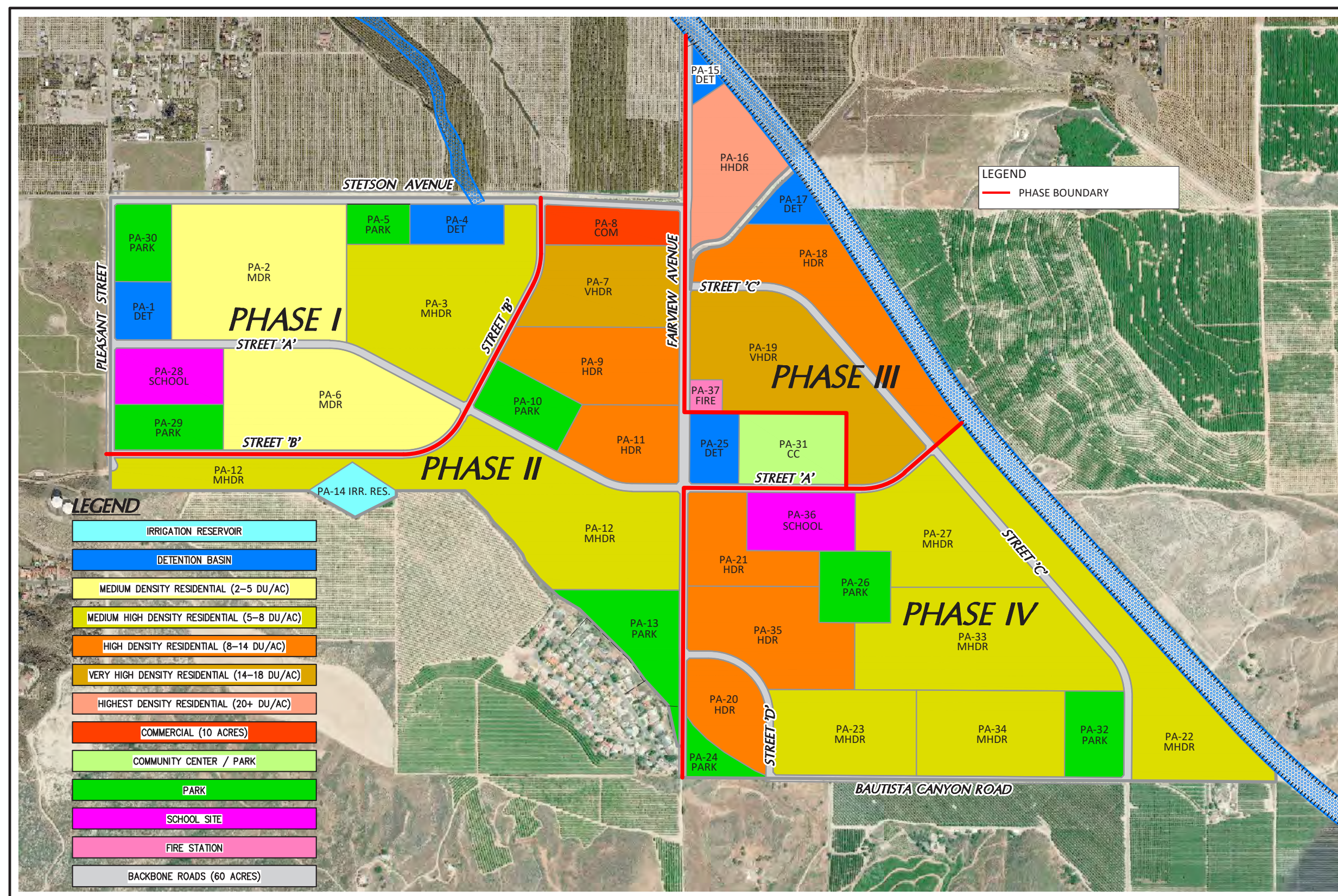




Figure 1-13, Land Use Plan and Table 1-2, Land Use Table



Drawing: R:\428843\Exhibit\Specific Plan\843 - EXH - PHASING PLAN - WITH AERIAL.dwg Layout: p 11x17 L Saved: 2/21/2023 2:57 PM Plotted: 2/22/2023 9:07 AM By: Josiah Garnica





**Table 1-2: General Land Use Statistical Summary**

| Phase # | PA# | Land Use                                   | Density | LUP Acres | Max. Density | # of units* |
|---------|-----|--------------------------------------------|---------|-----------|--------------|-------------|
| 1       | 1   | Detention Basin                            |         | 6.48      |              |             |
| 1       | 2   | Medium Density Residential                 | 2-5     | 46.62     | 5            | 233         |
| 1       | 3   | Medium High Density Residential            | 5-8     | 44.84     | 8            | 359         |
| 1       | 4   | Detention Basin                            |         | 7.44      | 0            | 0           |
| 1       | 5   | Park                                       |         | 5         |              | 0           |
| 1       | 6   | Medium Density Residential                 | 2-5     | 39.15     | 5            | 196         |
| 2       | 7   | Very High Density Residential              | 14-20   | 23.25     | 20           | 440         |
| 2       | 8   | Commercial                                 |         | 10        |              | 0           |
| 2       | 9   | High Density Residential                   | 8-14    | 23.32     | 14           | 326         |
| 2       | 10  | Park                                       |         | 10        |              | 0           |
| 2       | 11  | High Density Residential                   | 8-14    | 15.62     | 14           | 219         |
| 2       | 12  | Medium High Density Residential            | 5-8     | 65.57     | 8            | 525         |
| 2       | 13  | Park                                       |         | 15        |              | 0           |
| 2       | 14  | Irrigation Reservoir                       |         | 5         |              | 0           |
| 3       | 15  | Detention Basin                            |         | 2         |              | 0           |
| 3       | 16  | Highest Density Residential - ACTIVE ADULT | 20-30   | 19.66     | 30           | 550         |
| 3       | 17  | Detention Basin                            |         | 4.69      |              | 0           |
| 3       | 18  | High Density Residential                   | 8-14    | 33.22     | 14           | 465         |
| 3       | 19  | Very High Density Residential              | 14-20   | 43.11     | 20           | 800         |
| 4       | 20  | High Density Residential                   | 8-14    | 13.04     | 14           | 183         |
| 4       | 21  | High Density Residential                   | 8-14    | 16        | 14           | 224         |
| 4       | 22  | Medium High Density Residential            | 5-8     | 42.32     | 8            | 339         |
| 4       | 23  | Medium High Density Residential            | 5-8     | 24.03     | 8            | 192         |
| 4       | 24  | Park                                       |         | 4.21      |              | 0           |
| 2       | 25  | Detention Basin                            |         | 6.91      |              | 0           |
| 4       | 26  | Park                                       |         | 10        |              | 0           |
| 4       | 27  | Medium High Density Residential            | 5-8     | 28.81     | 8            | 230         |



|   |    |                                 |      |               |    |             |
|---|----|---------------------------------|------|---------------|----|-------------|
| 1 | 28 | School                          | 2-5  | 12            | 5  | 60          |
| 1 | 29 | Park                            |      | 9.72          |    |             |
| 1 | 30 | Park                            |      | 8.64          |    |             |
| 2 | 31 | Community Center                |      | 15            |    |             |
| 4 | 32 | Park                            |      | 10            |    |             |
| 4 | 33 | Medium High Density Residential | 5-8  | 45.54         | 8  | 327         |
| 4 | 34 | Medium High Density Residential | 5-8  | 24.96         | 8  | 200         |
| 4 | 35 | High Density Residential        | 8-14 | 26.47         | 14 | 371         |
| 4 | 36 | School                          |      | 12.41         | 5  | 62          |
| 3 | 37 | Fire station                    |      | 2.06          |    |             |
|   |    | Circulation                     |      | 34.9          |    |             |
|   |    | <b>Total</b>                    |      | <b>766.99</b> |    | <b>6300</b> |