

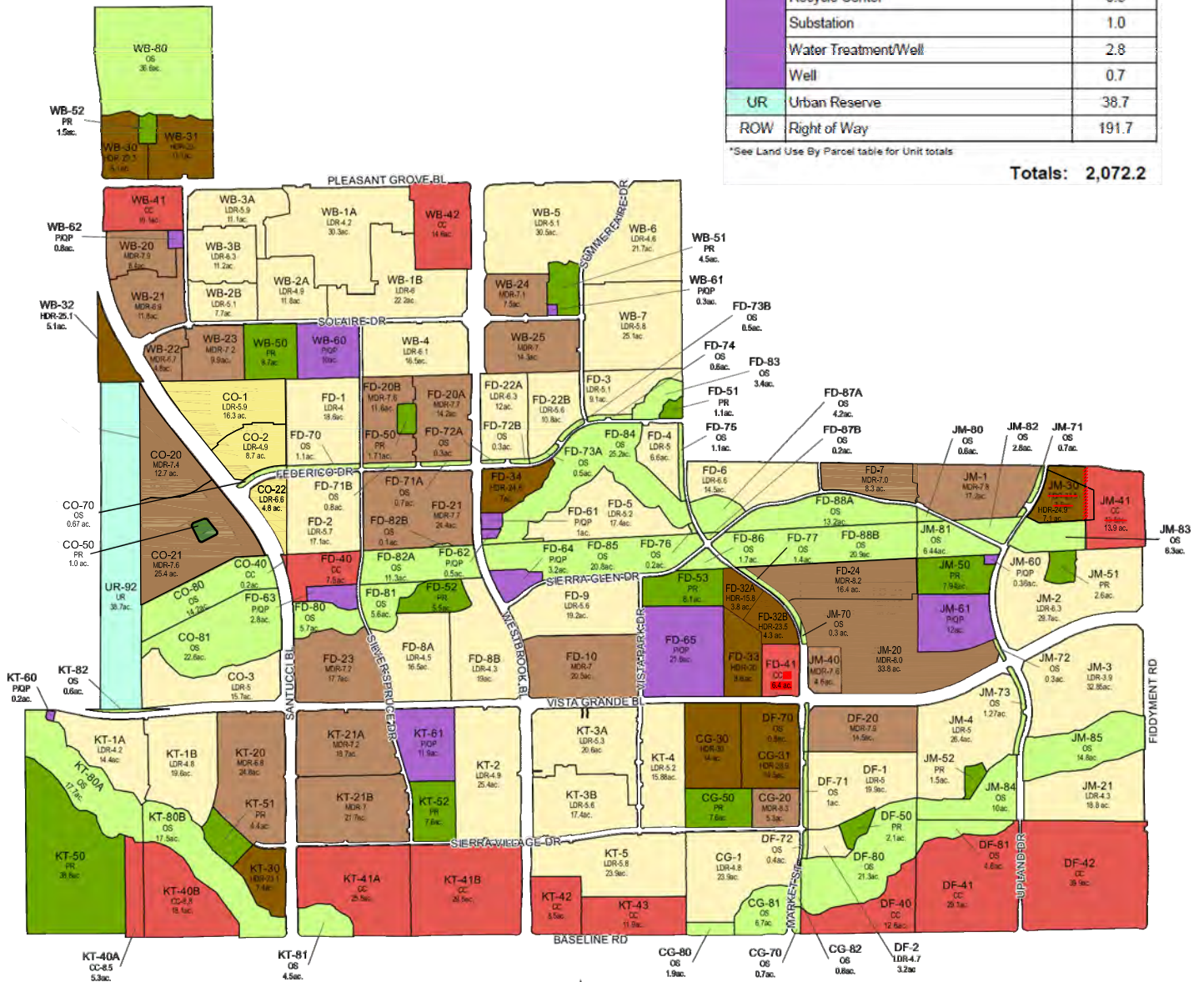
# SIERRA VISTA LAND USE PLAN

# CC EXHIBIT E

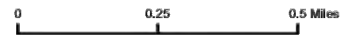
## Figure 4-1

Land Use Designation		Acres	
LDR	Residential	590.2	
	Residential - Age Restricted	94.3	
MOR	Residential	348.6	
HDR	Residential	<del>94.3</del> 90.9	
	Business Professional and Commercial	25.4	
CC	Commercial	<del>183.9</del> 184.3	
	Commercial Mixed Use	23.4	
OS	Open Space	302.0	
	Open Space/Paseo	13.4	
PR	Park	104.6	
	Elementary School	33.9	
P/QP	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
	<b>Totals:</b>		<b>2,072.2</b>

\*See Land Use By Parcel table for Unit totals



Last Updated: ~~April 13, 2022~~  
 MAY 13, 2022



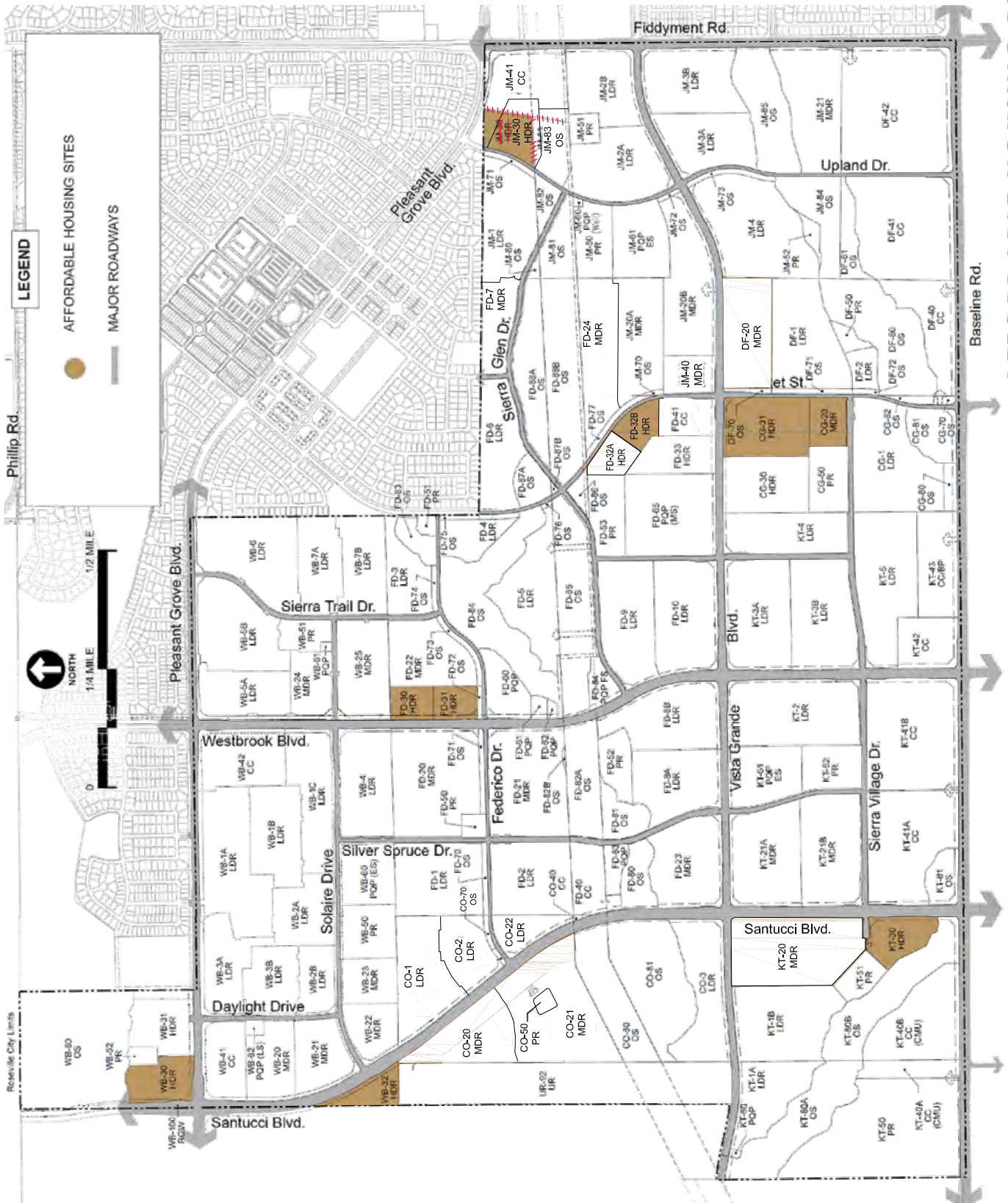


Figure 5-1: Affordable Housing Sites

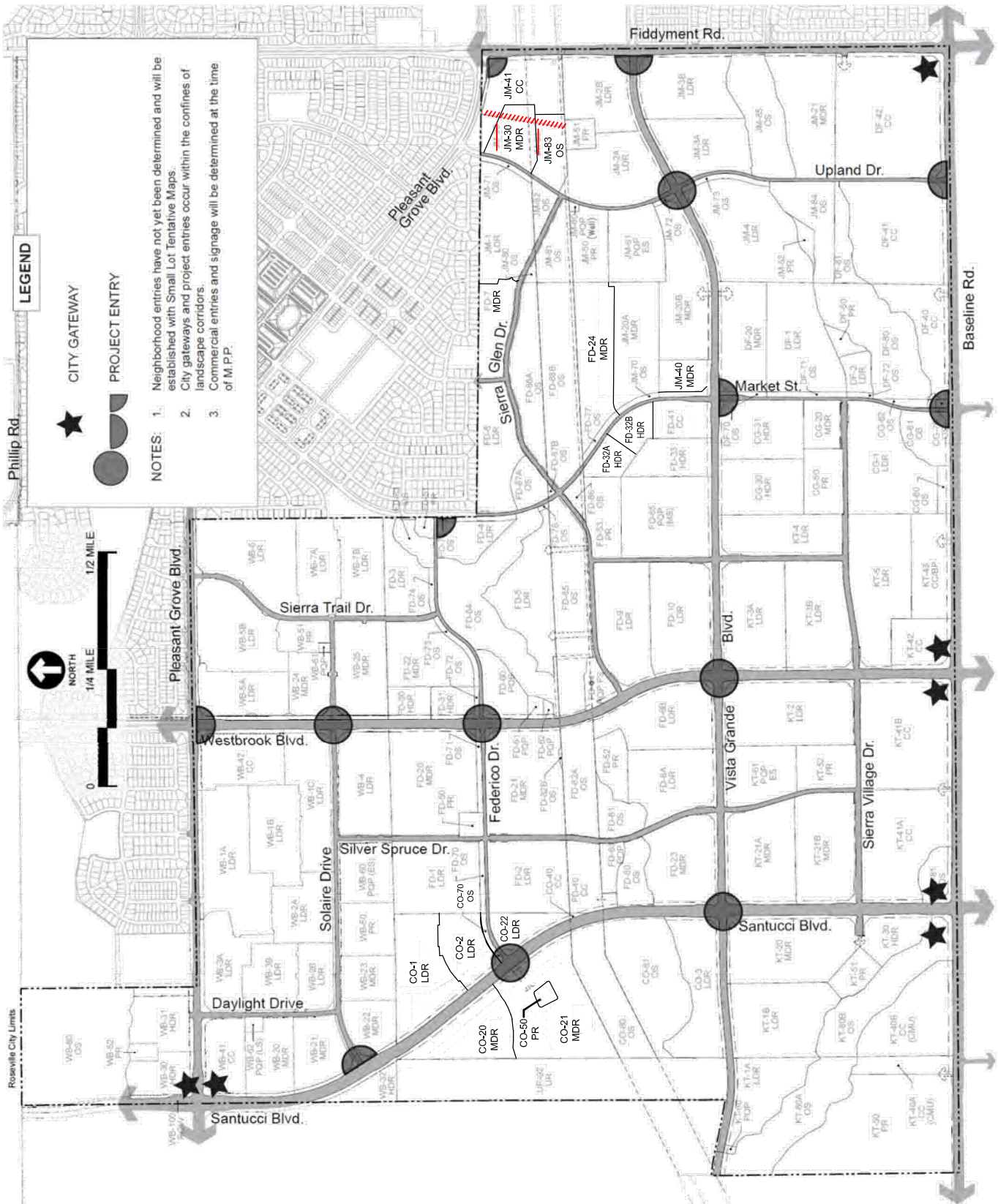


Figure B-2: Entry Feature Locations

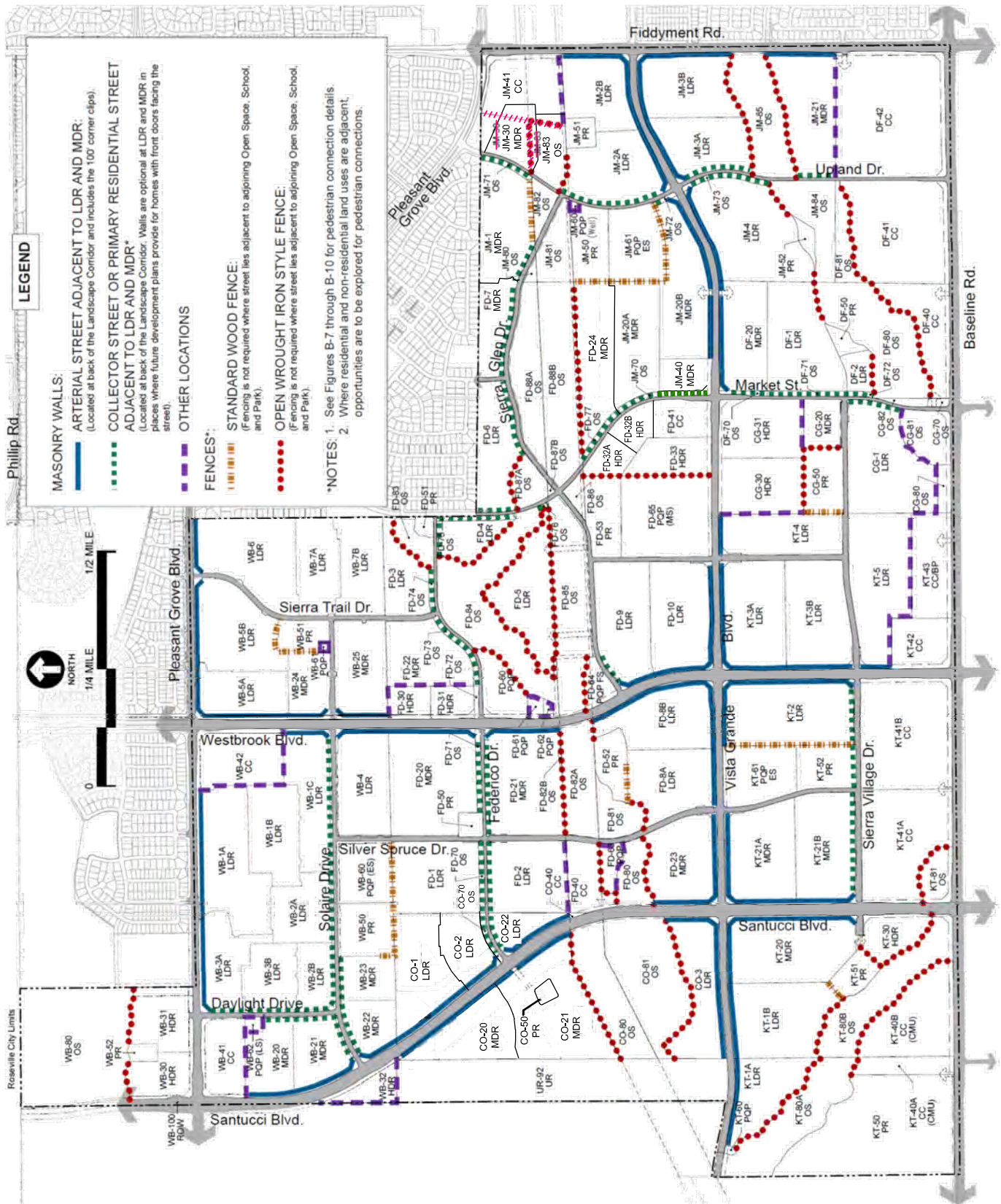
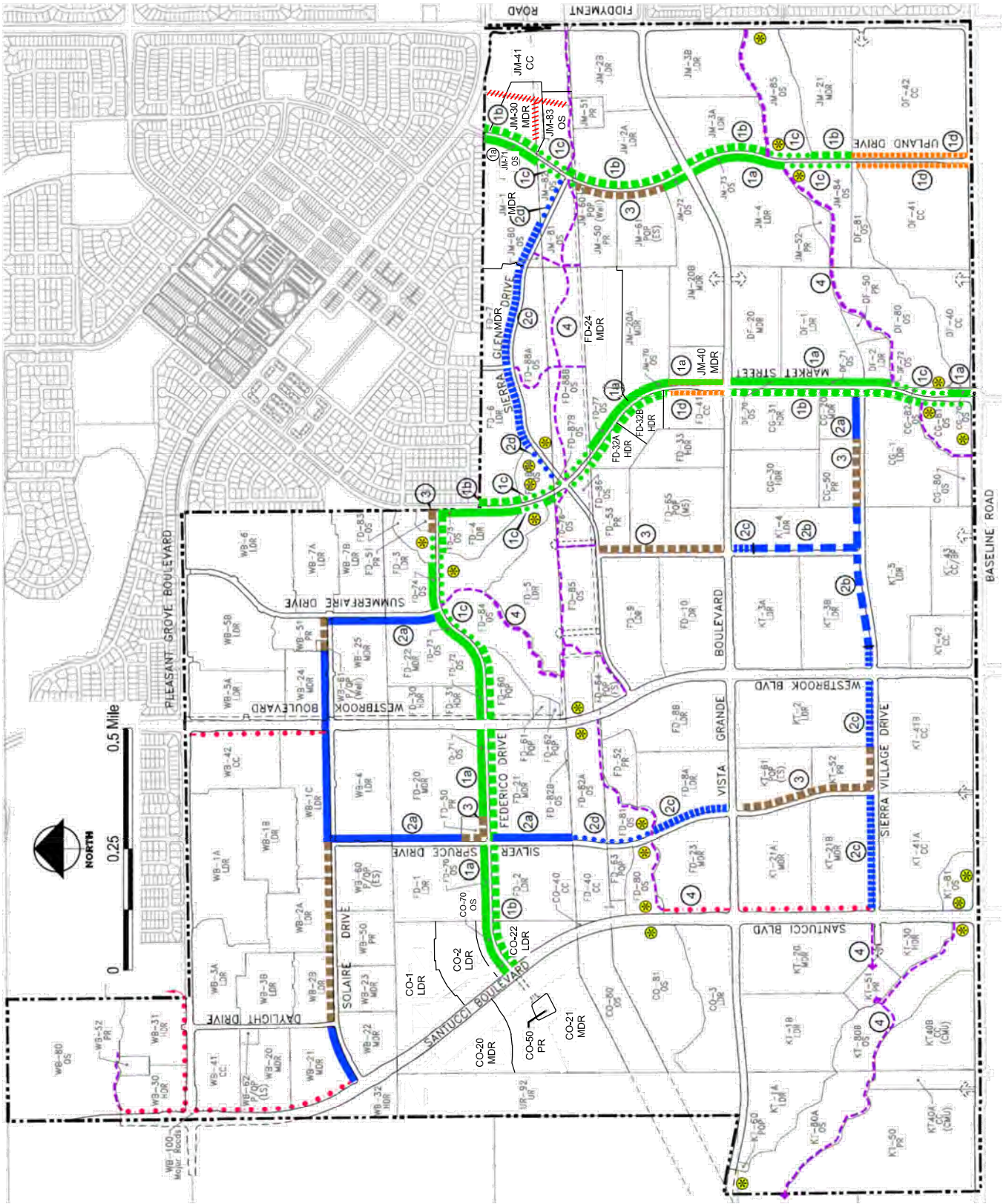


Figure B-3: Wall and Fence Locations



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

Figure B-5: Paseo Plan





**Table 4-1: Plan Area Land Use Summary**

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
<b>Residential Neighborhoods</b>						
LDR	Low Density Residential	RS/DS	585.8	30.7%	2,972	35.1%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	353.7	14.7%	2,654	31.3%
HDR	High Density Residential	R3	<del>91.3</del> 90.9	4.4%	2,351	27.8%
<b>Sub-totals</b>			<del>1,124.7</del> 1,125.8	<b>54.3%</b>	<b>8,470</b>	<b>99.9%</b>
<b>Commercial and Employment</b>						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	22.7	1.1%	209	2.4%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	<del>183.9</del> 184.3	8.9%	--	--
<b>Sub-totals</b>			<del>233.4</del> 232.0	<b>11.2%</b>	<b>209</b>	<b>2.4%</b>
<b>Open Space/Public</b>						
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%	--	--
<b>Sub-totals</b>			<b>523.4</b>	<b>25.3%</b>	--	--
Right of Way/ Landscape Corridor			191.6	9.2%	--	--
<b>TOTAL</b>			<b>2072.2 ac</b>	<b>100%</b>	<b>8,679 du</b>	<b>100%</b>

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

acres Last Updated ~~March 2022~~  
May 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		
<b>Sub-totals (CGB)</b>			<b>75.34</b>	<b>999</b>	

CO-1	LDR (Residential)	RS/DS	16.30	87	5.3
CO-2	LDR (Residential)	RS/DS	8.77	43	4.9
CO-3	LDR (Residential)	RS/DS	15.66	67	4.3
CO-20	MDR (Residential)	RS/DS	12.71	94	7.4
CO-21	MDR (Residential)	RS/DS	25.39	193	7.6
CO-22	LDR (Residential)	RS/DS	4.81	32	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		
<b>Sub-totals (Conley)</b>			<b>122.88</b>	<b>516</b>	

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		
<b>Sub-totals (DF Properties)</b>			<b>149.15</b>	<b>230</b>	

**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	MDR (Residential)	RS/DS	8.34	58	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	16.42	135	8.2
FD-32A	HDR (Residential)	R3	3.81	78	20.5
FD-32B	HDR (Residential)	R3	4.23	116	27.4
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)	CMU/SA	5.71		
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		
<b>Sub-totals (Federico)</b>			<b>478.34</b>	<b>2,220</b>	

**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	17.07	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	33.76	271	8.0
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	<del>7.51</del> 7.07	176	<del>23.5</del> 24.9
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	<del>13.50</del> 13.92		
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		
<b>Sub-totals (Mourier Investments LLC)</b>			<b>249.72</b>	<b>1,142</b>	

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	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.10	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	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		
<b>Sub-totals (KT Development)</b>			<b>411.62</b>	<b>1,543</b>	

**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		
<b>Sub-totals (Urban Reserve)</b>			<b>38.72</b>	<b>0</b>	
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)	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		
<b>Sub-totals (Westbrook)</b>			<b>365.64</b>	<b>2,029</b>	
ROW	Right of Way/Landscape Corridors		193.82		
<b>Sub-totals (ROW)</b>			<b>193.82</b>	<b>0</b>	
<b>Total</b>			<b>2,072.16</b>	<b>8,679</b>	

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

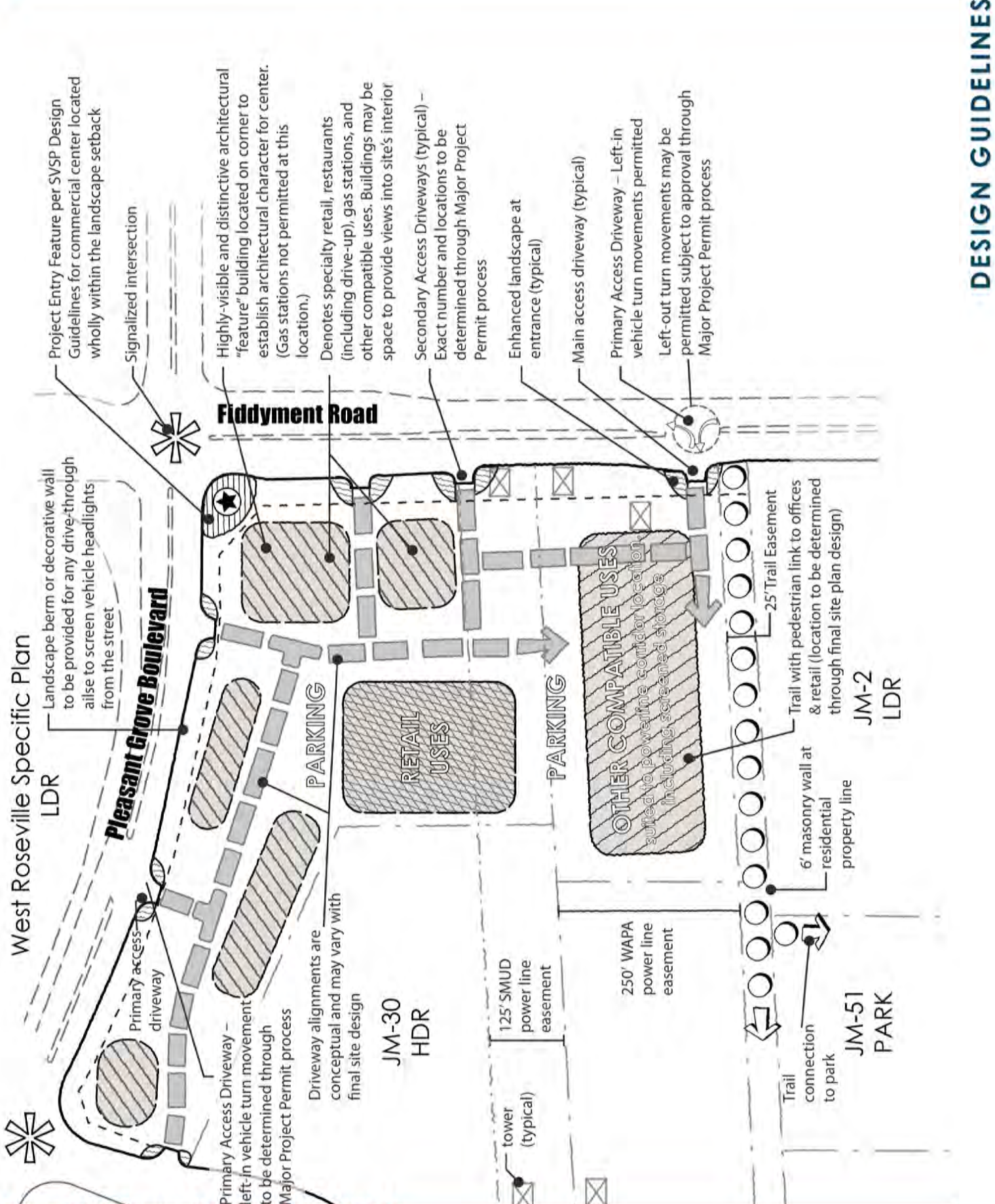


Figure B-31: Concept Plan for Parcel JM-41