

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	595.6	28.7%	3,049	34.8%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.6%
MDR	Medium Density Residential	RS/DS	351.1	16.9%	2,614	29.8%
HDR	High Density Residential	R3	92.0 93.6	4.4% 4.5%	2,367	27.1%
Sub-totals			1,133	54.7%	8,523	97.2%
			1,134.6	54.8%		
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1	1.4%	249	2.8%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	167.2	8.1%	--	--
Sub-totals			221.7	10.7%	249	2.8%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6 102.8	5.0% 4.9%	--	--
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			523.4 521.6	25.3% 25.2%	--	--
Right of Way/ Landscape Corridor			193.82	9.2%	--	--
TOTAL			2072.2 ac	100%	8,772 du	100%

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

Last Updated December 2021

SIERRA VISTA LAND USE PLAN

Figure 4-1

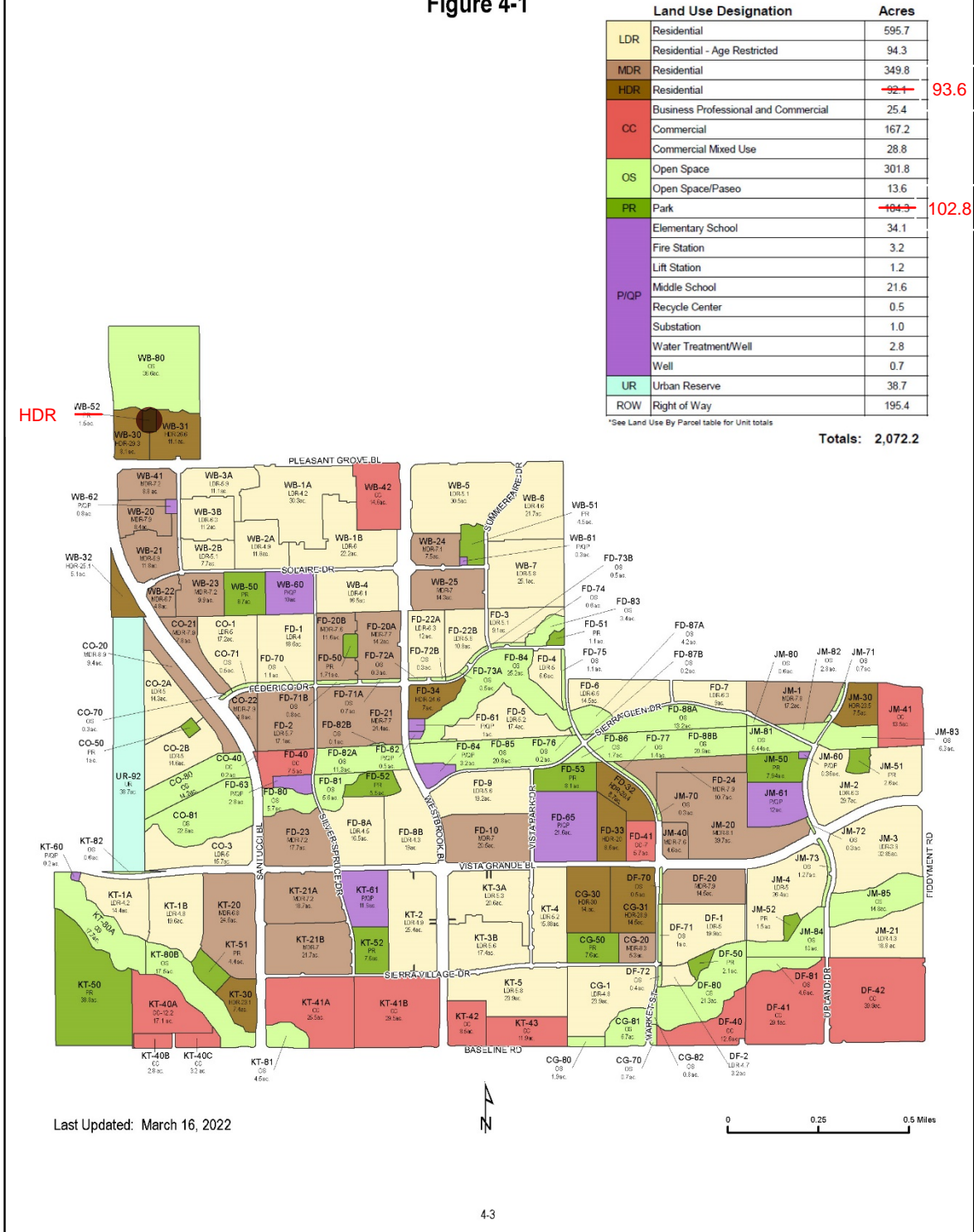


Figure 4-1: Land Use Map

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	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
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) HDR (Residential)	PR R3	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		193.82		
Sub-totals (ROW)			193.82	0	
Total			2,072.16	8,772	

Table Updated June 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 ¹	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
FD-32	HDR	178	43			43
FD-34	HDR	172 ²⁵⁶ ⁵	172 ²⁵⁶	86 ²⁵⁶ ⁶	86	
KT-30	HDR	150	124	62	62	
JM-30 ⁴	HDR	176	176	88	88	
WB-30	HDR	237 ³⁵⁵ ⁵	237 ³⁵⁵ ³	68	169 ³⁵⁵ ³	
WB-32	HDR	128 ¹⁹² ⁵	128 ¹⁹² ³	92	36 ¹⁹² ³	
Total			1,068^{1,334}³	445⁴⁵⁵	490⁷⁴⁶³	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 (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).

5. Total units in parcel is reflective of the density bonus processed with File #PL23-0064.

6. Very-low income obligation transferred from Parcel WB-30 and WB-32 (File #PL23-0064).

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

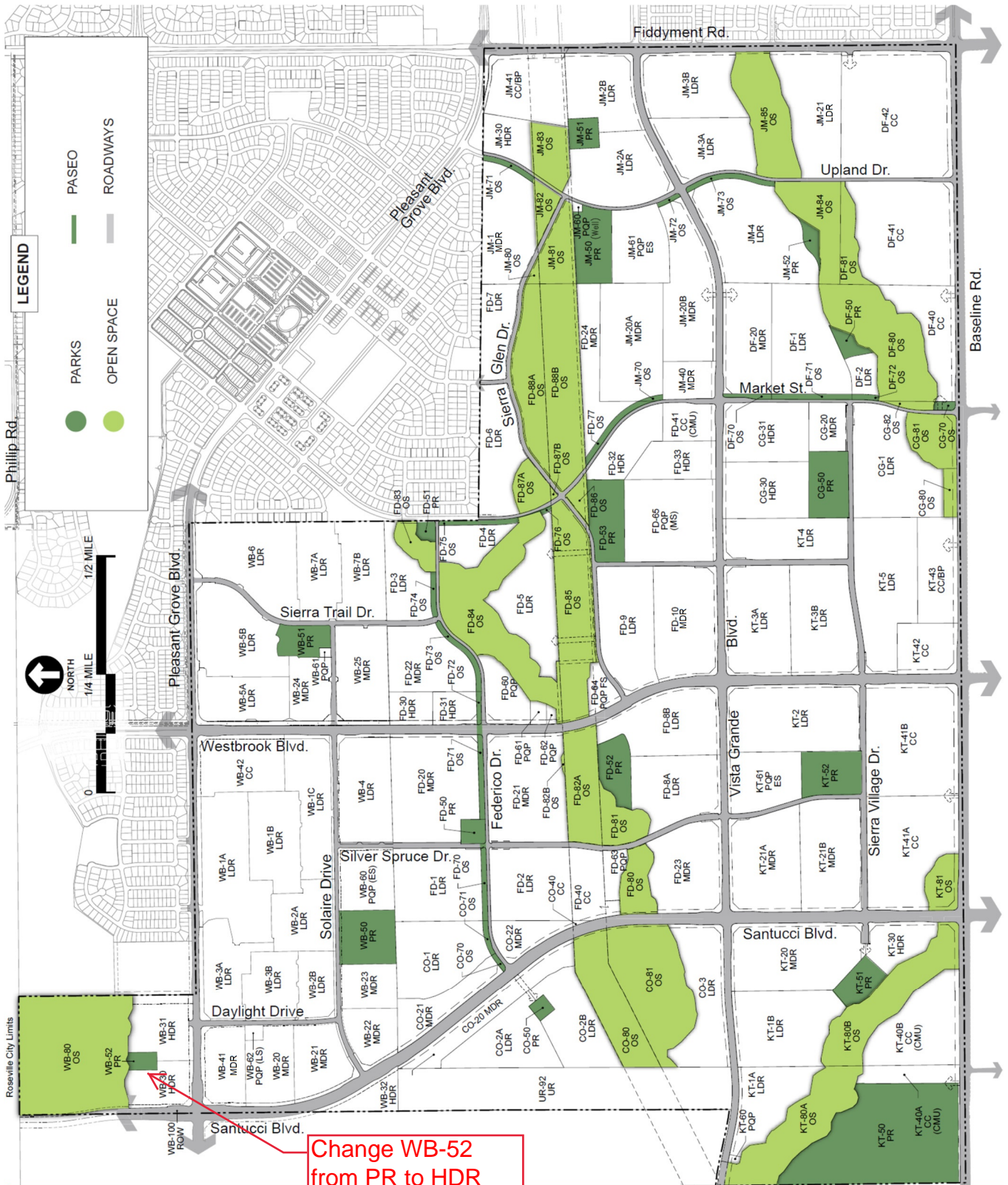


Figure 7-1: Parks and Open Space Plan

Parks and Open Space Provided

Approximately 423 acres of the Sierra Vista Specific Plan has been designated for citywide parks, neighborhood parks, paseos, and open space Preserves. Specifically, the Plan Area designates approximately 105 acres for citywide and neighborhood parks, 14 acres for paseos, and 304 acres for open space areas. Sierra Vista's park lands are summarized in Table 7-3 and sited throughout the Plan Area as illustrated on Figure 7-1.

Credited Parks and Open Space

A total of 195.6 acres of credited park land are required within the Plan Area in order to comply with the General Plan's park land dedication requirements. This includes land for citywide and neighborhood parks, as well as open space.

Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of Sierra Vista's open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, paseos, open space amenities, or natural features.

Park land credits for each parcel are outlined in Table 7-3, with a cumulative summary summarized in Table 7-4, below. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
Citywide Park Facilities				
KT-50	Citywide Park	39.95	1:1	39.95
<i>Subtotal</i>		39.95 ac.		39.95 ac.
Neighborhood Parks				
CG-50	Neighborhood Park	7.63	1:1	7.63
CO-50	Neighborhood Park	1.00	1:1	1.00
DF-50	Neighborhood Park	1.79	1:1	1.79
FD-50	Neighborhood Park	1.73	1:1	1.73
FD-51	Neighborhood Park	1.07	1:1	1.07
FD-52	Neighborhood Park	5.51	1:1	5.51
FD-53	Neighborhood Park/School	8.15	1:1	8.15
JM-50	Neighborhood Park/School	8.00	1:1	8.00
JM-51	Neighborhood Park	2.62	1:1	2.62
JM-52	Neighborhood Park	1.50	1:1	1.50
KT-51	Neighborhood Park	4.24	1:1	4.24

Table 7-3: Park and Open Space Lands and Credits by Parcel

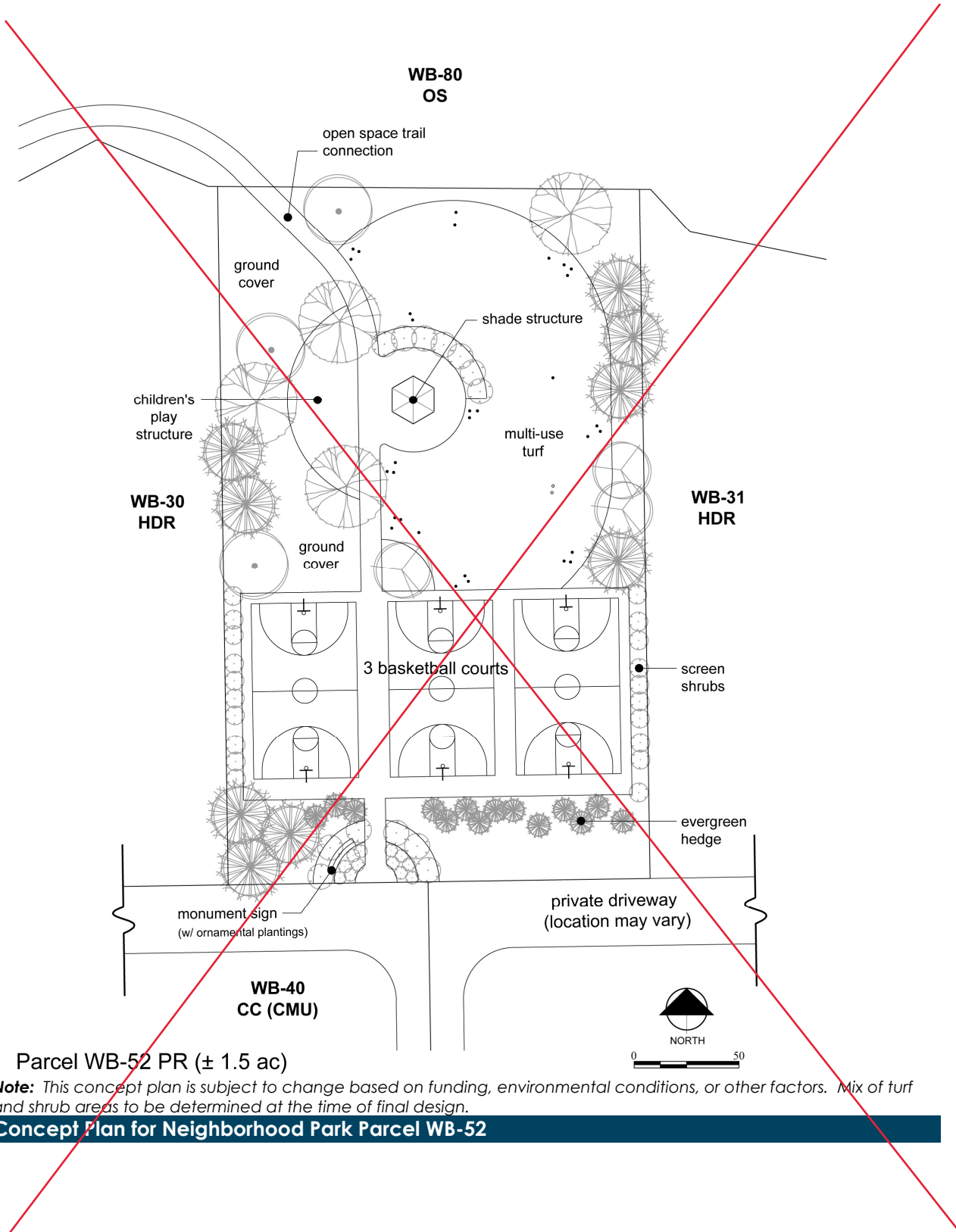
Parcel	Type	Acreeage	Credit Ratio	Credited Ac.
KT-52	Neighborhood Park/School	7.61	1:1	7.61
WB-50	Neighborhood Park/School	8.7	1:1	8.7
WB-51	Neighborhood Park	4.40	1:1	4.40
WB-52	Neighborhood Park	1.53	1:1	1.53
<i>Subtotal</i>		65.48 <u>63.95</u> ac.		65.48 <u>63.95</u> ac.
Open Space				
CG-80	Open Space	1.87	1:5	0.37
CG-81	Open Space	6.83	1:5	1.37
CG-82	Open Space	0.95	1:5	0.19
CO-80	Open Space - powerline	14.18	1:10	1.42
CO-81	Open Space	22.92	1:5	4.58
DF-80	Open Space	21.58	1:5	4.32
DF-81	Open Space	4.71	1:5	0.94
FD-80	Open Space	5.66	1:5	1.13
FD-81	Open Space	5.50	1:5	1.10
FD-82A	Open Space - powerline	11.09	1:10	1.11
FD-82B	Open Space	0.14	1:5	0.03
FD-83	Open Space	3.50	1:5	0.70
FD-84	Open Space	25.34	1:5	5.07
FD-85	Open Space - powerline	20.80	1:10	2.08
FD-86	Open Space - powerline	1.68	1:10	0.17
FD-87A	Open Space	4.10	1:5	0.82
FD-87B	Open Space - powerline	0.18	1:10	0.02
FD-88A	Open Space	13.17	1:5	2.63
FD-88B	Open Space - powerline	20.89	1:10	2.09
JM-80	Open Space	0.63	1:5	0.13
JM-81	Open Space - powerline	6.50	1:10	0.65
JM-82	Open Space - powerline	2.67	1:10	0.27
JM-83	Open Space - powerline	6.25	1:10	0.63
JM-84	Open Space	10.38	1:5	2.08
JM-85	Open Space	15.19	1:5	3.04
KT-80A	Open Space	17.91	1:5	3.58
KT-80B	Open Space	17.42	1:5	3.48
KT-81	Open Space	4.65	1:5	0.93
WB-80	Open Space	36.58	1:5	7.32
Paseos	Open Space – Paseos (see Table 7-5)	13.96	1:1	6.05
<i>Subtotal</i>		317.23 ac.		58.30 ac.
TOTAL		422.66 <u>421.13</u> ac.		164.03 <u>162.5</u> ac.

Table 7-4: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Received	Surplus/ Shortfall
Citywide	65.2 acres	40.0 acres	40.0 acres	-25.2 acres
Neighborhood	65.2 acres	65.5 64.1 acres	65.2 64.1 acres	+0.3 -1.1 acres
Open Space (includes paseos)	65.2 acres	317.2 acres	58.3 acres	-6.9 acres
Total Requirement	195.6 acres	422.7 421.3 acres	163.5 162.4 acres	-31.8 -33.2 acres

As illustrated above, ~~Sierra Vista satisfies the City's neighborhood park land dedication requirements. However,~~ there is a shortfall in the citywide park, ~~neighborhood park,~~ and open space components. The Citywide, ~~neighborhood park~~ and open space land dedication shortfall is to be satisfied via the City's park in-lieu fee pursuant to General Plan policy.

In addition, paseos are eligible for open space credit. The SVSP includes a paseo design whereby the typical landscape corridors along collector streets (Market Street, Upland Drive, and Federico Drive), are widened by a total width of 26 feet along the collector roadway edge. This additional widened portion of landscape is referred to as paseo and is eligible to receive a 1:1 acre open space parkland credit. A total of 6.05 acres of paseo landscaping will augment the required collector roadway's typical landscape corridor. Therefore, this portion of the paseo is eligible for a total open space credit of 6.05 acres. The specific design for the collector roadways includes one side of the street with a total landscape & paseo width of 60', and the other side with a 30'-wide landscape & paseo. Combined, the total landscape easement and widened paseo component total approximately 13.96 acres as noted in Table 7-3, above. Table 7-5, below, includes a detailed summary of each paseo parcel and its applied open space credit.



Parcel WB-52 PR (± 1.5 ac)

Note: This concept plan is subject to change based on funding, environmental conditions, or other factors. Mix of turf and shrub areas to be determined at the time of final design.

Concept Plan for Neighborhood Park Parcel WB-52