

**Table 4.12-2
Mountain House Business Park Employment**

Specific Plan I							Proposed Development									
Parcel No	Zoning	Site SF	Bldg SF	FAR	Jobs / Acre	Total Jobs	Parcel No	Zoning	Socurce	Site SF	Bldg SF	FAR	Adjustment	Jobs / Acre	Total Jobs	Total Jobs/ADJ
1	IP	461,984	184,794	40%	35	371	1	IP	Tmap	461,984	194,155	42%	1.05	44	467	490.29
2	IP	771,529	308,612	40%	35	620	2	IP	Tmap	771,529	416,800	54%	1.35	44	779	1052.53
		65,340					2-a		Tmap	65,340	12,800	19%	1.00	24	36	36.00
3	CO	450,803	121,780	35%	44	455	3	CO	Tmap	450,803	121,780	27%	0.77	44	455	351.46
4	CFS	37,897	11,369	30%	24	21	4	CFS	Tmap	37,897	7,500	20%	0.66	24	21	13.77
5	CFS	47,611	14,283	30%	24	26	5	CFS	Tmap	47,611	7,200	15%	0.50	24	26	13.22
6	CFS	43,690	13,107	30%	24	24	6	CFS	Tmap	43,690	7,800	18%	0.60	24	24	14.33
7	CFS	36,372	10,912	30%	24	20	7	CFS	Tmap	36,372	7,500	21%	0.69	24	20	13.77
8	CFS	90,169	27,051	30%	24	50	8	CFS	Tmap	90,169	19,400	22%	0.72	24	50	35.63
9	CFS	36,024	10,807	30%	24	20	9	CFS	Tmap	36,024	3,500	10%	0.32	24	20	6.43
10	CFS	47,262	14,179	30%	24	26	10	CFS	Tmap	47,262	2,500	5%	0.18	24	26	4.59
11	CFS	44,692	13,408	30%	24	25	11	CFS	Tmap	44,692	6,300	14%	0.47	24	25	11.57
12	CFS	38,550	11,565	30%	24	21	12	CFS	Tmap	38,550	3,500	9%	0.30	24	21	6.43
13	CFS	32,016	9,605	30%	24	18	13	CFS	Tmap	32,016	3,500	11%	0.36	24	18	6.43
14	CFS	35,719	10,716	30%	24	20	14	CFS	Tmap	35,719	3,500	10%	0.33	24	20	6.43
15	Park & Ride	200,812	-				15	Park & Ride	Tmap	200,812	-	0%				
16	FSC	90,200	27,060	30%	24	50	16	CFS	Tmap	90,200	15,960	18%	0.59	24	50	29.31
17	IP	131,327	52,531	40%	35	106	17	IP	Tmap	131,327	56,600	43%	1.08	35	106	113.69
18	IP	182,355	72,942	40%	35	147	18	IP	Tmap	182,355	71,160	39%	0.98	35	147	142.94
19	IP	431,336	172,534	40%	35	347	19	IP	Tmap	431,336	102,550	24%	0.59	35	347	205.99
20	IP	608,969	243,588	40%	35	489	20	IP	Tmap	608,969	342,700	56%	1.41	44	615	865.40
21	FSC	155,291	46,587	30%	24	86	21	CFS	Tmap	155,291	33,123	21%	0.71	24	86	60.83
22	FSC	185,042	55,513	30%	24	102	22	CFS	Tmap	185,042	39,340	21%	0.71	24	102	72.25
23	IP	101,930	40,772	40%	35	82	23	IP	Tmap	101,930	19,299	19%	0.47	44	103	48.73
24	IP	68,519	27,408	40%	35	55	24	IP	Tmap	68,519	12,231	18%	0.45	24	38	16.85
25	IP	54,754	21,902	40%	35	44	25	IP	Tmap	54,754	13,047	24%	0.60	24	30	17.97
26	IP	119,877	47,951	40%	35	96	26	CFS	Tmap	119,877	17,729	15%	0.37	24	66	24.42
		4,570,070	1,570,972.5			3,570				4,570,070	1,541,474				3,695	3,661

Mountain House Business Park-FAR

Master Plan							Pegasus										
Parcel No	Zoning	Site SF	Bldg SF	FAR	Jobs / Acre	Total Jobs	Parcel No	Zoning	Socurce	Site sf	Bldg sf	FAR	Adjustment	Jobs/ Acre	Total Jobs	Total Jobs/ADJ	
1	IP	495,713	173,500	35%	35	398	1	CO	Tmap	495,713	194,155	39%	1.12	44	501	560.33	
2	IP	845,935	296,077	35%	35	680	2	CO	Tmap	845,935	416,800	49%	1.41	44	854	1202.89	
3	CO	450,846	157,796	35%	44	455	3	CO	Tmap	450,846	121,780	27%	0.77	44	455	351.46	
4	CO	37,897	13,264	35%	44	38	4	CO	Tmap	37,897	7,500	20%	0.57	44	38	21.65	
5	CO	47,480	16,618	35%	44	48	5	CO	Tmap	47,480	7,200	15%	0.43	44	48	20.78	
6	CO	46,560	16,296	35%	44	47	6	CO	Tmap	46,560	7,800	17%	0.48	44	47	22.51	
7	CO	36,155	12,654	35%	44	37	7	CO	Tmap	36,155	7,500	21%	0.59	44	37	21.65	
8	FSC	90,169	27,051	30%	24	50	8	FSC	Tmap	90,169	19,400	22%	0.72	24	50	35.63	
9	FSC	36,155	10,847	30%	24	20	9	FSC	Tmap	36,155	3,500	10%	0.32	24	20	6.43	
10	FSC	47,045	14,114	30%	24	26	10	FSC	Tmap	47,045	2,500	5%	0.18	24	26	4.59	
11	FSC	44,431	13,329	30%	24	24	11	FSC	Tmap	44,431	6,300	14%	0.47	24	24	11.57	
12	FSC	38,333	11,500	30%	24	21	12	FSC	Tmap	38,333	3,500	9%	0.30	24	21	6.43	
13	FSC	31,799	9,540	30%	24	18	13	FSC	Tmap	31,799	3,500	11%	0.37	24	18	6.43	
14	FSC	35,719	10,716	30%	24	20	14	FSC	Tmap	35,719	3,500	10%	0.33	24	20	6.43	
15	FSC	200,812	-				15	Park and Ride	Tmap	200,812	-	0%					
16	FSC	90,169	27,051	30%	24	50	16	FSC	Tmap	90,169	15,960	18%	0.59	24	50	29.31	
17	IP	144,184	57,674	40%	35	116	17	IP	Tmap	144,184	56,000	39%	0.97	35	116	112.49	
18	IP	211,266	84,506	40%	35	170	18	IP	Tmap	211,266	71,160	34%	0.84	35	170	142.94	
19	IP	346,302	138,521	40%	35	278	19	IP	Tmap	346,302	86,500	25%	0.62	35	278	173.75	
20	IP	608,969	213,139	35%	35	489	20	CO	Tmap	608,969	341,500	56%	1.60	44	615	985.57	
21	FSC	155,509	46,653	30%	24	86	21	FSC	Tmap	155,509	33,123	21%	0.71	24	86	60.83	
22	FSC	184,694	55,408	30%	24	102	22	FSC	Tmap	184,694	39,340	21%	0.71	24	102	72.25	
23	FSC	92,782	27,835	30%	24	51	23	FSC	Tmap	92,782	19,299	21%	0.69	24	51	35.44	
24	FSC	58,806	17,642	30%	24	32	24	FSC	Tmap	58,806	12,231	21%	0.69	24	32	22.46	
25	FSC	62,726	18,818	30%	24	35	25	FSC	Tmap	62,726	13,047	21%	0.69	24	35	23.96	
26	FSC	119,790	35,937	30%	24	66	26	FSC	Tmap	119,790	17,729	15%	0.49	24	66	32.56	
4,560,246							4,560,246										

Totals

Master Plan				
Zone	Site	Bldg	FAR	Job/ratio
CO	618,938	216,628	35%	625
IP	2,652,369	493,840	40%	2131
FSC	1,088,127	326,438	30%	600
4,359,434				

Pegasus T-Map					
Zone	Site	Bldg.	FAR	Job/ratio	Job/Ratio/Adj
CO	2,569,555	1,104,235	43%	2,596	3,187
IP	701,752	213,660	30%	564	429
FSC	1,088,127	192,929	18%	600	354
4,359,434					

Job Ratio from Spec Plan I		
zone	Jobs/Acre	Source
CO	44	Table 3.1
IP	35	Table 3.1
FSC	24	Table 3.1

MOUNTAIN HOUSE BUSINESS PARK

FAR

MASTERPLAN:

Zone	Acre	Source	Site sf	bldg. sf	FAR
FSC	27	Master Plan table 3.2	1,176,120	352,836	30%
CO	14.5	table 3.2	631,620	221,067	35%
IP	71	table 3.2	3,092,760	1,237,104	40%

PEGASUS:

Zone	Parcel	Source	Site sf	Bldg sf	FAR
CO	1,2	Tmap	1,346,004	617,355	46%
CO	3,4,5,6,7	Tmap	615,938	151,780	25%
CO	8,21,22	Tmap	411,246	87,850	21%
FSC	9	Tmap	36,154	3,500	10%
FSC	10	Tmap	49,658	2,000	4%
FSC	11,12,13,14	Tmap	151,147	16,800	11%
Park and Ride	15	Tmap	228,254		0%
CO	16	Tmap	90,200	15,965	18%
IP	17	Tmap	144,575	56,000	39%
IP	18	Tmap	209,088	71,160	34%
IP	19	Tmap	346,302	86,300	25%
CO	20	Tmap	608,968	341,500	56%
CO	23,24,25	Tmap	216,253	45,000	21%
CO	26	Tmap	119,884	17,742	15%

Totals

Master Plan

FSC			236,959	71,088	30%
CO			3,408,493	1,192,973	35%
IP			699,965	279,986	40%

Pegasus

FSC			236,959	22,300	9%
CO			3,408,493	1,277,192	37%
IP			699,965	213,460	30%

Mountain House Business Park-FAR

Pegasus						Master Plan		
Zone	Parcel	Source	Site sf	Bldg sf	FAR	Site sf	Bldg sf	FAR
CO	1,2	Tmap	1,346,004	617,355	46%	1,346,004	471,101	35%
CO	3,4,5,6,7	Tmap	615,938	151,780	25%	615,938	215,578	35%
CO	8,21,22	Tmap	411,246	87,850	21%	411,246	143,936	35%
FSC	9	Tmap	36,154	3,500	10%	36,154	10,846	30%
FSC	10	Tmap	49,658	2,000	4%	49,658	14,897	30%
FSC	11,12,13,14	Tmap	151,147	16,800	11%	151,147	45,344	30%
Park and Ride	15	Tmap	228,254		0%	228,254	-	
CO	16	Tmap	90,200	15,965	18%	90,200	31,570	35%
IP	17	Tmap	144,575	56,000	39%	144,575	57,830	40%
IP	18	Tmap	209,088	71,160	34%	209,088	83,635	40%
IP	19	Tmap	346,302	86,300	25%	346,302	138,521	40%
CO	20	Tmap	608,968	341,500	56%	608,968	213,139	35%
CO	23,24,25	Tmap	216,253	45,000	21%	216,253	75,689	35%
CO	26	Tmap	119,884	17,742	15%	119,884	41,959	35%

Totals

Pegasus

CO	3,408,493	1,277,192	37%
IP	699,965	213,460	30%
FSC	236,959	22,300	9%

Master Plan

CO	3,408,493	1,192,973	35%
IP	699,965	279,986	40%
FSC	236,959	71,088	30%