

LAND USE MAP

- 1) A: Proposed Changes to the Land Use Map
- 2) B: Current land use designations proposed for change
- 3) C: General Plan Land Use Map
- 4) D: Overall proposed West Area Specific Plan Land Use Map
- 5) E: Proposed Dual Designation Land Use
- 6) Land Use Comparison Chart

(A) West Area Specific Plan Proposed Land Use Changes

Legend

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Community
- Recreation
- General
- Regional

EMPLOYMENT

- Office
- Business Park

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

OPEN SPACE

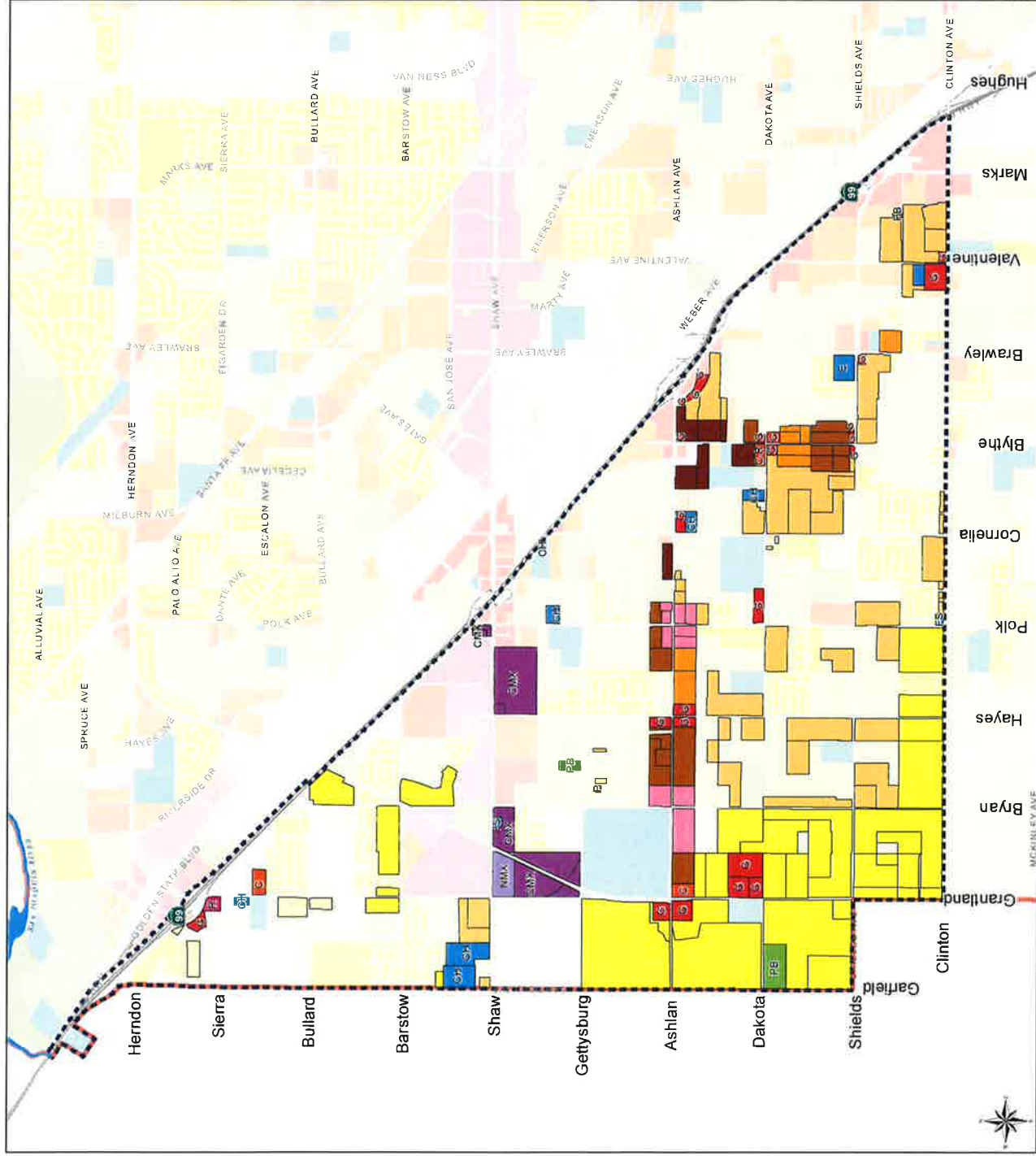
- Community Park
- Pocket Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

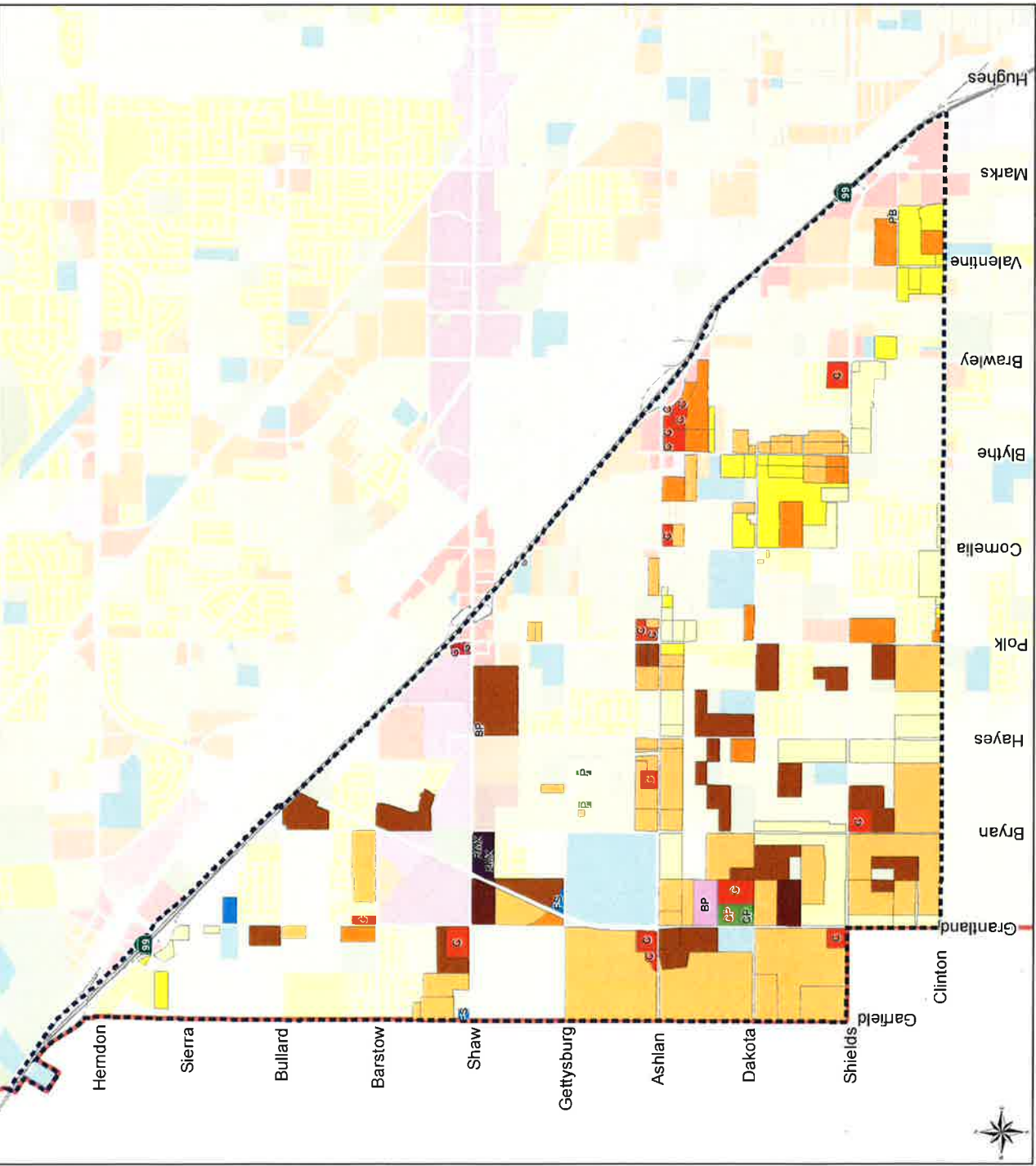
PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- High School
- Church
- Fire Station

BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence





(B) West Area Specific Plan Land Uses Proposed for Change

Legend

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Community
- General

EMPLOYMENT

- Business Park
- Light Industrial

MIXED USE

- Regional Mixed Use

OPEN SPACE

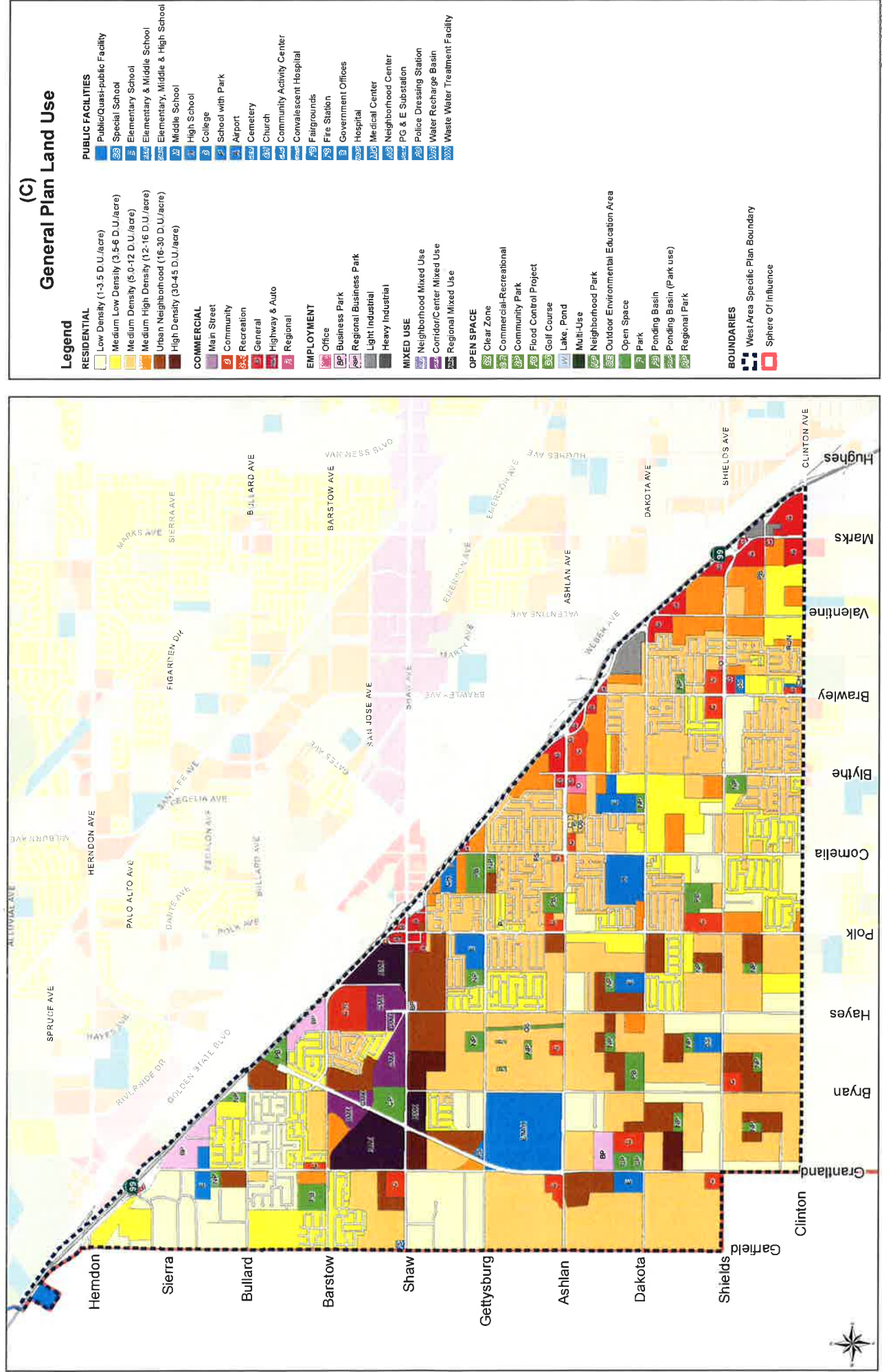
- Community Park
- Neighborhood Park
- Park

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Fire Station

BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence



(D) West Area Specific Plan Proposed Land Use Changes

Legend

- RESIDENTIAL**
- Low Density (1-3.5 D.U./acre)
 - Medium Low Density (3.5-6 D.U./acre)
 - Medium Density (5.0-12 D.U./acre)
 - Medium High Density (12-16 D.U./acre)
 - Urban Neighborhood (16-30 D.U./acre)
 - High Density (30-45 D.U./acre)

COMMERCIAL

- Community
- Recreation
- General
- Regional

EMPLOYMENT

- Office
- Business Park
- Light Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

OPEN SPACE

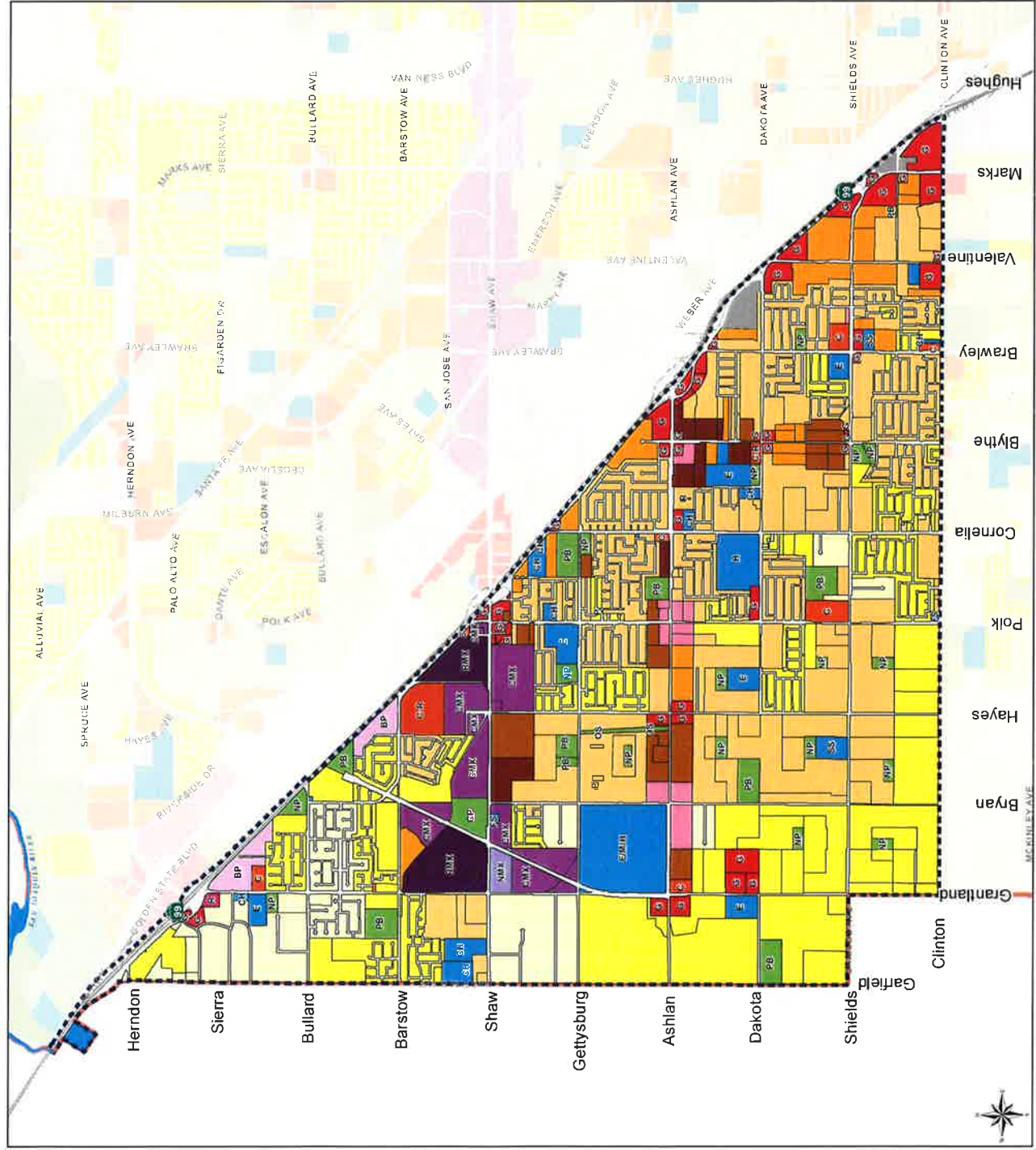
- Community Park
- Pocket Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- High School
- Church
- Fire Station

BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence



(E) West Area Specific Plan Proposed Dual Designation Land Use

Legend

Residential

- Low Density (1-3.5 D. U./Acre)
- Medium Low Density (3.5-6 D. U./Acre)
- Medium Density (5-12 D. U./Acre)
- Medium High Density (12-16 D. U./Acre)
- Urban Neighborhood (16-30 D. U./Acre)
- High Density (30-45 D. U./Acre)

Mixed Use

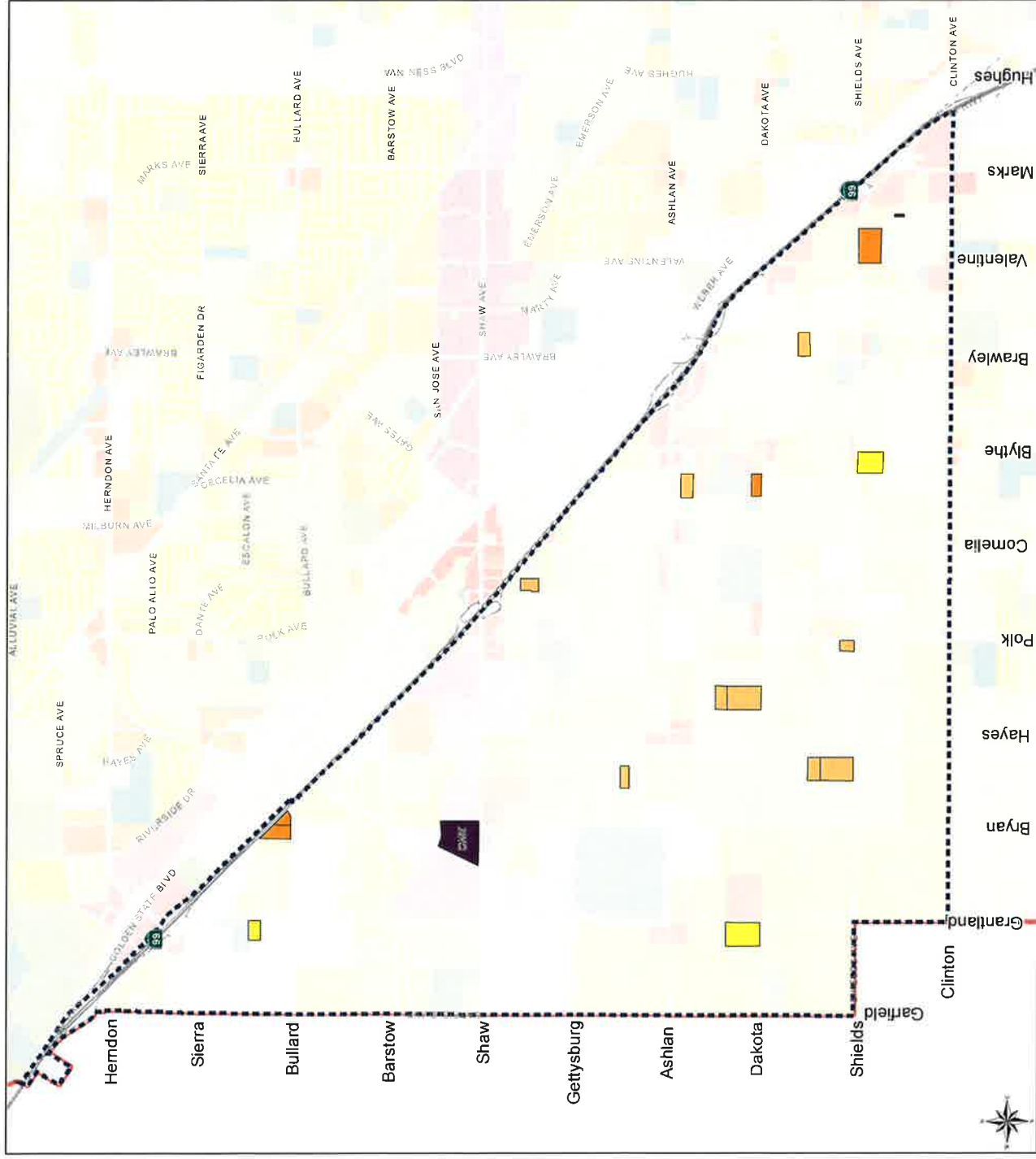
- Corridor/Center Mixed Use

Public Facilities

- Public Facilities

Boundaries

- West Area Specific Plan Boundary
- Sphere Of Influence



PARCEL ACREAGE BY LAND USE CLASSIFICATION FOR GENERAL PLAN AND PROPOSED SPECIFIC PLAN									
GENERAL PLAN LAND USE DESIGNATIONS	CITY LIMITS			GROWTH AREA			PLAN AREA TOTAL		
	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE CITY + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE GROWTH AREA + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	OVERALL RESULT
RESIDENTIAL	Low	146.20	95.82	671.59	405.94		817.79	545.51	
	Medium Low	582.37	990.41	243.59	603.41		825.97	1593.83	
	Medium	1460.88	1118.53	896.13	822.15		2357.00	1940.68	
	Medium High	281.09	216.14	88.33	48.96		349.42	265.10	
	Urban Neighborhood	214.65	77.42	213.96	94.24		428.61	171.66	
	High	28.00	84.62	37.76	0.00		65.76	84.62	
	SUBTOTAL	2693.19	2582.95	2151.36	1974.70	176.66	4844.55	4601.41	243.14
COMMERCIAL	Community	81.87	17.16	56.79	31.23		138.66	48.39	
	Recreation	41.34	45.80	0.00	0.00		41.34	45.80	
	General	141.59	171.92	1.63	68.00		143.21	239.92	
	Regional	0.00	0.00	0.00	4.24		0.00	4.24	
	SUBTOTAL	264.80	234.88	58.42	103.47	45.05	323.21	338.35	15.14
EMPLOYMENT	Office	7.51	42.94	0.00	27.20		7.51	70.15	
	Business Park	22.71	20.57	54.40	35.45		77.11	56.02	
	Light Industrial	33.13	32.75	0.00	0.00		33.13	32.75	
MIXED USE	SUBTOTAL	63.35	96.26	54.40	62.66	8.26	117.75	158.92	41.17
	Neighborhood	0.00	0.00	0.00	18.21		0.00	18.21	
	Corridor - Center	106.19	181.57	0.00	50.85		106.19	232.41	
	Regional	144.72	127.39	0.00	0.00		144.72	127.39	
OPEN SPACE	SUBTOTAL	250.90	308.96	0.00	69.06	69.06	250.90	378.02	127.12
	Pocket Park	2.45	1.55	0.00	0.00		2.45	1.55	
	Neighborhood Park	36.67	36.67	47.04	47.04		83.71	83.71	
	Community Park	24.20	24.20	13.98	0.00		38.18	24.20	
	Regional Park	0.00	0.00	0.00	53.40		0.00	0.00	
	Open Space	5.03	5.03	1.76	1.76		6.79	6.79	
	Ponding Basin	67.06	89.99	40.12	39.60		107.18	129.59	
PUBLIC FACILITIES	SUBTOTAL	135.41	157.44	102.90	141.81	38.91	238.31	245.84	7.53
	Public Facility (General)	4.98	7.84	16.81	4.58		21.78	22.07	
	Church	9.93	21.20	1.66	34.60		11.59	55.80	
	Special School	4.50	4.50	13.88	13.88		18.38	18.38	
	Elementary School	56.18	66.08	25.65	25.65		81.82	91.72	
	Elementary/Middle/High School	145.37	145.37	0.00	0.00		145.37	145.37	
	High School	46.95	46.95	0.00	0.00		46.95	46.95	
	Fire Station	0.20	3.32	5.32	0.00		5.52	3.32	
	SUBTOTAL	268.10	295.27	63.32	78.70	15.38	331.41	383.61	52.20
		3675.75	3675.75	2430.39	2430.39		6106.14	6106.14	