

Table 3.2
Land Use Summary
by Neighborhood
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Note: See Figure 3.2 for Neighborhood Boundaries Revised 9/12/2000	Neighborhood									
	A		B		C		D		E	
GENERAL PLAN LAND USE	Gross AC	DU	Gross AC	DU	Gross AC	DU	Gross AC	DU	Gross AC	DU
RESIDENTIAL										
R/VL Residential/Very Low	51.5	103	15.0	30	5.5	11				
R/L Residential/Low	78.0	346	81.5	355	102.9	463	73.3	321	101.1	455
R/M Residential/Medium	97.5	577	108.5	630	89.4	536	90.4	527	107.5	645
R/MH Residential/Medium High	15.5	208	10.0	140	10.0	140	20.0	280	19.4	272
R/MH Senior Housing										
R/H Residential/High										
R/H Senior Housing										
SUBTOTAL	242.5	1,234	215.0	1,155	207.8	1,150	183.7	1,128	228.0	1,372
COMMERCIAL										
C/N Neighborhood	1.5		1.5		1.5		1.5		1.7	
C/C Community							15.0			
C/G General										
C/O Office					4.0					
C/FS Freeway Service										
M/X Mixed Use										
SUBTOTAL	1.5		1.5		5.5		16.5		1.7	
INDUSTRIAL										
I/L Limited Industrial (N. of Byron)										
I/L Limited Industrial (S. of Byron)										
I/G General Industrial										
SUBTOTAL										
OPEN SPACE										
NP Neighborhood Park	5.0		5.0		5.0		5.0		5.0	
CP Community Park	38.0								36.9	
RP Regional Park										
OS/O Golf Course										
OS/O Marina/Other O.S.										
OS/RC Wetland	2.0				5.5				2.5	
OS/O Landscape Buffers	3.0									
SUBTOTAL	48.0		5.0		10.5		5.0		44.4	
SCHOOLS										
K-8 (12 @ 16 AC)	16.0		16.0		16.0		16.0		16.0	
High School										
SUBTOTAL	16.0		16.0		16.0		16.0		16.0	
PUBLIC										
P Water Treatment										
P Wastewater/Service Yards										
P Transit										
P Institutional									3.0	
P Public Facilities					1.0					
Major Street ROW									29.9	
Railroad ROW										
SUBTOTAL	0.0		0.0		1.0		0.0		32.9	
TOTALS	308.0	1,234	237.5	1,155	240.8	1,150	221.2	1,128	323.0	1,372

Notes:

- 1) Dwelling unit and acreage figures are approximate and may be slightly modified by Specific Plans.
- 2) Dwelling units are expected units. For minimum and maximum number of dwelling units see Table 3.3.
- 3) Does not include second unit dwellings, density bonus units or additional town center units.
- 4) 1.6 acres of Neighborhood Commercial in Neighborhood F is for a swimming pool.
- 5) The area for PG&E's electrical and gas easements for Neighborhood A and the areas for PG&E's Rio-Oso electrical easement in Neighborhoods B and D were excluded in calculating residential units.

Table 3.2
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Note: See Figure 3.2 for
Neighborhood
Boundaries
Revised: 9/12/2000

	Neighborhood F		G		H		I		J		K	
GENERAL PLAN LAND USE	Gross AC	DU	Gross AC	DU	Gross AC	DU	Gross AC	DU	Gross AC	DU	Gross AC	DU
RESIDENTIAL												
R/VL Residential/Very Low											4.0	8
R/L Residential/Low	142.3	640	83.5	376	144.9	652	75.0	338	65.0	293	66.0	297
R/M Residential/Medium	66.4	398	88.1	529	81	486	107.5	645	101.0	606	109.5	657
R/MH Residential/Medium High			22.3	312	12.0	168	10.0	140	34.0	476	10.0	140
R/MH Senior Housing					5.8	81						
R/H Residential/High	24.0	480							6.5	130		
R/H Senior Housing					12.4	248						
SUBTOTAL	232.7	1,518	193.9	1,217	256.1	1,635	192.5	1,123	206.5	1,505	189.5	1,102
COMMERCIAL												
C/N Neighborhood	2.6 ⁴⁾		1.0		1.5		1.5		1.5		6.5	
C/C Community	17.8				5.0		15.0		3.0		20.0	
C/G General					4.5							
C/O Office												
C/FS Freeway Service												
M/X Mixed Use												
SUBTOTAL	20.4		1.0		11.0		16.5		4.5		26.5	
INDUSTRIAL												
I/L Limited Industrial (N.of Byron)												
I/L Limited Industrial (S.of Byron)												
I/G General Industrial												
SUBTOTAL												
OPEN SPACE												
NP Neighborhood Park	5.0		5.0		5.0		5.0		5.0		5.0	
CP Community Park	11.0		18.0		7.0				60.8		3.0	
RP Regional Park												
OS/O Golf Course												
OS/O Marina/Other O.S.							2.0				40.0	
OS/RC Wetland			5.0				6.5					
OS/O Landscape Buffers												
SUBTOTAL	16.0		28.0		12.0		13.5		65.8		48.0	
SCHOOLS												
K-8 (12 @ 16 AC)	16.0		16.0		16.0		16.0		16.0		16.0	
High School												
SUBTOTAL	16.0		16.0		16.0		16.0		16.0		16.0	
PUBLIC												
P Water Treatment												
P Wastewater/Service Yards												
P Transit												
P Institutional	2.9											
P Public Facilities												
Major Street ROW	62.3		27.4									
Railroad ROW					0.0		0.0		0.0		0.0	
SUBTOTAL	65.2		27.4									
TOTALS	350.3	1,518	266.3	1,217	295.1	1,635	238.5	1,123	292.8	1,505	280	1,102

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- 3) Does not include second unit dwellings, density bonus units or additional town center units..
- 4) 1.6 acres of Neighborhood Commercial in Neighborhood F is for a swimming pool.
- 5) The area for PG&E's electrical and gas easements for Neighborhood A and the areas for PG&E's Rio-Oso electrical easement in Neighborhoods B and D were excluded in calculating residential units.

Table 3.2
Land Use Summary
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Note: See Figure 3.2 for
Neighborhood Boundaries
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GENERAL PLAN LAND USE		Neighborhood L		Town Center		Other Areas		TOTALS	
		Gross AC	DU	AC	DU	Gross AC	Gross AC	DU	SF
RESIDENTIAL									
R/VL	Residential/Very Low						76.0	152	
R/L	Residential/Low	104.0	468				1117.5	5,004	
R/M	Residential/Medium	116.5	699				1,163.3	6,935	
R/MH	Residential/Medium High						163.2	2,276	
R/MH	Senior Housing						5.8	81	
R/H	Residential/High				200		30.5	810	
R/H	Senior Housing						12.4	248	
	SUBTOTAL	220.5	1,167		200	0.0	2,568.7	15,506	
COMMERCIAL									
C/N	Neighborhood	4.5					26.8 ⁴		274,400
C/C	Community			28.0			103.8		1,130,400
C/G	General					36.0	40.5		441,000
C/O	Office					46.0	50.0		762,300
C/FS	Freeway Service					30.0	30.0		392,000
M/X	Mixed Use			37.0			37.0		1,611,700
	SUBTOTAL	4.5		65.0		112.0	288.1		4,611,800
INDUSTRIAL									
I/L	Limited Industrial (N. of Byron)					77.5	77.5		1,350,400
I/L	Limited Industrial (S. of Byron)					256.3	256.3		4,465,800
I/G	General Industrial					110.0	110.0		1,916,600
	SUBTOTAL					443.8	443.8		7,732,800
OPEN SPACE									
NP	Neighborhood Park	5.0					60.0		
CP	Community Park	9.0		32.0			215.7		
RP	Regional Park					92.3	92.3		
OS/O	Golf Course	299.0					299.0		
OS/O	Marina/Other O.S.						42.0		
OS/RC	Wetland	1.5					23.0		
OS/O	Landscape Buffers						3.0		
	SUBTOTAL	314.5		32.0		92.3	735		
SCHOOLS									
	K-8 (12 @ 16 AC)	16.0					192.0		
	High School					46.5	46.5		
	SUBTOTAL	16.0				46.5	238.5		
PUBLIC									
P	Water Treatment					18.5	18.5		
P	Wastewater/Service Yards					50.0	50.0		
P	Transit			3.0		7.0	10.0		
P	Institutional						5.9		
P	Public Facilities			9.0			10.0		
	Major Street ROW					275.7	395.3		
	Railroad ROW					31.3	31.3		
	SUBTOTAL	0.0		12.0		382.5	521.0		
TOTALS		555.5	1,167	109.0	200	1,077.1	4,795.1	15,506	12,344,600

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