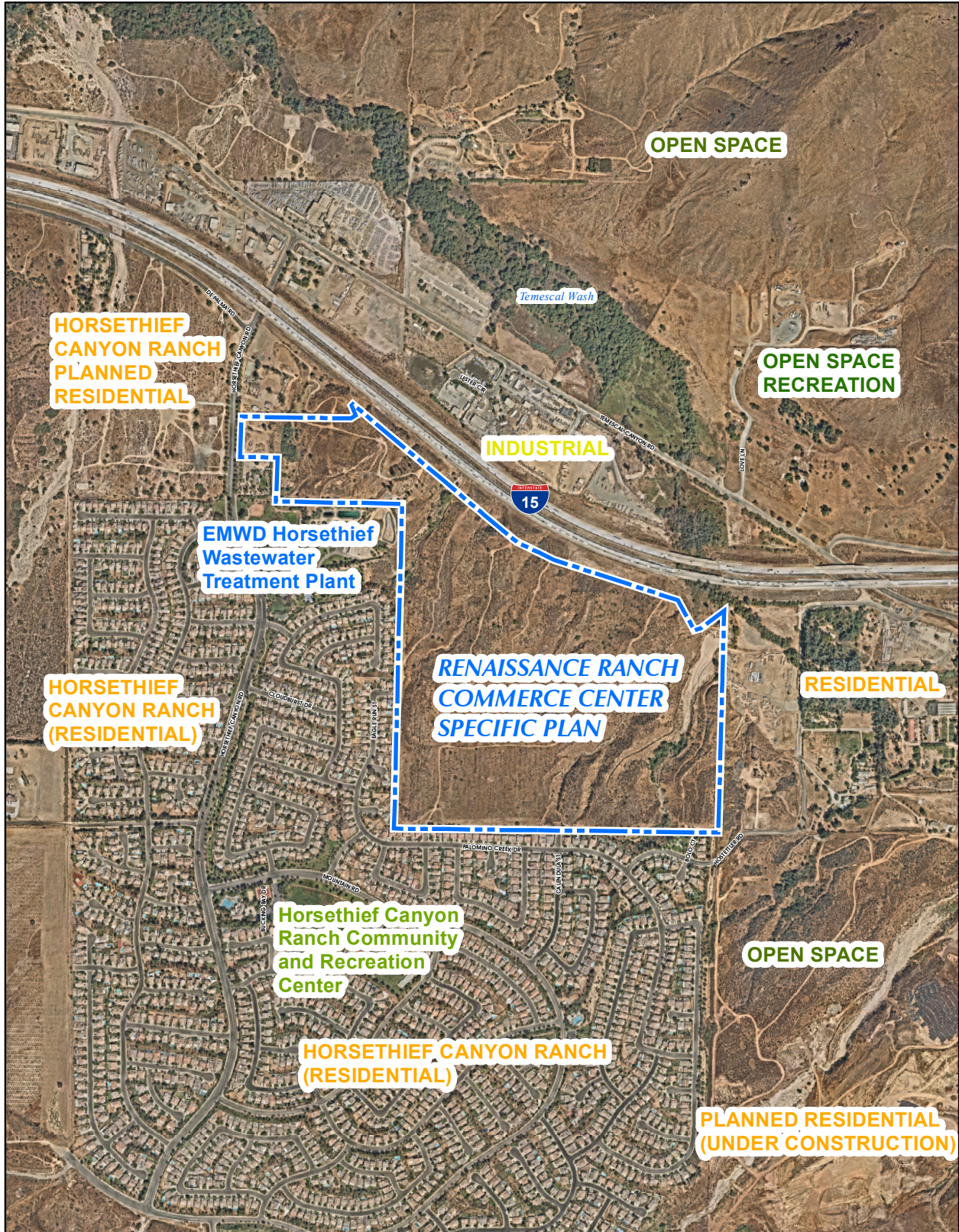


Source(s): USGS (2013)

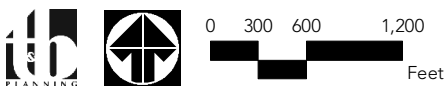
Figure 1-3





Source(s): Esri, Nearmap Aerial (2020)

Figure 1-4





2.1.2. LAND USE SUMMARY

This Specific Plan establishes five (5) General Plan Land Use Designations: Light Industrial (LI), Business Park (BP), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH). For planning purposes, the RENAISSANCE RANCH COMMERCE CENTER Specific Plan is divided into 6 Planning Areas. A "Planning Area" is a specific geographic area to which identified Development Standards and Zoning Requirements are uniformly applied.

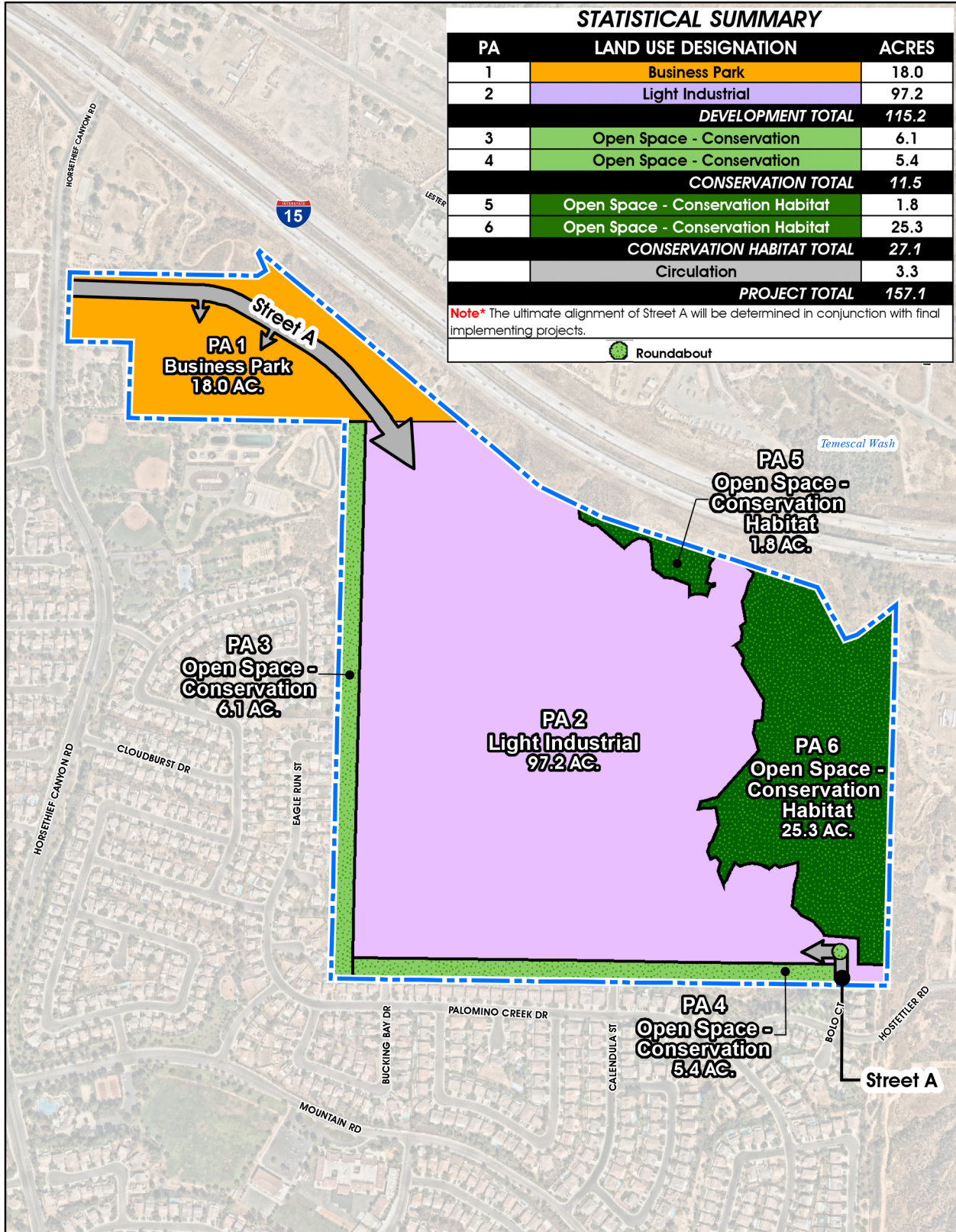
The RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN provides for a total maximum building space of 2,509,057 square feet and establishes: Light Industrial uses on approximately 397.2 acres with a maximum of 2,117,017 square feet of building space, Business Park uses on 18.0 acres with a maximum of 392,040 square feet of building space; 11.4 acres of Open Space-Conservation, and 27.1 acres of Open Space-Conservation Habitat.

Within the RENAISSANCE RANCH COMMERCE CENTER SPECIFIC PLAN, 27.1 acres are conserved and protected as open space. This conservation area creates a visually-pleasing backdrop for the site while contributing to the MSHCP Reserve. The natural colors and materials associated with the Temescal Wash are emulated in the built environment of the RENAISSANCE RANCH COMMERCE CENTER through its use of building materials and a complementary architectural style. Additionally, the COMMERCE CENTER'S landscaping plan establishes a number of objectives to increase resource conservation, including the planting of water-efficient and drought-tolerant landscaping.

Table 2-1, *Land Use Plan Statistical Summary*, lists each Planning Area and their respective General Plan Land Use Designation, acreage, and maximum development intensity by General Plan Land Use Designation (maximum permitted building square footage). Refer to Chapter 3, *Development Standards*, for the Specific Plan Land Use and Development Standards applicable to each Planning Area. Figure 2-1, *Conceptual Land Use Plan*, depicts the physical arrangement of General Plan Land Uses, Planning Areas, and the major roadways within and abutting the RENAISSANCE RANCH COMMERCE CENTER.

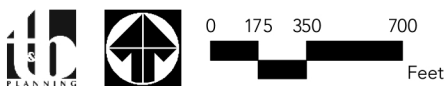
Table 2-1 Land Use Plan Statistical Summary

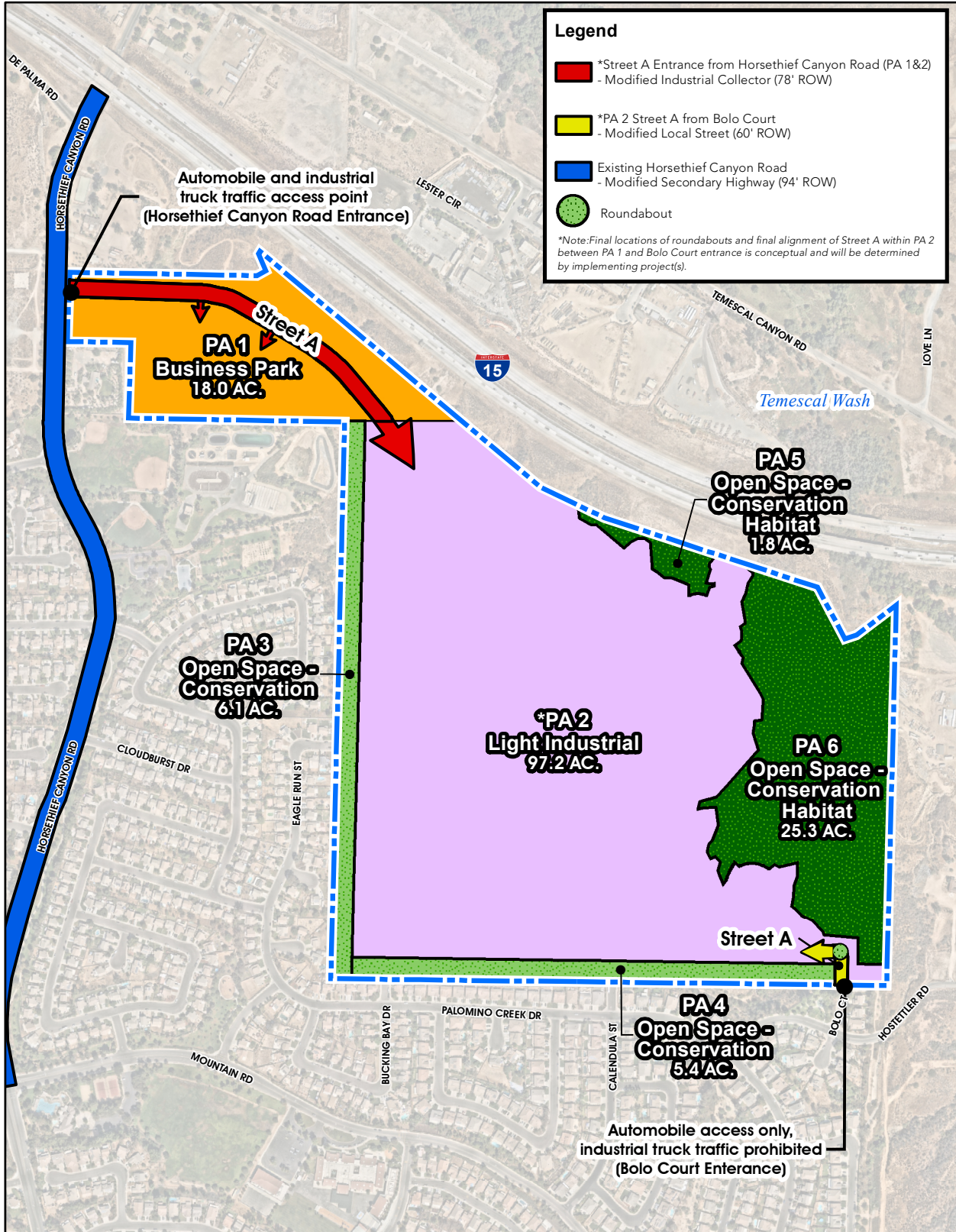
PA	LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
1	Business Park	18.0	392,040
2	Light Industrial	97.2	2,117,017
3	Open Space-Conservation	6.1	N/A
4	Open Space-Conservation	5.4	N/A
<i>Open Space-Conservation Subtotal</i>		<b>11.4</b>	<b>N/A</b>
5	Open Space-Conservation Habitat	1.8	N/A
6	Open Space-Conservation Habitat	25.4	N/A
<i>Open Space-Conservation Habitat Subtotal</i>		<b>27.1</b>	<b>N/A</b>
--	Circulation	3.3	N/A
<b>TOTAL</b>		<b>157.1</b>	<b>2,509,057</b>



Source(s): Nearmap Aerial (2020), RCTLMA (2020), KWC Engineering (2020)

FIGURE 2-1





Source(s): Nearmap Aerial (2020), RCTLMA (2020), KWC Engineering (2020)

FIGURE 2-2



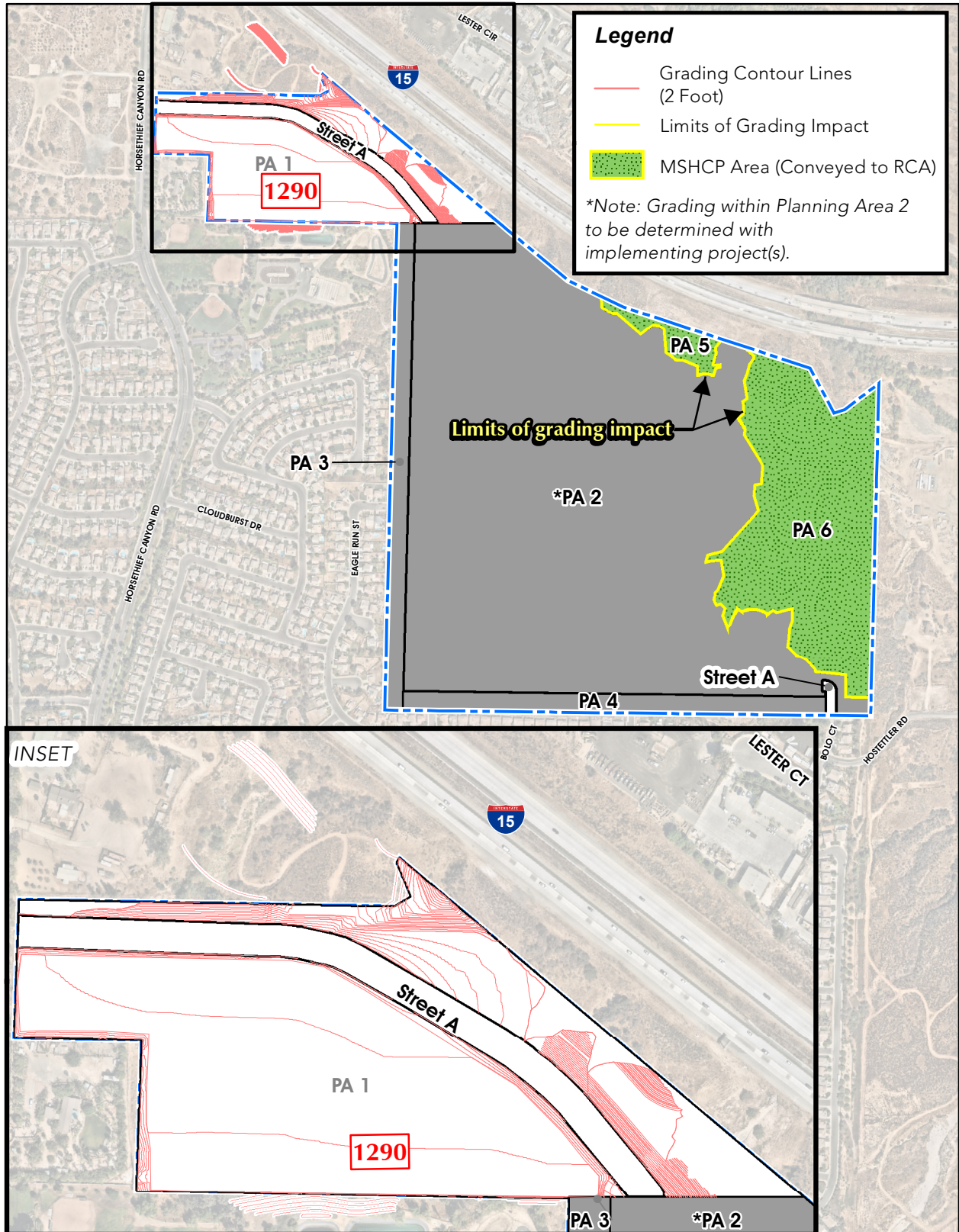


FIGURE 2-8