



SCENARIO I-A
500 SF units with no El Charro Road

- | | | | |
|---|--|---|---------------------------------------|
|  | Single Family Residential
(500 total units) |  | Public & Institutional |
|  | Zone 7 Open Space |  | Industrial |
|  | Private Open Space |  | Potential Public School/
Park Site |
|  | City Open Space |  | Trail |
|  | City Parks |  | Emergency Vehicle Access |
|  | Campus Office | | |
|  | Retail Overlay | | |

NOTE: Trails are conceptual only. Those on Zone 7 property will be subject to Zone 7 review and approval.



**SCENARIO I-B
500 SF units with El Charro Road north extension only**

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|---|--|---|---------------------------------------|
|  | Single Family Residential
(500 total units) |  | Public & Institutional |
|  | Zone 7 Open Space |  | Industrial |
|  | Private Open Space |  | Potential Public School/
Park Site |
|  | City Open Space |  | Trail |
|  | City Parks |  | Emergency Vehicle Access |
|  | Campus Office | | |
|  | Retail Overlay | | |

NOTE : Trails are conceptual only. Those on Zone 7 property will be subject to Zone 7 review and approval.



**SCENARIO 2
Park**

- | | | | |
|---|--------------------------|---|--------------------------|
|  | Zone 7 Open Space |  | Industrial |
|  | City Open Space |  | Trail |
|  | City Parks |  | Emergency Vehicle Access |
|  | Wildlife Habitat Banking | | |
|  | Public & Institutional | | |

NOTE : Trails are conceptual only. Those on Zone 7 property will be subject to Zone 7 review and approval.



SCENARIO 3

1,000 SF units with land uses and circulation matching the Preliminary Draft SP

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|---|-------------------------------------|---|---------------------------------------|
|  | Single Family Residential - 4 DU/AC |  | Retail |
|  | Single Family Residential - 8 DU/AC |  | Industrial |
|  | Zone 7 Open Space |  | Public & Institutional |
|  | Private Open Space |  | Destination Use |
|  | City Parks |  | Trail |
|  | Campus Office |  | Potential Public School/
Park Site |
|  | Retail Overlay | | |

NOTE : Trails are conceptual only. Those on Zone 7 property will be subject to Zone 7 review and approval.



SCENARIO 4

1,300 SF units with land uses and circulation matching the Preliminary Draft SP

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|--|---|
|  Single Family Residential - 4 DU/AC |  Retail |
|  Single Family Residential - 8 DU/AC |  Industrial |
|  Single Family Residential - 11 DU/AC |  Public & Institutional |
|  Zone 7 Open Space |  Destination Use |
|  Private Open Space |  Trail |
|  City Parks |  Potential Public School/
Park Site |
|  Campus Office | |
|  Retail Overlay | |

NOTE : Trails are conceptual only. Those on Zone 7 property will be subject to Zone 7 review and approval.



EXISTING ZONING

- | | | | |
|---|--|---|-------------|
|  | Unincorporated |  | UGB |
|  | Zone 7 Open Space |  | City Limits |
|  | Industrial Inside City and Inside UGB | | |
|  | Industrial Inside City but Outside UGB | | |
|  | Public & Institutional | | |