



Legend

- Project Boundary
- Block Area
- Land Use**
- LDR
- AAR
- MDR
- MHDR
- HDR
- HHMU
- NMU
- OEMU
- NC
- TK-8
- PARK
- OS
- ROADWAY

**PROVENANCE
SPECIFIC PLAN**
2026 Revision Dated: 02/20/2026

Provenance Specific Plan - Land Use Summary Table - 02/20/2026									
Provenance Specific Plan Land Use Designation	Area (acres) ^{7,9}	Density Range du/ac	Target Density ¹	Units ^{2,3,4}	Population ⁵	Quimby Park Rqmt. ⁶	Target FAR ¹	Bldg. Area (GSF)	Estimated Employees ⁸
LDR (Low Density Residential)	595.2	4 - 8	5.5	2,945	8,599	43.9			
AAR (Active Adult Residential)	164.9	5 - 9	6.5	965	1,737	14.4			
MDR (Medium Density Residential)	117.1	7 - 13	9	948	2,768	14.1			
MHDR (Medium High Density Residential)	52.1	10 - 20	14	656	1,601	7.9			
HDR (High Density Residential)	82.4	20 - 40	30	2,225	5,429	26.9			
Subtotal Residential	1011.7			7,739	20,134	107.2			
HHMU (Health & Hospitality Mixed Use)	133.8			550	1,342	6.7		2,819,639	4,558
Hospital	32.0						1	1,393,920	1,600
Sub Acute	3.0						1	130,680	150
Hotel	12.0						1	522,720	600
Commercial	32.0						0.3	418,176	1,195
MOB/Specialty/Fitness	24.6						0.3	321,473	919
HDR (25 du/ac)	16.0	20 - 40	25	400	976	4.9			
HDR (30 du/ac)	5.0	20 - 40	30	150	366	1.8			
Park	6.7								
Civic	2.5						0.3	32,670	94
OEMU (Office & Entertainment Mixed Use)	99.7			150	366	1.8		2,023,362	4,645
Mixed Use	92.9						0.5	2,023,362	4,645
HDR	5.0	20 - 40	30	150	366	1.8			
Park	1.8								
NMU (Neighborhood Mixed Use)	26.0			150	366	1.8		250,906	717
Mixed Use	19.2						0.3	250,906	717
HDR	5.0	20 - 40	30	150	366	1.8			
Park	1.8								
NC (Neighborhood Commercial)	22.4						0.25	243,936	697
Subtotal Mixed Use / Commercial	281.9			850	2,074	10.3		5,337,843	10,617
TK-8 (School)	25.3								506
Subtotal TK-8	25.3								506
OS-PARK (Parks and Recreation)	107.6								
OS (Open Space)	335.6								
Subtotal Open Space	443.2								
Major Backbone Roads	109.1								
Grand Total	1871.2			8,589	22,208	117.5		5,337,843	11,123

¹ Target Density and Target FAR are for planning/CEQA purposes only. Actual density/FAR on a specific parcel or parcels may be higher or lower as long as total plan area residential units and total commercial GSF does not exceed the allocations in this table.
² Dwelling Unit calculation methodology: Gross acres multiplied by 90%, multiplied by target density.
³ Overall plan area average residential density equals total dwelling units divided by total residential acres multiplied by 90%. (Includes residential acres in HDR, HHMU, OEMU and NMU) 8589 du / 938.4 ac. = 9.15 DU/AC
⁴ RHNA allocation requirement equals 30% minimum of the total dwelling units designated at a minimum of 30 du/ac. (Includes residential acres targeted at 30 du/ac in HDR, HHMU, OEMU and NMU) 2675 du / 8589 total du = 31.1%
⁵ Estimated Population is based on the following persons per household (pp/hh):
 LDR and MDR = 2.92 pp/hh
 MHDR, HDR and HDR in Mixed Use sites = 2.44 pp/hh
 AAR = 1.8 pp/hh
⁶ Quimby Parkland Dedication Requirement is based on a minimum of 5 acres of parkland per 1000 population by using the following multipliers and totals 117.5 acres:
 LDR, AAR and MDR are calculated by DU * 0.0149.
 MHDR, HDR, HHMU, NMU, and OEMU are calculated by DU * 0.0121.
⁷ Total parkland area provided includes park acreages in HHMU, OEMU and NMU. 107.6 acres + 10.3 acres = 117.9 acres total park acres provided, which exceeds Quimby Park Requirement.
⁸ Estimated employees for HHMU, OEMU and TK-8 school are based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acre for commercial uses and 20 employees per acre for school uses.) Estimated Employees for NMU, NC and HHMU Civic based on 350 sq. ft. / Employee.
⁹ Land use data in this table may not precisely match the Parcel Allocation Table due to rounding.