

NOTES									
New Dwelling Unit Types									
SF	New Single Family Dwelling Units								
MF	New Multifamily Dwelling Units								
Land Use Types									
UR	Urban Reserve	MDR	Medium Density Residential	RTL	Retail	AG	Agriculture		
RR	Rural Residential	MHDR	Medium High Density Residential	MU	Mixed Use	RC	Resource Conservation		
VLDR	Very Low Density Residential	HDR	High Density Residential	IND	Industrial	AP	Area Plan		
LDR	Low Density Residential	RES MX	Residential Mix	PUB	Public	SP	Specific Plan		
Dwelling Unit Assumptions									
Dwelling unit figures were calculated based on vacant and underutilized parcels. For the Mixed Use designation, it was assumed that 25% of the area would be developed for residential uses at a density of 20 du/ac. It is assumed that Rural Residential, Very Low and Low Density Residential (0.2, 1 and 3 du/ac, respectively) will consist entirely of single-family units, and that Medium, Medium High and High Density Residential (6, 14 and 20 du/ac, respectively) will consist of 90 percent single-family and 10 percent multifamily units.									
FAR Assumptions									
It is assumed that Retail will have an FAR of 0.3 and Industrial will have an FAR of 0.4. For the Mixed Use designation, it was assumed that 75% of the area would be developed for Retail uses at an FAR of 0.8.									
Jobs Assumptions									
The following employment density factors were used: 450 square feet per employee for retail land uses and 750 square feet per employee for industrial uses.									
Study Area 10									
The CAC was split on whether to allow residential development at the Tuscan Ridge Golf Course portion of Study Area 10. In their final vote on May 8, ten CAC members voted not to allow residential development; ten CAC members voted to allow 165 homes, as proposed by the Golf Course. Currently, the preferred land use alternative leaves this portion of Study Area 10 blank, with no land use designation or buildout figures.									
Study Area 14									
The CAC recommended a Specific Plan designation for the development of an 1,100-acre mixed use business and research park. Because the CAC did not provide guidance on an appropriate number of new dwelling units or the amount of retail and industrial development, the housing and jobs buildout figures are unknown.									
Study Area 15									
The CAC recommended the development of a 400-acre research and business park, which is reflected by the Industrial designation.									