

Figure 3-1: Community Form Elements

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	351.1 358.6	16.9%	2,614 2,667	29.8%
HDR	High Density Residential	R3	93.6	4.5%	2,367	27.1%
Sub-totals			1,142.1	54.8%	8,523 8,576	97.2%
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	167.2 159.7	8.1%	--	--
Sub-totals			214.2	10.7%	249	2.8%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	102.8	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			521.6	25.2%	--	--
Right of Way/ Landscape Corridor			193.82	9.2%	--	--
TOTAL			2072.2 ac	100%	8,772 du 8,825	100%

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

Last Updated September 2023

SIERRA VISTA LAND USE PLAN

Figure 4-1

Land Use Designation Acres

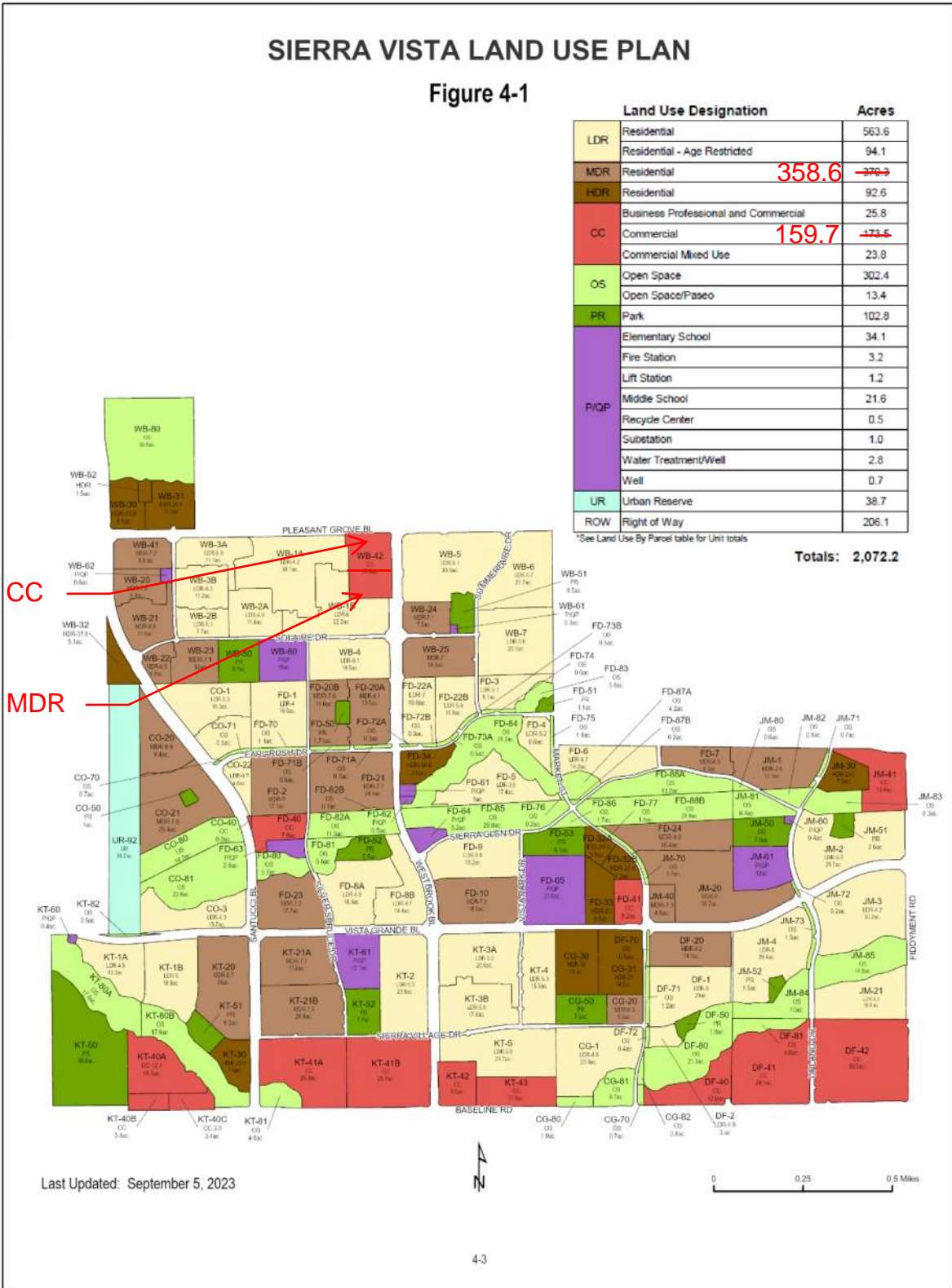
LDR	Residential	563.6	
	Residential - Age Restricted	94.1	
MDR	Residential	358.6	
HDR	Residential	92.6	
CC	Business Professional and Commercial	25.8	
	Commercial	159.7	
	Commercial Mixed Use	23.8	
OS	Open Space	302.4	
	Open Space/Paseo	13.4	
PR	Park	102.8	
P/QP	Elementary School	34.1	
	Fire Station	3.2	
	Lift Station	1.2	
	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	206.1

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2

WB-42A CC

WB-42B MDR



Last Updated: September 5, 2023

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-42A	CC (Commercial)	CC	14.55 7.05		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	HDR (Residential)	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 2,082	
ROW	Right of Way/Landscape Corridors		193.82		
Sub-totals (ROW)			193.82	0	
Total			2,072.16	-8,772 8,825	

WB-42B
RS/DS
7.5 AC
53 units
7.0 du/ac

Table Updated September 2023
(GIS acreages revised January 2021)

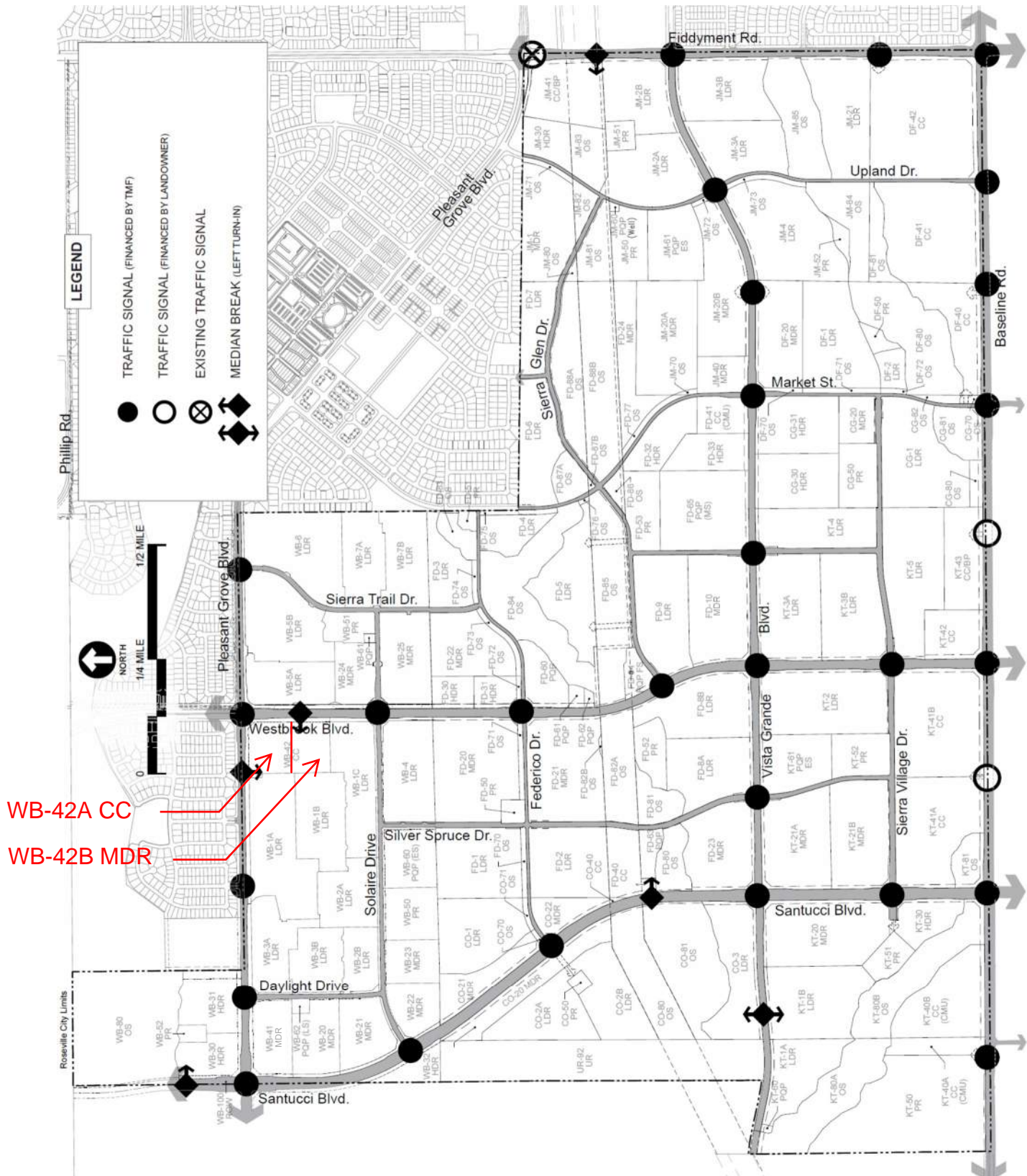
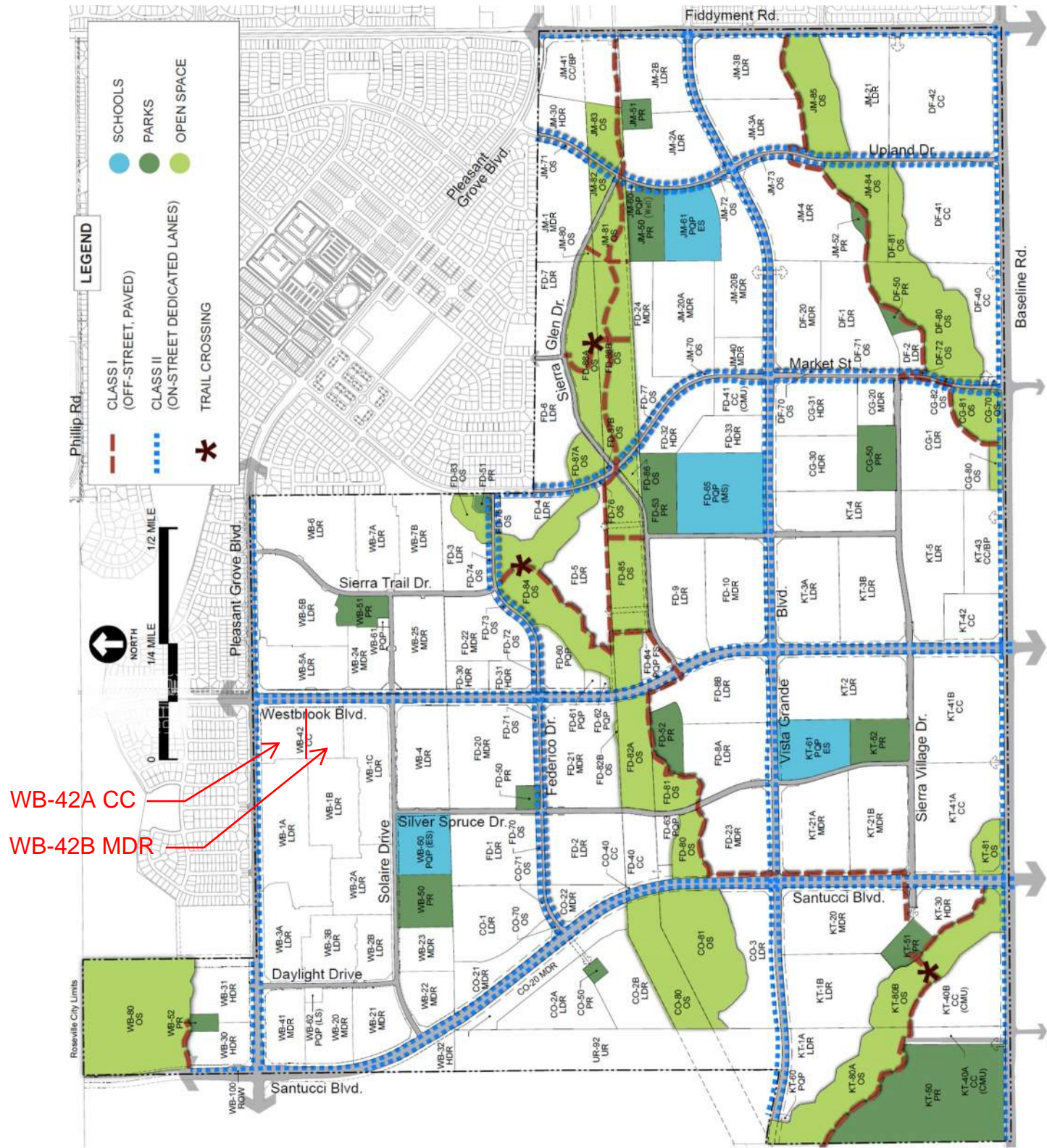


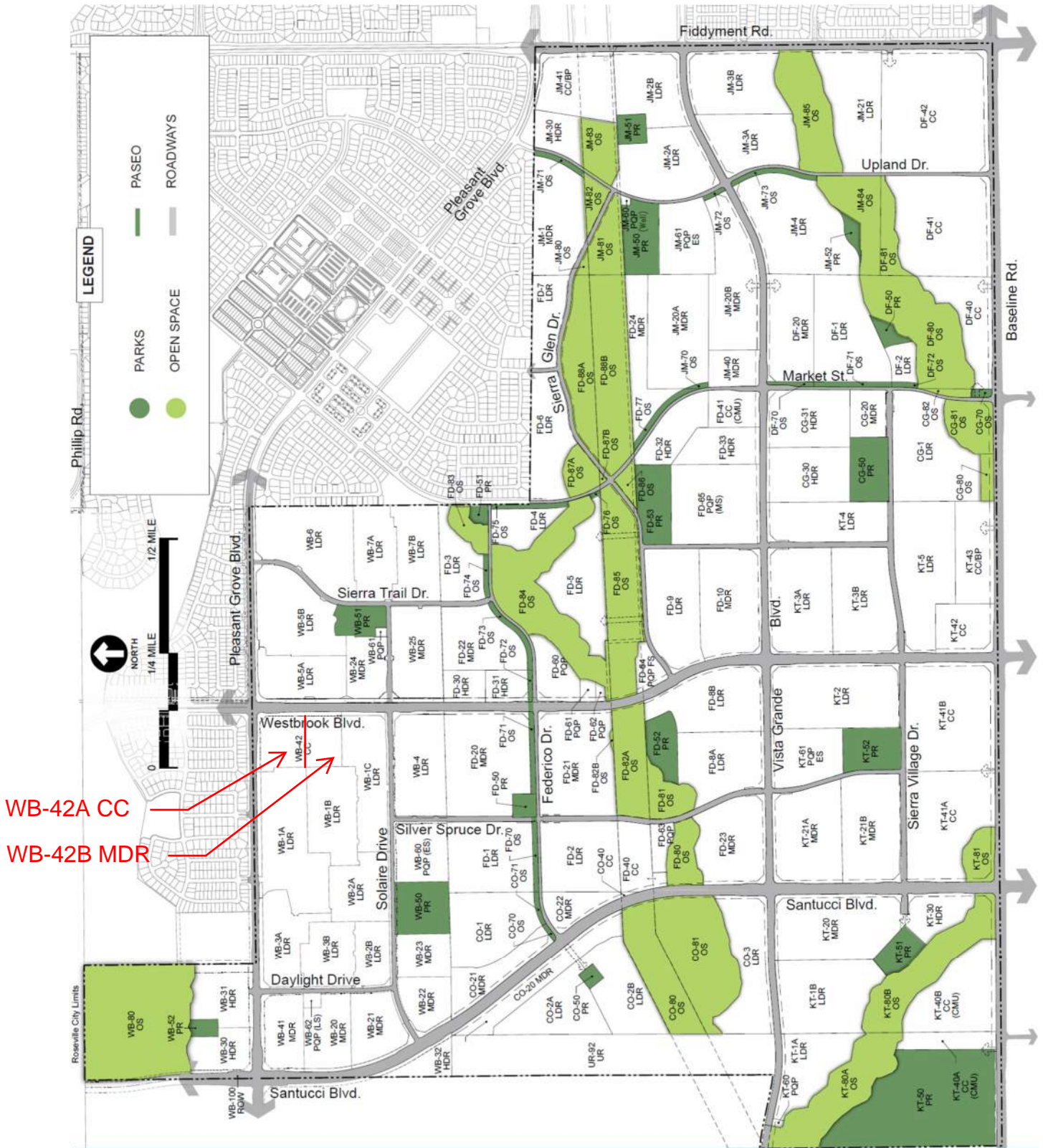
Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks



WB-42A CC
WB-42B MDR

Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies.
Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Figure 6-21: Class I and II Bikeways



WB-42A CC

WB-42B MDR

Figure 7-1: Parks and Open Space Plan

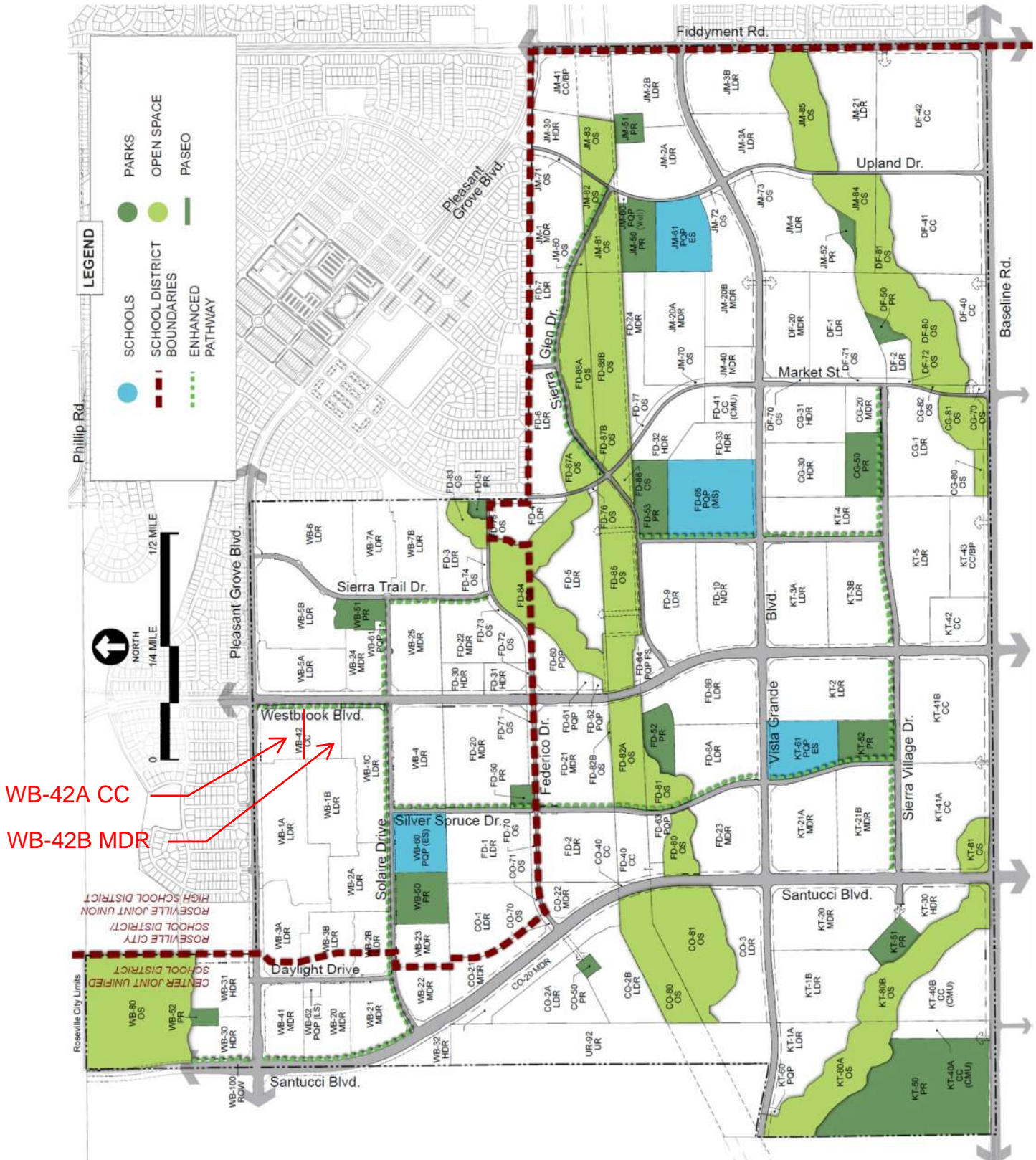
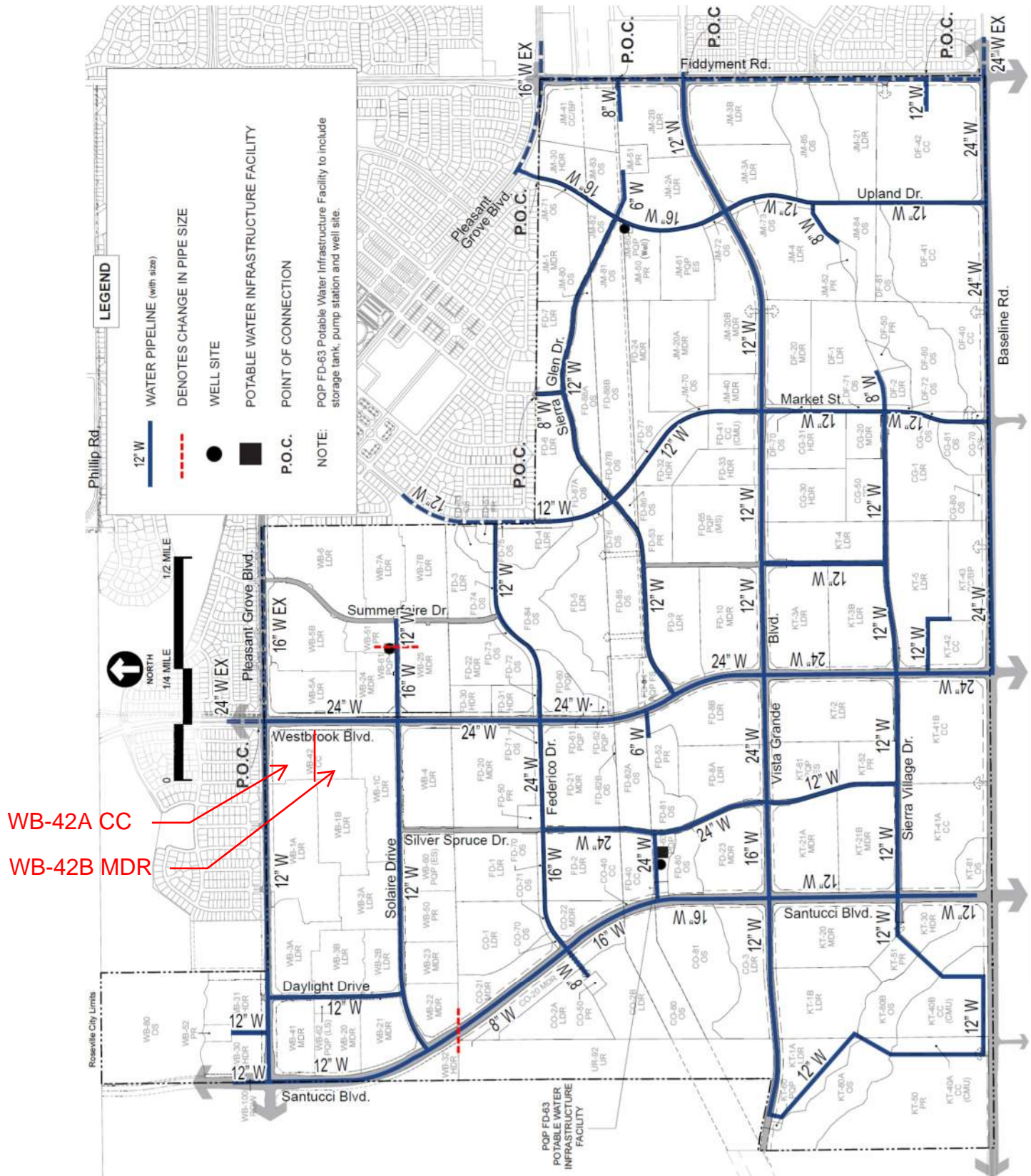


Figure 7-2: School Sites and District Boundaries



WB-42A CC
WB-42B MDR

Figure 8-1: Water Distribution System, Storage Tank, and Well Locations

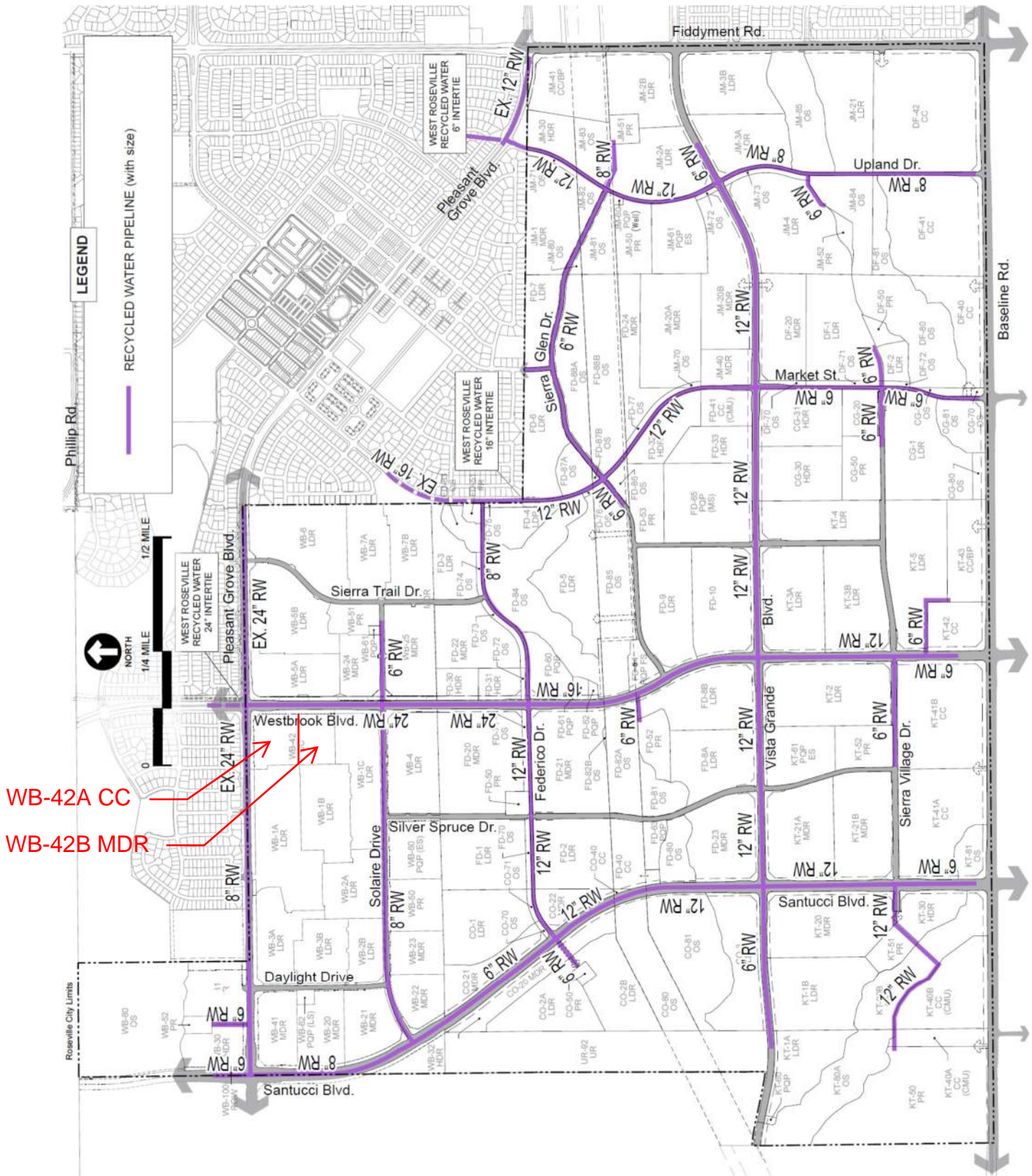
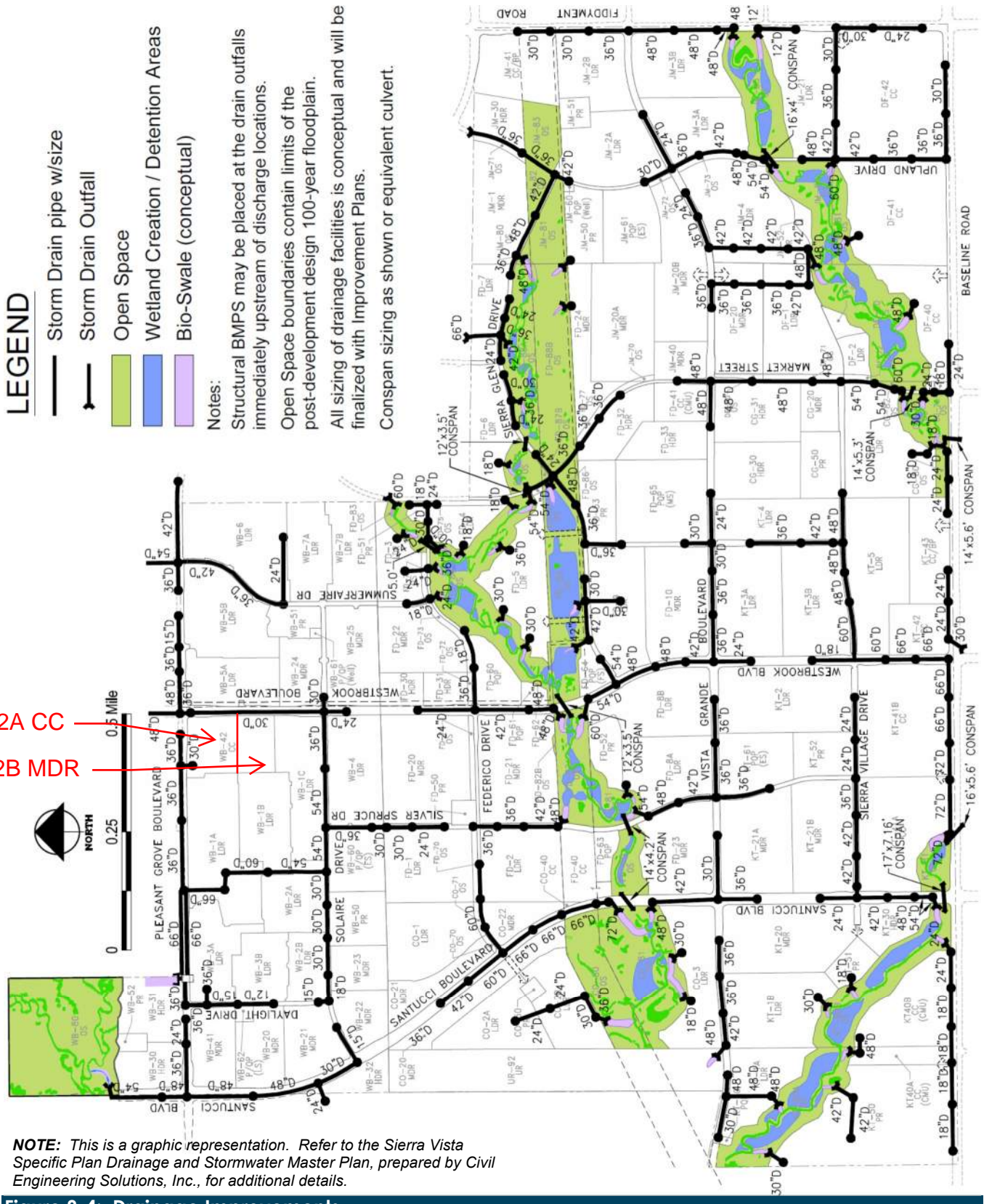


Figure 8-2: Recycled Water Distribution System



LEGEND

- Storm Drain pipe w/size
- Storm Drain Outfall
- Open Space
- Wetland Creation / Detention Areas
- Bio-Swale (conceptual)

Notes:
 Structural BMPs may be placed at the drain outfalls immediately upstream of discharge locations.
 Open Space boundaries contain limits of the post-development design 100-year floodplain.
 All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans.
 Conspan sizing as shown or equivalent culvert.

NOTE: This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.

Figure 8-4: Drainage Improvements

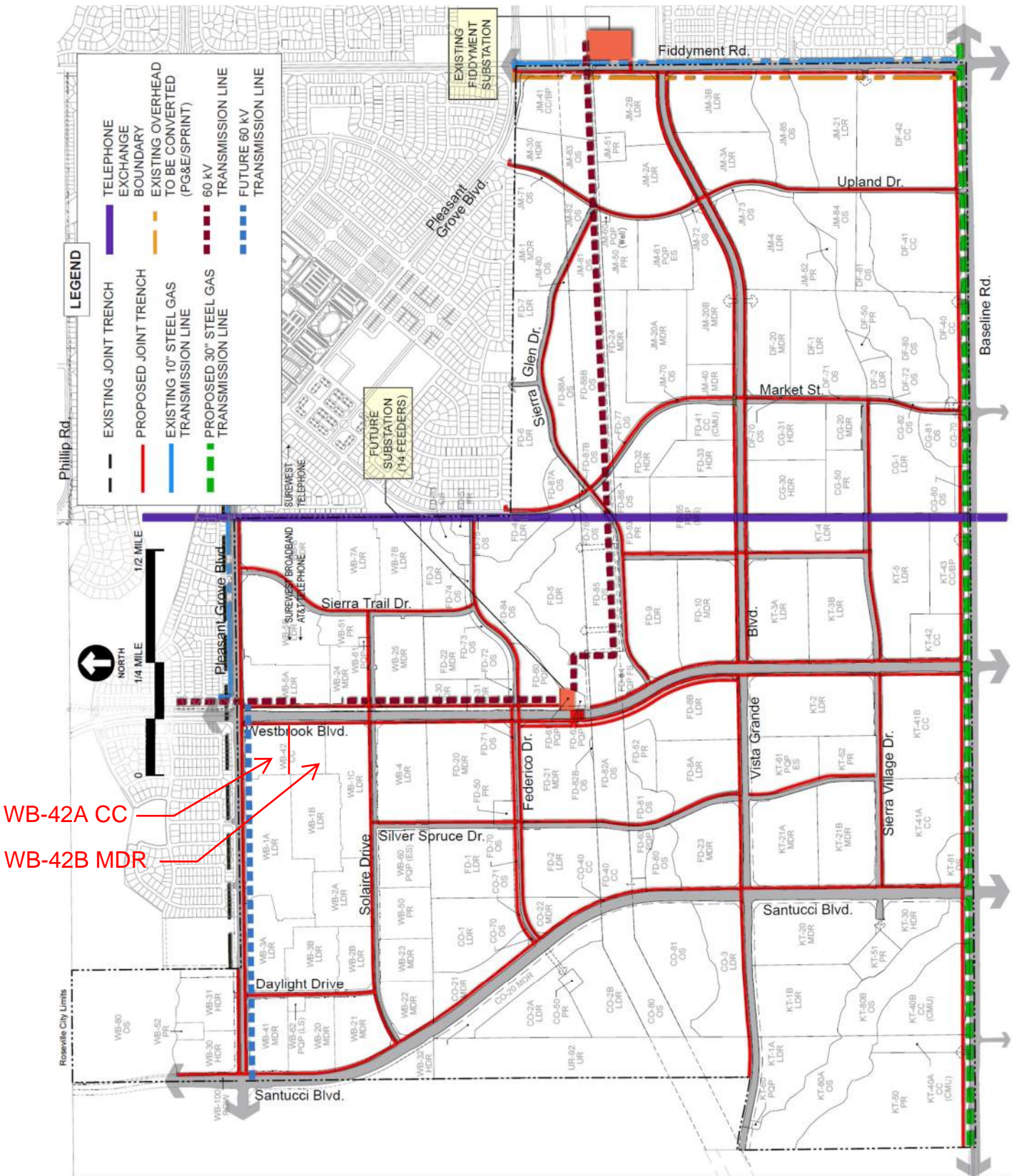


Figure 8-6: Electrical Substation and Power Line Alignments

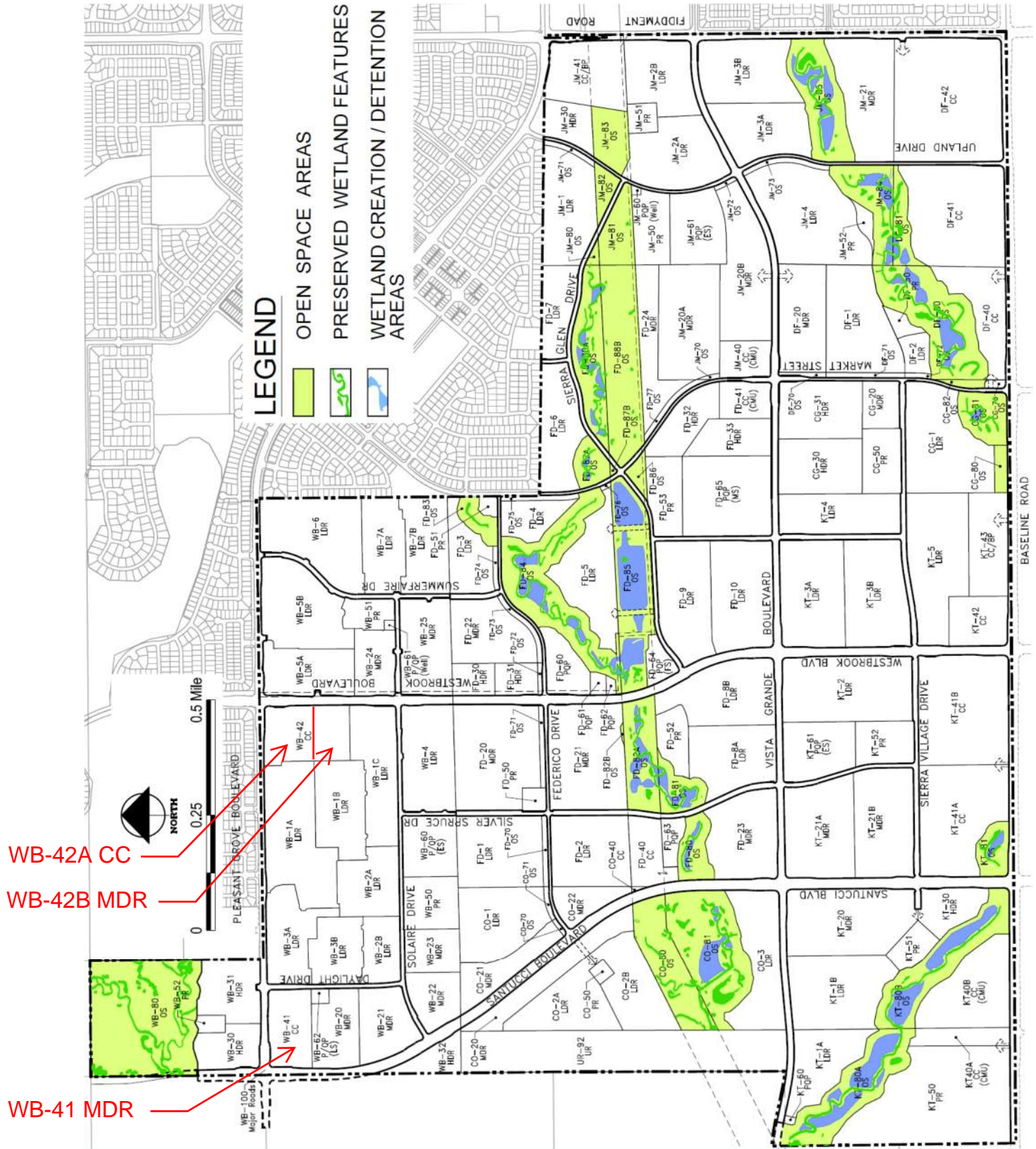


Figure 9-1: Open Space Preserve Areas

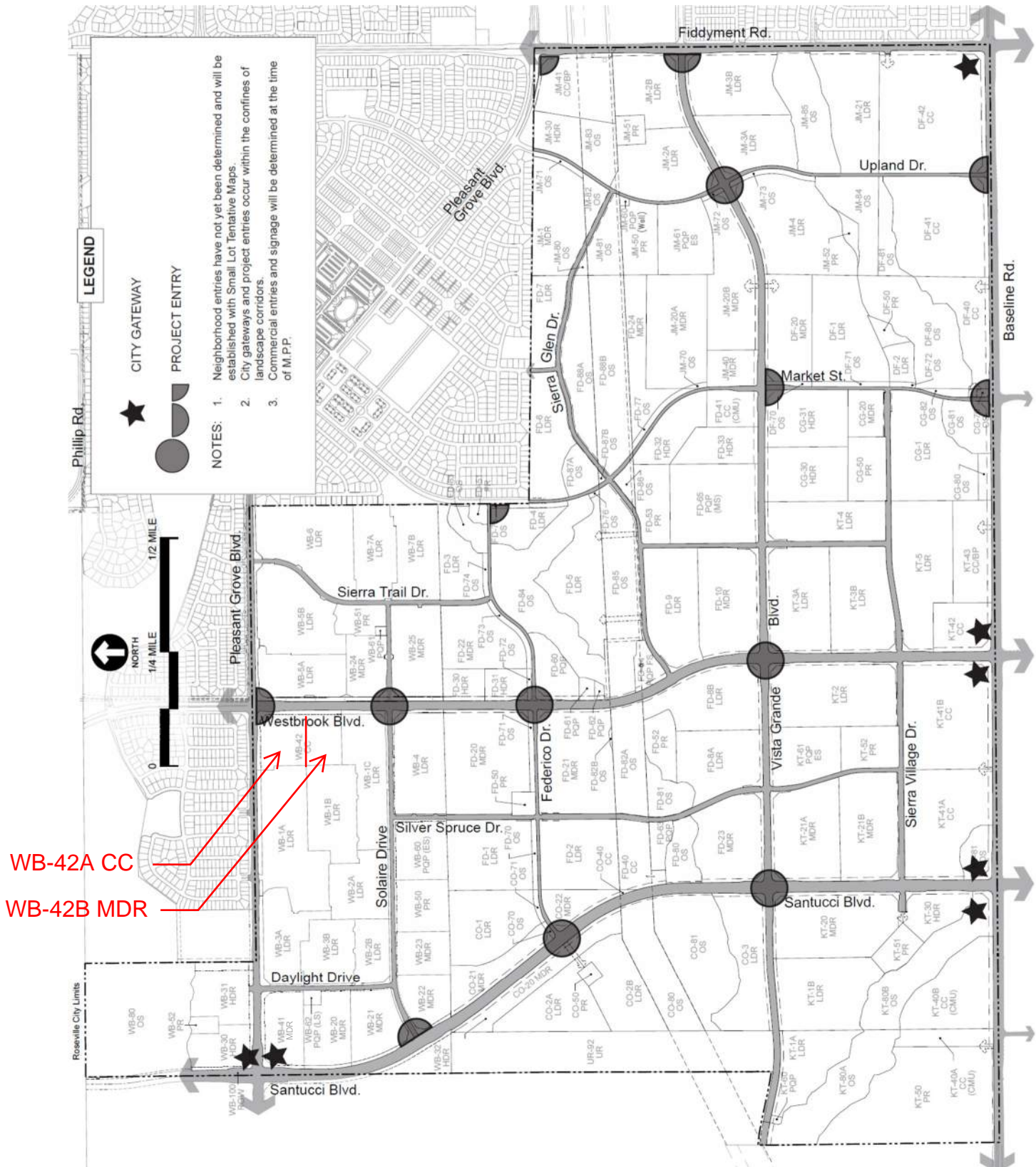


Figure B-2: Entry Feature Locations

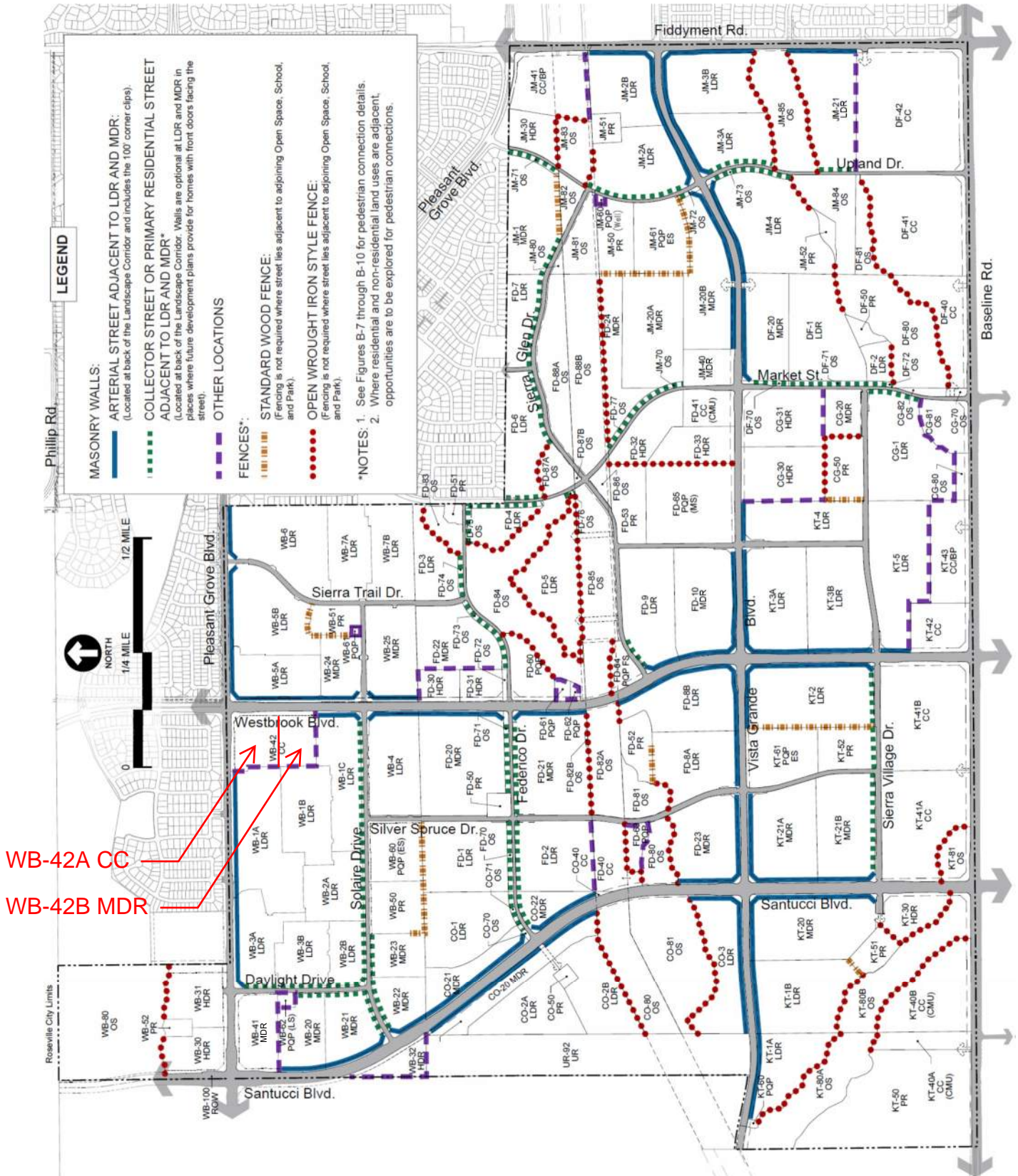
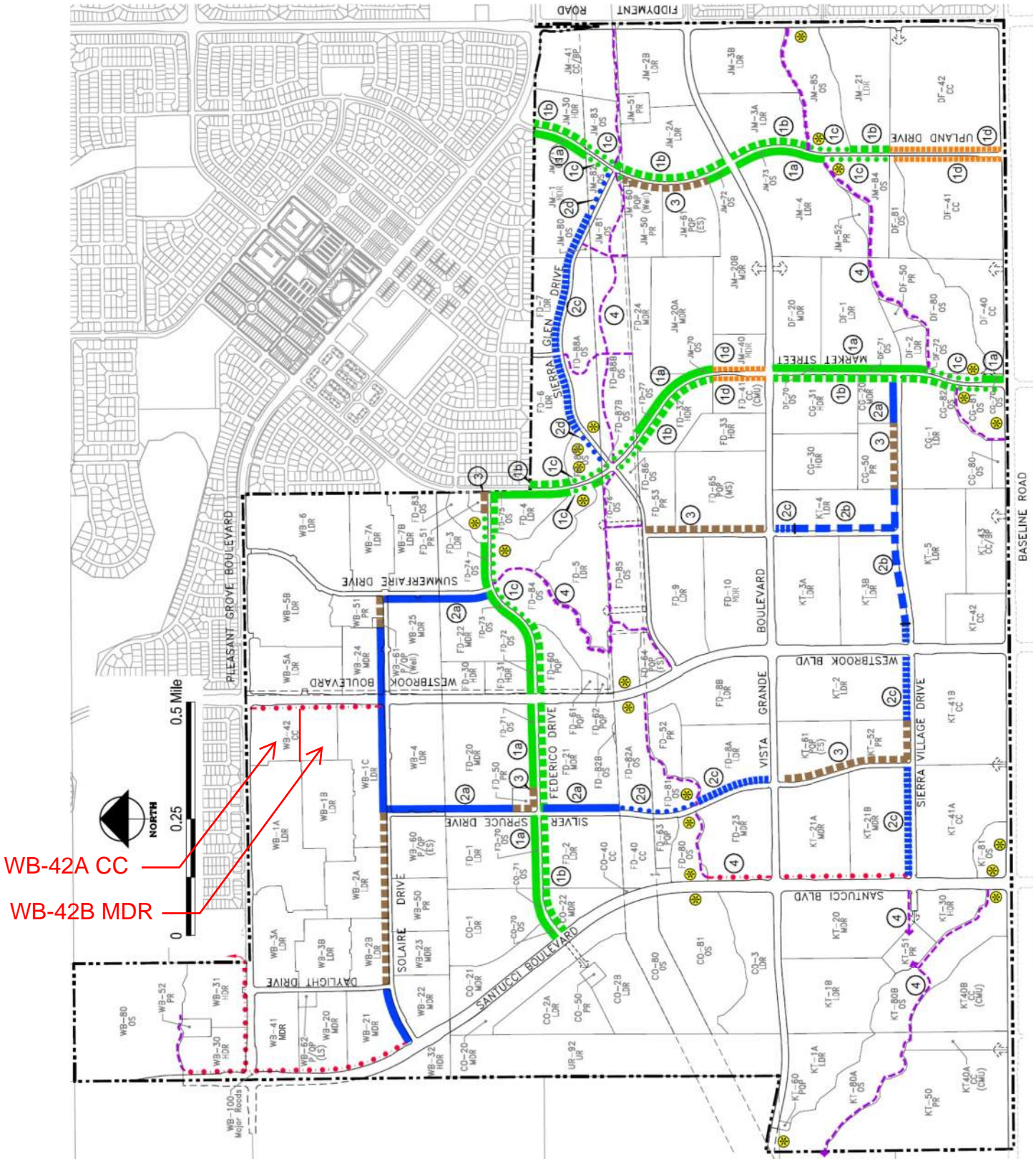


Figure B-3: Wall and Fence Locations



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

Figure B-5: Paseo Plan

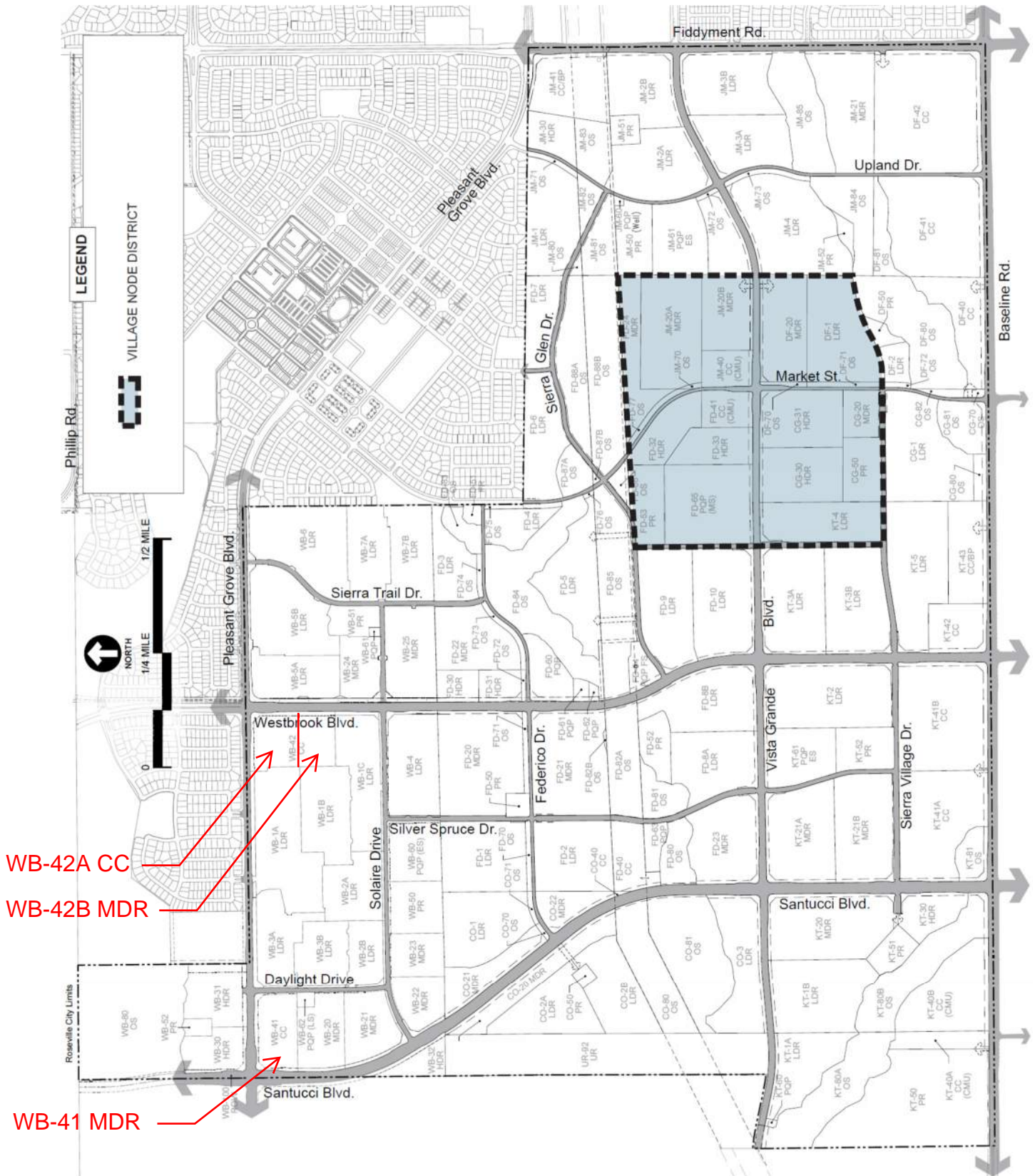


Figure B-22: Village Node District

