

 Project Boundary

SOURCE: ESRI 2020

DUDEK  0 1,000 2,000 Feet

FIGURE 2-1

Project Location

Creekside Village Specific Plan EIR

GPA20-0001/SP20-0001/Z20-0005/TM20-0002/DA24-0002 – Creekside Village Specific Plan
 Attachment B – CVSP-OPP Project Land Use Map

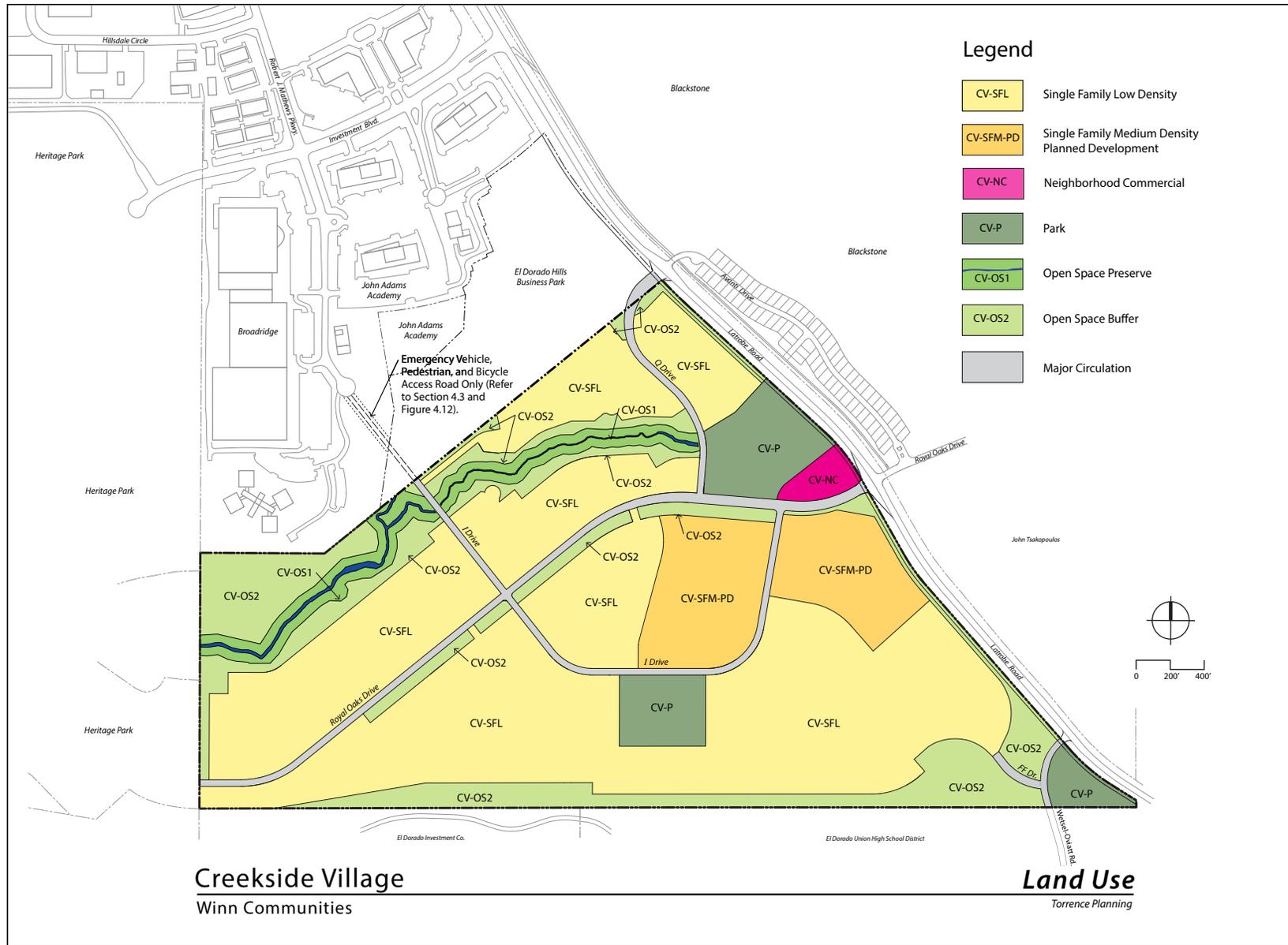


Figure 3.2 - Specific Plan Land Use Designations

Table 3.1: Land Use Summary

Symbol	Land Use Designation	Parcel No.	Gross Area (Ac.)	% of Site	Max. F.A.R.	Max. Bldg. Area (SF)	Density Range (Du/ac)	Allocated Dwelling Units	% of Allocated Units
Residential									
CV-SFL	Single Family Low Density	2,7,13,16,23,27	115.8	55.7%			4-8	668	72.8%
CV-SFM-PD	Single Family Medium Density Planned Development	9,10	20.8	10.0%			5-12	250	27.2%
<i>Subtotal</i>			<i>136.6</i>	<i>65.7%</i>				<i>918</i>	<i>100.0%</i>
Commercial									
CV-NC	Neighborhood Commercial		1.8	0.9%	0.069	5,400			
<i>Subtotal</i>			<i>1.8</i>	<i>0.9%</i>		<i>5,400</i>			
Public Facilities									
CV-P	Parks - Public or Private [1]	3,5,8	13.6	6.6%	0.400				
<i>Subtotal</i>			<i>13.6</i>	<i>6.6%</i>					
Open Space									
CV-OS1	Open Space Preserve	18,25	9.1	4.4%					
CV-OS2	Open Space Buffer	1,4,6,11,12,14,15,17,19,20,21,22,24,26	35.7	17.2%					
<i>Subtotal</i>			<i>44.8</i>	<i>21.5%</i>					
Major Circulation [2]			<i>11.1</i>	<i>5.3%</i>					
Total			207.9	100.0%		5,400		918	

[1] Village & Neighborhood

[2] Rights-of-way

Table 3.1: Land Use Summary

Symbol	Land Use Designation	Parcel No.	Gross Area (Ac.)	% of Site	Density Range (Du/ac)	Allocated Dwelling Units	% of Allocated Units
Residential							
CV-SFL	Single Family Low Density	2,9,14,17,26,30	117.0	56.3%	4-8	614	80.5%
CV-SFM	Single Family Medium Density	11,12	21.3	10.2%	5-12	149	19.5%
	<i>Subtotal</i>		<i>138.3</i>	<i>66.5%</i>		<i>763</i>	<i>100.0%</i>
Public Facilities							
CV-P	Parks - Public or Private [1]	3,6,10	12.5	6.0%			
CV-P-PD	Parks - Public or Private [2]	4	1.6	0.8%			
	<i>Subtotal</i>		<i>14.1</i>	<i>6.8%</i>			
Open Space							
CV-OS1	Open Space Preserve	16,20,21,28	13.5	6.5%			
CV-OS2	Open Space Buffer	1,5,7,8,13,15,18,19,22, 23,24,25,27,29	30.9	14.9%			
	<i>Subtotal</i>		<i>44.4</i>	<i>21.4%</i>			
Major Circulation [3]			<i>11.1</i>	<i>5.3%</i>			
Total			207.9	100.0%		763	

[1] Village & Neighborhood
 [2] Village Planned Development
 [3] Rights-of-way