An important aspect of planning for our region's future development is taking into account new housing and employment related projects that are already in the pipeline – both in establishing a geographic database of entitled projects, and in collaborating with local jurisdictions to understand anticipated project impacts on future population, household, and employment growth through Connect SoCal’s 2045 horizon year.

To first establish a database of entitled projects in preparing for Connect SoCal, SCAG worked with private sector developers and local jurisdictions early in the process to develop an Entitlements Database - the first of its kind and breadth in the region. This began by engaging with developers in 2016 through an Entitlements Working Group to map the locations and understand intensities of 66 major housing and employment projects. SCAG then met one-on-one with all 197 jurisdictions in 2017 and 2018 to review and supplement this database with additional entitlements – since jurisdictions are the authority on entitled projects and development agreements. SCAG’s towns, cities, and counties were asked to review the dataset by October 1, 2018, and 44 jurisdictions from all six counties offered feedback. In total, SCAG’s dataset grew to 424 projects with entitlements for over 195,000 new single family and multifamily development units. Many of these projects also included plans for employment related uses, with over 132,000 jobs projected based on potential future building square footages.

All of these entitled projects are depicted within the Forecasted Regional Development Pattern for the Proposed Final Connect SoCal, shown as Exhibit 1 in the Sustainable Communities Technical Report:
EXHIBIT 1  Connect SoCal Forecasted Regional Development Pattern

* Priority Growth Areas include Spheres of Influence outside of constrained areas, as discussed further in the SCS Technical Report.

Source: County Transportation Commissions, LAFCO, Local Jurisdictions in SCAG region, SCAG, 2019
The next step in incorporating entitlements in Connect SoCal was understanding the likely phasing of these projects through 2045. Unlike many local general plans, Regional Transportation Plans and Sustainable Communities Strategies (RTP/SCSs) do not represent the region’s ultimate “build out.” Since there are many factors impacting the timeframe that bring entitlements to fruition - including market forces, local trends, anticipated phasing of development, amongst others – it was important to engage with local jurisdictions to understand neighborhood impacts and overall growth through 2045. In total, over 80 percent of SCAG’s 197 jurisdictions provided feedback in 2018 as part of the Bottom-Up Local Input and Envisioning Process on the anticipated phasing of population, households, and employment growth from 2016 to 2045. In comparing growth projected from entitlements to each jurisdiction’s overall growth, all 424 projects in the Entitlements Database are reflected in Connect SoCal.

SCAG has been notified of concerns from some stakeholders, including the Building Industry Association (BIA), regarding the inclusion of entitled projects in the neighborhood level growth forecast dataset. The neighborhood level growth forecast is specifically used for regional modeling purposes and is collaboratively developed with local jurisdictions to ensure growth projections reflect local knowledge of conditions, market forces and other factors contributing to future growth - and do not exceed the capacity of local general plans. The data used in the Final Proposed Connect SoCal plan originates from the Bottom-Up Local Input and Envisioning Process and represents a local jurisdiction’s best understanding, at that time, of anticipated growth through 2045 taking into account the phasing of entitled projects. The neighborhood level data includes transportation analysis zone (TAZ)-level population, household, and employment growth projections, which are informed by the Entitlements Database. This data is not published in Connect SoCal and is typically released in consultation with local jurisdictions through a defined protocol to ensure it is understood as a tool for regional planning purposes only. SCAG’s use of the data is not intended to be a regional mandate or local policy directive.

SCAG acknowledges that in areas where entitlements are approved subsequent to the deadline for input from jurisdictions for the Local Input process (October 2018) the growth projections at the neighborhood level may be low.

It should be emphasized that Connect SoCal does not supersede local jurisdiction land use authority or decisions on future development, including entitlements and development agreements. Use of SCAG’s neighborhood level growth forecast data for project-based CEQA analysis is at the discretion of the lead agency and/or lead applicant. Staff will add language to the plan to reinforce local authority for land-use decisions, including entitlements, and to clarify the process for developing the growth forecast data.
Frequently Asked Questions

1. Where can I find the entitlement database that was used in the development of Connect SoCal? Has this database been updated to reflect changes since 2018?

The 2018 Entitlements Database resulting from the Bottom-Up Local Input Process is available on SCAG’s website at https://www.connectsocal.org/Documents/DataMapBooks/EntitlementsSCAG.pdf, and is included within this document. This features entitlement information provided by jurisdictions through 2018, which sometimes includes major projects anticipated for near-term entitlement. SCAG’s database has not been updated with new entitlements from jurisdictions since 2018.

2. How do I access the neighborhood level growth forecast data that was used to model the Draft and Final Proposed Plan?

This data is not published in Connect SoCal and is typically released in consultation with local jurisdictions through a defined protocol to ensure it is understood as a tool for regional planning purposes. Growth in the dataset accounts for the phasing of entitled projects, as conveyed and reviewed by local jurisdictions. SCAG’s use of the data is not intended to be a regional mandate or local policy directive. Local jurisdictions were provided access to the Draft and Final Proposed Plan data through engagements with SCAG in fall 2019 and February 2020 via SCAG’s Scenario Planning Model Data Management Site. Please send requests to RTPLocalInput@scag.ca.gov for inquiries or questions.

3. Why and what adjustments were made to the neighborhood level growth forecast data between the release of the Draft and Final Proposed Plan?

The technical refinements made to the neighborhood level growth forecast data used to model the Final Proposed Plan are the result of a review with jurisdictions initiated shortly before the release of the Draft Plan to ensure that entitlements and general plan capacities were reflected. Jurisdictions were invited to review and provide feedback to SCAG over a six-week timeframe, with requested revisions due to SCAG on December 11, 2019. Fifty jurisdictions requested revisions, and the majority of jurisdictions participating in this exercise (two thirds) indicated that growth projections provided to SCAG in 2018 were the most accurate reflection of entitlements and their phasing through our Plan’s horizon of 2045. Taking this feedback, SCAG evaluated the locally provided, neighborhood level growth forecast data alongside the draft dataset for Connect SoCal to determine which best reflected the policies and principles of the Draft Plan. Specifically, this involved analyzing each jurisdiction’s concentration of growth in the Draft Plan's priority growth and constrained areas. As a result, SCAG replaced the Draft Plan data with the original local, neighborhood-level growth forecast data in approximately one third of the region’s jurisdictions, including unincorporated Los Angeles County. SCAG also accepted and incorporated into the Final Proposed Plan’s dataset the revisions submitted by 41 local jurisdictions to the Draft Plan data in response to the specific request for feedback to ensure that entitlements and general plan capacities were reflected. More details on the review process and outcomes can be found
in a letter emailed to each jurisdiction in February 2020 that includes a detailed methodology document for Connect SoCal’s Growth Vision (available here https://www.connectsocal.org/Pages/Local-Input-Process.aspx). Throughout this effort, SCAG engaged with stakeholders from the Technical Working Group, and also provided an update on the peer review exercise to the Community, Economic, and Human Development Policy Committee.
Entitlement Projects in SCAG Region (as conveyed by local jurisdictions in 2018)

Source: SCAG, 2018
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<th>COUNTY</th>
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<th>PLANNING AREAS</th>
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<td>123 Street East</td>
<td>No Higher Condos</td>
<td>12/20/2006</td>
<td>No High-Rise Condos</td>
<td>120</td>
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**NOTES**
2018 DRAFT SCAG ENTITLEMENT DATABASE

PLANNING AREAS

DRAFT

DEVELOPMENT
AGREEMENTS

TENTATIVE TRACT
NUMBER

ID

COUNTY

CITY

PROJECT NAME

176
177
178
179
180
181
182
183
184
185
186
187
188

Orange
Orange
Orange
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Orange
Orange

La Habra
La Habra
La Habra
La Habra
La Habra
La Habra
La Habra
La Habra
La Habra
Laguna Hills
Laguna Hills
Laguna Hills
Laguna Niguel

In-N-Out Burger
Medical Office Building
Monte Vista Garden
Northgate Market Rehab
Portola Walk
Self-Storage
Skylark
Tommy's
Valentia Apartments
23061 Ave De La Carlota
24155 Paseo Five Lagunas
24231-24391 Ave De La Carlota
Gateway Specific Plan

189

Orange

Laguna Niguel

O'Hill Ridge

190
191
191

Orange
Orange
Orange

Lake Forest
Lake Forest
Lake Forest

Brookfield Residential
Portola Center
Portola Center

PA-1 Northwest
PA-2 Northeast

17446
17300
17300

191

Orange

Lake Forest

Portola Center

PA-3 South

15353

192
193
194

Orange
Orange
Orange

Lake Forest
Lake Forest
Mission Viejo

Serrano Summit
Shea/Baker Ranch
Los Alisos Apartment

195

Orange

Mission Viejo

Mission Hospital Master Plan Project

DA2003-1

196

Orange

Mission Viejo

Mission Viejo Medical Center (NCA)

PDP2014-274

40-acre site located easterly of El Toro Road and
northerly of Glenn Ranch Road

1761 W Whittier Blvd
17823
18037
17792
2014-102
18035
17460

14-01

2012-4
Ordinance No. 99-111

Tract 93-129

17331
16466
APN 839-161-18
APN 740-071-1,2 and
740-071-01, 26

2.008E+12
AP 2-11-1732

197

Orange

Mission Viejo

Skyridge Residential Project

17392

GPA2012-30, ZC201219, PDP2012-247, VTTM
17392

198

Orange

Mission Viejo

The Ridge Townhomes/Target Retail Site

TTM 16877

DA2005-2

Watermarke Adagio on the Green
Apartment
Newport Coast 1
Plaza Corona del Mar
Uptown Newport Planned Community
7-Eleven
Blue Sands Management

199

Orange

Mission Viejo

200
201
202
203
204

Orange
Orange
Orange
Orange
Orange

Newport Beach
Newport Beach
Newport Beach
Placentia
Placentia

205

Orange

Placentia

CP Logistics

TPM 2017-101

206
207
208
209

Orange
Orange
Orange
Orange

Placentia
Placentia
Placentia
San Clemente

HQT Homes
Placentia Realty Apartments
SC Development
Congregate Care

TTM 2018-129
DPR 2018-04
TTM 2017-186

210

Orange

San Clemente

Mablehead Specific Plan

Outlets at San Clemente

210
211
212

Orange
Orange
Orange

Mablehead Specific Plan
Restaurant and Office
Starbucks

Sea Summit Marblehead

213

Orange

Distrito La Novia/San Juan Meadows

Distrito La Novia Planning Area

213

Orange

San Clemente
San Clemente
San Clemente
San Juan
Capistrano
San Juan
Capistrano

Distrito La Novia/San Juan Meadows

San Juan Meadows Planning Area

214

Orange

San Juan
Capistrano

215

Orange

216
217
218

Orange
Orange
Orange

San Juan
Capistrano
Santa Ana
Santa Ana
Santa Ana

219

Orange

Santa Ana

220
221
222
223

Orange
Orange
Orange
Orange

224

Forster Canyon PC/ Pacifica San Juan
Amendment

PROJECT ADDRESS

NT2012-001

PA2014-172
PA 2011-134
PC 17-414
DPR 2018-02

306 S Monte Vista St
1231-1465 W Whittier Blvd
1801 W La Habra Blvd
999 E Lambert Rd
1220-1240 W La Habra Blvd
1199 S Beach Blvd
951-1055 S Beach Blvd
23061 Ave De La Carlota
24155 Paseo Five Lagunas
24231-24391 Ave De La Carlota
Below Old Ranch Road, Laguna Niguel - an
extension off of O’Hill Ridge Road.
71 Auto Center Drive

DATA OF
APPROVAL

MULTIPLE
PARCELS

PROJECT TYPE

No
No
No
No
No
Yes
Yes
No
No
Yes
Yes
Yes
Yes

Commercial
Office
Residential
Commercial
Residential
Commercial
Residential
Commercial
Residential
Commercial
Mixed Use
Mixed Use
Mixed use

2994

No

Residential

4

7/30/2013
7/1/2008
7/1/2008

Yes
Yes
Yes

condominium
Single Family residential
Single Family residential

147
81
223

3/13/2017
1/25/2016
6/4/2012
6/27/2016
1/23/2017
10/26/2015
8/22/2016
4/24/2017
5/26/2015
7/9/1905
7/8/1905
7/4/1905
6/1/1999

14196 - 16752

Plaza Banderas Hotel

7/9/1905
7/8/1905
7/4/1905

1/23/2013

Yes

Single Family Residential

Streets of Aliso Ridge Loop, Harrison Way, Wesley
Way and Quinn Way

3/6/2006

Yes

Residential

144

26600 Oso Parkway

3/11/2013

No

Multi-Family Residential

256

1/21/1997
4/10/2015
3/12/2013
8/8/2017
7/10/2018

Yes
Yes
Yes
No
No

Mixed-Use
Mixed-Use

12/15/2017

No

Industrial

7/10/2018
5/8/2018
7/24/2018

No
No
No
No

Residential
Residential
Mixed Use
Commercial

Yes

Retail/Commercial

No
No

Residential
Commercial
Commercial

11/16/2010

Yes

Mixed-Use

308

14
12

10/5/2010

Yes

Hotel/Mixed-Use

10/1/2017

No
No
Yes

Multi-Family Residential
Multi-Family Residential
Mixed Use

9
69
419

Yes

Multi-Family Residential

58

No
No
No
No

Multi-Family Residential
Office and Educational
Multi-Family Residential
Commercial

115 N Harbor Blvd

Yes

Commercial

226

Orange

Santa Ana

1660 E 1st St

Yes

Mixed Use

2001 E Dyer Road

No

Mixed Use

520 S Harbor Boulevard
1345 N Grand Avenue
1102 N King Street
200 N Cabrillo Park Drive
1202 W Edinger Avenue
1506 W First Street
1109 N Broadway
1010 S Harbor Boulevard
1584 E Santa Clara Avenue
666 E Dyer Rd

No
No
No
No
No
No
No
No
No
Yes

Single Family Residential
Education
Single Family Residential
Mixed Use
Public Facilities
Multi-Family Residential
Office and Commercial
Multi-Family Residential
Single Family Residential
Industrial

1330 E Seventeenth Street

No

Commercial

6/20/2017
2/1/2018

9/18/2018
6/23/1905

1

2,000
7,000

Industrial

118,410

Commercial
Commercial

10,500
19,677

Retail

325,000

Commercial
Commercial

4,605
2,400

I
II

130

Mixed-Use

Santa Ana

P:\Entitlement\=ftp\Entitlement_Package_04272020\tables\Entitlements_Database_Update

28

Yes

Orange

Target Shopping Center Commercial Pads

54

Residential/OS

9/1/2018

NOTES

~2,500
Commercial
Commercial

16
418

Yes

225

Santa Ana

6
1244

11/16/2010

1666 N Main Street

TIME LIMIT OF
ENTITLEMENT
PROJECTS

84

3/3/1982; amended
9/16/2003

Mixed Use

Orange

171

Commercial
Commercial

Yes

238

108,791

Medical Office

421 N Harbor Boulevard

Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana
Santa Ana

Medical Office

Community Facility and Office

Fifth and Harbor Mixed Use Apartments

Santa Ana

25,000

No

Santa Ana

Orange
Orange
Orange
Orange
Orange
Orange
Orange
Orange
Orange
Orange

mixed use

Yes

610 S Newhope Street
1440 E First Street
2222 & 2114 E First Street

2,378

741
320

2/2/2004

CDP 10-01, Ordinance
#974

Commercial

10,000

7/13/2015

CDP 81-01, Ordinance
#418 / Ordinance #884

133,512

Commercial/retail

27700 Medical Center Road

155 Avenida Del Mar
620 Avenida Pico

8,352

Commercial

256

Bounded by Medical Center Road, Shops Blvd and
an interior frontage road

818 W. Orangethorpe Ave
1474 N. Kraemer Blvd.
Westide of Van Buren St., 450 feet north of
Miraloma
SWC of Orchard Drive and Highland Avenue
505 W. Crowther
SEC of Rose Drive and Alta Vista Street
101 Avenida Calafia

Commercial

Retail, Office, Hotel

57

PROJECT PHASING INDICATED
WITHIN ENTITLEMENT OR
DEVELOPMENT AGREEMENT

3,812
28,294

880,000
125,000
2,260,000

608
1638

3900 and 3928 E. Coast Highway

EMPLOYMENT SQUARE
FEET

Hotel

988
489

Single and some multi family

Orange

Orange

335

Single Family, Multi family, Mixed Use

317 E Seventeenth Streeth
2000 W Alton Avenue
1406 N Harbor Boulevard
1751 E Lyon Street

227

32

Residential

EMPLOYMENT TYPE
Commercial
Office

50

Yes
Yes
Yes

28601 Los Alisos Boulevard

ESTIMATED
EMPLOYMENT

12

Yes

Santa Ana
Santa Ana
Santa Ana
Santa Ana

228
229
230
231
232
233
234
235
236
237

SINGLEMULTIPLEFAMILY UNIT FAMILY UNIT

7/1/2008

610 Newhope Condos
AMCAL First Street Family Apartments
AMG East First Senior Aparments
Arts Collective Meta Housing Adaptive
Reuse
Bridging the Aqua
Christ Our Savior Church/Shea Homes
City Ventures Residential Townhomes
Elk's Lodge

Future First and Harbor Commercial
Future Wermers Properties Mixed Use
Development
Heritage Village Commercial and
Residential
KB Homes "Lotus"
Kiddie Academy of Santa Ana
King Street Five Home Subdivision
Madison Project
Mater Dei Performing Arts Building
Olson Residential
One Broadway Plaza
Santa Ana Collection
Sexlinger Homes
Shea It

POPULATION

12/22/2011
10/19/2010
5/7/2012

8/5/1998; amended
8/21/2007

CDP 09-01, Ordinance
#975
CDP 09-01, Ordinance
#975

DATE TO
START

94
2,386

858
Hotel; Retail; Restaurant

42

57
38
94

10,000

Office and Educational

46,307

Commercial

52,453
9,900

Commercial

36,606

603

Commercial

8,900

1221

Commercial

9,400

Education

7,657

Commercial
Public Facilities

6,500
36,000

Office and Commercial

534,000

Industrial

40,000

260
62

23

Commercial

Commercial

35
5

74,973 including a 124-room
hotel, retail and a restaurant

79

Commercial

1

9,112

4/29/2020


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**2018 DRAFT SCAG ENTITLEMENT DATABASE**

**DRAFT**

**METHODS OF ENTITLEMENT FOR DEVELOPMENT AGREEMENTS**

**LEGAL DESCRIPTION**

**PROJECT NUMBER**

**OWNER**

**PROPERTY ADDRESS**

**PROPERTY TYPE**

**APPROVAL DATE**

**ADMINISTRATION**

**TOTAL COMMISSION**

**TOTAL FOOD**

**COMMERCIAL**

**RESIDENTIAL**

**TOTAL**

**NOTES**
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Adams Park
Brawley, Imperial County

Source: SCAG, 2018
Florentine (Springhouse)
Brawley, Imperial County

Source: SCAG, 2018
Garcia Subdivision
Brawley, Imperial County

Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018
Gateway Planned Development
Brawley, Imperial County

Entitled Project Boundary

County Boundary

City Boundary

Source: SCAG, 2018
La Paloma Planned Development
Brawley, Imperial County

Source: SCAG, 2018
Los Olivos
Brawley, Imperial County

Source: SCAG, 2018
Los Suenos
Brawley, Imperial County

Source: SCAG, 2018
Malan Street Apartments
Brawley, Imperial County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Meadowbrook
Brawley, Imperial County
Palazzo Apartments
Brawley, Imperial County

Source: SCAG, 2018
Panno Commercial (Griffin Smythe) Subdivision
Brawley, Imperial County
Rancho Porter
Brawley, Imperial County

Source: SCAG, 2018
Ridge Park Estates
Brawley, Imperial County

Source: SCAG, 2018
Entitled Project Boundary  County Boundary  City Boundary
Silver Oaks
Brawley, Imperial County

Source: SCAG, 2018
Taco Bell
Brawley, Imperial County

Source: SCAG, 2018
Tangerine Gardens North
Brawley, Imperial County

Source: SCAG, 2018
Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018

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Webster Ranch
Brawley, Imperial County

Source: SCAG, 2018
Brawley Elementary School District
Brawley, Imperial County
9000 Wilshire Boulevard Commercial Project
Beverly Hills, Los Angeles County

Source: SCAG, 2018
ETCO Homes
Beverly Hills, Los Angeles County
Echemendia Residence
Paramount, Los Angeles County
Jofi, LLC
Paramount, Los Angeles County
Mina, Henein, Kamel Residence
Paramount, Los Angeles County

Source: SCAG, 2018
8-Unit Condominium
Temple City, Los Angeles County

Source: SCAG, 2018
Terraces at Temple City
Temple City, Los Angeles County

Source: SCAG, 2018
175th Place and Prairie Avenue
Torrance, Los Angeles County

Source: SCAG, 2018
20411 Earl St
Torrance, Los Angeles County
23420 Hawthorne Blvd
Torrance, Los Angeles County

Source: SCAG, 2018
2409 Arlington Ave
Torrance, Los Angeles County

Source: SCAG, 2018
3 Leaf Realty
Torrance, Los Angeles County
4642 Del Amo Blvd
Torrance, Los Angeles County
6160 Pacific Coast Hwy
Torrance, Los Angeles County

Source: SCAG, 2018
Bluestem Hotel
Torrance, Los Angeles County

Source: SCAG, 2018
Cabrillo Family Apartments
Torrance, Los Angeles County
Ganahl Lumber
Torrance, Los Angeles County

Source: SCAG, 2018
McDonald's
Torrance, Los Angeles County

Source: SCAG, 2018
Medical Office Building
Torrance, Los Angeles County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Mixed Use Senior Housing
Torrance, Los Angeles County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Mixed-Use at 23600 Hawthorne Blvd
Torrance, Los Angeles County
Restaurant, Arcade, and Entertainment Facility
Torrance, Los Angeles County

Source: SCAG, 2018
Senior Living Facility
Torrance, Los Angeles County

Source: SCAG, 2018
Senior Living Facility
Torrance, Los Angeles County

Source: SCAG, 2018
Starbucks 1
Torrance, Los Angeles County
Starbucks 2
Torrance, Los Angeles County

Source: SCAG, 2018
Tire Sales and Warehouse
Torrance, Los Angeles County

Source: SCAG, 2018
Warehouse at 570 Alaska Ave
Torrance, Los Angeles County

Source: SCAG, 2018
Centennial Specific Plan
Unincorporated, Los Angeles County

Source: SCAG, 2018
Gorman Post
Unincorporated, Los Angeles County

Source: SCAG, 2018
Legacy (Stevenson Ranch - Phase V)
Unincorporated, Los Angeles County

Source: SCAG, 2018
Northlake Specific Plan
Unincorporated, Los Angeles County
Sterling Gateway
Unincorporated, Los Angeles County

Source: SCAG, 2018
1123 & 1125 N Detroit St
West Hollywood, Los Angeles County
1150 N CLARK ST
West Hollywood, Los Angeles County

Source: SCAG, 2018
8116 NORTON AVE
West Hollywood, Los Angeles County

Source: SCAG, 2018
812 HUNTLEY DR
West Hollywood, Los Angeles County
950 N OGDEN DR
West Hollywood, Los Angeles County

Source: SCAG, 2018

Entitled Project Boundary
County Boundary
City Boundary

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Fitness Studio
West Hollywood, Los Angeles County

Source: SCAG, 2018
Uncommon 30
West Hollywood, Los Angeles County
Extra Space Storage
Aliso Viejo, Orange County

Source: SCAG, 2018
Kaiser Permanente
Aliso Viejo, Orange County

Source: SCAG, 2018
Soka University Residence Halls/Academic Building
Aliso Viejo, Orange County

Source: SCAG, 2018
The Ranch
Aliso Viejo, Orange County

Source: SCAG, 2018
Anaheim Canyon Specific Plan
Anaheim, Orange County
The Anaheim Resort
Anaheim, Orange County
Brea Imperial Center
Brea, Orange County

Source: SCAG, 2018
La Foresta
Brea, Orange County

Entitled Project Boundary
Planning Areas
County Boundary
City Boundary

Source: SCAG, 2018

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Anton Blvd Development
Costa Mesa, Orange County
Home Ranch Development
Costa Mesa, Orange County

Entitled Project Boundary  Planning Areas  County Boundary  City Boundary

Source: SCAG, 2018

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Metro Pointe
Costa Mesa, Orange County

Source: SCAG, 2018
Segerstrom Center for Arts
Costa Mesa, Orange County

Source: SCAG, 2018
Entitled Project Boundary  Planning Areas  County Boundary  City Boundary

South Coast Plaza
Costa Mesa, Orange County

Source: SCAG, 2018
Two Town Center
Costa Mesa, Orange County
Wyndham Hotel
Costa Mesa, Orange County

Source: SCAG, 2018
Heavenly Vintage Nursery
Fountain Valley, Orange County

Source: SCAG, 2018
US Millenium
Fountain Valley, Orange County

Source: SCAG, 2018
Warner Plaza
Fountain Valley, Orange County

Source: SCAG, 2018
131 E. Brookdale Ave.
Fullerton, Orange County
418 & 424 W Valencia Dr
Fullerton, Orange County

Source: SCAG, 2018
437 & 443 West
Fullerton, Orange County

Source: SCAG, 2018
467 West
Fullerton, Orange County
Citrea Apartments
Fullerton, Orange County

Source: SCAG, 2018
Compass Rose Apartments
Fullerton, Orange County

Source: SCAG, 2018
Harbor Walk
Fullerton, Orange County
Laurel Residential Project
Fullerton, Orange County

Source: SCAG, 2018
Oakmont Senior Living
Fullerton, Orange County

Source: SCAG, 2018
(2) Single Family Dwelling Units
Garden Grove, Orange County

Source: SCAG, 2018
12111 Buaro Street
Garden Grove, Orange County

Source: SCAG, 2018
12751 Hazel Ave Duplex
Garden Grove, Orange County

Source: SCAG, 2018
Cottage Industries
Garden Grove, Orange County

Source: SCAG, 2018
Detached Duplex
Garden Grove, Orange County

Source: SCAG, 2018
Entitled Project Boundary  County Boundary  City Boundary
Kim Residential
Garden Grove, Orange County
Lam Residential
Garden Grove, Orange County

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Source: SCAG, 2018
2851 Alton Development Agreement
Irvine, Orange County

Source: SCAG, 2018
Allergen Settlement Agreement
Irvine, Orange County

Source: SCAG, 2018
Great Park Neighborhoods
Irvine, Orange County

Entitled Project Boundary  Planning Areas  County Boundary  City Boundary
Planning Area 39 Development Agreement
Irvine, Orange County
UCI North Campus Development Agreement
Irvine, Orange County

Source: SCAG, 2018
306 W Electric Ave
La Habra, Orange County
600 E Lambert Rd
La Habra, Orange County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
76 Station
La Habra, Orange County
Aldi
La Habra, Orange County
City Ventures Housing Project
La Habra, Orange County
In-N-Out Burger
La Habra, Orange County

Source: SCAG, 2018
Medical Office Building
La Habra, Orange County

Source: SCAG, 2018
Monte Vista Garden
La Habra, Orange County

Source: SCAG, 2018
Northgate Market Rehab
La Habra, Orange County

Source: SCAG, 2018
Self-Storage
La Habra, Orange County
23061 Ave De La Carlota
Laguna Hills, Orange County
24155 Paseo Five Lagunas
Laguna Hills, Orange County

Source: SCAG, 2018
24231-24391 Ave De La Carlota
Laguna Hills, Orange County

Source: SCAG, 2018
Serrano Summit
Lake Forest, Orange County

Source: SCAG, 2018
Shea/Baker Ranch
Lake Forest, Orange County

Source: SCAG, 2018
Mission Hospital Master Plan Project
Mission Viejo, Orange County

Source: SCAG, 2018
Mission Viejo Medical Center (NCA)
Mission Viejo, Orange County

Mission Viejo Medical Center (NCA)
Mission Viejo, Orange County

Source: SCAG, 2018
The Ridge Townhomes/Target Retail Site
Mission Viejo, Orange County
Plaza Corona del Mar
Newport Beach, Orange County

Source: SCAG, 2018
7-Eleven
Placentia, Orange County

Source: SCAG, 2018
CP Logistics
Placentia, Orange County

Source: SCAG, 2018
HQT Homes
Placentia, Orange County

Source: SCAG, 2018
Placentia Realty Apartments
Placentia, Orange County
Congregate Care
San Clemente, Orange County

Source: SCAG, 2018
Mablehead Specific Plan
San Clemente, Orange County

Source: SCAG, 2018
Restaurant and Office
San Clemente, Orange County

Source: SCAG, 2018
Starbucks
San Clemente, Orange County

Source: SCAG, 2018
Plaza Banderas Hotel
San Juan Capistrano, Orange County

Source: SCAG, 2018
610 Newhope Condos
Santa Ana, Orange County

Source: SCAG, 2018
AMCAL First Street Family Apartments
Santa Ana, Orange County

Source: SCAG, 2018
AMG East First Senior Apartments
Santa Ana, Orange County

Source: SCAG, 2018
Arts Collective Meta Housing Adaptive Reuse
Santa Ana, Orange County
Bridging the Aqua
Santa Ana, Orange County

Source: SCAG, 2018

Entitled Project Boundary  County Boundary  City Boundary
Christ Our Savior Church/Shea Homes
Santa Ana, Orange County
City Ventures Residential Townhomes
Santa Ana, Orange County
Elk's Lodge
Santa Ana, Orange County

Source: SCAG, 2018
Fifth and Harbor Mixed Use Apartments
Santa Ana, Orange County

Source: SCAG, 2018
Future First and Harbor Commercial
Santa Ana, Orange County
Heritage Village Commercial and Residential
Santa Ana, Orange County

Source: SCAG, 2018
KB Homes "Lotus"
Santa Ana, Orange County
Kiddie Academy of Santa Ana
Santa Ana, Orange County

Source: SCAG, 2018
King Street Five Home Subdivision
Santa Ana, Orange County
Mater Dei Performing Arts Building
Santa Ana, Orange County
Olson Residential
Santa Ana, Orange County

Source: SCAG, 2018

Entitled Project Boundary  County Boundary  City Boundary

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Shea It
Santa Ana, Orange County

Source: SCAG, 2018
Target Shopping Center Commercial Pads
Santa Ana, Orange County
The Academy Charter High School
Santa Ana, Orange County

Source: SCAG, 2018
The Line
Santa Ana, Orange County

Source: SCAG, 2018
Tiny Tim Plaza
Santa Ana, Orange County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Tom's Truck Residential Development
Santa Ana, Orange County
25 Townhome Units
Stanton, Orange County

Source: SCAG, 2018
Beach Blvd Mixed Use Dev.
Stanton, Orange County

Source: SCAG, 2018
Chateau Estates
Stanton, Orange County
Davita Dialysis Clinic and Medical Office Building
Stanton, Orange County

Source: SCAG, 2018
Four Single Family Condos
Stanton, Orange County
Retail Center
Stanton, Orange County

Source: SCAG, 2018
Stanton Square
Stanton, Orange County

55 ft

Source: SCAG, 2018
Two Detached Single Family Townhomes
Stanton, Orange County

Source: SCAG, 2018
102 Emerald Bay, Laguna Beach
Unincorporated, Orange County

Source: SCAG, 2018
10402 Ladera Senda Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
10422 Orange Park Bl Orange
Unincorporated, Orange County

Source: SCAG, 2018
10611 Cowan Heights Dr Santa Ana
Unincorporated, Orange County
107 Emerald Bay, Laguna Beach
Unincorporated, Orange County

Source: SCAG, 2018
10972 Jean St Anaheim
Unincorporated, Orange County

Source: SCAG, 2018
11342 Donovan Rd, Los Alamitos
Unincorporated, Orange County
11421 Orange Park Bl Orange
Unincorporated, Orange County

Source: SCAG, 2018
11631 Wallingsford Rd, Los Alamitos
Unincorporated, Orange County

Source: SCAG, 2018
11692 Moen St Anaheim
Unincorporated, Orange County
11692 Wilding Rd Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
11962 Woodlawn Av Santa Ana
Unincorporated, Orange County
12101 Ballantine Dr, Los Alamitos
Unincorporated, Orange County
12281 Baja Panorama Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
12302 Baja Panorama Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
12601 Daniger Rd Santa Ana
Unincorporated, Orange County
12842 Panorama Pl Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
Entitled Project Boundary
County Boundary
City Boundary

13011 Springwood Dr Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018

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13131 Hewes Av Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
14236 Alleman Pl Santa Ana
Unincorporated, Orange County
14621 Jackson St, Midway City
Unincorporated, Orange County

Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018
14641 Riata St Midway City
Unincorporated, Orange County

Source: SCAG, 2018
14671 Wilson St, Midway City
Unincorporated, Orange County
14682 Adams St Midway City
Unincorporated, Orange County

Source: SCAG, 2018
14742 Van Buren St Midway City   615
Unincorporated, Orange County
14761 Newland St Midway City
Unincorporated, Orange County

Source: SCAG, 2018
14845 Wilson St, Midway City
Unincorporated, Orange County
14931 Newland St Midway City
Unincorporated, Orange County
17411 Wilkinson Rd Modjeska
Unincorporated, Orange County

Source: SCAG, 2018
17932 E Santa Clara Av, Santa Ana
Unincorporated, Orange County
18051 Merlin St Modjeska
Unincorporated, Orange County

Source: SCAG, 2018
182 Emerald Bay, Laguna Beach
Unincorporated, Orange County

Source: SCAG, 2018
19432 Clover Ct Santa Ana
Unincorporated, Orange County

Source: SCAG, 2018
2175 Lemon Heights Dr Tustin
Unincorporated, Orange County
22 Emerald Bay, Laguna Beach
Unincorporated, Orange County

Source: SCAG, 2018
2674 Redlands Dr, Costa Mesa
Unincorporated, Orange County

Source: SCAG, 2018
28101 Modjeska Canyon Rd Modjeska
Unincorporated, Orange County

Source: SCAG, 2018
2861 Inverness Dr, Los Alamitos
Unincorporated, Orange County

Source: SCAG, 2018
29421 Modjeska Canyon Rd, Modjeska
Unincorporated, Orange County

Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018

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3022 Coleridge Dr, Los Alamitos
Unincorporated, Orange County

Source: SCAG, 2018
3232 Main Way Dr, Los Alamitos
Unincorporated, Orange County
3301 Rossmoor Wy, Los Alamitos
Unincorporated, Orange County
809 Emerald Bay, Laguna Niguel
Unincorporated, Orange County

Source: SCAG, 2018
8265 Peters Av Midway City
Unincorporated, Orange County
842 Emerald Bay, Laguna Beach
Unincorporated, Orange County
8681 Bolsa Av Midway City
Unincorporated, Orange County

Source: SCAG, 2018
9422 PACIFIC PL
Unincorporated, Orange County

Source: SCAG, 2018
9521 W Crestwood Ln Anaheim
Unincorporated, Orange County

Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018
9681 W Random Dr Anaheim
Unincorporated, Orange County

Source: SCAG, 2018
9682 W Pacific Av Anaheim
Unincorporated, Orange County

Source: SCAG, 2018
9801 Brier Ln Santa Ana
Unincorporated, Orange County
Cielo Vista
Unincorporated, Orange County

Planning Area 1
Planning Area 2
Open Space

Entitled Project Boundary  Planning Areas  County Boundary  City Boundary

Source: SCAG, 2018
Coto de Caza Specific Plan
Unincorporated, Orange County

Source: SCAG, 2018
Esperanza Hills Specific Plan
Unincorporated, Orange County

Source: SCAG, 2018
Ladera Ranch Planned Community
Unincorporated, Orange County

Source: SCAG, 2018
Newport Coast 2
Unincorporated, Orange County

Source: SCAG, 2018
Single Family Residential
Unincorporated, Orange County

Source: SCAG, 2018
Della Rosa
Westminster, Orange County

Source: SCAG, 2018
Greenfield Apartments
Westminster, Orange County

Source: SCAG, 2018
Parcel Map 2005-135
Yorba Linda, Orange County
West Bastanchury Site
Yorba Linda, Orange County

Source: SCAG, 2018
Yorba Linda Library
Yorba Linda, Orange County

Source: SCAG, 2018

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3 SFR lots
Hemet, Riverside County

Source: SCAG, 2018
Acacia Gardens
Hemet, Riverside County

Source: SCAG, 2018
Automobile Repair Shop
Hemet, Riverside County

Source: SCAG, 2018

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Automotive Parts Sales
Hemet, Riverside County

Source: SCAG, 2018
Chrysler Dealership
Hemet, Riverside County

Source: SCAG, 2018
Commercial Strip Mall
Hemet, Riverside County

Source: SCAG, 2018
Convenience Store and Car Wash
Hemet, Riverside County
Copenhagen Villas
Hemet, Riverside County

Source: SCAG, 2018
Coramdeo Ct
Hemet, Riverside County

Entitled Project Boundary
County Boundary
City Boundary
Gas Mart
Hemet, Riverside County

Source: SCAG, 2018
Hideaway Tract
Hemet, Riverside County

Source: SCAG, 2018
Industrial Building
Hemet, Riverside County

Source: SCAG, 2018

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McDonald's
Hemet, Riverside County

353

Source: SCAG, 2018

Entitled Project Boundary  County Boundary  City Boundary
McSweeny Farms
Hemet, Riverside County

Entitled Project Boundary
County Boundary
City Boundary

Source: SCAG, 2018

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McSweeny Ranch Specific Plan
Hemet, Riverside County

Source: SCAG, 2018
Page Ranch
Hemet, Riverside County

Source: SCAG, 2018
Pension Del Sol
Hemet, Riverside County

Source: SCAG, 2018
Ramona Creek Specific Plan
Hemet, Riverside County

Source: SCAG, 2018

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Rancho Diamante
Hemet, Riverside County

Source: SCAG, 2018
Sanderson Square
Hemet, Riverside County

Source: SCAG, 2018
Santa Fe Pointe, LLC
Hemet, Riverside County

Source: SCAG, 2018
Shops at the Crossroads
Hemet, Riverside County

Source: SCAG, 2018
Tract 29129
Hemet, Riverside County

Source: SCAG, 2018
Tract 31146
Hemet, Riverside County

Source: SCAG, 2018
Tract 36891
Hemet, Riverside County

Tract 36891
Hemet, Riverside County

Source: SCAG, 2018
Tract 36892
Hemet, Riverside County
Villages of Lakeview
Unincorporated, Riverside County

Source: SCAG, 2018
Harvest at Palm Desert
Palm Desert, Riverside County

Source: SCAG, 2018
Baxter Village Mixed Use Project
Wildomar, Riverside County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Beazer Homes
Wildomar, Riverside County

Source: SCAG, 2018
Bundy Canyon Plaza
Wildomar, Riverside County

Source: SCAG, 2018

Entitled Project Boundary  County Boundary  City Boundary

Bundy Canyon Plaza
Wildomar, Riverside County

378 Miles

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Bundy Canyon Resort Apartments
Wildomar, Riverside County

Source: SCAG, 2018
Camelia Townhouse Project
Wildomar, Riverside County

Source: SCAG, 2018
Cornerstone Church Preschool & Admin Bld.
Wildomar, Riverside County

Source: SCAG, 2018
Grove Park Mixed Use Project
Wildomar, Riverside County

Source: SCAG, 2018

385
Horizons Mixed Use Project
Wildomar, Riverside County

Source: SCAG, 2018
Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Lennar Homes (Andalusia I)
Wildomar, Riverside County

Source: SCAG, 2018
Lennar Homes (Andalusia II)
Wildomar, Riverside County

Source: SCAG, 2018
Lennar North Ranch
Wildomar, Riverside County

Source: SCAG, 2018
Lennar Residential (Briarwood)
Wildomar, Riverside County
Life Storage Mini-Storage
Wildomar, Riverside County

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Source: SCAG, 2018
McVicar Residential Project
Wildomar, Riverside County

Source: SCAG, 2018
Meritage Homes
Wildomar, Riverside County

Source: SCAG, 2018
Milestone RV/Boat Storage
Wildomar, Riverside County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Orange Bundy/Parcel Map
Wildomar, Riverside County
Rancon Medical & Retail Center
Wildomar, Riverside County

Source: SCAG, 2018
Rhoades Residential Project
Wildomar, Riverside County

Source: SCAG, 2018
Richmond American
Wildomar, Riverside County

Source: SCAG, 2018
Subway Commercial Project
Wildomar, Riverside County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018

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Sycamore Academy Charter School
Wildomar, Riverside County

Source: SCAG, 2018
Villa Sienna Apartment Project
Wildomar, Riverside County

Entitled Project Boundary  County Boundary  City Boundary

Source: SCAG, 2018
Wal-Mart Retail Project
Wildomar, Riverside County

Source: SCAG, 2018
Wildomar Square Retail Center
Wildomar, Riverside County

The map shows the project boundary for Wildomar Square Retail Center in Wildomar, Riverside County. The project boundary is outlined in red on the map.

Source: SCAG, 2018
Sierra Crest
Fontana, San Bernardino County
The Arboretum
Fontana, San Bernardino County

Source: SCAG, 2018
Greenspot Village and Marketplace
Highland, San Bernardino County

Source: SCAG, 2018
Park Place
Ontario, San Bernardino County

Entitled Project Boundary
Planning Areas
County Boundary
City Boundary

Source: SCAG, 2018
Park Place (Amendment Area)
Ontario, San Bernardino County

Source: SCAG, 2018
Empire Lakes
Rancho Cucamonga, San Bernardino County

Source: SCAG, 2018
Renaissance (Amended Plan)
Rialto, San Bernardino County

Source: SCAG, 2018
Deep Creek
Unincorporated, San Bernardino County
Enclave at Upland
Upland, San Bernardino County

Source: SCAG, 2018
Upland Crossing Specific Plan
Upland, San Bernardino County
East Area 1 Specific Plan (amended)
Santa Paula, Ventura County

Source: SCAG, 2018