

4A Holding Capacity and Land Demand Analysis Methodology

4A.1 INTRODUCTION

Appendix A provides the methodology used to conduct the Holding Capacity and Land Demand Analysis for the 1992 General Plan. The following sections of the San Joaquin County Background Report reference this appendix:

- Existing General Plan Holding Capacity/Buildout Potential (Section 4.4)

4A.2 EXISTING LAND USE

Existing land use information is derived from parcel data provided by the San Joaquin County Geographic Information System (GIS) and the San Joaquin County Assessor, June 2008. The assessor assigned each parcel a use code that indicates the specific use of the parcel. The Consultants and County staff developed the 17 generalized categories shown in Table 4A-1 to describe the existing land use of each parcel. Each of the Assessor's use codes shown in the table was classified by one of the 17 generalized land use categories.

TABLE 4A-1 CLASSIFICATION OF EXISTING LAND USES San Joaquin County June 2008		
Use Code	Description of Use Code	Generalized Land Use Category
51	RURAL RESIDENCE - 1 RES.	Rural Residential
52	RURAL RESIDENTIAL - 2 OR MORE RES.	Rural Residential
54	RURAL RES. - WITH MISC. RES. IMPS; ONLY	Rural Residential
56	RURAL RESIDENTIAL W/MOBILHOME	Rural Residential
551	REDWOOD - W/RES	Rural Residential
553	FIR - W/RES	Rural Residential
555	MIXTURE W/RES	Rural Residential
561	HARDWOODS & CHAPPARRAL W/RES	Rural Residential
10	SINGLE FAMILY DWELLING(SFD)	Single-Family Residential
11	CONDOMINIUM UNIT	Single-Family Residential
12	PLANNED UNIT RESIDENTAIL DEV. (PURD)	Single-Family Residential
13	SFD - NON CONFORMING USE	Single-Family Residential
14	SFD W/SECONDARY USE (I.E. BARBER SHOP,	Single-Family Residential
15	ZERO LOT LINE RES	Single-Family Residential
16	RES LOT W/MOBILEHOME	Single-Family Residential
22	TWO SFDS ON SINGLE PARCEL	Single-Family Residential
94	MOBILE HOME CONDOMINIUM LOT	Single-Family Residential



**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES**

San Joaquin County
June 2008

Use Code	Description of Use Code	Generalized Land Use Category
95	MOBILEHOME APPURTENANCES	Single-Family Residential
96	MOBILE HOME	Single-Family Residential
17	SINGLE FAMILY with COMMON WALL (DUET, HALF-PLEX, etc)	Multi-Family Residential
21	ONE DUPLEX - ONE BLDG	Multi-Family Residential
31	SINGLE TRIPLEX -(3 UNITS, 1 STRUC.)	Multi-Family Residential
32	THREE UNITS - 2 OR MORE STRUCTURES	Multi-Family Residential
34	SINGLE FOURPLEX	Multi-Family Residential
35	FOUR UNITS, 2 OR MORE STRUCTURES	Multi-Family Residential
41	5-10 RES. UNITS - SINGLE BLDG	Multi-Family Residential
42	5-10 RES. UNITS - 2 OR MORE BLDGS.	Multi-Family Residential
43	11-20 RES. UNITS - ONE STRUCTURE	Multi-Family Residential
44	11-20 RES. UNITS - 2 OR MORE BLDGS.	Multi-Family Residential
45	21-40 UNITS	Multi-Family Residential
46	41-100 UNITS	Multi-Family Residential
47	OVER 100 UNITS	Multi-Family Residential
48	HIGH RISE APARTMENTS	Multi-Family Residential
55	LABOR CAMP	Multi-Family Residential
59	RESIDENTIAL CARE HOME (6 UNITS OR LESS)	Multi-Family Residential
78	ROOMING HOUSE - CONVENT - RECTORY ETC.	Multi-Family Residential
90	MOBILE HOME PARK	Multi-Family Residential
91	OVERNIGHT TYPE TRILER PARK	Multi-Family Residential
92	MOBILE HOME PARK W/OVERNIGHT FACILITIES	Multi-Family Residential
180	ASSISTED LIVING RESIDENCE	Multi-Family Residential
181	CONGREGATE SENIORS HOUSING	Multi-Family Residential
182	CONTINUING CARE RETIREMENT COMMUNITY	Multi-Family Residential
183	SKILLED NURSING FACILITY	Multi-Family Residential
184	SPECIALTY HOME (DEVELOPMENTALLY DISABLED)	Multi-Family Residential
205	CONGREGATE CARE FACILITY	Multi-Family Residential
750	REST HOMES	Multi-Family Residential
751	SPECIAL HOMES(HANDICAPPED,MENTAL,PHYSIC	Multi-Family Residential
752	GUEST HOMES	Multi-Family Residential
760	ORPHANAGES	Multi-Family Residential
170	1 STORY OFFICE BUILDING	Commercial Office
171	2 STORY OFFICE BUILDING	Commercial Office
172	3 OR MORE STORY OFFICE BLDG.	Commercial Office
173	OFFICE BLDG W/RES UNIT OR UNITS	Commercial Office
190	MEDICAL OFFICES	Commercial Office

**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES
San Joaquin County
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Use Code	Description of Use Code	Generalized Land Use Category
191	DENTAL OFFICES	Commercial Office
192	MEDICAL DENTAL COMPLEX	Commercial Office
193	VETERINARY HOSPITALS	Commercial Office
194	ONE STORY OFFICE CONDO.	Commercial Office
195	TWO STORY OFFICE CONDO.	Commercial Office
196	MEDICAL OFFICE CONDO.	Commercial Office
197	DENTAL OFFICE CONDO.	Commercial Office
200	COMMERCIAL COMMON AREA - NON SHOPPING C	Commercial Office
240	BANKS	Commercial Office
60	MOTELS LESS THAN 50 UNITS	Commercial Retail
61	MOTELS OVER 50 UNITS	Commercial Retail
62	MOTELS LESS THAN 50 UNITS W/SOME KIT.	Commercial Retail
63	MOTELS OVER 50 UNITS W/SOME KITCHENS	Commercial Retail
64	MOTELS LESS THAN 50 UNITS W/SHOPS	Commercial Retail
65	MOTELS OVER 50 UNITS W/SHOPS	Commercial Retail
68	RESORT MOTELS - CABINS ETC.	Commercial Retail
70	HOTEL W/O RESTAURANT	Commercial Retail
71	HOTEL W/RESTAURANT	Commercial Retail
93	RESORT TYPE TRAILER PARK	Commercial Retail
110	SINGLE STORY	Commercial Retail
111	MULTIPLE STORY STORIES	Commercial Retail
112	MULTIPLE STORES IN ONE BUILDING	Commercial Retail
113	STORE WITH RES. UNIT OR UNITS	Commercial Retail
114	STORE CONDO	Commercial Retail
120	1 STORE & 1 OFFICE	Commercial Retail
121	MULTIPLE COMBINATION OF OFFICES, SHOPS,	Commercial Retail
130	1 STORY DEPARTMENT STORE	Commercial Retail
131	2 STORY DEPARTMENT STORE	Commercial Retail
132	MULTI-STORY DEPARTMENT STORE	Commercial Retail
140	GROCERY STORE	Commercial Retail
141	SUPERMARKETS	Commercial Retail
142	CONVENIENCE STORE	Commercial Retail
143	CONVENIENCE STORE WITH GAS SALES	Commercial Retail
150	REGIONAL SHOPPING CENTER	Commercial Retail
151	COMMUNITY SHOPPING CENTER	Commercial Retail
152	NEIGHBORHOOD SHOPPING CENTER	Commercial Retail
153	INDIVIDUAL PARCEL WITHIN REGIONAL SHOPP	Commercial Retail



**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES**
San Joaquin County
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Use Code	Description of Use Code	Generalized Land Use Category
154	INDIVIDUAL PARCEL WITHIN COMMUNITY CEN	Commercial Retail
155	INDIVIDUAL PARCEL W/IN NEIGHBORHOOD SHO	Commercial Retail
156	SHOPPING CENTER COMMON AREA	Commercial Retail
201	MISC. MULTIPLE USES - NONE FULLY DOMINA	Commercial Retail
202	COMMERCIAL USE(DOES'NT REASONABLY FIT A	Commercial Retail
203	ANIMAL TRAINING FACILITY	Commercial Retail
204	DAY CARE CENTER	Commercial Retail
210	RESTAURANTS	Commercial Retail
211	FAST FOOD RESTAURANTS	Commercial Retail
212	FOOD PREPARATION - TAKE OUT ONLY	Commercial Retail
213	COCKTAIL LOUNGE - BARS	Commercial Retail
214	RESTAURANT W/RES UNIT OR UNITS	Commercial Retail
230	WALK-IN THEATERS	Commercial Retail
231	MULTIPLE SCREEN THEATERS	Commercial Retail
250	FULL SERVICE STATIONS	Commercial Retail
251	SELF SERV. STATION(HAS NO FACILITIES FO	Commercial Retail
252	SERVICE STATION W/CAR WASH	Commercial Retail
254	BULK PLANTS	Commercial Retail
255	SELF SERVICE STATION W/MINI MART	Commercial Retail
256	CONVENIENCE STORE (MINI-MART) W/ GAS SA	Commercial Retail
260	AUTO SALES W/SERVICE CENTER	Commercial Retail
261	AUTO SALES W/O SERVICE CENTER	Commercial Retail
262	USED CAR LOT	Commercial Retail
263	OTHER SALES CENTERS (TRAILERS, MOBILE H	Commercial Retail
271	FARM OR CONTS. MACH. SALES ONLY	Commercial Retail
280	AUTO & TRUCK REPAIRS & ACCESSORIES	Commercial Retail
281	SPECIALTY SHOPS (TIRES, BRAKES, ETC.)	Commercial Retail
282	CAR WASH	Commercial Retail
283	SELF SERVICE CAR WASH	Commercial Retail
284	284 LAUNDRY	Commercial Retail
285	AUTO BODY SHOP	Commercial Retail
290	RETAIL NURSERIES	Commercial Retail
291	WHOLESALE NURSERIES	Commercial Retail
771	MORTUARIES & FUNERAL HOMES	Commercial Retail
270	FARM OR CONTS. MACH. SALES & SERVICE	Light Industrial
272	FARM OR CONST. MACH. SERVICE ONLY	Light Industrial
310	LIGHT MFG. & LIGHT INDUSTRIAL	Light Industrial

**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES
San Joaquin County
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Use Code	Description of Use Code	Generalized Land Use Category
311	LIGHT INDUSTRIAL & WAREHOUSING	Light Industrial
312	LIGHT INDUSTRIAL WHSE MULTIPLE TENNANTS	Light Industrial
313	INDUSTRIAL CONDO	Light Industrial
314	SHOP-WORK AREA W/SMALL OFFICE	Light Industrial
320	WAREHOUSING - ACTIVE	Light Industrial
321	WAREHOUSING - INACTIVE	Light Industrial
324	MINI STORAGE WAREHOUSING	Light Industrial
331	RETAIL LUMBER YARDS	Light Industrial
332	SPECIALTY LUMBER PRODUCTS(MOULDINGS, SA	Light Industrial
341	COLD STORAGE OR REFRIGERATED WHSE	Light Industrial
350	FRUIT & VEGETABLE	Light Industrial
363	AG CHEMICAL SALES AND/OR APPLICATION	Light Industrial
390	INDUSTRIAL COMMON AREA	Light Industrial
391	MISC. INDUSTRIAL MULT. USES - NONE FULL	Light Industrial
253	TRUCK TERMINALS	Heavy Industrial
323	WAREHOUSING - YARD	Heavy Industrial
330	LUMBER MILLS	Heavy Industrial
340	PACKING PLANTS	Heavy Industrial
342	BOTTLING PLANT	Heavy Industrial
351	MEAT PRODUCTS	Heavy Industrial
354	SUGAR REFINERY	Heavy Industrial
355	OTHER FOOD PROCESSING	Heavy Industrial
360	FEED & GRAIN MILLS	Heavy Industrial
361	RETAIL FEED & GRAIN SALES	Heavy Industrial
362	STOCKYARDS	Heavy Industrial
370	HEAVY INDUSTRY	Heavy Industrial
371	SHIPYARD	Heavy Industrial
392	INDUST. USE(DOES'NT REASONABLY FIT ANY	Heavy Industrial
380	MINERAL PROCESSING	Mining
381	SAND & GRAVEL - SHALE	Mining
382	GAS OR OIL WELL	Mining
820	MINTERAL PRODUCING PROPERTY	Mining
821	MINING RIGHTS	Mining
82	COMMON AREAS - ROADS & STREETS	Public/Quasi-Public
393	AIRPORT(PRIVATE	Public/Quasi-Public
651	MUSEUMS	Public/Quasi-Public
710	CHURCH, SYNAGOGUE OR TEMPLE	Public/Quasi-Public



**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES**
San Joaquin County
June 2008

Use Code	Description of Use Code	Generalized Land Use Category
711	OTHER PROPR. USED IN CONJUNCTION W/ & E	Public/Quasi-Public
720	PRIVATE	Public/Quasi-Public
721	PAROCHIAL	Public/Quasi-Public
722	SPECIAL	Public/Quasi-Public
730	PRIVATE COLLEGES	Public/Quasi-Public
740	FULL SERVICE HOSPITAL	Public/Quasi-Public
741	CONVALESCENT HOSPITAL	Public/Quasi-Public
742	CLINIC	Public/Quasi-Public
770	CEMETERIES (NON-PROFIT)	Public/Quasi-Public
772	CEMETARY TAXABLE (PROFIT)	Public/Quasi-Public
780	VOLUNTEER FIRE DEPTS.	Public/Quasi-Public
810	SBE VALUED	Public/Quasi-Public
811	UTILITY WATER COMPANY	Public/Quasi-Public
812	MUTUAL WATER COMPANY	Public/Quasi-Public
813	CABLE T.V.	Public/Quasi-Public
814	RADIO & TV BROADCAST SITE	Public/Quasi-Public
815	PIPELINE RIGHT-OF-WAY	Public/Quasi-Public
850	RIGHT-OF-WAY	Public/Quasi-Public
851	PRIVATE ROAD	Public/Quasi-Public
890	PARKING LOTS - FEE	Public/Quasi-Public
891	PARKING LOTS - NO FEE	Public/Quasi-Public
892	PARKING GARAGES	Public/Quasi-Public
900	VACANT FEDERAL LANDS	Public/Quasi-Public
901	FEDERAL BUILDINGS	Public/Quasi-Public
902	MILITARY INSTALLATION	Public/Quasi-Public
903	MISC FEDERAL PROPERTY	Public/Quasi-Public
910	VACANT STATE LANDS	Public/Quasi-Public
911	STATE BUILDINGS	Public/Quasi-Public
912	STATE SHOPS & YARDS	Public/Quasi-Public
914	STATE SCHOOLS, COLLEGES	Public/Quasi-Public
915	STATE HOSPITALS	Public/Quasi-Public
916	MISC STATE PROPERTY	Public/Quasi-Public
921	COUNTY BUILDINGS	Public/Quasi-Public
922	COUNTY SHOPS & YARDS	Public/Quasi-Public
924	COUNTY HOSPITALS	Public/Quasi-Public
925	MISC COUNTY PROPERTY	Public/Quasi-Public
931	CITY BUILDINGS	Public/Quasi-Public

**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES
San Joaquin County
June 2008**

Use Code	Description of Use Code	Generalized Land Use Category
932	CITY SHOPS & YARD	Public/Quasi-Public
934	MUNI. UTILITY PROP.(RESERVOIRS,SEWER PL	Public/Quasi-Public
935	PARKING LOTS - GARAGES	Public/Quasi-Public
936	MUNICIPAL AIRPORTS	Public/Quasi-Public
937	MISC CITY PROPERTY	Public/Quasi-Public
940	SCHOOL DISTRICT PROPERTIES	Public/Quasi-Public
941	FIRE DISTRICTS	Public/Quasi-Public
942	FLOOD CONTROL DISTRICT PROPERTY	Public/Quasi-Public
943	WATER DISTRICT PROPERTY	Public/Quasi-Public
944	MISC. DISTRICT PROPERTY	Public/Quasi-Public
950	PUBLIC OWNED LAND - NON-TAXABLE	Public/Quasi-Public
951	PUBLIC OWNED LAND - TAXABLE [Section 11]	Public/Quasi-Public
462	HORSE RANCH	Agriculture, Grazing
463	HORSE RANCH W/RESIDENCE	Agriculture, Grazing
500	DRY FARM W/O RES	Agriculture, Grazing
501	DRY FARM W/RES	Agriculture, Grazing
510	DRY GRAZE W/O RES	Agriculture, Grazing
511	DRY GRAZE W/RES	Agriculture, Grazing
540	PASTURE	Agriculture, Grazing
541	PASTURE W/RES	Agriculture, Grazing
440	IRRIGATED TRUCK CROPS ONLY	Agriculture, Irrigated Row Crops
441	IRRIGATED TRUCK CROPS W/RESIDENCE	Agriculture, Irrigated Row Crops
450	IRRIGATED FIELD CROPS ONLY	Agriculture, Irrigated Row Crops
451	IRRIGATED FIELD CROPS W/RESIDENCE	Agriculture, Irrigated Row Crops
460	IRRIGATED PASTURE - NO RES	Agriculture, Irrigated Row Crops
461	IRRIGATED PASTURE - W/RES	Agriculture, Irrigated Row Crops
520	SPECIALTY FARMS	Agriculture, Irrigated Row Crops
530	FIELD CROPS ONLY	Agriculture, Irrigated Row Crops
531	FIELD CROPS W/RES	Agriculture, Irrigated Row Crops
353	WINERIES W/VINEYARDS	Agriculture, Orchards and Vineyards
400	IRRIGATED FRUIT ORCHARD W/O RES	Agriculture, Orchards and Vineyards
401	IRRIGATED FRUIT ORCHARD W/RES	Agriculture, Orchards and Vineyards
410	IRRIGATED NUT ORCHARD W/O RES	Agriculture, Orchards and Vineyards
411	IRRIGATED NUT ORCHARD W/RES	Agriculture, Orchards and Vineyards
420	IRRIGATED VINEYARD	Agriculture, Orchards and Vineyards
421	IRRIGATED VINEYARD W/RESIDENCE	Agriculture, Orchards and Vineyards
422	MIXED ORCHARD & VINEYARD	Agriculture, Orchards and Vineyards



**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES**
San Joaquin County
June 2008

Use Code	Description of Use Code	Generalized Land Use Category
423	MIXED ORCHARD & VINEYARD W/RESIDENCE	Agriculture, Orchards and Vineyards
430	IRRIGATED VINES & BUSH FRUITS	Agriculture, Orchards and Vineyards
431	IRRIGATED VINES & BUSH FRUITS W/RES	Agriculture, Orchards and Vineyards
521	NON-IRRIGATED VINEYARDS W/RES	Agriculture, Orchards and Vineyards
522	NON-IRRIGATED VINEYARDS - PRIMARILY VAR	Agriculture, Orchards and Vineyards
523	NON-IRRIGATED VINEYARDS - PRIMARILY VAR	Agriculture, Orchards and Vineyards
470	DAIRIES W/O RES	Agriculture, Livestock and Other Confined Animal
471	DAIRIES W/RES	Agriculture, Livestock and Other Confined Animal
472	DAIRIES W/O RES - GRADE B	Agriculture, Livestock and Other Confined Animal
473	DAIRIES W/RES - GRADE B	Agriculture, Livestock and Other Confined Animal
474	AUXILIARY DAIRY USE	Agriculture, Livestock and Other Confined Animal
480	CHICKEN RANCH W/O RES	Agriculture, Livestock and Other Confined Animal
481	CHICKEN RANCH W/RES	Agriculture, Livestock and Other Confined Animal
482	OTHER POULTRY RANCH - W/O RES	Agriculture, Livestock and Other Confined Animal
483	OTHER POULTRY RANCH W/RES	Agriculture, Livestock and Other Confined Animal
490	FEED LOTS	Agriculture, Livestock and Other Confined Animal
352	WINERIES	Agriculture, Retail/Industrial
144	FRUIT STAND	Agriculture, Retail/Industrial
80	COMMON AREAS - NO STRUCTURES	Open Space and Recreation
81	COMMON AREAS - W/STRUCTURES	Open Space and Recreation
550	REDWOOD	Open Space and Recreation
552	FIR	Open Space and Recreation
554	MIXTURE	Open Space and Recreation
560	HARDWOODS & CHAPARRAL	Open Space and Recreation
570	WASTE LAND	Open Space and Recreation
580	TIDELANDS	Open Space and Recreation
590	WASTE LANDS	Open Space and Recreation
591	BERMS	Open Space and Recreation
610	SWIM CENTERS	Open Space and Recreation
611	RECREATOPMAL CENTERS	Open Space and Recreation
612	MARINA OR YACHTING CLUB	Open Space and Recreation
613	RAQUETBALL CLUB	Open Space and Recreation
614	TENNIS CLUB	Open Space and Recreation
615	PRIVATE CAMPGROUND OR RESORT	Open Space and Recreation
620	PRIVATELY OWNED DANCE HALLS	Open Space and Recreation
630	BOWLING ALLEYS	Open Space and Recreation
631	ARCADES & AMUSEMENT CENTERS	Open Space and Recreation

**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES**

San Joaquin County
June 2008

Use Code	Description of Use Code	Generalized Land Use Category
632	SKATING RINK	Open Space and Recreation
640	CLUBS, LODGE HALLS	Open Space and Recreation
650	PRIVATELY OWNED AUDITORIUMS & STADIUMS	Open Space and Recreation
660	18 HOLE PUBLIC GOLF COURSE	Open Space and Recreation
661	9 HOLE PUBLIC GOLF COURSE	Open Space and Recreation
662	COUNTRY CLUB	Open Space and Recreation
663	MINIATURE	Open Space and Recreation
664	DRIVING RANGE	Open Space and Recreation
670	PRIVATELY OWNED RACE TRACKS	Open Space and Recreation
680	NON-PROFIT ORG. CAMPS (BOY SCOUTS, CAMP	Open Space and Recreation
681	OTHER PRIVATELY OWNED CAMPS	Open Space and Recreation
690	PRIVATELY OWNED PARKS	Open Space and Recreation
691	PRIVATELY OWNED GAME REFUGE	Open Space and Recreation
913	STATE PARKS & OTHER REC FACILITIES	Open Space and Recreation
923	COUNTY PARKS & OTHER REC FACILITIES	Open Space and Recreation
933	CITY PARKS & OTHER REC. FACILITIES	Open Space and Recreation
823	PROPERTY IN A STEAM PRODUCING FIELD	Other
824	STEAM RIGHTS	Other
830	PETROLEUM & GAS PRODUCING PROPERTIES	Other
840	WATER RIGHTS	Other
841	AIR RIGHTS	Other
860	WELL SITE	Other
861	TANK SITE	Other
862	SPRINGS & OTHER WATER SOURCES	Other
870	RIVERS & LAKES	Other
1	VAC RES LOT - DEV W/UTIL.	Vacant
2	VAC LOT W/PROB. W/C PRECLUDES BLDG A RE	Vacant
3	VAC LOT - TOTALLY UNUS. (INCURABLE)	Vacant
4	VAC RES LOT W/MICS. RES. IMPRS (GARAGE,	Vacant
5	VAC RES SUBDIVISION SITE	Vacant
6	VAC RES LOT-UNDEV	Vacant
7	POTENTIAL RESIDENTIAL SUBDIVISION	Vacant
20	VAC LOT (ZONED FOR TWO UNITS)	Vacant
30	VACANT LOT ZONED FOR 3 OR 4 UNITS	Vacant
40	VACANT LOTS ZONED FOR APARTMENTS	Vacant
50	RURAL RESIDENTIAL - VACANT HOMESITE	Vacant
53	RURAL RESIDENTIAL - VACANT - DEV. WITH	Vacant



**TABLE 4A-1
CLASSIFICATION OF EXISTING LAND USES
San Joaquin County
June 2008**

Use Code	Description of Use Code	Generalized Land Use Category
100	VACANT COMMERCIAL LAND - UNDEV.	Vacant
101	VACANT COMMERCIAL LAND W/UTIL.	Vacant
102	VACANT COMMERCIAL LAND W/MISC IMPS	Vacant
107	POTENTIAL COMMERCIAL SUBDIVISION	Vacant
300	VACANT INDUSTRIAL LAND UNDEVELOPED	Vacant
301	VACANT INDUSTRIAL LAND - DEVELOPED WITH	Vacant
302	VACANT INDUSTRIAL LAND W/MISC IMPS	Vacant
307	POTENTIAL INDUSTRIAL SUBDIVISION	Vacant
920	VACANT COUNTY LAND	Vacant
930	VACANT CITY LANDS	Vacant
0	USE CODE NOT ASSIGNED	Not Assigned

Source: San Joaquin County Community Development Department, and Mintier Harnish

Parcels that did not have an assigned use code (i.e., had a use code of “0” or did not have a use code) were assigned to a generalized land use category using 2008 aerial photographs and County staff’s knowledge of the sites. The background report defines vacant land as land without structures or other site improvements. However, the County Assessor classifies parcels with abandoned buildings as vacant. All parcels classified as vacant in the Assessor’s data were verified using aerial photographs and County staff’s knowledge of the sites to ensure that the vacant land summarized in the existing land use section includes only parcels without structures or other site improvements.

4A.3 1992 GENERAL PLAN

The San Joaquin County Geographic Information System (GIS) provided the data for the 1992 General Plan Land Use Diagram. This data was part of the GIS database provided to the General Plan Update Consultants in June 2008.

The GIS Land Use Diagram attributes table includes nine fields that include information such as the designation name (GPDESIGNAT), designation label (GPLABEL), and designation code (GPCODE). The development standards for the Land Use designations contained in the fields mentioned above are defined in Volume I, The County General Plan Concept of the 1992 General Plan. Table 4A-2 below summarizes the Land Use designations and corresponding development standards.

TABLE 4A-2 1992 GENERAL PLAN LAND USE DESIGNATIONS				
San Joaquin County June 2008				
Land Use Designation	Density (DU/Gross Acre)		Max. % of Lot Coverage	Max. Height
	Min.	Max.		
Rural Residential	1/5Acres	5/5 Acres	-	-
Very Low-Density Residential	1	2	-	-
Low Density Residential	2	6	-	-
Medium Density Residential	6	10	-	-
Medium High Density Residential	10	15	-	-
High Density Residential	15	40	-	-
Neighborhood Commercial	-	1/5 Acres	60	2 stories
Community Commercial	0	6	60	3 stories
General Commercial	-	-	60	3 stories
Office Commercial	0	6	60	3 stories
Freeway Service	-	-	60	3 stories
Rural Service Commercial	-	1/5 Acres	60	2 stories
Commercial Recreation	-	-	50	3 stories
Limited Industrial	-	-	40/60	100 ft
General Industrial	-	-	60	100 ft
Truck Terminals	-	-	50	45 ft
General Agriculture	-	-	-	-
Limited Agriculture	-	-	-	-
Urban Reserve Agriculture	-	-	-	-
Resource Conservation	-	-	-	-
Other Open Space	-	-	-	-
Public	-	-	60	3 stories
Mixed Use	-	-	100	60 ft

Source: 1992 San Joaquin County General Plan, June 2008.

For the capacity analysis the 1992 General Plan land use designations were categorized as either urban uses or non-urban uses. Urban uses include those designations that are intended to allow for development, including residential, commercial, industrial, public, and mixed-use designations. Non-urban uses include those designations that are intended to continue agricultural operations or preserve open space.

4A.4 CONSTRAINTS

The San Joaquin County Geographic Information System (GIS) provided the data used to identify constrained land. This data was part of the GIS database provided to the General Plan Update Consultants in June 2008. Constrained lands were not considered developable.



Constrained lands defined for the holding capacity analysis include areas of the County that are within: 1) habitat protection areas; 2) agricultural preserves; and 3) the Primary Delta. Table 4A-3 and Figure 4A-1 show the amount of constrained land in the County. As the table shows, 203,720 acres of land in the unincorporated areas of the County is constrained, and therefore, unavailable for development. This land is protected by conservation easements or other regulations that prohibit development.

TABLE 4A-3 CONSTRAINED LANDS Unincorporated San Joaquin County JUNE 2008		
Plan Area	Acres in Unincorp. County	Percent of Unincorp. County
Agricultural Preserves and Other Conservation Easements ¹	19,084	2.3%
Primary Delta	186,965	22.7%
San Joaquin River National Wildlife Refuge	38	0.0%
TOTAL	206,087	25.0%

Notes: ¹This category includes land in the San Joaquin COG multi-species habitat conservation program, land owned by the California Department of Fish and Game, and other conservation easements in the County, and other conservation easements in San Joaquin County

Source: San Joaquin County, June 2008; San Joaquin County Assessor, June 2008; California Farmland Conservancy Program, Division of Land Resource Protection; San Joaquin Council of Governments Habitat Conservation Plan.

The availability of water and infrastructure services was not used as a constraint in the development of this holding capacity analysis. It is assumed that the 1992 General Plan evaluated water availability and infrastructure services and found both to be adequate to serve the planned growth of the General Plan.

Parcels under Williamson Act contracts were not used as a constraint in the development of this holding capacity analysis. Since non-renewal of Williamson Act contracts takes 10 years it is assumed that this does not pose a significant constraint to buildout of the 1992 General Plan. Additionally, 100- and 200-year flood zones, expansive-subside soils, slopes, and airport runway zones were not included in the constraints analysis since they represent potential constraints that can be overcome, rather than absolute constraints. Table 4A-4 shows the amount of land in the unincorporated County that is potentially constrained and may be unavailable for development.

TABLE 4A-4 POTENTIALLY CONSTRAINED LANDS Unincorporated San Joaquin County JUNE 2008		
Plan Area	Acres in Unincorp. County	Percent of Unincorp. County
Williamson Act Parcels	542,889	66.0%
Flood Zone A	276,707	33.6%
Expansive/Subside Soils	527,854	64.1%
TOTAL		

Note: ¹67 percent of the flood zone A overlaps with the Primary Delta

Source: San Joaquin County, June 2008; San Joaquin County Assessor, June 2008

**PLACEHOLDER FOR FIGURE 4A-1
CONSTRAINED LANDS**



**PLACEHOLDER FOR FIGURE 4A-1
CONSTRAINED LANDS**

BACK OF FIGURE

4A.5 LANDS AVAILABLE FOR DEVELOPMENT

The San Joaquin County Geographic Information System (GIS) and the San Joaquin County Assessor provided the data used to identify lands available for development. This data was part of the GIS database provided to the General Plan Update Consultants in June 2008. Lands available for development fall into two categories: 1) vacant and 2) underutilized. Vacant land includes all parcels that the San Joaquin County Assessor has identified as vacant in the Assessor's Use Codes. This includes the following Use Codes: 1- 7, 20, 30, 40, 50, 53, 100-102, 107, 300-302, 307, 920, and 930. As part of the General Plan Update, the Consulting Team and County staff reviewed the Assessor database using a 2007 Aerial of the County and Google Maps Street View photographs to check the accuracy of parcels identified as vacant and make necessary updates.

Underutilized land includes parcels that fall into the following categories: 1) agricultural land that is designated as an urban use in the 1992 General Plan Land Use Designations; 2) open space that is designated as an urban use in the 1992 General Plan Land Use Designations; 3) single-family and rural residential parcels with an improvement-value-to-land-value (I/L) ratio less than 0.5; 4) multi-family, commercial, and industrial parcels with an I/L ratio less than 1.0; and 5) single-family and rural residential parcels larger than ten acres.

Table 4A-5 shows the number of unincorporated acres that are vacant or underutilized. Based on the methodology described above, 13,772 acres of vacant land was identified in the unincorporated County. Of this, 6,565 acres are not considered constrained and are designated by the 1992 General Plan for urban uses. Table 4A-5 goes on to show that there are about 11,745 acres of underutilized lands in the unincorporated county that are not constrained and are designated by the 1992 General Plan for urban uses. There are 18,310 acres of total unincorporated vacant and underutilized lands that are not constrained and designated for urban uses.

TABLE 4A-5 VACANT AND UNDERUTILIZED ACRES Unincorporated San Joaquin County June 2008			
Plan Area	Total Acres	Planned for Urban Use	Available for Development (Unconstrained)
Vacant	13,772	6,657	6,565
Underutilized Land			
Parcels in Agricultural Production	664,767	9,767	9,763
Open Space Parcels	8,560	182	151
Single-family/rural residential with I/L ratio < 0.5*	2,561	514	514
Multi-family and commercial with I/L ratio < 1	1,508	274	269
Industrial with I/L ratio < 1	963	695	695
Single-family/rural residential > 10 acres*	4,471	353	353
Underutilized Subtotal	682,830	11,785	11,745
VACANT AND UNDERUTILIZED TOTAL	696,602	18,503	18,310

Note: There are 61 single-family or rural residential parcels that fall into both categories. These parcels are only counted once as single-family/rural residential > 10 acres.

Source: San Joaquin County, June 2008; San Joaquin County Assessor, June 2008



Underutilized Agricultural Land

Agricultural and open space parcels were considered underutilized if they had been designated as an urban use in the 1992 General Plan land use designations based on the assumption that these lands are available for urban development. Single-family and rural residential parcels that are 10 acres or larger were considered underutilized based on the assumption that these parcels could be subdivided and built at a higher intensity than the current use.

Improvement to Land Value Ratio

Comparing improvement values (i.e., structural values) to land values in the assessor's parcel database assumes that parcels with land that is more valuable than the structures built on the land are economically underutilized. There are advantages and disadvantages to using improvement-to-land value (I/L) ratios to identify underutilized residential, commercial, and industrial lands. Using assessor's data is a quick way to identify potential infill development sites without conducting a site-by-site analysis. However, some of the sites identified as economically underutilized may not be physically deteriorated or economically undervalued. In 1977, California voters passed Proposition 13 which determined that properties are only reassessed when they are sold or extensively remodeled. Since assessors have not fundamentally changed the way they assess properties since 1977, this is not likely to significantly affect the I/L ratio. Another disadvantage to using the County assessor's data to identify economically underutilized parcels is the lack of data on structural and land values. Of the 32,977 single-family and rural residential parcels in the unincorporated County, 1,475 (or 4.5 percent) were missing either the structure value or the land value, or both values. Of the 1,490 commercial and multi-family properties, 3.8 percent (54 parcels) were missing values, and 19.5 percent (154 parcels) of the 791 industrial parcels in the unincorporated County were missing values. Parcels with incomplete assessment information were excluded from the analysis of economically underutilized sites.

4A.6 DEVELOPMENT ASSUMPTIONS

A development assumption is the density or intensity (i.e. Floor Area Ratio, FAR) at which development is assumed to occur based on planned land uses (i.e. general plan designations). There are two types of development assumptions: 1) density for determining the number of dwelling units in a residential development and 2) floor area ratio (FAR) for determining square footage of non-residential development.

The development history for San Joaquin County and professional experience of the Consulting Team and County staff was used to determine the development assumptions. Development history information is based on a sample of building permit data from 1992 through June 2008. The following assumptions were made to develop the San Joaquin County development history sample:

- Building permits for additions and other construction not part of a new building were excluded.
- Building permits that do not include building size (i.e., square footage) and/or parcel acreage were excluded.
- Building permits without a General Plan Land Use designation were excluded.
- Building permits for development less than 1,000 square feet were excluded.
- Mobile homes are considered single family dwellings.

- From 2002 through June 2008, a General Plan category called “Residential/Low & Medium” was used for single family permits. In order to classify them in a defined General Plan designation, the Zoning category was used to distinguish them between Low Density Residential and Medium Density Residential.
- The building permit data represents net density and intensity (i.e. FAR).

For residential density, each development permit for a new dwelling unit was divided by the acreage of the site on which the unit was built (i.e., units divided by acres or units/acres=density). Density was then averaged by General Pan land use designation to calculate the average density shown in Table 4A-6. For non-residential building intensity, each development permit square footage was divided by the acreage of the site on which the development occurred to yield a Floor Area Ratio (FAR) (i.e., square footage divided by acres times 43,560 or square footage/acres*43,560). FAR was averaged by land use designation to calculate the FAR shown in Table 4A-6 below. For General Plan designations that do not show a density or FAR, no data was available.

TABLE 4-A6 SAMPLE HISTORIC BUILDING PERMIT DATA		
San Joaquin County June 2008		
Land Use Designation	Average Net Density	Average Net FAR
Rural Residential	1.0	-
Very Low-Density Residential	1.8	-
Low Density Residential	5.3	-
Medium Density Residential	9.4	-
Medium High Density Residential	27.0	-
High Density Residential	-	-
Neighborhood Commercial		0.55
Community Commercial	-	0.11
General Commercial	-	0.15
Office Commercial	-	-
Freeway Service	-	0.16
Rural Service Commercial	-	0.18
Commercial Recreation	-	-
Light Industrial	-	0.08
General Industrial	-	0.04
Truck Terminals	-	0.02
General Agriculture	0.38	0.02
Limited Agriculture	0.32	0.04
Urban Reserve Agriculture	0.64	-
Resource Conservation	-	-
Other Open Space	-	-
Public	-	-
Mixed Use	-	-

Source: San Joaquin County, June 2008.

The following development assumptions shown in Table 4A-7 are based on the allowed density and intensity of the 1992 General Plan, historic building permit information summarized in Table 4A-6, and the professional experience of



members of the Consulting team (Mintier Harnish and EPS) and County staff. These assumptions are used to calculate the remaining development capacity (dwelling units and non-residential square footage) for the 1992 General Plan. It is assumed that gross density and intensity is appropriate for calculating development capacity.

TABLE 4A-7 DEVELOPMENT ASSUMPTIONS San Joaquin County June 2008		
Land Use Designation	Assumed Gross Density	Assumed Gross FAR
Rural Residential	0.5	-
Very Low-Density Residential	1.0	-
Low Density Residential	4.0	-
Medium Density Residential	7.5	-
Medium High Density Residential	14.0	-
High Density Residential	25.0	-
Neighborhood Commercial	-	0.35
Community Commercial	-	0.25
General Commercial	-	0.25
Office Commercial	-	0.35
Freeway Service	-	0.20
Rural Service Commercial	-	0.20
Commercial Recreation	-	0.05
Limited Industrial	-	0.10
General Industrial	-	0.05
Truck Terminals	-	0.02
General Agriculture	0.00	0.00
Limited Agriculture	0.00	0.00
Urban Reserve Agriculture	0.00	0.00
Resource Conservation	-	-
Other Open Space	-	-
Public	-	-
Mixed Use ¹	25.0	0.50

¹ Mixed use is assumed to be 25 percent commercial and 75 percent multifamily residential.
 Source: 1992 San Joaquin County General Plan, June 2008; Mintier Harnish, June 2008; Economic & Planning Systems; June 2008.

4A.7 POPULATION AND EMPLOYMENT ASSUMPTIONS

The California Department of Finance, San Joaquin Regional Transportation Impact Fee Study (2005), and professional experience of members of the Consulting team (Mintier Harnish, EPS, and Dowling) and County staff provided the data used to define population and employment assumptions. Table 4A-8 shows the assumptions for each General Plan Land Use designation. Population assumptions are the number of persons assumed per dwelling unit. The 1992 General Plan assumed an average of 3.0 persons per dwelling unit to determine population density. According to the Department of Finance, in 2008 unincorporated San Joaquin County had an average of 3.016 persons per household. Employment assumptions are the number of employees per square feet of a non-

residential use. The San Joaquin Regional Transportation Impact Fee Study (2005) include three types of employment assumptions: Retail, Service (Office), and Other (Industrial). The square footage per employee reported in the Impact Fee Study is as follows: Retail (350 feet), Service (700 feet), and Other (700 feet).

TABLE 4A-8 POPULATION AND EMPLOYMENT ASSUMPTIONS San Joaquin County June 2008		
Land Use Designation	Persons per Unit	Square Feet Per Employee
Rural Residential	3.0	
Very Low-Density Residential	3.0	
Low Density Residential	3.0	
Medium Density Residential	3.0	
Medium High Density Residential	3.0	
High Density Residential	3.0	
Neighborhood Commercial	-	350
Community Commercial	-	350
General Commercial	-	350
Office Commercial	-	275
Freeway Service	-	350
Rural Service Commercial	-	350
Commercial Recreation	-	700
Light Industrial	-	1,000
General Industrial	-	1,250
Truck Terminals	-	1,500
General Agriculture	-	-
Limited Agriculture	-	-
Urban Reserve Agriculture	-	-
Resource Conservation	-	-
Other Open Space	-	-
Public	-	-
Mixed Use ¹	3.0	350

Source: San Joaquin Regional Transportation Impact Fee, Economic & Planning Systems, 2005.

4A.8 METHODOLOGY FOR CALCULATING CAPACITY AND BUILDOUT POTENTIAL

As shown in Table 4A-9, the acres of vacant and underutilized land summarized earlier in Table 4A-5 were broken out by their 1992 General Plan Land Use Designation. Since the Mountain House Planning Area is covered by three specific plans with separate development assumptions, the acres of vacant and underutilized land in Mountain House (2,704) were subtracted from the total 18,310 acres for a remaining 15,606 acres. The development assumptions shown in Tables 4A-7 and 4A-8 were then applied to the remaining acres of vacant and underutilized land in each designation to determine the remaining build-out potential for residential units and population, and building square footage and employment based on the 1992 General Plan Land Use Designations.



**TABLE 4A-9
BUILD-OUT POTENTIAL (EXCLUDING MOUNTAIN HOUSE)**
San Joaquin County
June 2008

Land Use Designation	Acres of Vacant/ Underutilized Land ¹	Assumed Gross Density ²	Units ³	Lot Square Footage ⁴	Assumed Gross FAR ⁵	Building Square Footage ⁶	Persons per Unit ⁷	Population ⁸	Square Feet Per Employee ⁹	Employees ¹⁰
Rural Residential	1,279	0.5	640	-	-	-	3.0	1,919		-
Very Low-Density Residential	1,814	1.0	1,814	-	-	-	3.0	5,443		-
Low Density Residential	7,668	4.0	30,674	-	-	-	3.0	92,021		-
Medium Density Residential	254	7.5	1,907	-	-	-	3.0	5,721		-
Medium High Density Residential	186	14.0	2,601	-	-	-	3.0	7,802		-
High Density Residential	53	25.0	1,326	-	-	-	3.0	3,977		-
Neighborhood Commercial	33	-		1,433,477	0.35	501,717	-	-	350	1,433
Community Commercial	220	-		9,582,534	0.25	2,395,633	-	-	350	6,845
General Commercial	288	-		12,524,951	0.25	3,131,238	-	-	350	8,946
Office Commercial	59	-		2,561,707	0.35	896,597	-	-	275	3,260
Freeway Service	221	-		9,608,034	0.20	1,921,607	-	-	350	5,490
Rural Service Commercial	58	-		2,531,594	0.20	506,319	-	-	350	1,447
Commercial Recreation	822	-		35,804,656	0.05	1,790,233	-	-	700	2,557
Limited Industrial	2,044	-		89,042,852	0.10	8,904,285	-	-	1,000	8,904
General Industrial	533	-		23,230,953	0.05	1,161,548	-	-	1,250	929
Truck Terminals	74	-		3,214,414	0.02	64,288	-	-	1,500	43
General Agriculture	0	0.00		0	0.00	0	-	-	-	0
Limited Agriculture	0	0.00		0	0.00	0	-	-	-	0
Urban Reserve Agriculture	0	0.00		0	0.00	0	-	-	-	0
Resource Conservation	0	-			-		-	-	-	-
Other Open Space	0	-			-		-	-	-	-

**TABLE 4A-9
BUILD-OUT POTENTIAL (EXCLUDING MOUNTAIN HOUSE)
San Joaquin County
June 2008**

Land Use Designation	Acres of Vacant/ Underutilized Land¹	Assumed Gross Density²	Units³	Lot Square Footage⁴	Assumed Gross FAR⁵	Building Square Footage⁶	Persons per Unit⁷	Population⁸	Square Feet Per Employee⁹	Employees¹⁰
Public	0	-			-		-	-	-	-
Mixed Use	0	25.0			0.50	0	3.0	-	350	-
TOTAL	15,606		38,961	189,535,171		21,273,465		116,883		39,856

Notes: ¹ See Table 4A-5. Does not include 2,704 acres of vacant and underutilized land in Mountain House.

² See Table 4A-7.

³Units = Acres of vacant and underutilized land multiplied by assumed gross density.

⁴Lot square footage = acres of vacant and underutilized land multiplied by 43,560.

⁵See Table 4A-7.

⁶Building square footage = Lot square footage multiplied by the assumed gross FAR

⁷See Table 4A-8.

⁸ Population = Units multiplied by assumed persons per unit (3.0).

⁹ See Table 4A-8.

¹⁰Employees = Building square footage divided by square feet per employee.

Sources: 1992 San Joaquin County General Plan, June 2008; San Joaquin County Assessor, June 2008; San Joaquin Regional Transportation Impact Fee, Economic & Planning Systems, 2005; Mintier Hamish, June 2008.



**TABLE 4A-10
BUILD-OUT POTENTIAL BY PLAN AREA (EXCLUDING MOUNTAIN HOUSE)**
San Joaquin County
June 2008

Land Use Designation	Planning Area											
	Delta	Escalon	Lathrop	Linden	Lockeford	Lodi	Manteca	Ripon	Stockton	Thornton	Tracy	TOTAL
Rural Residential	-	-	-	445.97	62.66	248.34	-	-	345.52	-	176.80	1,279.29
Very Low-Density Residential	-	-	-	18.67	30.94	6.53	821.24	-	901.09	-	35.71	1,814.17
Low Density Residential	-	513.02	-	107.75	291.17	76.22	777.64	1.04	4,797.54	116.95	987.12	7,668.46
Medium Density Residential	-	-	-	3.95	27.73	9.05	30.92	-	179.67	2.95	-	254.27
Medium High Density Residential	-	-	-	-	-	-	-	-	-	-	185.77	185.77
High Density Residential	-	-	-	-	-	-	-	-	53.02	-	-	53.02
Neighborhood Commercial	-	-	-	-	5.31	-	0.00	-	5.39	-	22.21	32.91
Community Commercial	-	25.19	-	12.52	15.79	6.71	-	-	158.70	1.07	-	219.98
General Commercial	-	-	8.29	7.07	15.44	-	30.63	2.14	193.25	1.24	29.47	287.53
Office Commercial	-	-	-	-	39.80	-	-	-	19.00	-	-	58.81
Freeway Service	-	-	31.49	-	-	66.90	19.21	-	33.45	31.83	37.69	220.57
Rural Service Commercial	-	-	-	2.07	13.04	10.87	-	-	0.30	-	31.83	58.12
Commercial Recreation	-	-	-	-	-	-	14.72	-	807.24	-	-	821.96
Limited Industrial	-	48.59	264.86	30.79	126.41	214.62	91.26	-	895.31	3.78	368.51	2,044.14
General Industrial	-	-	-	7.22	36.88	-	-	-	181.53	79.67	228.01	533.31
Truck Terminals	-	-	-	-	-	56.92	-	-	16.88	-	-	73.79
Mixed Use	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	0	586.81	304.64	636.01	665.19	696.16	1,785.63	3.18	8,587.88	237.48	2,103.13	15,606.11

4A.9 METHODOLOGY FOR CALCULATING BUILD-OUT POTENTIAL IN MOUNTAIN HOUSE

The development capacity in Mountain House was calculated separately since the community will be developed according to separate development standards contained in the Mountain House specific plans. County staff provided information on the acres of residentially-zoned land that have been developed as of June 2008 in the Mountain House Community. The expected density was applied to the acres of developed residential land to estimate the number of units built (see Table 4A-11). The population in Mountain House was estimated by multiplying the number of units in each land use designation by assumptions of household size based on the Mountain House specific plans.

TABLE 4A-11 RESIDENTIAL DEVELOPMENT					
Mountain House June 2008					
Residential Land Use Designation	Acres Developed as of July 2008	Expected Density (DU/AC)	Estimated Units Built	Assumed Persons per Household	Estimated Population
Very Low-Density Residential	0.0	2.0	0	3.12	0
Low Density Residential	288.4	4.5	1,298	3.12	4,050
Medium Density Residential	225.1	6.0	1,351	2.70	3,648
Medium High Density Residential	19.4	14.0	546	2.00	544
High Density Residential	0.0	20.0	0	2.00	0
TOTAL	533	-	2,921	-	8,241

Source: San Joaquin County Community Development Department, August 2008; Mountain House specific plans.

Acres and square footage of commercial development as June 2008 was based on building permits issued for commercial development in mountain house. Building permits issued in Mountain House since 2002 were mapped in GIS. There were two building permits issued for parcels in commercial zones, as shown in Table 4A-12. The number of employees was estimated based on the employment assumptions in the San Joaquin Regional Transportation Impact Fee Study (2005) shown earlier in Table 4A-8.

TABLE 4A-12 COMMERCIAL DEVELOPMENT					
Mountain House 2008					
Residential Land Use Designation	Acres Developed as of July 2008	Building Square Feet	Average FAR	Employees per Square Foot	Estimated Employees
Neighborhood Commercial	1.0	11,881	0.27	350	34
Office Commercial	2.0	28,460	0.33	275	103
TOTAL	3.0	40,341	-	-	137

Source: San Joaquin County Community Development Department, August 2008; Mountain House specific plans.



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As shown in Table 4A-12, the remaining development capacity in Mountain House was derived by subtracting the development as of June 2008 from the total development planned in the three specific plans (see Tables 4-9 through 4-12).

TABLE 4A-13 REMAINING DEVELOPMENT CAPACITY Mountain House June 2008					
	Acres	Units	Population	Square Feet	Employees
Total Planned Development	3,611	15,706	38,564	6,769,468	18,476
Total Built as of June 2008	536	2,921	8,241	40,341	137
Total Remaining Capacity	2,761	12,785	30,323	6,792,725	18,339