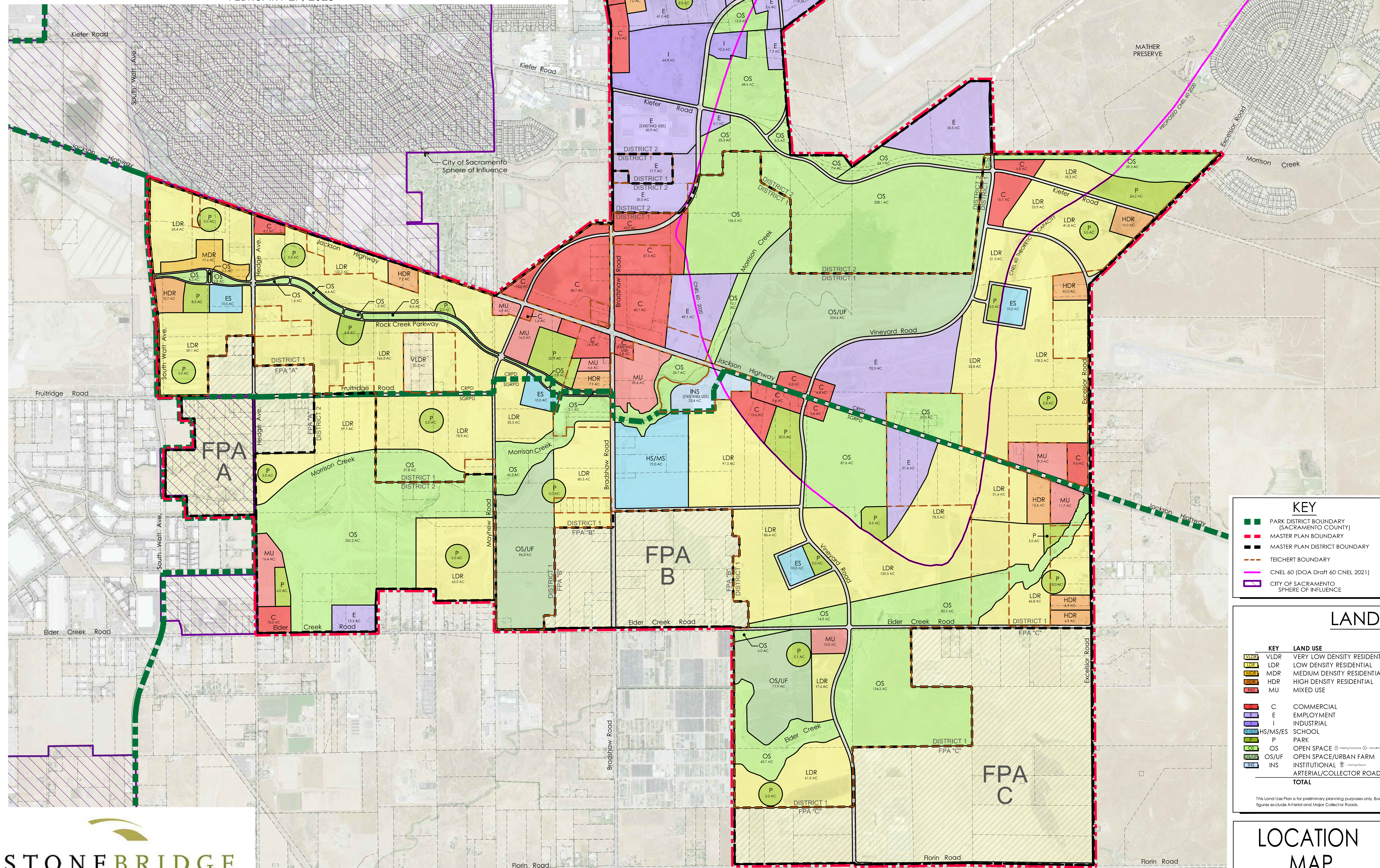


FIGURE 6 - LAND USE PLAN WEST JACKSON HIGHWAY MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY 27, 2025



SUMMARY-DISTRICT ONE

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------|------------------------------|--------------|----------------------|----------------|---------------|------------|-------------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 20.9 | 1.0 - 4.0 | 2.0 | 0 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 140.9 | 3.0 - 10.0 | 5.0 | 3,314 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 17.4 | 20.0 - 30.0 | 14.0 | 246 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 27.7 | 25.0 - 40.0 | 30.0 | 2,381 | 0 | 0 |
| MU | MIXED USE | 76.1 | 25.0 - 35.0 | 30.0 | 1,729 | 0 | 0 |
| C | COMMERCIAL | 295.5 | 0.25 - 1.25 FAR | 0.30 | 0 | 11,946,599 | 0 |
| I | EMPLOYMENT | 196.5 | 0.25 - 1.25 FAR | 0.30 | 0 | 2,546,842 | 0 |
| INS | INDUSTRIAL | 112.8 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| HS/MS/ES | SCHOOLS | 120.4 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| OS | OPEN SPACE | 689.5 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 392.5 | | | | | |
| INS | INSTITUTIONAL | 229.8 | | | | | |
| TOTAL | | 2,914 | | | 11,950 | | 13,542,234 |

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

3,548 VDR & LDR DUs x 0.0149 AC/DU = 52.8 AC REQUIRED
 50 AC PROVIDED

789 HDR DUs x 0.0107 AC/DU = 8.4 AC REQUIRED
 84 AC PROVIDED

4,727 DU'S = 484 AC PROVIDED

PARK REQUIREMENT (CORONA PARKS & RECREATION)

3,086 VDR & LDR DUs x 0.0149 AC/DU = 45.9 AC REQUIRED
 50 AC PROVIDED

344 HDR DUs x 0.0107 AC/DU = 3.7 AC REQUIRED
 34 AC PROVIDED

1,338 MU DUs x 0.0107 AC/DU = 14.3 AC REQUIRED
 18 AC PROVIDED

4,763 DU'S = 78.9 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

7,485 SF DUs x 0.0247 P.P./A. = 283 STUDENTS/750 PER ES = 0.37
 3,110 SF DUs x 0.0241 P.P./A. = 744 STUDENTS/750 PER ES = 0.99
 11,595 DU'S = 0.36 ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

7,485 SF DUs x 0.0146 P.P./A. = 109 STUDENTS/1,200 PER MS = 0.09
 3,110 SF DUs x 0.0146 P.P./A. = 45 STUDENTS/1,200 PER MS = 0.04
 11,595 DU'S = 0.13 MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

7,485 SF DUs x 0.0045 P.P./A. = 34 STUDENTS/2,000 PER HS = 0.02
 3,110 SF DUs x 0.0045 P.P./A. = 14 STUDENTS/2,000 PER HS = 0.00
 11,595 DU'S = 0.02 HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-DISTRICT TWO

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------|------------------------------|----------------|----------------------|----------------|--------------|-----------|------------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 0.0 | 1.0 - 4.0 | 2.0 | 0 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 108.0 | 3.0 - 10.0 | 5.0 | 738 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 0.0 | 20.0 - 30.0 | 14.0 | 0 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 7.8 | 25.0 - 40.0 | 30.0 | 300 | 0 | 0 |
| MU | MIXED USE | 14.4 | 25.0 - 35.0 | 30.0 | 595 | 0 | 0 |
| C | COMMERCIAL | 28.2 | 0.25 - 1.25 FAR | 0.30 | 0 | 3,307,900 | 0 |
| I | EMPLOYMENT | 209.9 | 0.25 - 1.25 FAR | 0.30 | 0 | 3,811,680 | 0 |
| INS | INDUSTRIAL | 75.1 | 0.25 - 1.25 FAR | 0.30 | 0 | 981,400 | 0 |
| HS/MS/ES | SCHOOLS | 16.5 | | | | | |
| P | PARK | 14.7 | | | | | |
| OS | OPEN SPACE | 41.5 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 0.0 | | | | | |
| INS | INSTITUTIONAL | 0.0 | | | | | |
| TOTAL | | 1,203.1 | | | 1,138 | | 5,268,711 |

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

0 VDR & LDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

296 MU DUs x 0.0107 AC/DU = 3.2 AC REQUIRED
 12 AC PROVIDED

1,138 DU'S = 14.0 AC PROVIDED

PARK REQUIREMENT (CORONA PARKS & RECREATION)

0 VDR, LDR, & MDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 2.2 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

296 DU'S = 2.2 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

426 SF DUs x 0.0247 P.P./A. = 104 STUDENTS/750 PER ES = 0.14
 505 SF DUs x 0.0241 P.P./A. = 121 STUDENTS/750 PER ES = 0.16
 1,931 DU'S = 0.30 ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

426 SF DUs x 0.0146 P.P./A. = 6.2 STUDENTS/1,200 PER MS = 0.00
 505 SF DUs x 0.0146 P.P./A. = 7.3 STUDENTS/1,200 PER MS = 0.00
 1,931 DU'S = 0.00 MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

426 SF DUs x 0.0045 P.P./A. = 1.9 STUDENTS/2,000 PER HS = 0.00
 505 SF DUs x 0.0045 P.P./A. = 2.3 STUDENTS/2,000 PER HS = 0.00
 1,931 DU'S = 0.00 HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA A

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------|------------------------------|--------------|----------------------|----------------|------------|----------|----------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 0.0 | 1.0 - 4.0 | 2.0 | 0 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 66.3 | 3.0 - 10.0 | 5.0 | 431 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 0.0 | 20.0 - 30.0 | 14.0 | 0 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 0.0 | 25.0 - 35.0 | 30.0 | 0 | 0 | 0 |
| MU | MIXED USE | 0.0 | 25.0 - 35.0 | 30.0 | 0 | 0 | 0 |
| C | COMMERCIAL | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| E | EMPLOYMENT | 46.7 | 0.25 - 1.25 FAR | 0.30 | 0 | 436,413 | 0 |
| I | INDUSTRIAL | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| P | PARK | 8.8 | | | | | |
| OS | OPEN SPACE | 37.4 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 0.0 | | | | | |
| INS | INSTITUTIONAL | 0.0 | | | | | |
| TOTAL | | 179.1 | | | 442 | | 436,413 |

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

0 VDR & LDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

497 DU'S = 4.4 AC PROVIDED

PARK REQUIREMENT (CORONA PARKS & RECREATION)

0 VDR & LDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

143 DU'S = 2.2 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

497 SF DUs x 0.0247 P.P./A. = 121 STUDENTS/750 PER ES = 0.16
 281 SF DUs x 0.0241 P.P./A. = 68 STUDENTS/750 PER ES = 0.09
 778 DU'S = 0.25 ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

497 SF DUs x 0.0146 P.P./A. = 7.2 STUDENTS/1,200 PER MS = 0.00
 281 SF DUs x 0.0146 P.P./A. = 4.1 STUDENTS/1,200 PER MS = 0.00
 778 DU'S = 0.00 MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

497 SF DUs x 0.0045 P.P./A. = 2.2 STUDENTS/2,000 PER HS = 0.00
 281 SF DUs x 0.0045 P.P./A. = 1.3 STUDENTS/2,000 PER HS = 0.00
 778 DU'S = 0.00 HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS. FPA A SMALL INCLUDES TWO PARK SITES WITH ONE PARK SITE TO BE LOCATED EAST OF REDGE AVENUE AND THE OTHER LOCATED WEST OF REDGE AVENUE.

SUMMARY-FPA B

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------|------------------------------|--------------|----------------------|----------------|--------------|----------|--------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 0.0 | 1.0 - 4.0 | 2.0 | 0 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 147.4 | 3.0 - 10.0 | 5.0 | 925 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 0.0 | 20.0 - 30.0 | 14.0 | 0 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 12.1 | 25.0 - 40.0 | 30.0 | 392 | 0 | 0 |
| MU | MIXED USE | 0.0 | 25.0 - 35.0 | 30.0 | 0 | 0 | 0 |
| C | COMMERCIAL | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| E | EMPLOYMENT | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| I | INDUSTRIAL | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| HS/MS/ES | SCHOOLS | 10.0 | | | | | |
| P | PARK | 14.7 | | | | | |
| OS | OPEN SPACE | 41.5 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 0.0 | | | | | |
| INS | INSTITUTIONAL | 0.0 | | | | | |
| TOTAL | | 224.7 | | | 1,317 | | 0 |

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

0 VDR & LDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

1,317 DU'S = 14.7 AC PROVIDED

PARK REQUIREMENT (CORONA PARKS & RECREATION)

0 VDR, LDR, & MDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 2.2 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

1,317 DU'S = 2.2 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

389 SF DUs x 0.0247 P.P./A. = 96 STUDENTS/750 PER ES = 0.13
 393 SF DUs x 0.0241 P.P./A. = 95 STUDENTS/750 PER ES = 0.13
 1,910 DU'S = 0.26 ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

389 SF DUs x 0.0146 P.P./A. = 5.6 STUDENTS/1,200 PER MS = 0.00
 393 SF DUs x 0.0146 P.P./A. = 5.7 STUDENTS/1,200 PER MS = 0.00
 1,910 DU'S = 0.00 MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

389 SF DUs x 0.0045 P.P./A. = 1.7 STUDENTS/2,000 PER HS = 0.00
 393 SF DUs x 0.0045 P.P./A. = 1.8 STUDENTS/2,000 PER HS = 0.00
 1,910 DU'S = 0.00 HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS. FPA B SMALL INCLUDES TWO PARK SITES WITH ONE AS AN ACRES PARK SITE TO BE LOCATED WEST OF BROADSHOW ROAD AND THE OTHER AS AN ACRES PARK SITE TO BE LOCATED EAST OF BROADSHOW ROAD.

SUMMARY-FPA C

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------|------------------------------|--------------|----------------------|----------------|--------------|-----------|------------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 0.0 | 1.0 - 4.0 | 2.0 | 0 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 138.8 | 3.0 - 10.0 | 5.0 | 868 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 41.9 | 20.0 - 30.0 | 14.0 | 274 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 20.7 | 25.0 - 40.0 | 30.0 | 821 | 0 | 0 |
| MU | MIXED USE | 0.0 | 25.0 - 35.0 | 30.0 | 0 | 0 | 0 |
| C | COMMERCIAL | 0.0 | 0.25 - 1.25 FAR | 0.30 | 0 | 0 | 0 |
| E | EMPLOYMENT | 122.8 | 0.25 - 1.25 FAR | 0.30 | 0 | 1,150,850 | 0 |
| I | INDUSTRIAL | 79.3 | 0.25 - 1.25 FAR | 0.30 | 0 | 1,036,292 | 0 |
| HS/MS/ES | SCHOOLS | 10.0 | | | | | |
| P | PARK | 28.7 | | | | | |
| OS | OPEN SPACE | 92.7 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 0.0 | | | | | |
| INS | INSTITUTIONAL | 0.0 | | | | | |
| TOTAL | | 364.7 | | | 2,063 | | 1,146,972 |

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

0 VDR & LDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

2,063 DU'S = 28.7 AC PROVIDED

PARK REQUIREMENT (CORONA PARKS & RECREATION)

0 VDR, LDR, & MDR DUs x 0.0149 AC/DU = 0.0 AC REQUIRED
 2.2 AC PROVIDED

0 HDR DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

0 MU DUs x 0.0107 AC/DU = 0.0 AC REQUIRED
 0 AC PROVIDED

2,063 DU'S = 2.2 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

142 SF DUs x 0.0247 P.P./A. = 35 STUDENTS/750 PER ES = 0.05
 421 SF DUs x 0.0241 P.P./A. = 102 STUDENTS/750 PER ES = 0.14
 2,063 DU'S = 0.19 ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

142 SF DUs x 0.0146 P.P./A. = 2.1 STUDENTS/1,200 PER MS = 0.00
 421 SF DUs x 0.0146 P.P./A. = 6.1 STUDENTS/1,200 PER MS = 0.00
 2,063 DU'S = 0.04 MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

142 SF DUs x 0.0045 P.P./A. = 0.6 STUDENTS/2,000 PER HS = 0.00
 421 SF DUs x 0.0045 P.P./A. = 1.9 STUDENTS/2,000 PER HS = 0.00
 2,063 DU'S = 0.00 HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS. FPA C SMALL INCLUDES THREE PARK SITES WITH ONE PARK SITE TO BE LOCATED WEST OF VINEYARD ROAD AND THE OTHER TWO APPROXIMATELY 7 ACRES PARKS TO BE LOCATED EAST OF VINEYARD ROAD.

KEY

- PARK BOUNDARY (SACRAMENTO COUNTY)
- MASTER PLAN BOUNDARY
- MASTER PLAN DISTRICT BOUNDARY
- TEICHERT BOUNDARY
- CNEL 60 (DOA Draft 60 CNEL 2021)
- CITY OF SACRAMENTO SPHERE OF INFLUENCE

LAND USE SUMMARY

| KEY | LAND USE | ACRES | DENSITY & FAR RANGES | TARGET DENSITY | EST. DU | EST. FAR | EST. SQ. FT. |
|--------------------------|------------------------------|-------------------|----------------------|----------------|------------------|----------|----------------------|
| VDR | VERY LOW DENSITY RESIDENTIAL | 115.6 | 1.0 - 4.0 | 2.0 | 230 | 0 | 0 |
| LDR | LOW DENSITY RESIDENTIAL | 1,955.1 | 3.0 - 10.0 | 5.0 | 9,774 | 0 | 0 |
| MDR | MEDIUM DENSITY RESIDENTIAL | 58.6 | 10.0 - 20.0 | 14.0 | 800 | 0 | 0 |
| HDR | HIGH DENSITY RESIDENTIAL | 121.2 | 25.0 - 40.0 | 30.0 | 3,636 | 0 | 0 |
| MU | MIXED USE | 112.5 | 25.0 - 35.0 | 30.0 | *2,024 | 0 | 0 |
| C | COMMERCIAL | 290.7 | 0.25 - 1.25 FAR | 0.30 | **1,125,125 | 0 | 0 |
| E | EMPLOYMENT | 543.0 | 0.25 - 1.25 FAR | 0.30 | 3,165,723 | 0 | 0 |
| I | INDUSTRIAL | 154.4 | 0.25 - 1.25 FAR | 0.30 | 7,095,924 | 0 | 0 |
| HS/MS/ES | SCHOOLS | 132.0 | | | | | |
| P | PARK | 219.3 | | | | | |
| OS | OPEN SPACE | 1,489.7 | | | | | |
| OS/UF | OPEN SPACE/URBAN FARM | 392.5 | | | | | |
| INS | INSTITUTIONAL | 98.9 | | | | | |
| ARTERIAL/COLLECTOR ROADS | | 229.8 | | | | | |
| TOTAL | | 5,913.3 AC | | | 16,484 DU | | 13,504,471 SF |

NOTE: DWELLING UNIT NUMBER CALCULATED BY USING 60% OF AMU ACREAGE
 ** SQUARE FOOTAGE CALCULATED BY USING 100% OF AMU ACREAGE

LOCATION MAP

NOTE: ACTUAL PARK ACREAGES SHOWN MAY VARY BASED ON QUIMBY REQUIREMENTS AT TENTATIVE MAP APPROVALS.

STONEBRIDGE PROPERTIES, LLC

GRANITE