

## **Attachment 2**

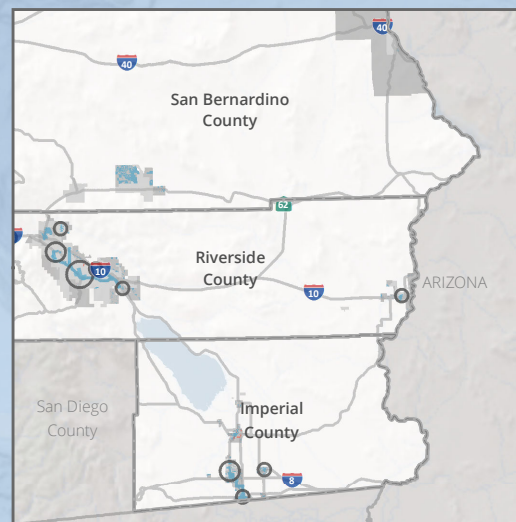
### **Connect SoCal's Process for Incorporating Entitlements**

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.

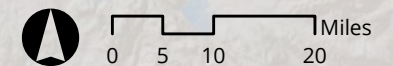
To first establish a database of entitled projects in preparing for Connect SoCal, SCAG worked with private sector developers and local jurisdictions early in the process to develop an Entitlements Database - the first of its kind and breadth in the region. This began by engaging with developers in 2016 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



Pacific Ocean



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○ Job Centers    ■ Priority Growth Areas    ■ Entitled Projects    ■ Incorporated Areas    ■ Sphere of Influence\*

\* 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 and Envisioning Process is available on SCAG's website at

<https://www.connectsocal.org/Documents/DataMapBooks/EntitlementsSCAG.pdf>. 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](mailto: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 at <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.