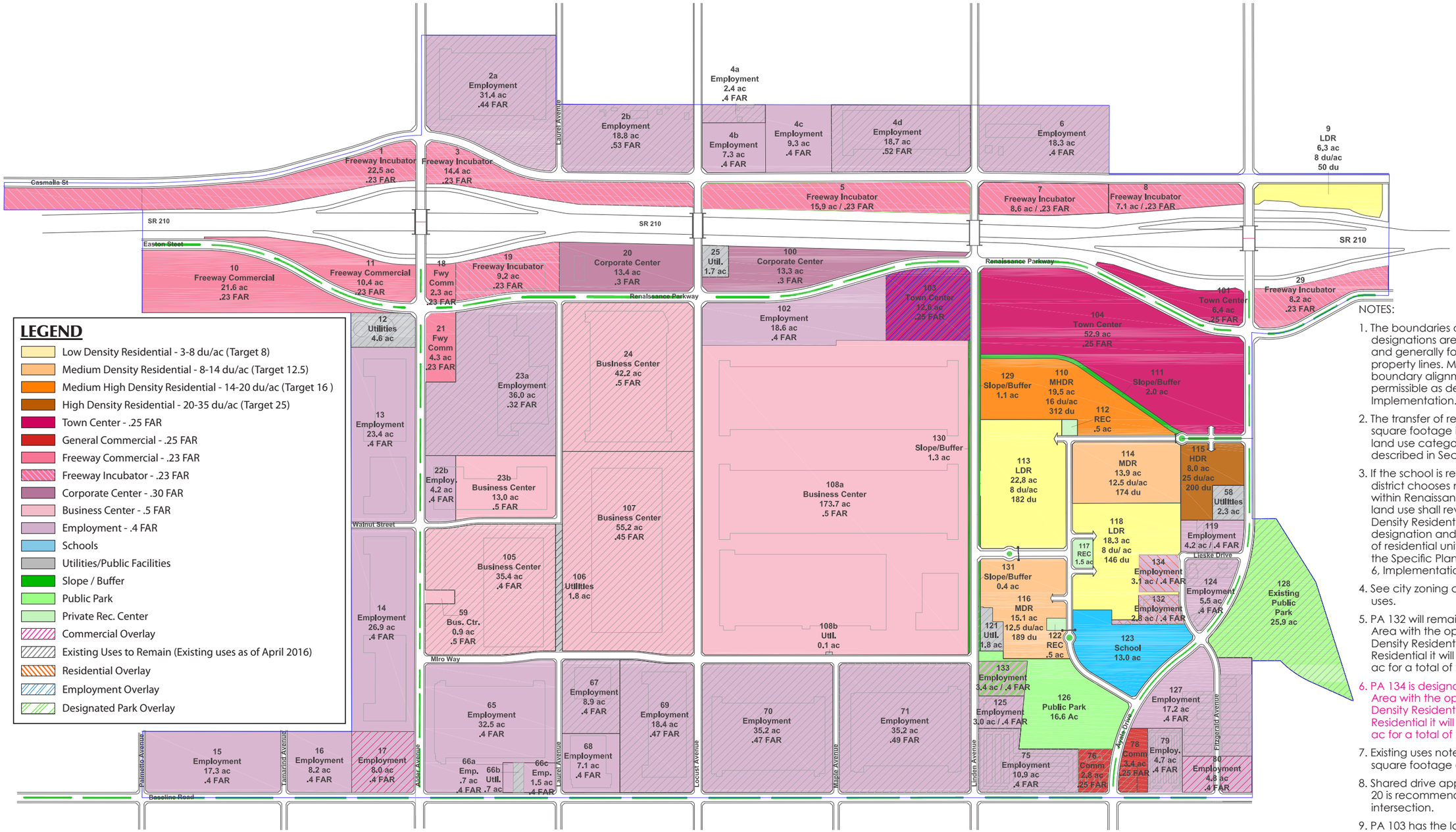

NOTES:

1. The boundaries of the land use designations are approximate and generally follow streets and property lines. Minor changes in boundary alignment and location are permissible as described in Section 6, Implementation.
2. The transfer of residential units and square footage in the Business Center land use categories is allowed as described in Section 6, Implementation.
3. If the school is relocated or if the school district chooses not to develop a school within Renaissance, then the underlying land use shall revert to the Medium High Density Residential (MHDR) land use designation and can accept the transfer of residential units from other areas of the Specific Plan, as described in Section 6, Implementation.
4. See city zoning code for non-conforming uses.
5. PA 132 will remain as an Employment Area with the option to become Low Density Residential. As Low Density Residential it will be calculated at 8 du/ ac for a total of 23 dwelling units.
6. PA 134 is designated as an Employment Area with the option to become Low Density Residential. As Low Density Residential it will be calculated at 8 du/ ac for a total of 25 dwelling units.
7. Existing uses noted based on approved square footage and FAR.
8. Shared drive approach at PA 19 and 20 is recommended at laurel Avenue intersection.
9. PA 103 has the land use designation of Town Center, and it was analyzed under the ITE land use classification, "General Commercial" for traffic analysis purposes. Subsequent analysis is required if Employment Overlay is implemented.

Figure 2-2 Land Use Diagram