**CITY COUNCIL FOCUS AREA DIRECTION**

**EL TORO ROAD CORRIDOR**
- Tiered approach to mixed-use development with highest density by I-5
- Desire to study the potential impacts of allowing for MU-60 at this location with the option to reduce density if impacts are unacceptable
- Allow for MU-43 along Lake Forest Drive to the City boundary
- Maintain commercial at southeast corner of Lake Forest Drive and Rockfield Blvd
- Allow MU-Office along I-5 and modify definition of MU-Office to allow for 'good-neighbor' light industrial uses
- Allow for MU-43 as transition between MU-Office and existing residential at Rockfield Blvd/Ridge Route Dr
- Allow for residential develop in the "core" of the focus area and along Lake Forest Drive at the lowest mixed-use densities
- Create different types of activity centers by allowing Urban Industrial development, including residential uses, in the core and mixed-use residential and commercial development along Lake Forest Drive
- Urban Industrial-25 in the core allows residential densities up to 25 du/ac

**LAKE FOREST DRIVE CORRIDOR**
- Mixed-Use -25; Commercial; 1.0:1 max FAR
- Maintain commercial at southeast corner of residential densities up to 25 du/ac

**CIVIC CENTER AREA**
- Tiered approach to mixed-use development, with highest densities and intensities located at the core of the focus area and along the Foothill Transportation Corridor
- Confirm CPAC direction to allow for urban industrial-style uses as part of MU development
- Desire to study the potential impacts of allowing for MU-60 at this location with the option to reduce density if impacts are unacceptable
- Create a new designation that allows for Urban Industrial development, including residential uses, at densities up to 45 du/ac; new designation is called Urban Industrial-43

**FOOTHILL RANCH TOWNE CENTRE**

**LIGHT INDUSTRIAL/RAIL CORRIDOR**

LEGEND
- Low Density 2-7, du/ac
- Low-Medium Density: 7-15 du/ac
- Medium Density: 15-25 du/ac
- High Density: 25-43 du/ac
- Commercial: 1.0:1 max FAR
- Mixed-Use: 25 du/ac and 1.0 max FAR
- Mixed-Use-43: 43 du/ac and 1.2:1 max FAR
- Mixed-Use-43*: 43 du/ac and 1.0 max FAR
- Mixed-Use-43**: 52.5 du/ac and 20.6% FAR
- Mixed-Use-60**: 60 du/ac and 20.1 max FAR
- Mixed-Use Office**: 52.2 du/ac and 20.5% FAR
- Business Park: 1.0:1 max FAR
- Professional Office: 1.2:1 max FAR
- Mixed-Use Office: 1.5:1 max FAR
- Public Facility: 1.2:1 max FAR
- Light Industrial: 0.60:1 max FAR
- Urban Industrial - 25: 25 du/ac and 1.0:1 max FAR
- Urban Industrial - 43: 43 du/ac and 1.2:1 max FAR
- Community Park/Open Space
- Regional Park/Open Space
- Open Space

**NOTE:** As a result of City Council direction, some colors and land use designation names are different than those reviewed as part of the land use themes report. Please review the focus area maps, new legend colors, and name references for the most accurate direction. Labels have been added to the map for ease of reference.