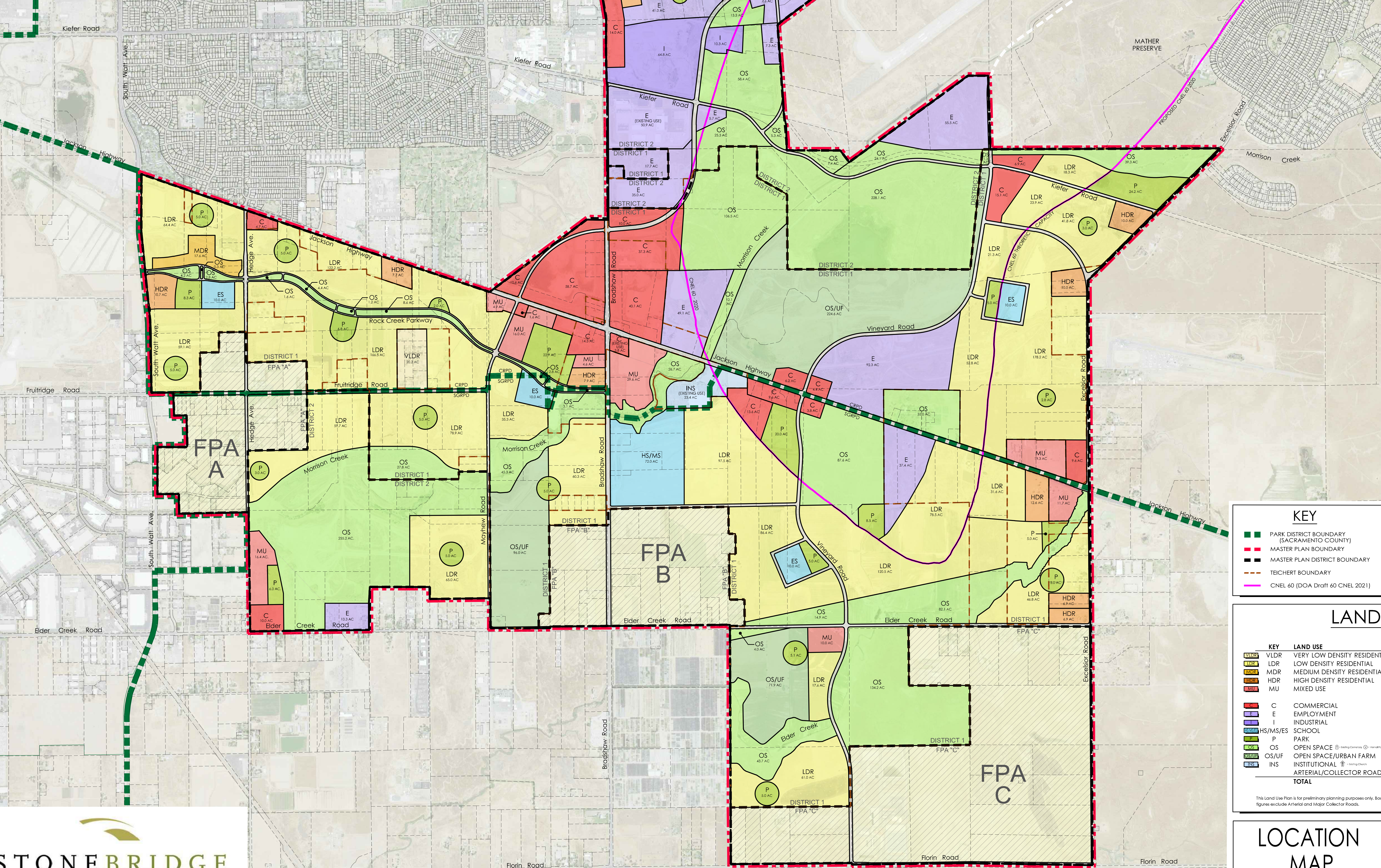


FIGURE 6 - LAND USE PLAN WEST JACKSON HIGHWAY MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA
FEBRUARY 11, 2025



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	10.0 - 20.0	14.0	20	0	0
HDR	HIGH DENSITY RESIDENTIAL	0.0	25.0 - 35.0	30.0	20	0	0
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.35	0
C	COMMERCIAL	0.0	0.25 - 1.25 FAR	0.25	0	0.35	0
E	EMPLOYMENT	0.0	0.25 - 1.25 FAR	0.25	0	0.35	0
I	INDUSTRIAL	0.0	1.25 - 1.25 FAR	0.25	0	0.35	434,413
OS	OPEN SPACE	0.0	0.0	0.0	0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	0.0	0.0	0.0	0	0.00	0
INS	INSTITUTIONAL	0.0	0.0	0.0	0	0.00	0
TOTAL		66.3			462		434,413

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	738	0	0
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	10.0 - 20.0	14.0	0	0	0
HDR	HIGH DENSITY RESIDENTIAL	12.1	25.0 - 35.0	30.0	393	0	0
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.25	0
C	COMMERCIAL	0.0	0.25 - 1.25 FAR	0.25	0	0.35	0
E	EMPLOYMENT	0.0	0.25 - 1.25 FAR	0.25	0	0.35	0
I	INDUSTRIAL	0.0	1.25 - 1.25 FAR	0.25	0	0.35	0
OS	OPEN SPACE	14.7	0.0	0.0	0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	0.0	0.0	0.0	0	0.00	0
INS	INSTITUTIONAL	0.0	0.0	0.0	0	0.00	0
TOTAL		164.1			1,131		0

KEY

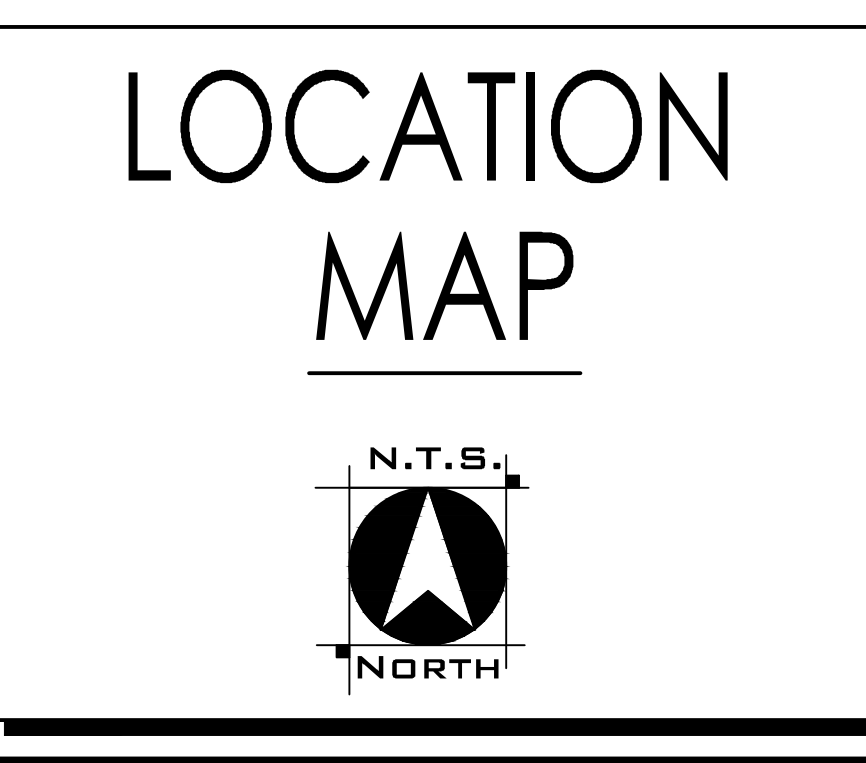
- PARK DISTRICT BOUNDARY (SACRAMENTO COUNTY)
- MASTER PLAN BOUNDARY
- MASTER PLAN DISTRICT BOUNDARY
- TEICHERT BOUNDARY
- CNEL 60 (DOA Draft 60 CNEL 2021)

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	0	2.024	0
C	COMMERCIAL	290.7	0.25 - 2.00 FAR	0.25	0	0.35	**1,125,125
E	EMPLOYMENT	543.0	0.25 - 1.25 FAR	0.25	0	0.35	3,165,723
I	INDUSTRIAL	154.4	0.25 - 1.25 FAR	0.25	0	0.35	7,095,924
OS	OPEN SPACE	132.0	0.0	0.0	0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	1,489.7	0.0	0.0	0	0.00	0
INS	INSTITUTIONAL	392.5	0.0	0.0	0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	392.5	0.0	0.0	0	0.00	0
INS	INSTITUTIONAL	98.9	0.0	0.0	0	0.00	0
TOTAL		5,913.3 AC			16,484 DU		13,504,471 SF

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	448	0	0
MDR	MEDIUM DENSITY RESIDENTIAL	41.8	10.0 - 20.0	14.0	214	0	0
HDR	HIGH DENSITY RESIDENTIAL	20.7	25.0 - 40.0	30.0	421	0	0
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.25	0
C	COMMERCIAL	123.8	0.25 - 2.00 FAR	0.25	0	0.35	0
E	EMPLOYMENT	10.0	0.25 - 1.25 FAR	0.25	0	0.35	0
I	INDUSTRIAL	79.3	1.25 - 1.25 FAR	0.25	0	0.35	0
OS	OPEN SPACE	28.7	0.0	0.0	0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	0.0	0.0	0.0	0	0.00	0
INS	INSTITUTIONAL	0.0	0.0	0.0	0	0.00	0
TOTAL		364.1			2,063		1,144,972



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

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LAND USE PLAN - WEST JACKSON HIGHWAY MASTER PLAN

STONEBRIDGE PROPERTIES, LLC

GRANITE