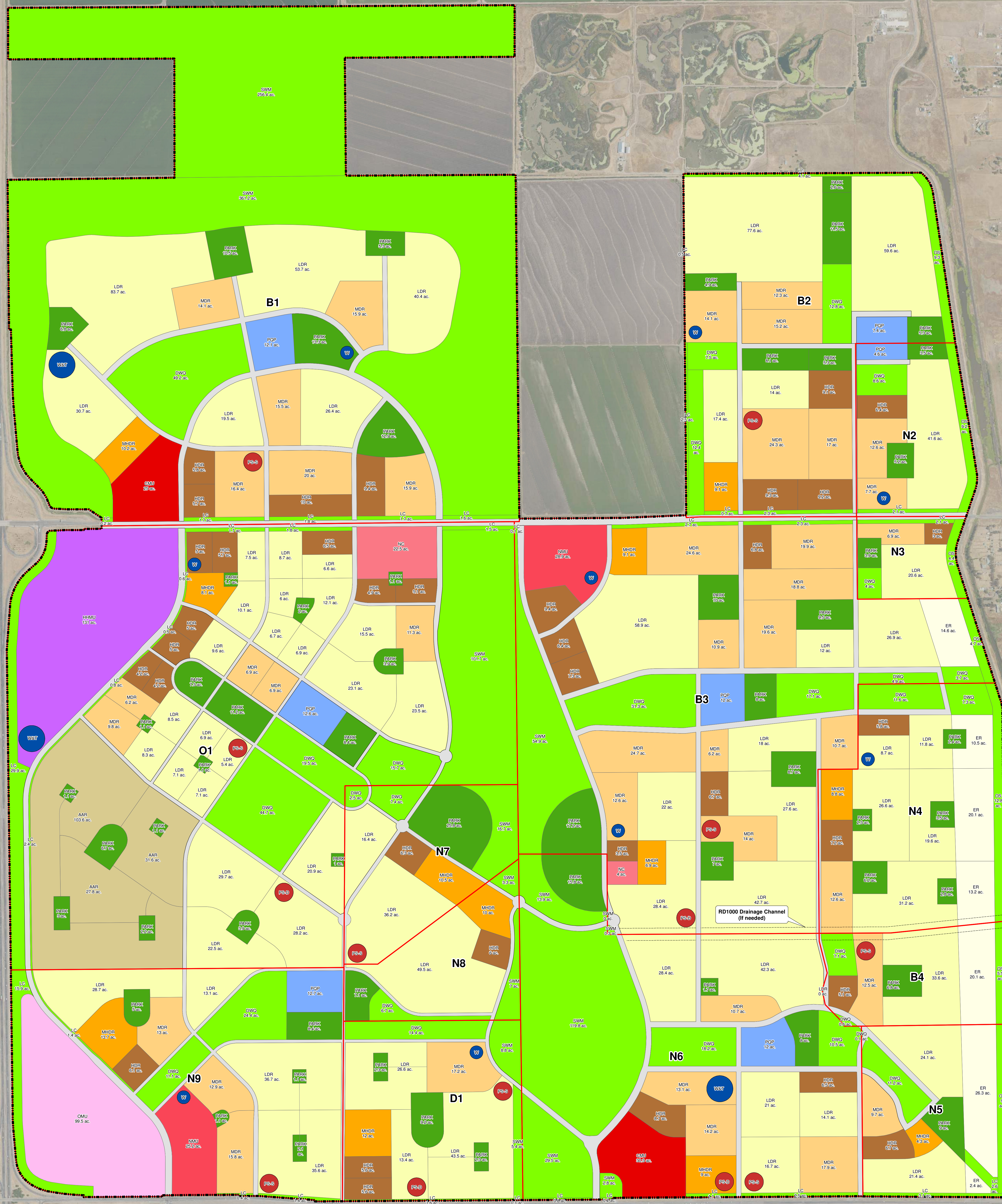


VICINITY MAP



**Legend**

- Project Boundary
- Block Area
- Land Use**
- ER
- LDR
- AAR
- MDR
- MHDR
- HDR
- CMU
- HHMU
- NMU
- OMU
- NC
- PQP
- PARK
- OS-TNBC
- ROADWAY
- WELL AND TANK SITE  
3 ac.
- WELL SITE - 0.75 ac.
- PUMP STATION - SHALLOW  
1.5 ac.
- PUMP STATION - DEEP  
1.5 ac.

**GRANDPARK Specific Plan - Land Use 09 - Land Use Summary Table - 07/25/2024**

GSP Land Use Designation	Area (Acres)	Density Range du/ac	Target Density <sup>1,2</sup>	Units <sup>2,3</sup>	Park Reqmt. <sup>4</sup>	Target FAR <sup>1</sup>	Bldg. Area (GSP)	Estimated Employees <sup>5</sup>
GSP-ER (Estate Residential)	107.2	0-4	1	107	1.6			
GSP-LDR (Low Density Residential)	1601.8	4-8	5.5-6	9,000	134.1			
GSP-AAR (Active Adult Residential)	163.0	5-9	6.5	954	14.2			
GSP-MDR (Medium Density Residential)	560.6	7-13	9	4,953	73.8			
GSP-MHDR (Medium High Density Residential)	111.7	10-20	14	1,487	18.0			
GSP-HDR (High Density Residential)	233.2	20-40	30	6,470	78.3			
<b>Subtotal Residential</b>	<b>2782.5</b>			<b>22,971</b>	<b>320.0</b>			
GSP-HHMU (Health & Hospitality Mixed Use)	131.0			550	6.7		2,783,048	5,165
Hospital	32.0					1	1,393,920	1,600
Sub Acute	3.0					1	130,680	150
Hotel	12.0					1	522,720	600
Commercial	32.0					0.3	418,176	1,600
MOB/Speedway/Fitness	21.8							
HDR (25 du/ac)	16.0	13-30	25	400	4.9	0.3	284,882	1,090
HDR (30 du/ac)	5.0	13-30	30	150	1.8			
Park	6.7							
Civic	2.5					0.3	32,670	125
GSP-CMU (Community Mixed Use)	55.3			330	4.0		526,640	2,015
Mixed Use	40.3					0.3	526,640	2,015
HDR	11.0	13-30	30	330	4.0			
GSP-NMU (Neighborhood Mixed Use)	54.1			330	4.0		425,799	1,955
Mixed Use	39.1					0.25	425,799	1,955
HDR	11.0	13-30	30	330	4.0			
Park	4.0							
GSP-OMU (Office Mixed Use)	99.5			150	1.8		1,211,404	4,635
Mixed Use	52.7					0.3	1,211,404	4,635
HDR	23.0	13-30	30	150	1.8			
Park	1.8							
GSP-NC (Neighborhood Commercial)	26.5					0.25	288,585	1,325
Subtotal Mixed Use / Commercial	366.4			1,360	16.5		5,235,476	15,095
GSP-PQP-SCHOOL (Public / Quasi-Public)	73.4							
GSP-PQP-UTILITY (Public / Quasi-Public)	34.8							
Subtotal Public / Quasi-Public	108.2							
GSP-OS-P (Parks and Recreation)	338.6							
GSP-OS	1497.8							
Subtotal Open Space	1836.4							
Major Backbone Roads	323.3							
<b>Grand Total</b>	<b>5401.8</b>			<b>24,331</b>	<b>336.5</b>		<b>5,235,476</b>	<b>16,563</b>

<sup>1</sup> Target Density and Target FAR are for planning/CEQA purposes only. Actual density/FAR on a specific parcel or parcels may be higher or lower as long as total plan area residential units and total commercial GSP does not exceed the allocations in this table.

<sup>2</sup> Dwelling Unit target density assumptions:  
 For North and Southeast Precincts:  
 GSP-LDR = 6 du/ac  
 GSP-AAR = 6.5 du/ac  
 GSP-MDR = 9 du/ac  
 GSP-MHDR = 14 du/ac  
 GSP-HDR = 30 du/ac

For Southwest Precinct:  
 GSP-LDR = 5.5 du/ac  
 GSP-AAR = 6.5 du/ac  
 GSP-MDR = 9 du/ac  
 GSP-MHDR = 14 du/ac  
 GSP-HDR = 25 du/ac (16 ac) & 30 du/ac (5.0 ac)  
 GSP-HDR = 30 du/ac

<sup>3</sup> Dwelling Unit calculation methodology:  
 For North and Southeast Precincts:  
 Gross acres multiplied by target density.  
 GSP-OS total park acreage does not include parks located in Mixed-Use designations (GSP-CMU, GSP-NMU, GSP-OMU and GSP-HHMU), which are identified in Mixed Use detail above. For total park acres, add GSP-OS-P acres and Mixed Use park acres.

For Southwest Precinct:  
 Gross acres multiplied by 90%, multiplied by target density.

<sup>4</sup> Required Park Acreages for GSP-ER, GSP-LDR, GSP-AAR and GSP-MDR are calculated by DU \* 0.0149.  
 Required Park Acreages for GSP-MHDR, GSP-HDR, GSP-NMU, GSP-OMU, GSP-HHMU, and GSP-OMU are calculated by DU \* 0.0121.

<sup>5</sup> Estimated employees are based on SACOB Blueprint PLACE Type Menu employment generators (50 employees)/acre for commercial uses and 20 employees per acre for public/quasi-public uses.

# GRANDPARK SPECIFIC PLAN 09

2024 Revision Dated: 07/25/2024

