

Table 4-1: Plan Area Land Use Summary						
Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	619.28 648.57	29.8% 31.3%	3,097 3,285	35.7% 36.2%
LDR	LDR – Age Restricted	RS/DS	97.52	4.7%	493	5.7%
MDR	Medium Density Residential	RS/DS	330.75 309.05	15.9% 14.9%	2,480 2,292	28.6% 27.9%
HDR	High Density Residential	R3	92.08	4.4%	2,320	26.6%
Sub-totals			1140.05 1147.22	54.5% 55.4%	8,390	96.7%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.33	1.7%	289	3.3%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.41	1.2%	--	--
CC	Community Commercial	CC & GC	177.89	8.6%	--	--
Sub-totals			238.63	11.5%	289	3.3%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.73	3.1%	--	--
PR	Parks & Recreation	PR	106.2	5.1%	--	--
OS	Open Space	OS	303.29	14.6%	--	--
OS	Paseo (60' -wide)	OS	13.29	0.6%	--	--
UR	Urban Reserve	UR	38.72	1.9%	--	--
Sub-totals			526.23	25.4%	--	--
Right of Way/ Landscape Corridor			160.08	7.7%	--	--
TOTAL			2072.16 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated December 2019

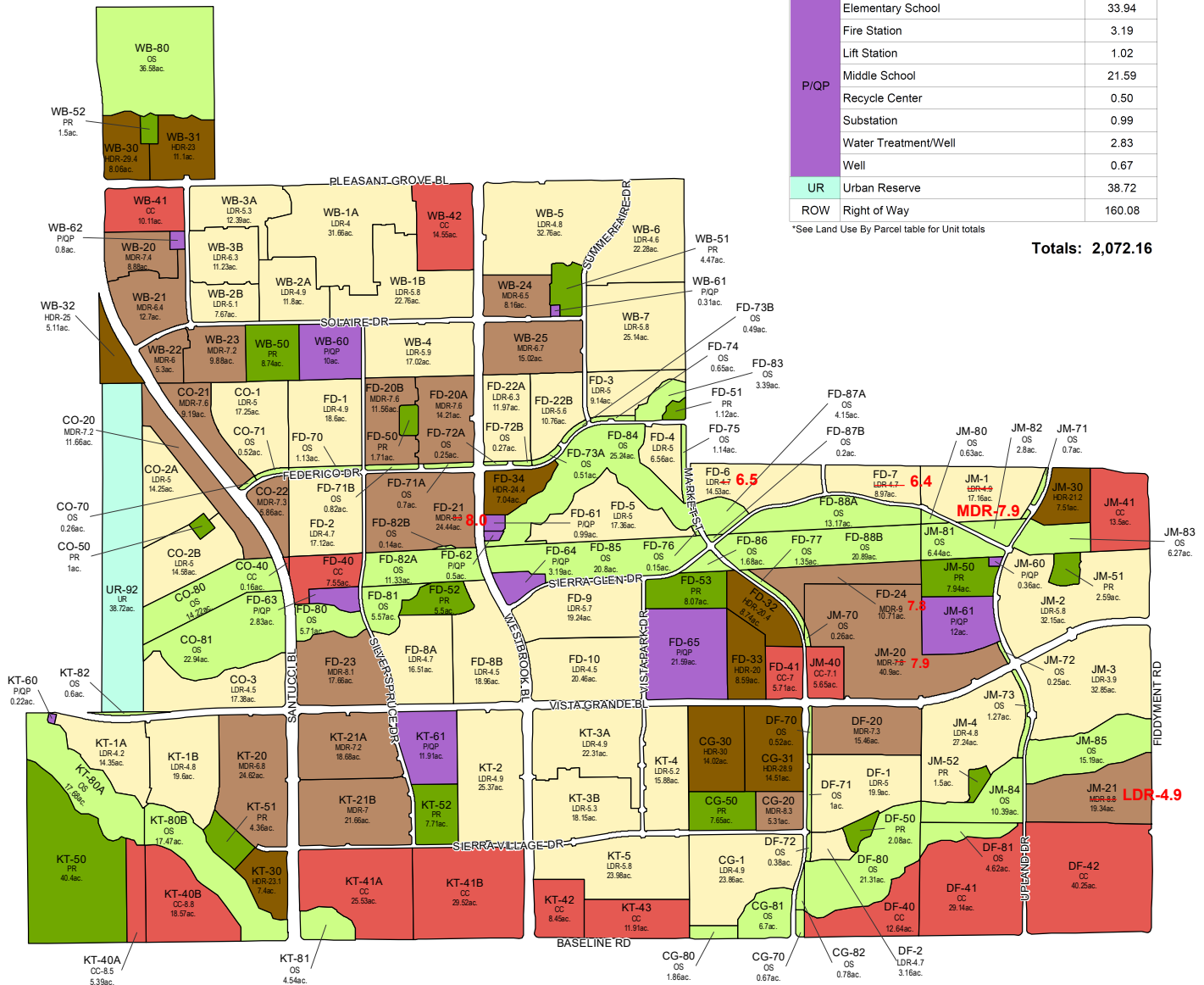
SIERRA VISTA LAND USE PLAN

Figure 4-1

Land Use Designation		Acres	
LDR	Residential	646.39- 648.57	
	Residential - Age Restricted	97.52	
MDR	Residential	311.23 309.05	
	Business Professional and Commercial	25.41	
CC	Commercial	177.89	
	Commercial Mixed Use	35.33	
OS	Open Space	303.29	
	Open Space/Paseo	13.29	
PR	Park	106.20	
P/QP	Elementary School	33.94	
	Fire Station	3.19	
	Lift Station	1.02	
	Middle School	21.59	
	Recycle Center	0.50	
	Substation	0.99	
	Water Treatment/Well	2.83	
	Well	0.67	
	UR	Urban Reserve	38.72
	ROW	Right of Way	160.08

*See Land Use By Parcel table for Unit totals

Totals: 2,072.16



Last Updated: December 17, 2019

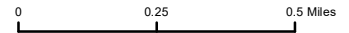


Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.8
CG-20	MDR (Residential)	RS/DS	5.34	44	8.2
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	28.9
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
Sub-totals (CGB)			75.34	999	

CO-1	LDR (Residential)	RS/DS	17.25	86	5.0
CO-2A	LDR (Residential)	RS/DS	14.25	71	5.0
CO-2B	LDR (Residential)	RS/DS	14.58	73	5.0
CO-3	LDR (Residential)	RS/DS	17.38	78	4.5
CO-20	MDR (Residential)	RS/DS	11.66	84	7.2
CO-21	MDR (Residential)	RS/DS	9.19	70	7.6
CO-22	MDR (Residential)	RS/DS	5.86	43	7.3
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
Sub-totals (Conley)			129.27	505	

DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	15.46	115	7.4
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	40.25		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
Sub-totals (DF Properties)			150.46	230	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	91	4.9
FD-2	LDR (Residential)	RS/DS	17.12	81	4.7
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	87	5.0
FD-6	LDR (Residential)	RS/DS	14.53	6995	4.86.5
FD-7	LDR (Residential)	RS/DS	8.97	4257	4.76.4
FD-8A	LDR (Residential)	RS/DS	16.51	78	4.7

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	86	4.5
FD-9	LDR (Residential)	RS/DS	19.24	109	5.7
FD-10	LDR (Residential)	RS/DS	20.46	93	4.5
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.7
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	204 197	8.38.1
FD-22A	MDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	MDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	143	8.1
FD-24	MDR (Residential)	RS/DS	10.71	96 84	9.07.8
FD-32	HDR (Residential)	R3	8.74	178	20.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial Mixed Use)	CMU/SA	5.71	40	7.0
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
Sub-totals (Federico)			472.63	2,326 2,176	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	LDR (Residential) MDR (Residential)	RS/DS	17.16	84 135	4.9 7.9
JM-2	LDR (Residential)	RS/DS	32.15	187	5.8
JM-3	LDR (Residential)	RS/DS	32.49	127	3.9
JM-4	LDR (Residential)	RS/DS	27.24	132	4.8
JM-20	MDR (Residential)	RS/DS	40.90	319 322	7.7 8
JM-21	MDR (Residential) LDR (Residential)	RS/DS	19.34	174 95	8.8 4.9
JM-30	HDR (Residential)	R3	7.51	159	21.2
JM-40	CC (Commercial Mixed Use)	CMU/SA	5.65	40	7.1
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	15.19		
Sub-totals (Mojri Investments LLC)			264.54	1,2191,197	

KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	22.30	110	4.9
KT-3B	LDR (Residential)	RS/DS	18.15	97	5.3
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.9
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.58	163	8.8
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	40.40		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
Sub-totals (KT Development)			416.13	1,543	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
Sub-totals (Urban Reserve)			38.72	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	31.66	126	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.76	133	5.8
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	12.39	66	5.3
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	17.02	100	5.9
WB-5	LDR (Residential)	RS/DS	32.76	157	4.8
WB-6	LDR (Residential)	RS/DS	22.28	103	4.6
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.4
WB-21	MDR (Residential)	RS/DS	12.70	81	6.4
WB-22	MDR (Residential)	RS/DS	5.30	32	6.0
WB-23	MDR (Residential)	RS/DS	9.88	71	7.2
WB-24	MDR (Residential)	RS/DS	8.16	53	6.5
WB-25	MDR (Residential)	RS/DS	15.02	100	6.7
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263	23.7
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
Sub-totals (Westbrook)			365.99	2,029	
ROW	Right of Way/Landscape Corridors		160.08		
Sub-totals (ROW)			160.08	0	
Total			2,072.16	8,679	

Table Updated ~~December 2018~~ December 2019
 (GIS acreages revised December 17, 2019)

Table 5-2: Affordable Housing Goal

Income Category	Units Required to Meet Goal
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

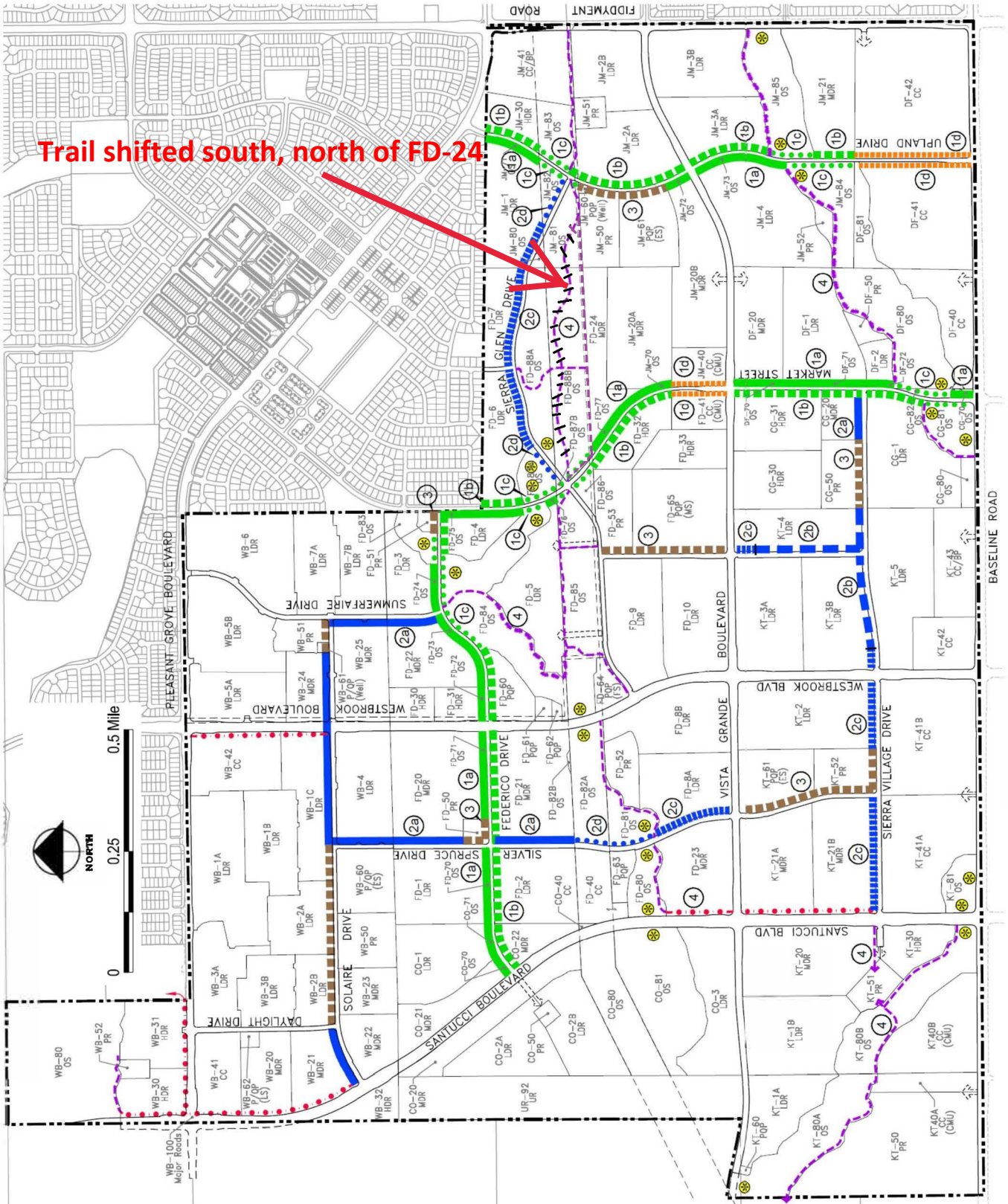
Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle ² Income Purchase
CG-20	MDR	44	20			20
CO-20	MDR	84	34			34
DF-20 ¹	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
FD-30	HDR	86	86	43	43	
FD-31	HDR	86	86	43	43	
FD-32	HDR	178	43			43
KT-30	HDR	150	124	62	62	
JM-30 ⁴	HDR	159 138	146 138	73 69	73 69	
WB-30	HDR	237	237 ³	68	169 ³	
WB-32	HDR	128	128 ³	92	36 ³	
Total			1,038 1,030³	430 426	475 471³	133

1 Carriage units are intended to fulfill the very-low and low income obligation
 2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.

3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.

4. Parcel JM-30 includes 8 units (4 Very-Low and 4 Low) transferred from NRSP Parcel M-31.

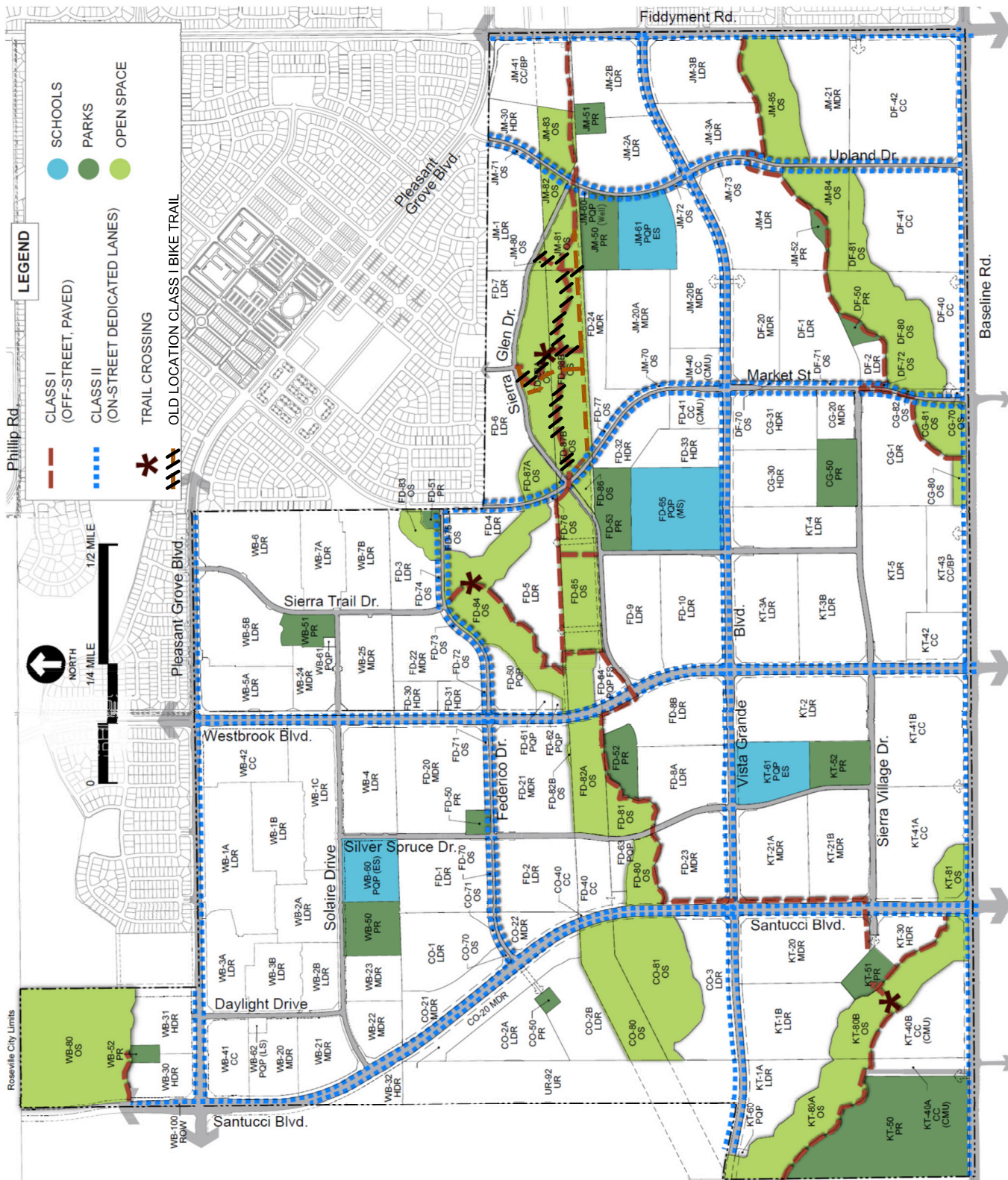
NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.



Trail shifted south, north of FD-24

Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan



Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies.
Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Figure 6-21: Class I and II Bikeways