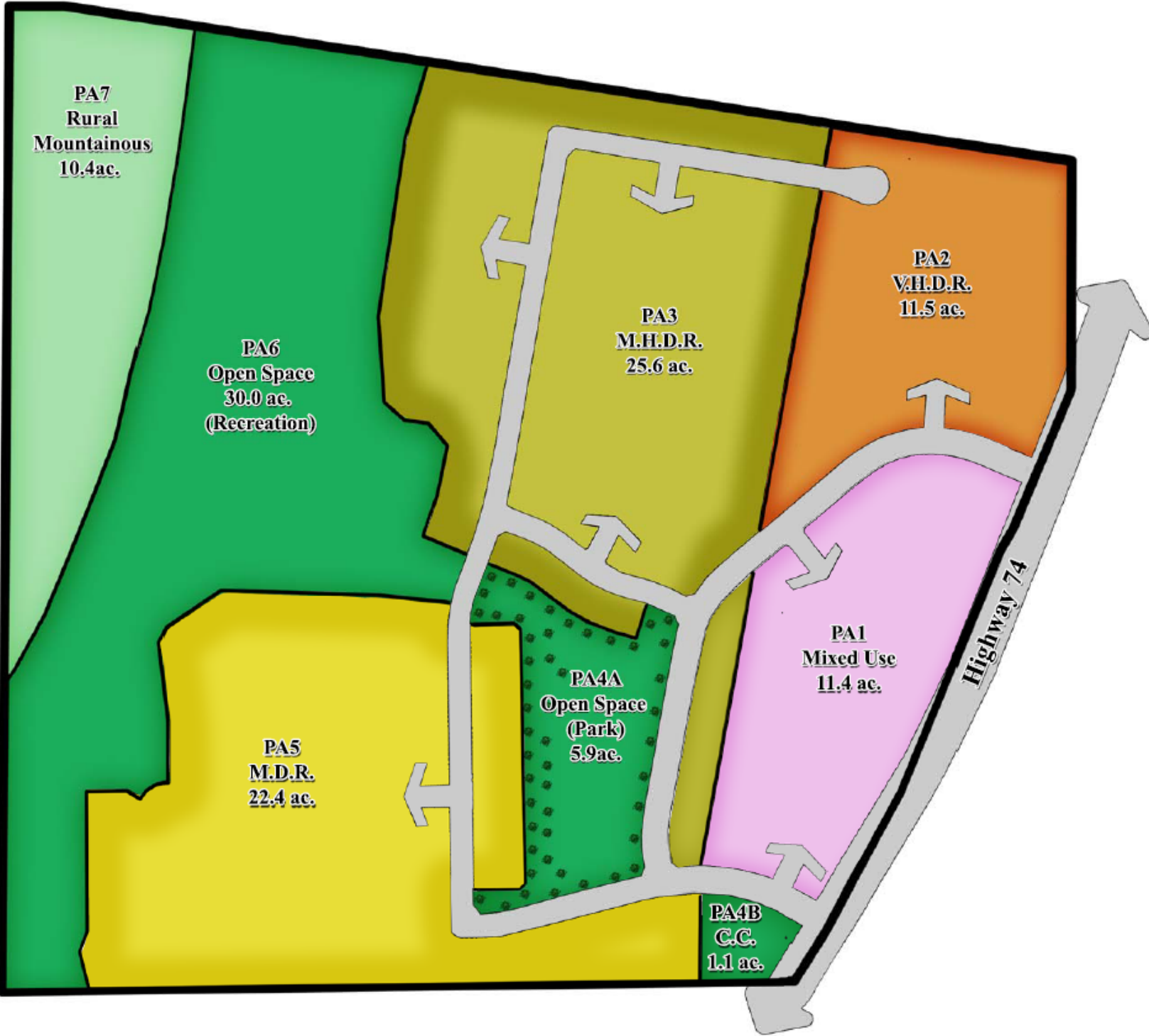


Section I - Executive Summary



**Table I-1
Specific Plan Land Use Summary**

Land Use	Acres	Target Density	Target Dwelling Units	Project Density Range
Residential				
Medium Density Residential – PA 5 2-5 dwelling units per acre	22.4	3.6	80	43-107
Medium High Density Residential – PA 3 5-8 dwelling units per acre	25.6 ¹	6.4	163	120-193
Very High Density Residential – PA 2 14-20 dwelling units per acre	11.5	--- ²	198 ²	139-198
- Residential Subtotals	59.8	7.4	441	
Non-Residential				
Mixed-Use – PA 1 Residential, Commercial	11.4	--	49 ²	N/A
Open Space – Recreation – PA 3 Mini-Parks	--- ¹	--	--	N/A
Open Space – Recreation – PA 4A & 4B Community Park/ Recreation Center/ Community Center	7.0	--	--	N/A
Open Space – Recreation – PA 6 Open Space Park	30.0	--	--	N/A
Rural Mountainous – PA 7 Open Space Park	10.4	--	--	N/A
Major Circulation SR 74, Streets "A"- "E"	8.1	--	--	N/A
- Non-Residential Subtotals	66.6	--	--²	N/A
Project Totals	126.4	3.9	490	N/A

1 Includes Open Space – Recreation PA 3 Mini-Parks (±1.4) acres.
 2 The target density within the Very High Density Residential and Mixed Use areas will be determined at the Plot Plan stage of development; however, the total number of units cannot exceed 247 overall, and cannot exceed the target range for each of the respective Planning Areas. A minimum of 49 units shall be constructed in PA1.

