

Subarea 1

Subarea 1 includes the southern portion of the planning area, including everything south of highway 24 and Judge Orr, excluding Santa Fe Springs. The area is distinguished by a scattered, unstructured development pattern, no large landowners, no central wastewater providers, and a significant existing population.

Current Situation

- Population is about 5,600
- Total Acreage is about 21,000
- Total Acreage not accounted for as existing or approved rural residential development is about 10,000

Scenario 1

An extension of current average densities (2.5 and 5 acre lots) throughout the remainder of the area.

- Approximately .59 people/acre X 21,000 acres = about **12,500 people** in the area
- This is the status quo, or no-action scenario, because this pattern has been spreading during the past 14 years.

Scenario 2

Development at a higher density (similar to that proposed by High Plains Ranch) throughout the entire unfixed area.

- 12,000 unaccounted for acres X 1.8 people/acre + 5,600 existing population = about **27,000 people** in the area.

Scenario 3

Development of half of the unfixed areas at urban densities (similar to those proposed in Santa Fe Springs).

- 6,000 unaccounted for acres X 5.5 people/acre + 5,600 existing population = about **39,000 people** in the area.

Subarea 2

Subarea 2 includes 4-Way Ranch and Shaw Ranch as well as the existing low-density residential development along Highway 24. The area is distinguished by the imminent development of two large ranches and a small existing population.

Current Situation

- Existing Population is about 900
- Total Acres is about 18,500
- Total fixed area is about 1500 acres
- 4-Way Ranch, Shaw Ranch, and the Blattspieler property make up about 13,500 acres

Scenario 1

Expected Development of large landownership areas, urban level infill in the remaining white areas.

- 4-Way – 20,655 people (based on reasonable assumption of urban density with transitional lower densities)
- Shaw Ranch – 16,500 people (based on tentative plans)
- Blattspieler Property – 1,568 people (based on rural residential densities)
- Remaining 3,500 acres – 10,115 people (based on average of 2.89 people/acre from the above expectations)
- Existing population – 900 people
- Total Future Population – **About 50,000 people**
- This scenario brings a lot of people to the area, and would involve urban densities and central services throughout much of the area.

Scenario 2

Expansion of Rural Residential Development throughout the subarea

- 18,500 acres X .59 people/acre = **About 11,000 people**
- This density would probably not support central services.

Scenario 3

Half of the area develops at urban densities, while the remainder stays at current rural (35 acre +) densities. This scenario represents pocket or clustered development, with density constrained to specific density nodes and remaining areas preserved at rural densities.

- 9,250 acres X 2.89 people/acre = **About 27,000 people**

Subarea 3

Subarea 3 includes the area surrounding Peyton, including the Bennet properties and the pending Rock Springs development area. The distinguishing factors in this area are the influence of the historic Peyton town center, a relatively small existing population, and the general pattern of small (35-50 acre) parcels owned by many landowners.

Current Situation

- Current population is about 1,200 people
- Total Acreage – 19,000
- Total “Future” Acres – 5,600
- Total Existing Development Acres – 1,500

Scenario 1

Expected development of future areas with rural-residential densities filling in the remainder of the unfixed area.

- Existing population – 1,200
- Rock Springs Expected Population – 4,664
- Mountain View Expected Population – 2,533
- Remaining 13,000 acres at .5 people/acre – 6,500
- Total Future Population – **about 15,000 people**

Scenario 2

Rural Residential development throughout the area

- 19,000 acres X .5 people/acre = **about 9,500 people**

Scenario 3

Half of the area develops at urban densities, while the remainder stays at current rural (35 acre +) densities. This scenario represents pocket or clustered development, with density constrained to specific density nodes and remaining areas preserved at rural densities.

- 9,500 acres X 2.89 people/acre = **about 28,000 people**