

Master Plans and Traffic Update Project Description

The purpose of this Master Plans and Traffic Update Project Description is to provide those consultants preparing the master plans and the traffic update with that information necessary to accurately depict demand on the water, wastewater, and storm drainage facilities and traffic infrastructure, and recommend improvements to or new construction of the same. A financial plan/rate study will also be prepared to address the financial means to provide the required facilities and infrastructure. The land to be analyzed includes all of the Sphere of Influence area approved by the Local Agency Formation Commission in September 2014 which consists of 2,009.94 acres, most of which is contiguous to the current City of Gonzales city limits, and the approximately 70 acre southernmost parcel adjacent to Highway 101 and part of the City's Urban Growth Area prior to the 2014 annexation (collectively, the "Planning Area"). The Planning Area closely approximates the City of Gonzales' Urban Growth Area identified in the Gonzales 2010 General Plan¹.

Project Location and Vicinity

The Planning Area being studied by the City is identified in Figure 1 below (all of the property identified as being in the Sphere of Influence, excluding all property within the existing city limits).

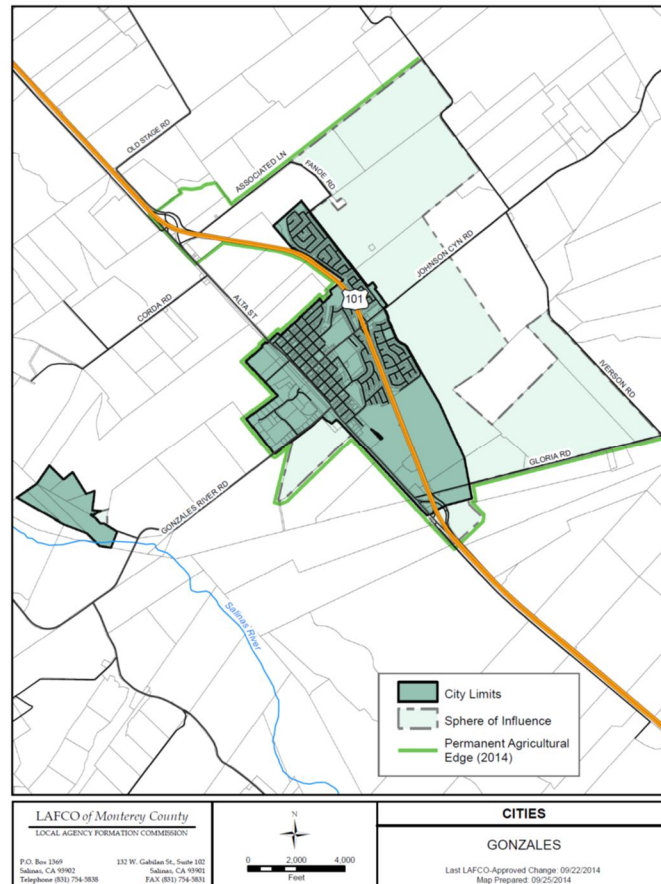


Figure 1: Planning Area

¹ The Gonzales 2010 General Plan identifies the Urban Growth Area as approximately 2,150 acres. The 2,150 acres includes roads and other public areas, which when removed from the 2,150 acres results in approximately 2,079.94 acres of developable land within the Urban Growth Area.

US Highway 101 is the primary regional highway running north and south through this area. The City straddles Highway 101, with the majority of urban development currently to the west of the highway. Gonzales is located approximately 17 miles south of Salinas and 82 miles north of Paso Robles. Neighboring communities within 25 miles include Greenfield and Soledad. The project's regional location is shown in Figure 2 below.

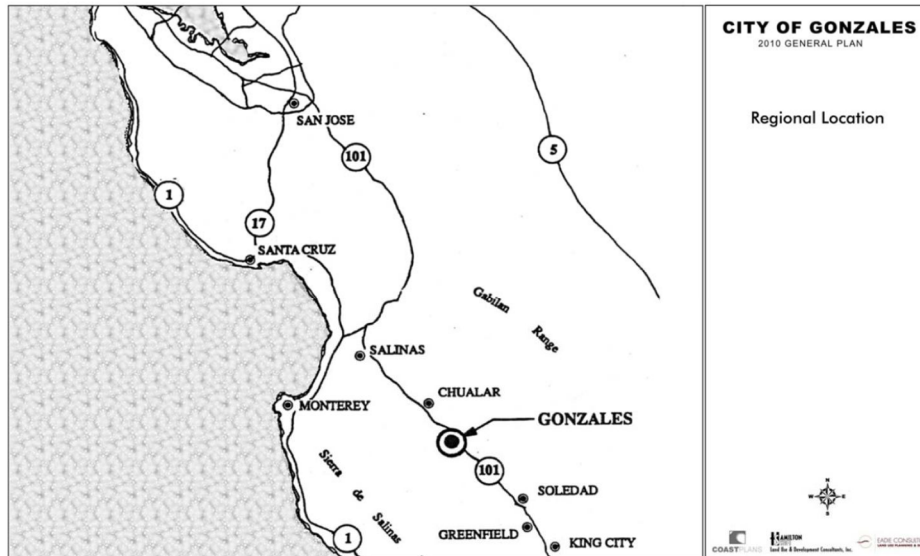


Figure 2: Regional Setting

The Planning Area is located primarily along the current city boundaries, with the majority of the property east of Highway 101. Per its agreement with the County of Monterey, the City has agreed to direct growth to the east of Highway 101, away from the majority of the most productive agricultural soils near the City. The City has agreed to permanent agricultural buffers to the north, south, and west edges of the City.

The topography of the project area is generally flat. Rolling foothills to the east and taller foothills to the west surround the valley floor within which the Planning Area lies. The Gonzales slough bisects the City, creating a visual break to the relatively flat terrain. The majority of the property within the Planning Area is being, or has historically been, used for agricultural purposes.

Current Ownership and Parcelization

The Planning Area consists of 17 parcels under the ownership or control of nine (9) separate entities: Jackson Family Investments (JFI), Rianda Family Partnership (RFP)², Cielo Grande Ranch (CGR)³, Anker Fanoie Jr. and Marjorie J. Fanoie⁴, Treleven, D'Arrigo, Vosti, Frascioni, and the City of Gonzales. Table 1 below summarizes the ownership, size, current uses, and proposed future use of each parcel.

² Jackson Family Investment (JFI) and the Rianda Family Partnership (RFP) have collectively prepared the Puente Del Monte Conceptual Land Use Plan and Summary which identifies the intended development of both the Jackson Family Investment Property and the Rianda Family Partnership property.

³ Cielo Grande Ranch is in contract with the Fanoie Family to develop the property identified in the chart as being CGR Property.

⁴ Cielo Grande Ranch is not in contract to acquire the property owned by Anker Fanoie Jr. and Marjorie J. Fanoie (the "Fanoie Remainder Property"). There is no current plan to develop the Fanoie Remainder Property.

	APN	Prior GP LU Designation	Existing GP LU Designation	Acreage
JFI Property	223-032-011	Agriculture	Neighborhood Residential, Neighborhood Commercial, Light Industrial/ Business Park, Public/Quasi-Public, Park and Open Space	151.06
JFI Property	223-032-012	Agriculture	Neighborhood Residential, Neighborhood Commercial, Light Industrial/ Business Park, Public/Quasi-Public, Park and Open Space	310.51
RFP Property	223-032-018	Agriculture	Neighborhood Residential, Neighborhood Commercial, Light Industrial/ Business Park, Public/Quasi-Public, Park and Open Space	4.16
RFP Property	223-032-019	Agriculture	Neighborhood Residential, Neighborhood Commercial, Public/Quasi-Public, Park and Open Space	74.13
CGR Property	223-031-024	Agriculture	Neighborhood Residential, Neighborhood Commercial, Public/Quasi-Public, Park and Open Space	89.26
CGR Property	223-031-025	Agriculture	Neighborhood Residential, Neighborhood Commercial, Public/Quasi-	237.25

			Public, Park and Open Space	
CGR Property	223-031-027	Agriculture	Neighborhood Residential, Neighborhood Commercial, Public/Quasi-Public, Park and Open Space	441.16
Anker Fano, Jr. and Marjorie J. Fano	223-031-014	Agriculture	Neighborhood Residential, Neighborhood Commercial, Public/Quasi-Public, Park and Open Space	1.0
Treleven Property	23-031-042	Agriculture	Neighborhood Residential	1.17
D'Arrigo Property	223-031-022 (partial)	Agriculture	Neighborhood Residential, Community Commercial/Mixed Use, Park and Open Space	154.89
D'Arrigo Property	223-032-021 (partial)	Agriculture	Neighborhood Residential, Community Commercial/Mixed Use, Park and Open Space	442.20
Vosti Property	020-031-004	Agriculture	Industrial/Manufacturing	.20
Vosti Property	223-021-001	Agriculture	Industrial/Manufacturing	93.24
Vosti Property	020-031-003	Agriculture	Industrial/Manufacturing	1.90
Franscioni Property	257-021-037	Agriculture	Industrial/Manufacturing	70.0
City of Gonzales	020-031-002	Agriculture	Industrial/Manufacturing	2.26
City of Gonzales	023-061-014	Agriculture	Public/Quasi-Public (wastewater treatment plant)	5.54

Planned Development within the Planning Area

The Urban Growth Area, which includes the Planning Area, was generally described in the General Plan, with some specificity given to those areas for which development was anticipated to occur within the General Plan planning period. Since adoption of the General Plan, additional planning work has been done for the property within the Planning Area known as the Vista Lucia project (CGR Property) and the Puente Del Monte project (JFI Property and RFP Property). Following is a comprehensive summary of the land uses, by acreage, within the Planning Area.

Development within the Planning Area is anticipated to include almost all land use categories identified in the General Plan, some of which may be modified by specific plans. Specific Plans are required for all large residential developments. Cielo Grande Ranch has prepared a Vista Lucia Project Description for the property it is in contract to acquire from the Fano Family, a copy of which is attached hereto as Exhibit A, and Jackson Family Investments has prepared a Puente Del Monte Land Use Summary for development of the Jackson Family Investment property and the Rianda property, a copy of which is attached hereto as Exhibit B. Both the Vista Lucia project and the Puente Del Monte project are likely to be built in multiple phases; for the purposes of this Project Description, however, all phases are included in the analysis. Both of these properties, as well as that property owned by the D'Arrigo family, can only be developed following approval by the City of Gonzales' City Council of a specific plan for the respective property. The following summary of the proposed land uses within the Planning Area is broken down by land use category, acreage, and development standards (as set forth in the General Plan, the Vista Lucia Project Description and the Puente Del Monte Land Use Summary):

Residential Neighborhood Development: 1,075 acres/6,800 dwelling units

(Vista Lucia 429 acres, Puente Del Monte 407.4 acres, D'Arrigo 236.34 acres, Fano 1 acre, Treleven 1.17 acre)

According to the General Plan, "[t]he neighborhood residential designation, which is applied only within new growth areas, includes a full range of housing types typically found in healthy and diverse neighborhoods." With regard to density and mix of housing types, this same section states "[t]he mix of residential uses shall be within the parameters set forth in Table II-4 below, and the average residential density within a neighborhood shall be between seven (7) and nine (9) dwelling units per gross acres". The General Plan allocates 1,075 acres within the Planning Area to Residential Neighborhood Development and Table II-3 assigns 6,800 dwelling units to this category.

Table II-3
FUTURE LAND USE, POPULATION, AND EMPLOYMENT
BUILDOUT

Designation	Added Land Use	Total Land Use	Added Population	Total Population	Added Employment	Total Employment
Residential Uses¹						
Neighborhood/Neighborhood Residential	6,800 DU	6,800 DU	25,400	25,400	--	--
Low Density Residential	700 DU	2,174 DU	2,600	9,094	--	--
Medium Density Residential	100 DU	480 DU	400	2,074	--	--
High Density Residential	100 DU	313 DU	400	1,256	--	--
Subtotal	7,700 DU	9,767 DU	28,800	37,825	--	--
Commercial Uses²						
Community and Neighborhood Commercial	1,010,000 SF	1,010,000 SF	--	--	1,800	1,800
Downtown Mixed use	0 SF	220,000 SF	--	--	0	157
Highway Commercial	550,000 SF	610,000 SF	--	--	1,000	1,157
Subtotal	1,560,000 SF	1,840,000 SF	--	--	2,800	3,114
Manufacturing Uses³						
Heavy Industrial/Manufacturing	2,450,000 SF	4,180,000 SF	--	--	1,600	1,990
Light Industrial/Business Park	160,000 SF	160,000 SF	--	--	200	200
Subtotal	2,610,000 SF	4,340,000 SF	--	--	1,800	2,190
Other Uses						
Public/Quasi-Public	--	--	--	--	800	1,052
Agriculture	--	--	--	--	--	107
Parks and Open Space	--	--	--	--	--	--
Urban Reserve	--	--	--	--	--	--
Subtotal	--	--	--	--	800	1,159
TOTAL	--	--	28,800	37,825	5,400	6,463

Footnotes:

¹Dwelling units for new neighborhood areas calculated as follows: acres x 65% x 7 du/ac ; for other areas: acres x 7 du/ac. Population calculated as follows: dwelling units minus 3% vacancy factor x 3.84 persons per household. All rounded to nearest hundred. Residential potential for community commercial area calculated as follows: 90 acres total, half of which will be one-story commercial development with an F.A.R. of 25%. The other half will be two-story, with a F.A.R. of 45%. With a 10% net-to-gross conversion, that yields: 40 acres @ 25% = 435,600 sf traditional one-story commercial; 40 acres @ 45% = 784,000 sf mixed, two-story commercial. Second-story space (i.e., 392,000 sf) would be office or residential use. If we allocate one quarter to residential use, we get 98,000 sf residential. At an average of 800 sf per residential unit, that gets us about 122 units (rounded to nearest 100).

²Commercial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 550 SF per employee; rounded to nearest 100.

³Industrial square feet calculated as follows: acres x 80% occupancy x 90% gross to net conversion x .25 FAR; rounded to nearest 10,000. Jobs calculated as follows: SF ÷ 1,000 SF per light industrial employee (1,500 per heavy industrial employee); rounded to nearest 100.

Table II-4
 REQUIRED MIX OF RESIDENTIAL USES IN NEIGHBORHOOD RESIDENTIAL
 LAND USE DESIGNATION

Density Category	Density ⁴ (du/gross acre)	Min. Required Mix (% of neighborhood total units)	Min. Required Rental Units (% of neighborhood total units)
NR Very Low (single-family lots 10,001 to 20,000 sq. ft.)	2 to 3	No minimum required ⁵	n/a
NR Low (single-family lots 6,000 - 10,000 sq. ft.)	3 to 6	15%	5% ⁶
NR Medium (single-family lots 3,500 - 5,999 sq. ft.)	6 to 9	15%	5% ⁶
NR Medium High (attached or detached units including lots greater than 2,300 sq. ft.)	9 to 15	15%	5% ⁷ (as attached units)
NR High (attached units such as apartments, townhomes, mixed-use residential, or other similar types)	15 to 24	15%	15% ⁷

⁴ A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods.

⁵ Allowable only in very limited circumstances where larger lots may be appropriate to buffer the City's edge and transition from urban density to agriculture.

⁶ Rental units in this category shall generally be second dwelling units that are ancillary to a primary home, and both contained on a single parcel.

⁷ To promote rental availability rather than private ownership, units designed for rental use shall generally be multiple units on single parcels rather than individually parceled.

With regard to the Puente Del Monte project, which will be processed via a specific plan, the Land Use Summary states that there will be 448 high density units, 596 medium high density units, 1,195 medium density units, and 341 low density units, and 42 mixed use units, for a total of 2,622 residential units.

The Vista Lucia Project Description, which will be incorporated into a specific plan, provides for up to 278 high density units, 275 medium high density units, 525 medium density units, and 622 low density units in Village One; and 288 high density units, 330 medium high density units, 747 medium density units, and 432 low density units in Village Two, for a total of 3,497 residential units⁵.

⁵ Some of the Vista Lucia residential units may be constructed within the Neighborhood Commercial Mixed Use designation.

Taking the foregoing into consideration, 681 dwelling units will be built on the D'Arrigo, Fanoe Remainder, and Treleven properties. Based on the requirements that a minimum of seven (7) dwelling units must be built per acre and at least 15% of all dwelling units be high density and medium high density dwelling units (with the remainder being divided between medium density and low density dwelling units), results in the following allocation of dwelling units on these three properties: approximately 102 high density dwelling units, 102 medium high density dwelling units, 239 medium density dwelling units, and 238 low density dwelling units.

In summary, these five properties combined would result in 1,116 high density units, 1,303 medium high density units, 2,706 medium density units, 1,633 low density units, and 42 mixed use residential units, for a total of 6,800 residential units, as specified in the Neighborhood Residential Buildout totals projected in Table II-3 of the General Plan.

Residential Breakdown for SOI Area Dwelling Units

Residential Land Use Type	Puente Del Monte (plan)	Vista Lucia (plan)	D'Arrigo/Fanoe Remainder/ Treleven (from GP)	Total GP Enabled Growth
Low Density	341	1,054	238	1,633
Medium Density	1,195	1,272	239	2,706
Medium-High Density	596	605	102 (15%)	1,303
High Density	448	566	102 (15%)	1,116
Mixed Use	42	--	--	42
TOTALS	2,622 du	3,497 du	681 du	6,800 du

Notes:

- Unit counts within each residential land use category are based on (1) plans from individual land owners/developers and (2) extrapolations from GP land use element's total "enabled growth" estimates.
- Unit counts must conform to minimum General Plan requirements for percentage of total units for each density category.
- D'Arrigo residential unit quantities are extrapolated from GP total enabled growth units (6,800) minus total units from the Puente del Monte plan and the Vista Lucia plan. D'Arrigo unit breakdown by land use type based on min. 15% required units in High and Medium-High densities.

Neighborhood Commercial Mixed Use and Community Commercial Mixed Use: collectively 102 acres/1,010,00 sf

(Vista Lucia 6 acres, Puente Del Monte 5.9 acres, D'Arrigo 90 acres)

Table II-3 of the General Plan allocates 1,010,000 sf of development to Community Commercial Mixed Use and Neighborhood Commercial Mixed Use collectively. For the purpose of this Project Description, the square footage available for development has been allocated between these two land use designations based on the Puente Del Monte Land Use Summary, the Vista Lucia Project Description, and the General Plan, which allocates all Community Commercial Mixed Use development to the D'Arrigo property.

The Neighborhood Commercial Mixed Use designation, per the General Plan "is applied only within new growth areas and shall be implemented through the development of a Specific Plan". It is intended to provide opportunities for "small-scale" commercial uses with "second-story residential

uses". All "[c]ommercial uses should be pedestrian-oriented uses that serve the immediately surrounding area and may include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses".

Per the General Plan, the purpose of the Community Commercial Mixed Use category is to extend "the historic downtown area into the new growth areas". Allowed within this designation are "retail commercial, service commercial, professional offices, sit-down restaurants, cafes, movie theatres, medical facilities, medium- and high-density housing (including mixed-use residential), and other uses that are compatible within a core area environment." This designation can only be implemented through a specific plan. Any property designated for Community Commercial Mixed Use can be built out with no more than 35 percent single-family attached and multi-family homes and the maximum floor area ratio of 1.5 applies to this land use designation.

Both the Puente Del Monte Land Use Summary and the Vista Lucia Project Description set aside acreage for Neighborhood Commercial Mixed Use development. The Vista Lucia Project Description sets aside 6 acres for Neighborhood Commercial Mixed Use. All housing which might be constructed within this land use category has been accounted for in the Neighborhood Residential land use designation set forth above. Up to 80,000 square feet of commercial uses within this land use category have been identified for potential development within Vista Lucia. Within Puente Del Monte, 5.9 acres have been allocated to this land use with 42 residential units identified within this category (see Residential Neighborhood Development above). No commercial square feet have been allocated to this land use category in the Puente Del Monte Land Use Summary. However, given the close proximity of acreage set aside in both developments, an additional 80,000 square feet has been allocated to commercial development within Puente Del Monte. Together, 11.9 acres have been dedicated to Neighborhood Commercial Mixed Use, with up to 160,000 square feet of commercial use planned for within Neighborhood Commercial development.

According to the General Plan Land Use Map, all 90 acres of the Community Commercial Mixed Use has been allocated to the D'Arrigo property. Based on the definition of this use, up to 31.5 acres could be built out for residential purposes, which results in up to 220 residential units using the requirement of no less than seven (7) dwelling units per acre, all of which have been accounted for in the Neighborhood Residential Development category. Based on the assumption that 160,000 square feet of neighborhood commercial will be built between the Vista Lucia and Puente Del Monte projects, up to an additional 850,000 square feet of community commercial uses could be constructed on the D'Arrigo Property for a total of 1,010,000 square feet of commercial development.

Light Industrial/Business Park: 21 acres/160,000 sf

(Puente Del Monte 21 acres)

This land use designation is intended to "define those areas that are appropriate for 'job centers' in the new growth area." Those uses allowed within this land use designation include "campus-like office complex development as well as industrial parks, including single and multi-story office, flex-space, and industrial building for single and multiple users, light industrial and warehouse uses, and research and development activities." Table II-3 sets aside 160,000 square feet for light industrial/business park development. The Puente Del Monte Land Use Summary provides for 21 acres of Light Industrial development, which equates to approximately 160,000 square feet of development.

Industrial/Manufacturing: 165.34 acres/1,292,179 sf

(Franscioni 70 acres, Vosti 95.34 acres)

The General Plan allocates 310 additional acres to the Industrial/Manufacturing land use category, with up to 2,450,000 square feet of development. This land use designation is intended to complement agricultural services, but allows other compatible industrial uses. Allowed within this designation are “industrial parks, light manufacturing, warehousing, wineries, auto and farm equipment sales or repair establishments, feed stores, lumberyards, construction supply companies, and similar and compatible uses”. Additionally, along the highway, “gas stations, restaurants, motels, and truck stops are permitted”. The maximum floor area ratio permitted within this land use designation is 0.5. Based on this, it is estimated that up to 35 acres could be built out on the Franscioni Property, totaling over 553,700 square feet of development and 46.68 acres could be built out on the Vosti Property, totaling over 738,478 square feet of development, for a total of 1,292,178 new square feet of industrial/manufacturing space.

Public/Quasi Public: 88.74 acres

(Puente Del Monte 26.2 acres, Vista Lucia 39 acres, D’Arrigo approximately 18 acres, City 5.54 acres)

According to the General Plan, this land use category is intended to “accommodate a variety of public, non-profit and institutional uses which meet health, safety, education, and welfare needs. The maximum allowable Floor Area Ratio is 0.7”. The majority of acreage set aside within the Urban Growth Area for Public/Quasi Public uses is for elementary, middle, and high schools. However, 50 acres of the 195 acres set aside for Public/Quasi-Public uses has been identified for expansion of the wastewater treatment plant, 5.54 acres of which is located within the Planning Area.

The Puente Del Monte Conceptual Land Use Plan and Summary has allocated 26.2 acres for schools and the Vista Lucia project has set aside 39 acres for schools. Figure II-4 of the General Plan shows a Middle School being constructed within the D’Arrigo property, accounting for an additional 18 acres of Public/Quasi Public use within the Planning Area. Collectively, the schools and the expanded waste water treatment plant site within the Planning Area account for 88.74 acres of Public/Quasi Public Use.

Parks and Open Space: 215.6 acres

(Puente Del Monte 48.6 acres, Vista Lucia 117 acres, D’Arrigo approximately 50 acres)

The Parks and Open Space land use category, per the General Plan is intended to “accommodate park, recreation, and open space uses”. Both active and passive recreation is included, some of which may be jointly used for storm drain purposes. The General Plan allocates 97 acres to this designation, 27 of which have already been developed.

The Puente Del Monte Conceptual Land Use Plan and Summary assigns 39.8 acres to community parks and an additional 11.7 acres to neighborhood parks, for a total of 51.5 acres of Parks and Open Space. The Vista Lucia Project Description allocates 31 acres to community parks, 31 acres to neighborhood parks, 14 acres to promenades, 2 acres to village greens, and 39 acres to detention, drainage and other open space, for a total of 117 acres of Parks and Open Space. Figure II-4 of the General Plan shows a swath of Parks and Open Space along the northwestern edge of the D’Arrigo

property, which based on the total acreage of the D'Arrigo property appears to be approximately 50 acres of Parks and Open Space.

Collectively, these three properties are designating approximately 218.5 acres to Parks and Open Space uses, well in excess of what is required by the General Plan, but consistent with the neighborhood concepts set forth in the General Plan.

Summary

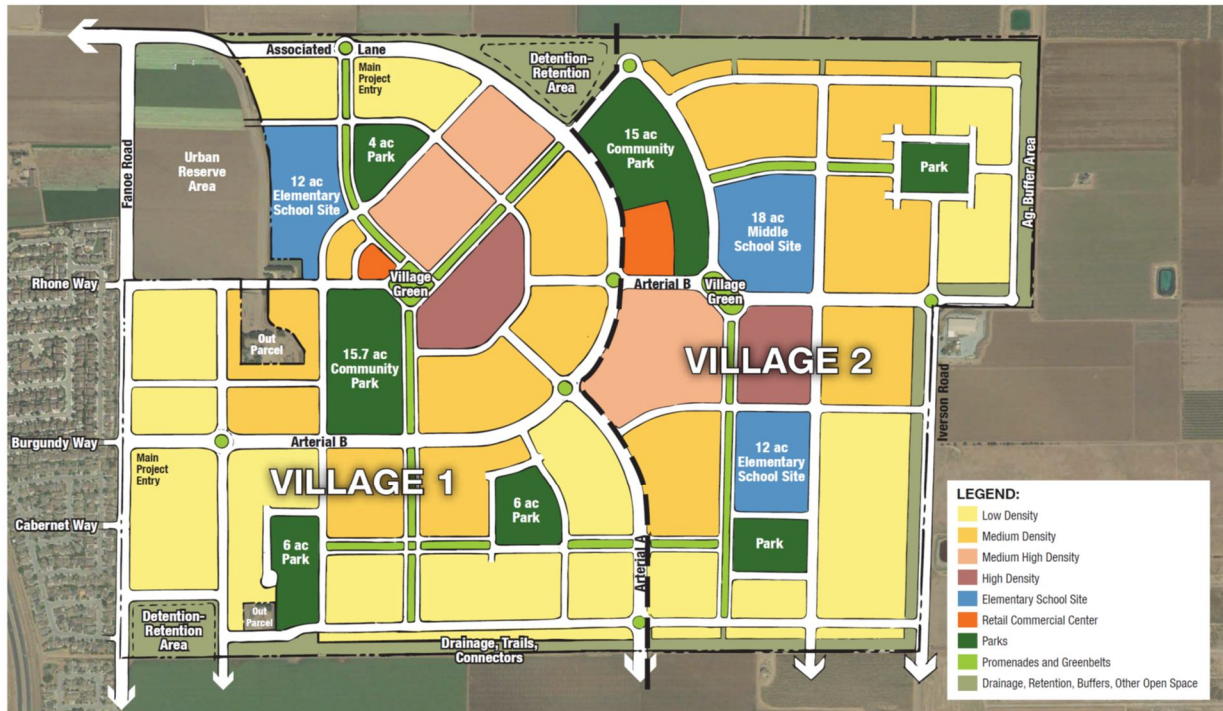
Land Use	Franscioni/ Vosti	Puente Del Monte ¹	Vista Lucia ¹	D'Arrigo (from GP) ²	City/WWTP expansion	Total GP Enabled Growth ³
<i>Residential Units</i>	---	Up to 2,622 du	Up to 3,497 du	Up to 681 du	--	Up to 6,800 du
<i>Industrial Use</i>	165.34 ac. Up to 1,292,178 SF	22 ac. Up to 160,000 SF	--	--	--	Up to 2,610,000 SF
<i>Community Commercial/ Retail</i>	---	5.9 ac. Up to 80,000 SF	6 ac. Up to 80,000 SF	90 ac. Up to 850,000 SF	--	90 ac. Up to 1,010,000 SF
<i>Schools/Public Uses</i>	---	26.2 ac.	39 ac.	18 ac.	5.5 ac	110.7 ac.

Notes:

- 1.
1. Per Vista Lucia and Puente del Monte Conceptual Land Use Plan and Summary.
2. D'Arrigo commercial square footage and dwelling unit totals are derived by subtracting Puente del Monte plan square footages and units plus Vista Lucia plan square footages and units minus GP totals of 1,010,000 SF and 6,800 units. The D'Arrigo residential units also include any units that might be allocated to either the Fanoe Remainder Property or the Treleven property.
3. Total enabled growth figures taken from 2010 GP.

Exhibit A

Vista Lucia Conceptual Land Use Plan



VISTA LUCIA VILLAGE ONE: Projected Land Use Summary

Land Use District	Gross Acres ¹	Maximum (du/ac or s.f.)
Residential		
<i>Residential</i>	220	Up to 1,700
Commercial		
<i>Village Commercial or Mixed Use</i>	1	Up to 15,000 s.f.
Other Land Uses		
Neighborhood Parks	16	
Community Park	16	
Promenades	7	
Village Green	1	
Detention, Drainage, other Open Space	28	
<i>Parks and Open Space Subtotal</i>	68	
<i>Elementary School</i>	12	
<i>Major Roads & Other Miscellaneous Areas</i>	96	
Totals	397	Up to 1,700 dwelling units Up to 15,000 square feet Commercial

Notes:

1. Gross acres includes all land (including interior local streets and rights-of-way) designated for a particular residential category.

VISTA LUCIA VILLAGE TWO: Projected Land Use Summary

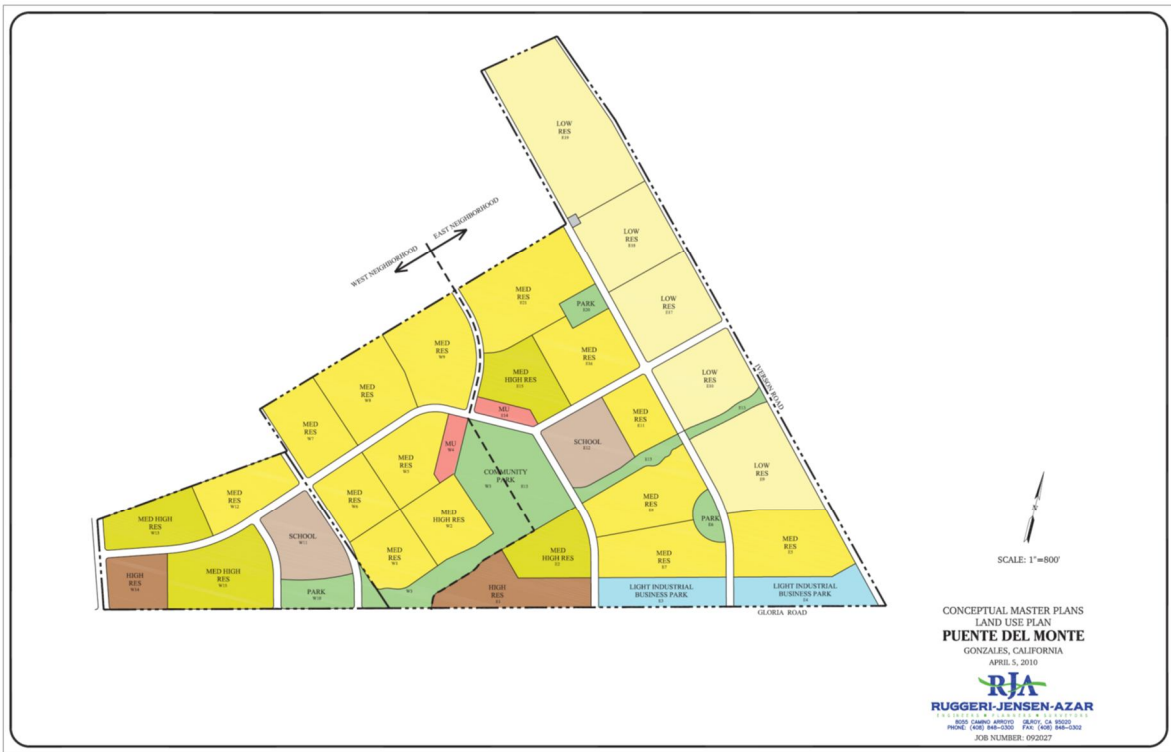
Land Use	Gross Acres ^{1, 2}	Total (du/ac or sf.)
Residential		
Residential ¹ Subtotal	189	1,797
Commercial		
Village Retail Commercial(mixed-use)	5	Up to 65,000 sf. (Max. Allowable FAR – 0.3)
Commercial Subtotal		Up to 65,000 sf.
Other Land Uses		
Neighborhood Parks	10	
Community Park	15	
Promenades	7.	
Village Green	2	
Detention, Drainage, other Open Space	27	
Parks and Open Space Subtotal	61	
Elementary School	12	
Middle School	18	
Major Roads & Other Miscellaneous Areas	87	
TOTALS	372	1,797 dwelling units Up to 65,000 sf. Commercial

Notes:

1. Gross acres includes all land (including interior local streets and rights-of-way) designated for a particular land use category.
2. Figures represented in this table are approximate, based on the conceptual land use plan.

Exhibit B

Puente Del Monte Conceptual Land Use Plan



Puente Del Monte Product Breakdown

Based on RJA plan dated 04-05-10

EAST NEIGHBORHOOD

Residential	Acres	Assumed Homes	Assumed Density	Land Use
E1	13.9	278	20.0	High
E2	11.3	102	9.0	Med-High
E5	19.3	116	6.0	Med
E7	15.7	94	6.0	Med
E8	16.9	101	6.0	Med
E9	23.4	70	3.0	Low
E10	16.3	49	3.0	Low
E11	8.7	52	6.0	Med
E14	2.5	18	7.2	MU
E15	12.1	109	9.0	Med-High
E16	15.3	92	6.0	Med
E17	18.2	55	3.0	Low
E18	18.0	54	3.0	Low
E19	37.5	113	3.0	Low
E21	23.9	143	6.0	Med
Total	253.0	1446		

Non-Residential	Acres	Assumed Homes	Assumed Density	Land Use
E3	9.9	-	-	- Light Ind
E4	11.2	-	-	- Light Ind
E6	2.9	-	-	- Park
E12	12.9	-	-	- School
E13	19.8	-	-	- Community Park
E20	3.0	-	-	- Park
Roads and Misc Openspace	22.3	-	-	-
Total	82.0			

Total East Neighborhood 335 1,446

WEST NEIGHBORHOOD

Residential	Acres	Assumed Homes	Assumed Density	Land Use
W1	10.7	64	6.0	Med
W2	12.0	108	9.0	Med-High
W4	3.4	24	7.2	MU
W5	12.7	76	6.0	Med
W6	10.9	65	6.0	Med
W7	13.0	78	6.0	Med
W8	16.5	99	6.0	Med
W9	23.9	143	6.0	Med
W12	12.0	72	6.0	Med
W13	12.2	110	9.0	Med-High
W14	8.5	170	20.0	High
W15	18.6	167	9.0	Med-High
Total	154.4	1178		

Non-Residential	Acres	Assumed Homes	Assumed Density	Land Use
W3	20.0	-	-	- Community Park
W10	5.8	-	-	- Park
W11	13.3	-	-	- School
Roads and Misc Open Space	11.3			
Total	50.4			

Total West Neighborhood 205 1,178

Project Totals 540 2,623