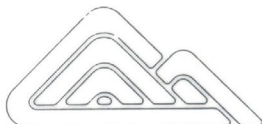


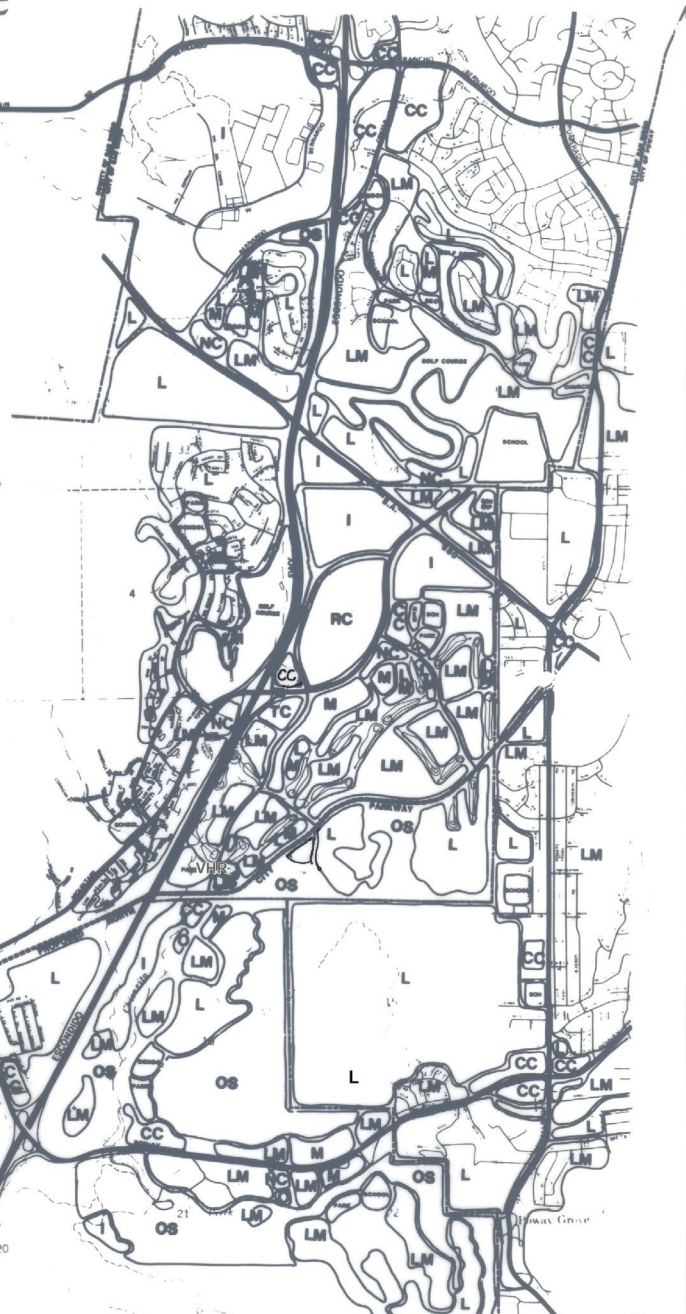
Regional Land Use

- L **LOW DENSITY RESIDENTIAL** (0-5 D.U./acre)
- LM **LOW MEDIUM DENSITY RESIDENTIAL** (6-29 D.U./acre)
- M **MEDIUM DENSITY RESIDENTIAL** (30-43 D.U./acre)
- VHR **VERY HIGH RESIDENTIAL** (75-109 D.U./acre)
- RC **REGIONAL CENTER**
- CC **COMMUNITY COMMERCIAL**
- NC **NEIGHBORHOOD COMMERCIAL**
- I **INDUSTRIAL**
- TC **TOURIST/COMMERCIAL**
- COMMUNITY FACILITIES**
SCHOOLS, CHURCHES
- PRIVATE RECREATION**
GOLF COURSE, REC. CENTERS
- OS **OPEN SPACE**

NOTE: Land use categories are generalized for comparative purposes.



Carmel Mountain Ranch



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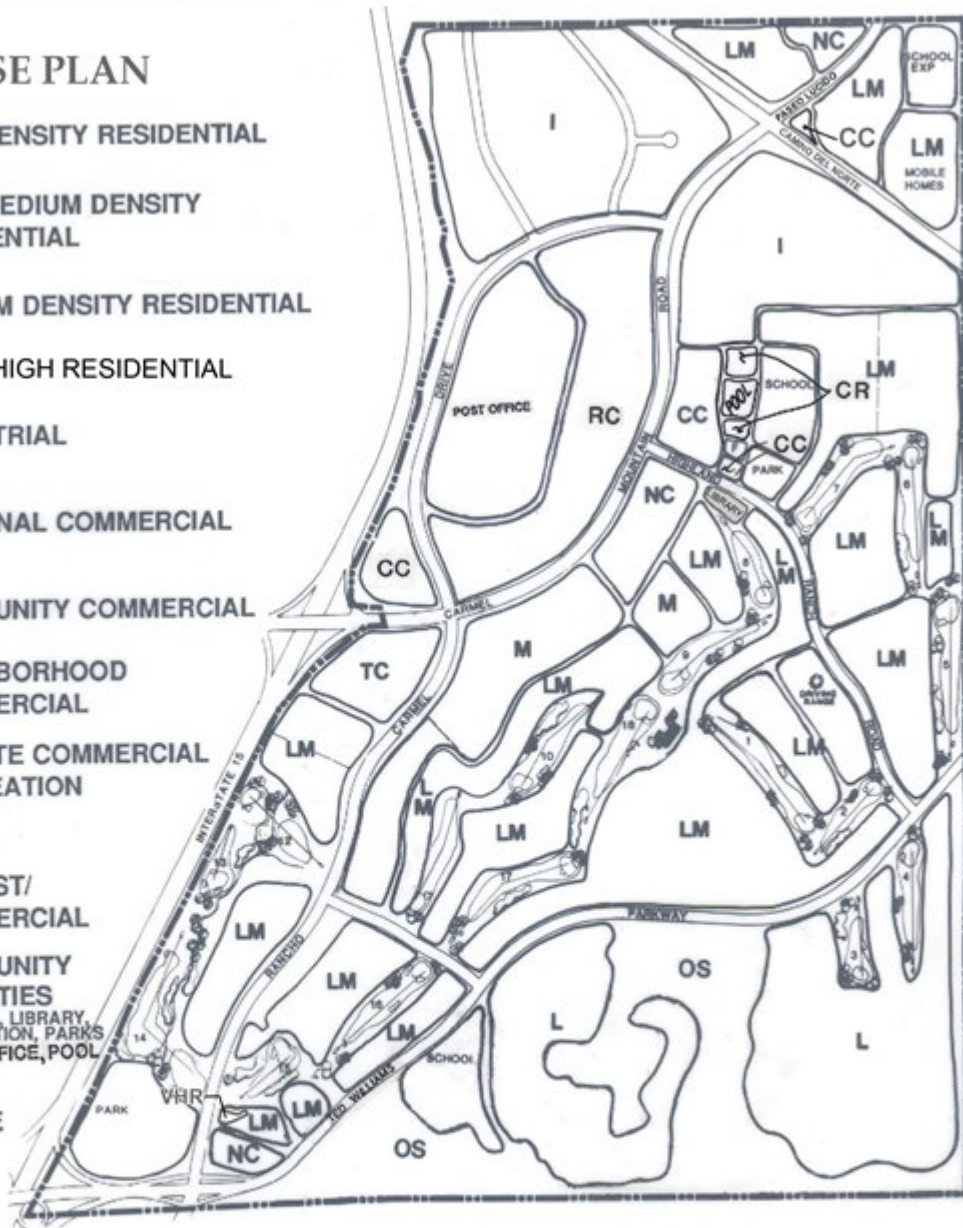
LAND USE PLAN ELEMENTS

The overall land use plan for the Carmel Mountain Ranch community encompasses parcels designated for residential, commercial, industrial, recreation, open space and support facilities as shown in **Figures 4 and 5**, as well as **Tables 1 and 2**.

Land uses have been assigned in a manner sensitive to existing topography with anticipated landform alternations minimized by land use assignments. Use designations show concern for relationships between peripheral parcels and adjacent land uses, and between internal and regional circulation patterns. Transitions between development intensities are provided by land use relationships themselves, streets as buffers or natural buffering features. A special effort has been made to select the land use designations which provide a transition to existing land use patterns outside the plan area.

LAND USE PLAN

- L LOW DENSITY RESIDENTIAL
- LM LOW MEDIUM DENSITY RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- VHR VERY HIGH RESIDENTIAL
- I INDUSTRIAL
- RC REGIONAL COMMERCIAL
- CC COMMUNITY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- CR PRIVATE COMMERCIAL RECREATION
- TC TOURIST/ COMMERCIAL
- COMMUNITY FACILITIES
SCHOOLS, LIBRARY, FIRE STATION, PARKS, POST OFFICE, POOL
- OS OPEN SPACE



Carmel Mountain Ranch



TABLE 1
LAND USE PLAN TABULATION

Unit No. ¹	Land Use	Approx. Acres	Dwelling Units	Density DU/AC
1/2	Low-Medium Density Residential	40.00	187	4.7
3	Low-Medium Density Residential	15.90	70	4.4
4A/4B	Low-Medium Density Residential	8.94	162	18.1
4C	Very High Density Residential	0.46	50	109
5	Low-Medium Density Residential	26.90	105	3.9
6	Low-Medium Density Residential	25.90	205	7.9
7	Low-Medium Density Residential	14.90	338	22.7
8	Low-Medium Density Residential	15.20	262	17.2
9	Low-Medium Density Residential (Mobile Homes)	14.30	108	7.6
10/11/12 ²	Low-Medium Density Residential	49.90	331	6.6
13	Low-Medium Density Residential	20.20	148	7.3
14	Low-Medium Density Residential	23.10	145	6.3
15/15A ²	Medium-Density Residential	52.10	986	18.9
16	Low-Medium Density Residential	27.40	164	6.0
17	Low-Medium Density Residential	21.10	126	6.0
18	Medium-Density Residential	10.80	277	25.7
19	Low-Medium Density Residential	12.30	118	9.6
20	Low-Medium Density Residential	75.00	438	5.8
21	Low-Medium Density Residential	18.50	260	14.0
22	Low-Density Residential	92.20	362	3.9
23	Low-Density Residential	60.40	197	3.3
30A	Regional Commercial	69.60	—	—
30B	Post Office	49.00	—	—
31	Community Commercial	11.10	—	—
32	Neighborhood Commercial	16.40	—	—
33A/33B	Private Commercial Recreation Center (inc. childcare center)	3.40	—	—
34	Community Commercial	11.50	—	—
35	Tourist Commercial	12.70	—	—
36	Neighborhood Commercial	3.30	—	—
37	Neighborhood Commercial	4.50	—	—
38	Community Commercial	1.00	—	—
39 ³	Community Commercial	2.60	—	—
40	Industrial Park	111.50	—	—
41	Industrial Park/R&D	69.00	—	—
50	Community Park	24.20	—	—
51	Elementary School	21.00	—	—
52	Community Pool	1.30	—	—
53	Fire Station	1.00	—	—
53	Library	1.00	—	—
57	School Expansion	10.00	—	—
60A/60B	Golf Course and Driving Range	175.00	—	—
61 ⁴	Other Open Space	146.70	—	—
—	Major Circulation	76.10	—	—
—	I-15 ROW	22.00	—	—
—	SR-56 Interchange	10.00	—	—
—	Camino Del Norte ROW	9.40	—	—
Total		1,489.00	5,039	

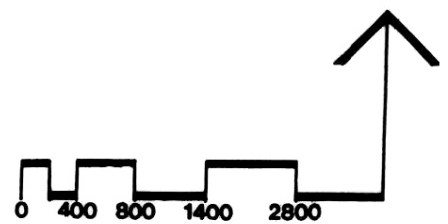
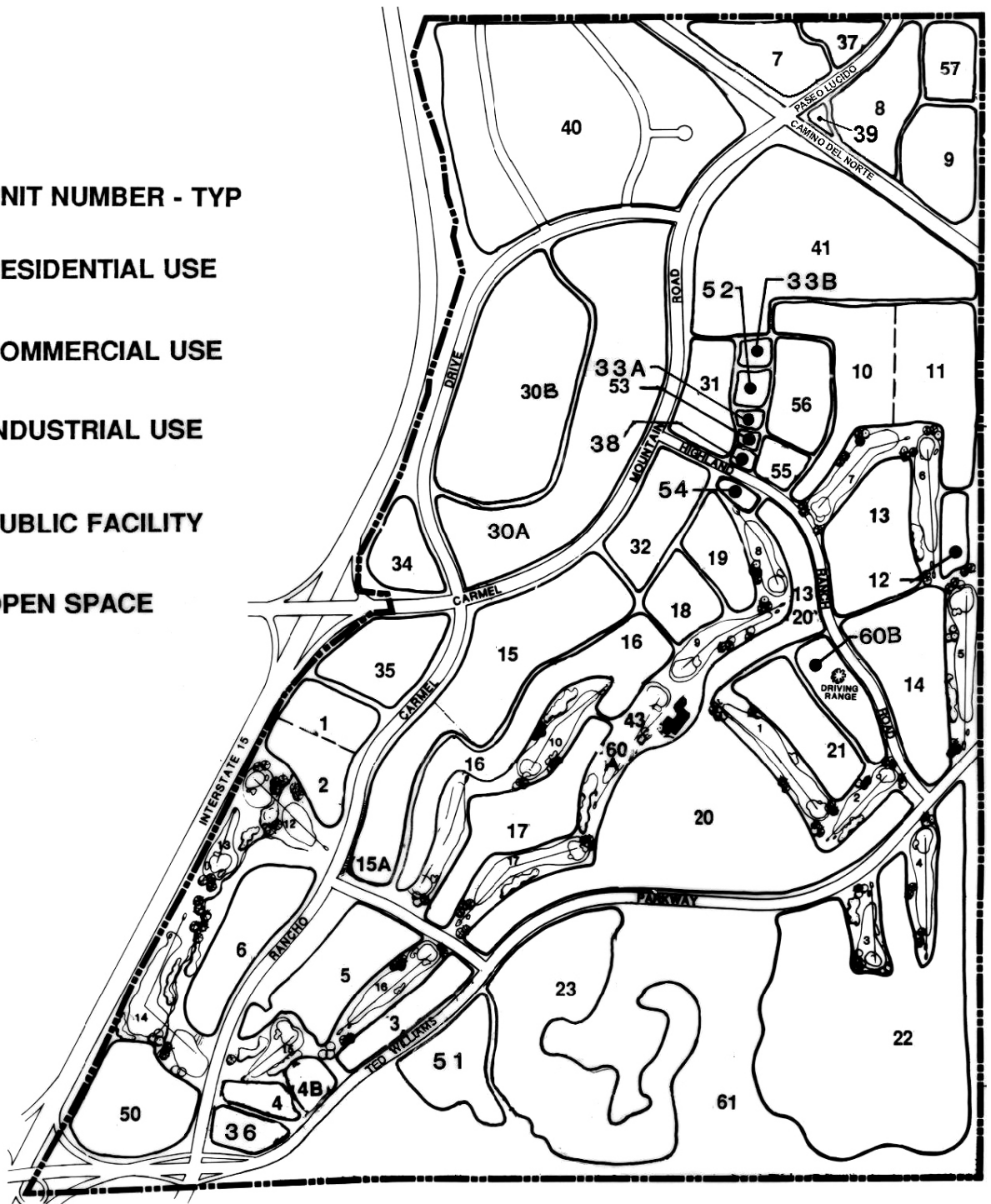
1. There never were any Units 24-29, 42-49, 58, or 59 in the community plan.

2. In some instances, because of the density range allowed under the City's zone classifications, the density allowed on the specified parcels under the proposed zone classifications could exceed the density allowed under the community plan. The density of the specified parcels shall be controlled so as not to exceed the community plan's designated maximum density by means of a PRD or other method acceptable to the City.

3. Unit 39 was added as part of the 1999 community plan amendment.

4. Open space includes natural areas, the SDG&E easement, slopes adjacent to Unit 5, and the slope banks at the elementary school sites (Unit 51 and 56). This figure does not reflect graded open space areas included within individual residential, industrial, and commercial parcels. Approximately 12.5 acres of the open space acreage figure has been graded. The remaining 134.2 acres will be undisturbed.

35	UNIT NUMBER - TYP
1-23	RESIDENTIAL USE
30-39	COMMERCIAL USE
40-41	INDUSTRIAL USE
50-57	PUBLIC FACILITY
60-61	OPEN SPACE



Unit Map **5**
Carmel Mountain Ranch Community Plan **FIGURE**

TABLE 2
LAND USE ANALYSIS

Land Uses	Gross Acres	Dwelling Units	Percent
Roads	117.5		7.9%
I-15 ROW	22.0		
Ted Williams Parkway	10.0		
SR-56 Interchange			
Camino Del Norte	9.4		
Major Circulation	76.1		
Industrial/R&D	180.5		12.1%
Commercial	135.0		9.1%
Regional	69.6		
Neighborhood	24.2		
Service or Community	26.2		
Tourist Commercial	12.7		
Commercial Recreation Center	2.3		
Community Facilities	82.8		5.6%
Schools	31.0		
Post Office	49.0		
Fire Station	1.0		
Library	1.8		
Parks and Recreation	347.2		23.2%
Park and Pool	25.5		
Golf Course	175.5		
Other Open Space*	146.2		
Residential	626.46	5,039	42.1%
Low-Density (0-5 du/ac)	152.60	559	
Low-Medium (6-29 du/ac)	409.58	3,167	
Medium (30-43 du/ac)	62.90	1,263	
Very High Density (75-109 du/ac)	0.46	50	
Total	1,489.0	5,039	100.0%

*Other open space includes natural areas, the SDG&E easement, and graded open space adjacent to Unit 5 and Unit 56.