimates, a figure of 750,000 square feet of public facility development was used to allow for consistent comparisons against the Land Use Themes. Public facilities typically have very low development intensity and employment density compared to their total acreage. As part of the Environmental Impact Report, the analysis, including technical studies, will rely on actual employment and student population totals (not square footage) to measure and evaluate impacts associated with public facilities. This is a more accurate and appropriate way of evaluating impacts compared to intensity and square footage assumptions.