

# LAND USE ACREAGE COMPARISON

## CURRENT PLAN PD-1 (1977)

Land Use Designation	Acres	Dwelling Units or Sq. Ft.	Population Estimate
<b>Residential</b> (Single & Multi-Family)	<b>390</b>	<b>5,443 Dwelling Units</b>	<b>8,654</b>
<b>Commercial</b> (Office & Retail)	<b>167</b>	<b>2,296,289 Sq. Ft.</b>	
<b>Public</b> (Elementary School)	<b>11</b>		
<b>Industrial/ Utilities</b>	<b>288</b>	<b>1,110,711 Sq. Ft.</b>	
<b>Water</b>	<b>161</b>		
<b>Wetlands</b>	<b>169</b>		
<b>Open Space</b>	<b>88</b>		
<b>Right of Way (Roads)</b>	<b>200</b>		
<b>TOTAL</b>	<b>1,474</b>	<b>5,443 Dwelling Units 3,407,004 Sq. Ft</b>	<b>8,654</b>

## PROPOSED SOUTHEAST AREA SPECIFIC PLAN (2016)

Land Use Designation	Acres	Dwelling Units or Sq. Ft.	Population Estimate
<b>Residential</b> (Single, Multi-Family, & Mobile Homes)	<b>337</b>	<b>4,208 Dwelling Units</b>	<b>6,691</b>
<b>Commercial- Neighborhood</b>	<b>9</b>	<b>137,214 Sq. Ft.</b>	
<b>Public</b>	<b>20</b>	<b>51,301 Sq. Ft.</b>	
<b>Industrial</b>	<b>293</b>	<b>1,145,711 Sq. Ft.</b>	
<b>Channel/Marina/Waterway</b>	<b>162</b>		
<b>Coastal Habitat/Wetlands/ Recreation</b>	<b>292</b>	<b>15,000 Sq. Ft.</b>	
<b>Open Space/Recreation</b>	<b>75</b>	<b>4,670 Sq. Ft.</b>	
<b>Right of Way/ Caltrans/ Dedicated Roadways (not built)</b>	<b>198</b>		
<b>Mixed Use</b> (Community Core & Marina)	<b>86</b>	<b>5,490 Dwelling Units 1,311,156 Sq. Ft.</b>	<b>8,443</b>
<b>TOTAL</b>	<b>1,472</b>	<b>9,518 Dwelling Units<sup>1</sup> 2,665,052 Sq. Ft</b>	<b>15,134</b>

**NOTES:**

- Population Estimates assume 1.59 people per household based on 2010 U.S. Census.
- Proposed land use designation categories were combined for comparison purposes against the 1977 Plan.
- Variations in acres due to rounding.
- Changes to the boundary account for the difference in acreage totals between the two Plans.

1. The Southeast Area Specific Plan proposes a net increase of 4,075 dwelling units (an estimated 6,480 people) and a net decrease of 741,952 square feet of non-residential development.