

SIERRA VISTA LAND USE PLAN

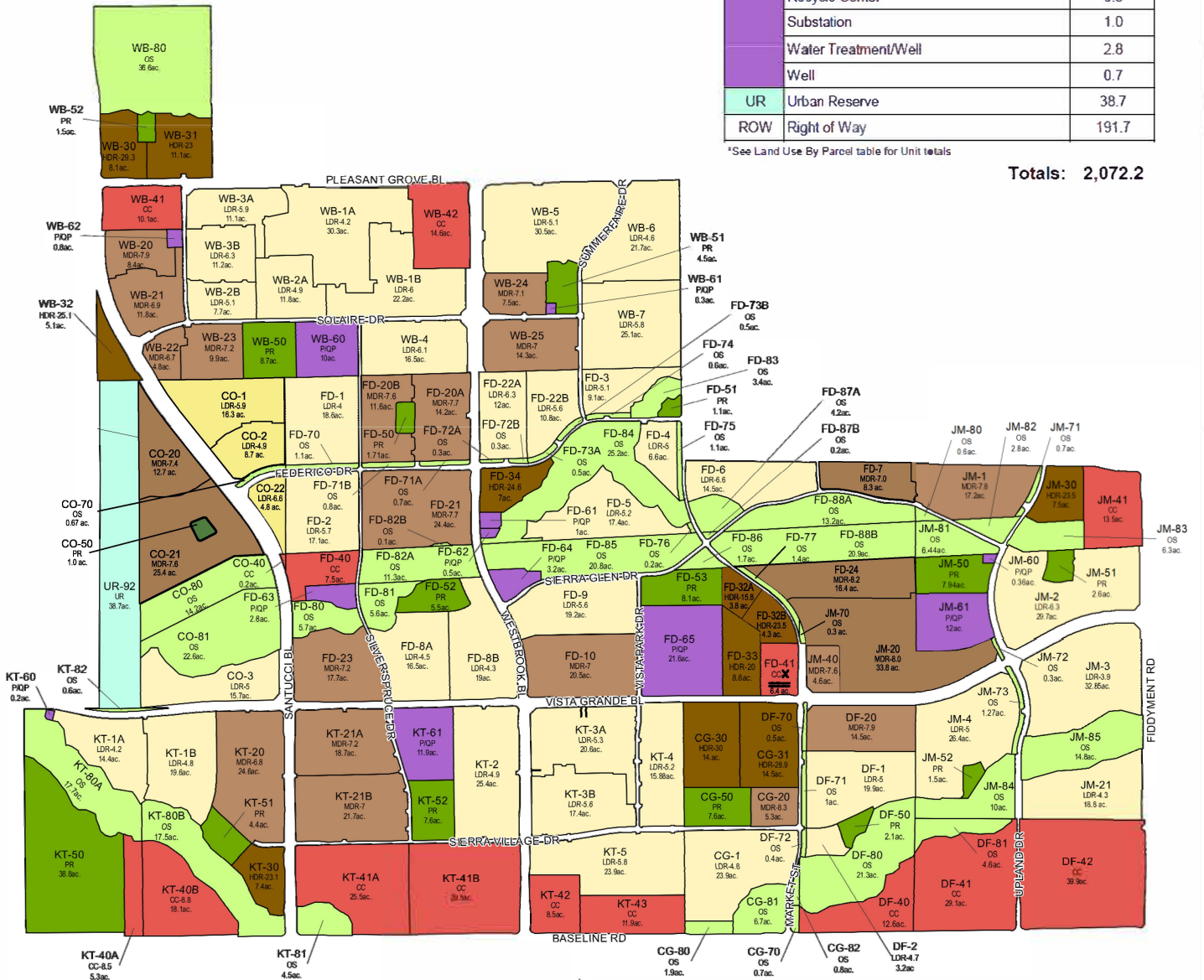
PC EXHIBIT E

Figure 4-1

Land Use Designation		Acres		
LDR	Residential	614.7	590.2	
	Residential - Age Restricted	94.3		
MDR	Residential	324.1	348.6	
HDR	Residential	92.0		
CC	Business Professional and Commercial	25.4	183.3	
	Commercial	177.5		
OS	Commercial Mixed Use	29.1	23.4	
	Open Space	302.0		
PR	Open Space/Paseo	13.4	104.6	
	Park	104.6		
P/QP	Elementary School	33.9		
	Fire Station	3.2		
	Lift Station	1.0		
	Middle School	21.6		
	Recycle Center	0.5		
	Substation	1.0		
	Water Treatment/Well	2.8		
	Well	0.7		
	UR	Urban Reserve		38.7
	ROW	Right of Way		191.7

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: March 04, 2021
March 4, 2022

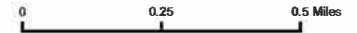


Figure 5-1: Affordable Housing Sites

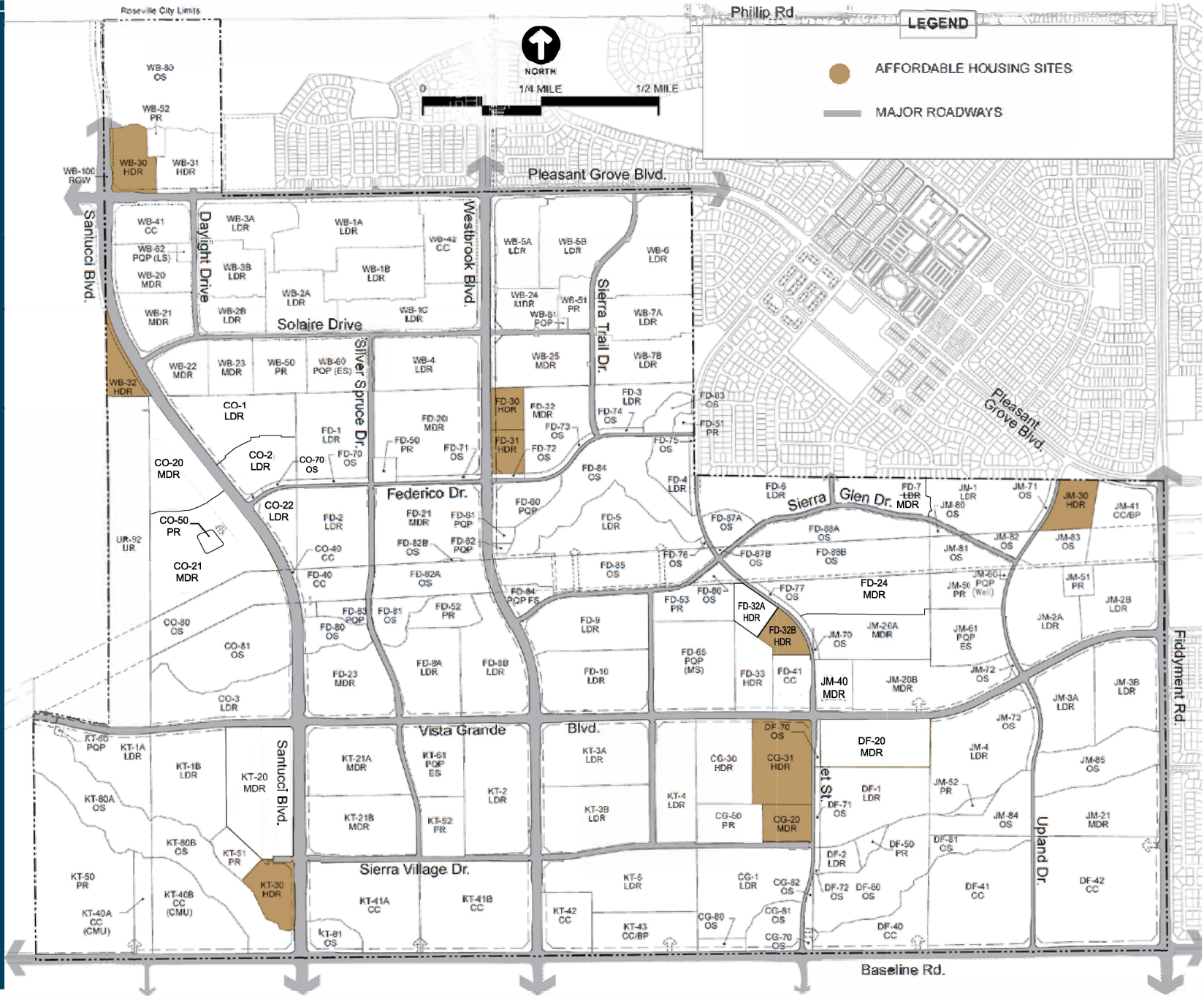


Figure B-2: Entry Feature Locations

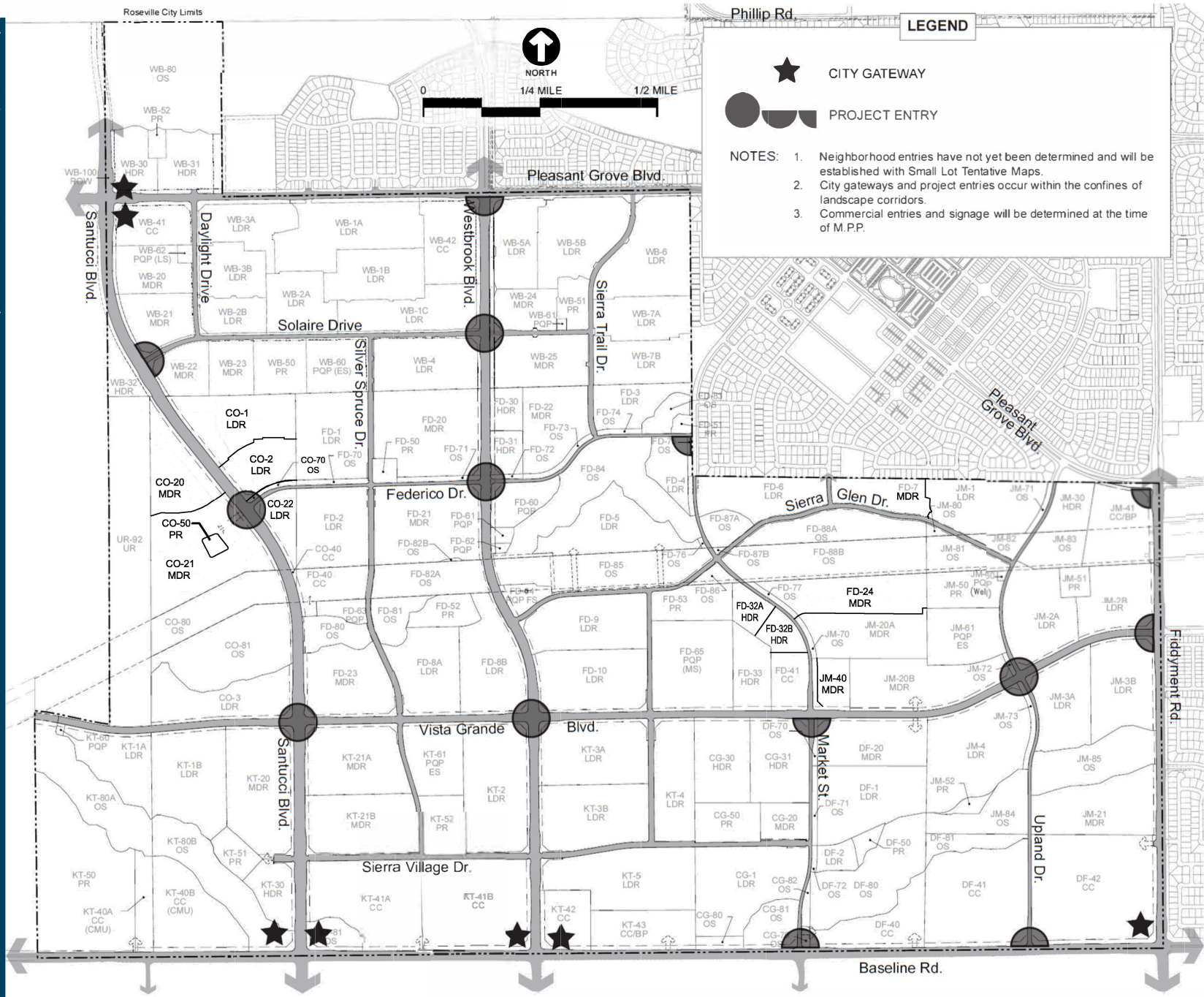


Figure B-3: Wall and Fence Locations

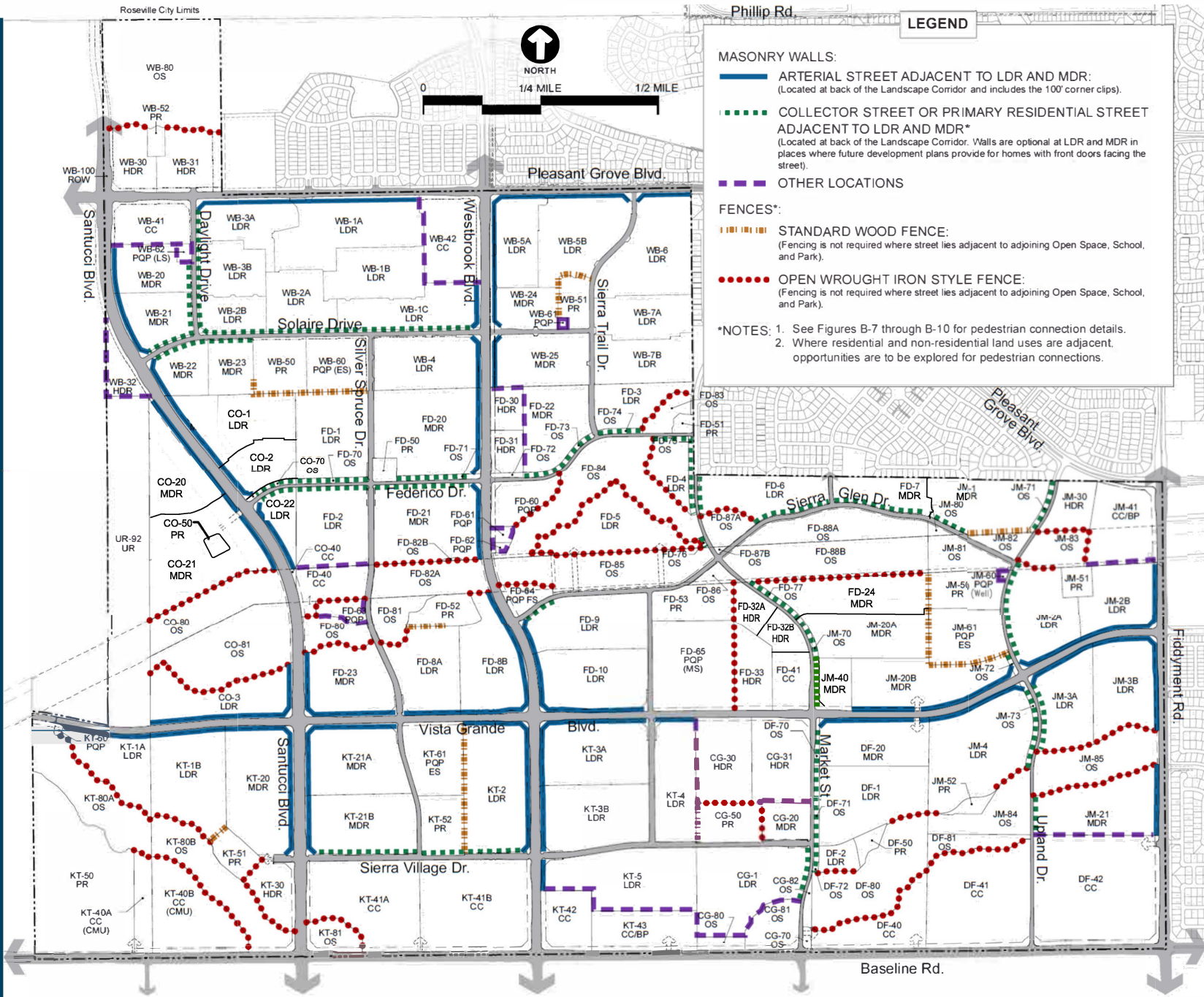


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated March 2022

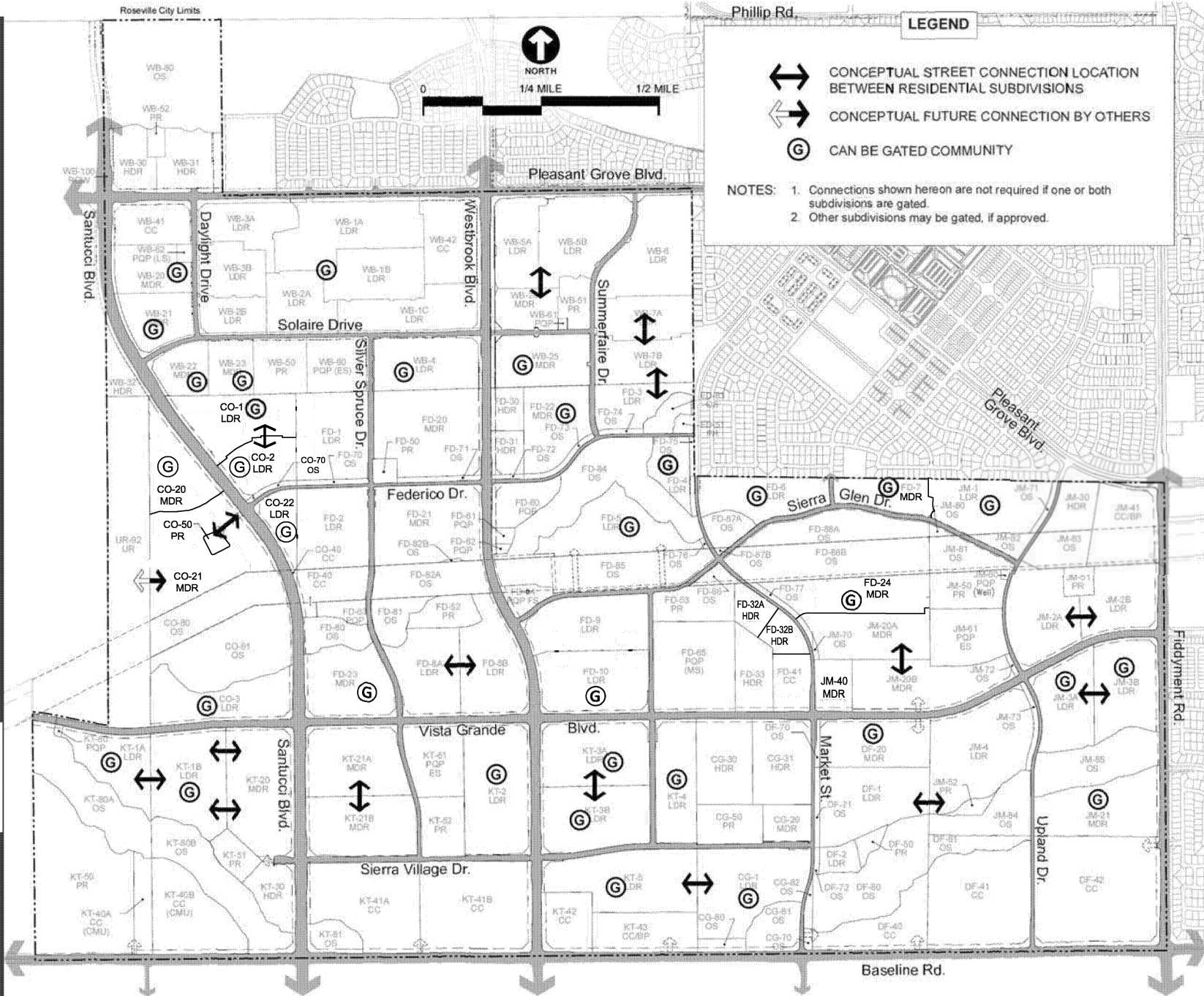


Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	635.2 585.8	30.7% 28.7%	3,169 2,972	36.5% 34.2%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	303.6 353.7	14.7% 17.1%	2,431 2,654	28.0% 30.1%
HDR	High Density Residential	R3	92.0 91.3	4.4%	2,337 2,351	26.9% 27.1%
Sub-totals			1,125.1	54.3%	8,430 8,470	97.1% 97.6%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1 22.7	1.4% 1.1%	249 209	2.9% 2.4%
CC/BP	Community Commercial/Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	177.5 183.9	8.6% 8.9%	--	--
Sub-totals			232.0	11.2%	249 209	2.9% 2.4%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			523.4	25.3%	--	--
Right of Way/ Landscape Corridor			191.6	9.2%	--	--
TOTAL			2072.2 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total

acres Last Updated ~~April 2021~~ **March 2022**

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	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
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 16.30	86 87	5.0 5.3
CO-2A	LDR (Residential)	RS/DS	14.25	71	5.0
CO-2B	LDR (Residential)	RS/DS	14.58 8.77	73 43	5.0 4.9
CO-3	LDR (Residential)	RS/DS	15.70 15.66	78 67	5.0 4.3
CO-20	MDR (Residential)	RS/DS	9.40 12.71	84 94	8.9 7.4
CO-21	MDR (Residential)	RS/DS	7.80 25.39	62 193	7.9 7.6
CO-22	MDR (Residential) LDR	RS/DS	4.8 4.81	38 32	7.9 6.6
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)			122.88 123.37	492 516	

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	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
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)			149.15	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	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	120	7.0
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	67	3.9
FD-6	LDR (Residential)	RS/DS	14.53	95	6.5
FD-7	LDR (Residential) MDR	RS/DS	8.97 8.34	57 58	6.4 7.0
FD-8A	LDR (Residential)	RS/DS	16.51	75	4.5

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	81	4.3
FD-9	LDR (Residential)	RS/DS	19.24	107	5.6
FD-10	MDR (Residential)	RS/DS	20.46	143	7.0
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.6
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	187	7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	127	7.2
FD-24	MDR (Residential)	RS/DS	10.71 16.42	84 135	7.8 8.2
FD-32 A	HDR (Residential)	R3	8.90	3.81	178 78
FD-33	HDR (Residential)	R3	8.59	172	20.4 20.5
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial Mixed Use)	CC GMU/SA	5.74	6.24	40 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	2,192	
			476.54	2,220	

32B
HDR
R3
4.23 AC.
116 UNITS
27.4 U/AC.

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	MDR (Residential)	RS/DS	17.16	17.07	135	134	7.9	
JM-2	LDR (Residential)	RS/DS	29.70	187			6.3	
JM-3	LDR (Residential)	RS/DS	30.20	127			4.2	
JM-4	LDR (Residential)	RS/DS	26.40	132			5.0	
JM-20	MDR (Residential)	RS/DS	39.70	33.76	322	271	8.1	8.0
JM-21	LDR (Residential)	RS/DS	18.80	80			4.3	
JM-30	HDR (Residential)	R3	7.51	176			23.5	
JM-40	MDR (Residential)	RS/DS	4.57	35			7.6	
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	14.80					
Sub-totals (Mourier Investments LLC)			255.75	249.72	1,194	1,142		

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	20.60	110			5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97			5.6
KT-4	LDR (Residential)	RS/DS	15.89	82			5.2
KT-5	LDR (Residential)	RS/DS	23.93	140			5.8
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	16.04	209			13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	3.44				
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94				
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	38.80				
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)			411.55	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	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
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	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
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)			365.64	2,029	
ROW	Right of Way/Landscape Corridors		191.60		
Sub-totals (ROW)			191.60	0	
Total			2,072.16	8,679	

Table Updated ~~October 2021~~ **March 2022**
 (GIS acreages revised January 2021)

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 ⁴	MDR	113	23	9	9	4
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
FD-32	HDR	178	43			43
FD-34	HDR	172	172	86	86	
FD-32B	HDR	116 178	43 81	19	19	43
KT-30 ⁵	HDR	171	155	77	78	
JM-30 ³	HDR	176	176	88	88	
WB-30	HDR	237	237 ⁴	68	169 ²	
WB-32	HDR	128	128 ⁴	92	36 ²	
Total			1,049²	451 470	497² 516	101 67

1. 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.

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

3. Parcel JM-30 includes 8 units (4 very-low and 4 low) transferred from NRSP Parcel M-31 (File#PL17-0204), 5 units transferred from SVSP Parcel JM-40 (File#PL20-0103), and 12 units transferred from SVSP Parcel JM-21 (File#PL20-0191)

4. File#PL20-00098 for Parcel DF-20 eliminated the carriage unit language in the Development Agreement and transferred 9 low and 9 very low income units to the Infill area of the City. Middle income purchase units were reduced from 5 to 4 units.

5. Parcel KT-30 includes 31 units transferred from SVSP Parcel KT-20 (File#PL21-0289)

6. Parcel FD-32B was created by JMC TM4 (File#PL21-0223). Includes transfer of 34 middle-income purchase units from CO-20 and 4 units from DF-20. Units converted to 19 low and 19 very low income units.

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