

## LAND PLAN

This is the land plan for The Southeast Policy Area. It illustrates the location and alignment of the land use designations that make up the SPA. All subsequent development within the SPA shall be consistent with this land plan.

This map is not meant to be overlaid with existing parcel lines and does not indicate specific acreage requirements for the specific land use types shown. Rather, the layout has an inherent flexibility and is meant to guide the final configuration of land uses through the approval of subsequent tentative maps. Therefore, each application for a tentative map shall include, on the same exhibit in a form satisfactory to the City, information indicating what specific land use designation is assigned to each proposed lot.

The City shall review tentative map applications in light of this flexibility. The land plan will guide the final configuration of land uses as shown on the tentative maps but will not hold the applicant to precise acreage or dwelling unit counts.

Examples of situations where amendment of the land plan shall be required include, but are not limited to, the following:

- The proposed configuration of specific land use designations is substantially different from that on the land plan.
- The proposed configuration of specific land use designations is not of comparable scale to those shown on the land plan.
- One or more specific land use designations shown on the land plan is absent from the proposal.

The City shall also review applications for conformance with the The Southeast Policy Area Community Plan. Proposed tentative maps that require a land plan modification may also require a Community Plan Amendment.

Development Potential	
<b>Jobs</b>	
Office & Industrial/Flex	21,345
Commercial	425
Other	1,640
Total	23,410
<b>Residences</b>	
Estate, Low Density, and Medium Density	2,950
High Density	1,500
Village Center Mixed Use	325
Total	4,790
<b>Resident Population</b>	<b>17,010</b>

**NOTE:** Development potential is based upon land use plan and assumptions as defined in this SPA and reflects maximum buildout. Potential is subject to change as a result of plan amendments.

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