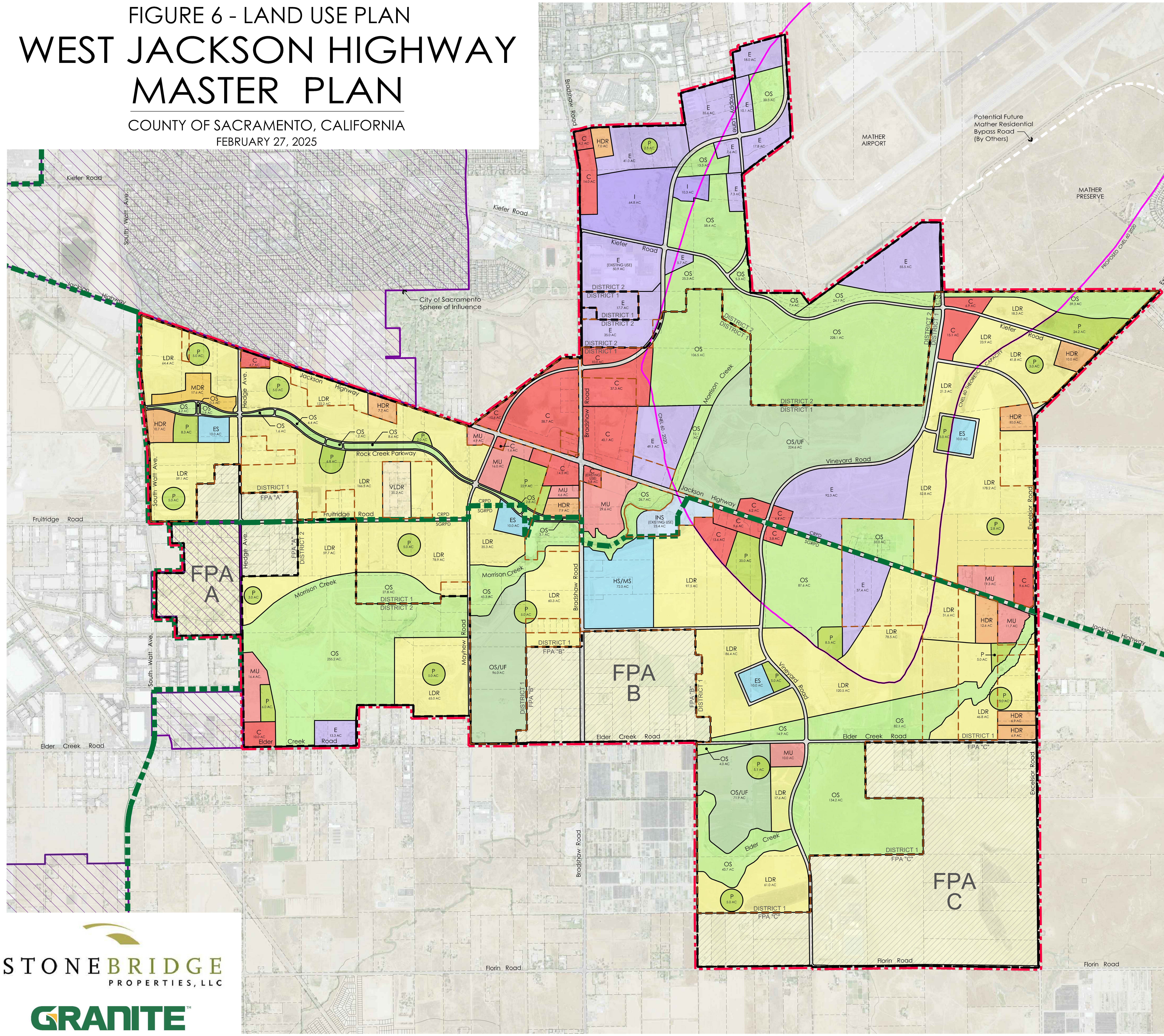
FIGURE 6 - LAND USE PLAN

WEST JACKSON HIGHWAY MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA

FEBRUARY 27, 2025



STONEBRIDGE PROPERTIES, LLC

GRANITE

SUMMARY-DISTRICT ONE

KEY	LAND USE	ACRES	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	20.2	1.0 - 4.0	2.0	40		
LDR	LOW DENSITY RESIDENTIAL	1,462.9	3.0 - 10.0	5.0	7,314		
MDR	MEDIUM DENSITY RESIDENTIAL	17.6	10.0 - 20.0	14.0	246		
HDR	HIGH DENSITY RESIDENTIAL	72.7	25.0 - 40.0	30.0	2,181		
MU	MIXED USE	96.1	25.0 - 35.0	30.0	*1,729		
			0.20 - 2.00 FAR			0.25	**1,046,529
C	COMMERCIAL	250.5	0.25 - 1.25 FAR			0.25	2,727,945
E	EMPLOYMENT	196.5	0.25 - 1.25 FAR			0.30	2,567,862
I	INDUSTRIAL	0.0	0.25 - 1.25 FAR			0.30	-
HS/MS/ES	SCHOOL	112.0					
P	PARK	153.6					
OS	OPEN SPACE	689.5					
OS/UF	OPEN SPACE/URBAN FARM	392.5					
INS	INSTITUTIONAL	23.4					
	TOTAL	3,487.5			11,510		6,342,336

* DWELLING UNIT NUMBER CALCULATED BY USING 60% OF MU ACREAGE
** SQUARE FOOTAGE CALCULATED BY USING 100% OF MU ACREAGE

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

3,548	VLDR & LDR DU's x 0.0149 AC/DU	52.9 AC REQUIRED	
0	MDR DU's x 0.0149 AC/DU =	0.0 AC REQUIRED	
789	HDR DU's x 0.0107 AC/DU =	8.4 AC REQUIRED	
* 390	MU DU's x 0.0107 AC/DU =	4.2 AC REQUIRED	* DWELLING UNIT NUMBER CALCULATED BY USING 60% OF MU ACREAGE
4,727	DU'S	65.5 AC REQUIRED	-1.9 AC
		63.6 AC PROVIDED	

PARK REQUIREMENT (CORDOVA PARKS & RECREATION)

3,806	VLDR & LDR DU's x 0.0145 AC/DU	55.2 AC REQUIRED	
246	MDR DU's x 0.0145 AC/DU =	3.6 AC REQUIRED	
1,392	HDR DU's x 0.0104 AC/DU =	14.5 AC REQUIRED	
* 1,339	MU DU's x 0.0104 AC/DU =	13.9 AC REQUIRED	* DWELLING UNIT NUMBER CALCULATED BY USING 60% OF MU ACREAGE
6,783	DU'S	87.2 AC REQUIRED	2.8 AC
		90.0 AC PROVIDED	

ES REQUIREMENT (ELK GROVE USD)

7,600	SF DU's x 0.3767 P.P.H. =	2863 STUDENTS/750 PER ES =	3.82	
3,910	MF DU's x 0.2414 P.P.H. =	944 STUDENTS/750 PER ES =	1.26	
11,510	DU'S		5.08	ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

7,600	SF DU's x 0.1146 P.P.H. =	871 STUDENTS/1,200 PER MS =	0.73	
3,910	MF DU's x 0.0853 P.P.H. =	334 STUDENTS/1,200 PER MS =	0.28	
11,510	DU'S		1.00	MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

7,600	SF DU's x 0.2036 P.P.H. =	1547 STUDENTS/2,200 PER HS =	0.70	
3,910	MF DU's x 0.1431 P.P.H. =	560 STUDENTS/2,200 PER HS =	0.25	
11,510	DU'S		0.96	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.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	1.0 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	124.7	3.0 - 10.0	5.0	623		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	10.0 - 20.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	7.0	25.0 - 40.0	30.0	210		
MU	MIXED USE	16.4	25.0 - 35.0	30.0	*295		
			0.20 - 2.00 FAR			0.25	178,596
C	COMMERCIAL	28.2	0.25 - 1.25 FAR			0.25	307,098
E	EMPLOYMENT	297.8	0.25 - 1.25 FAR			0.30	3,891,650
I	INDUSTRIAL	75.1	0.25 - 1.25 FAR			0.30	981,407
HS/MS/ES	SCHOOL	0.0					
P	PARK	16.5					
OS	OPEN SPACE	637.4					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
	TOTAL	1,203.1			1,128		5,358,751

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

623	VLDR & LDR DU's x 0.0149 AC/DU =	9.3 AC REQUIRED	
0	MDR DU's x 0.0149 AC/DU =	0.0 AC REQUIRED	
0	HDR DU's x 0.0107 AC/DU =	0.0 AC REQUIRED	
295	MU DU's x 0.0107 AC/DU =	3.2 AC REQUIRED	
918	DU'S	12.4 AC REQUIRED	1.6 AC
		14.0 AC PROVIDED	

PARK REQUIREMENT (CORDOVA PARKS & RECREATION)

0	VLDR, LDR, & MDR DU's x 0.0145 AC/DU =	0.0 AC REQUIRED	
210	HDR DU's x 0.0104 AC/DU =	2.2 AC REQUIRED	
0	MU DU's x 0.0104 AC/DU =	0.0 AC REQUIRED	
210	DU'S	2.2 AC REQUIRED	0.3 AC
		2.5 AC PROVIDED	

ES REQUIREMENT (ELK GROVE USD)

623	SF DU's x 0.3747 P.P.H. =	233.4 STUDENTS/750 PER ES =	0.31	
505	MF DU's x 0.2409 P.P.H. =	121.7 STUDENTS/750 PER ES =	0.16	
1,128	DU'S		0.47	ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

623	SF DU's x 0.1001 P.P.H. =	62.4 STUDENTS/1,200 PER MS =	0.05	
505	MF DU's x 0.0526 P.P.H. =	26.6 STUDENTS/1,200 PER MS =	0.02	
1,128	DU'S		0.07	MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

623	SF DU's x 0.2061 P.P.H. =	128.4 STUDENTS/2,200 PER HS =	0.06	
505	MF DU's x 0.1255 P.P.H. =	63.4 STUDENTS/2,200 PER HS =	0.03	
1,128	DU'S		0.09	HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

KEY

- PARK DISTRICT 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

SUMMARY-FPA A

FPA

KEY	LAND USE	ACRES	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	1.0 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	86.3	3.0 - 10.0	5.0	431		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	10.0 - 20.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	7.7	25.0 - 40.0	30.0	231		
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0		
			0.20 - 2.00 FAR			0.25	0
C	COMMERCIAL	0.0	0.25 - 1.25 FAR			0.25	0
E	EMPLOYMENT	48.7	0.25 - 1.25 FAR			0.30	636,412
I	INDUSTRIAL	0.0	1.25 - 1.25 FAR			0.30	0
HS/MS/ES	SCHOOL	0.0					
P	PARK	8.8					
OS	OPEN SPACE	27.6					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
	TOTAL	179.1			662		636,412

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

323	VLDR & LDR DU's x 0.0149 AC/DU =	4.8 AC REQUIRED	
0	MDR DU's x 0.0149 AC/DU =	0.0 AC REQUIRED	
174	HDR DU's x 0.0107 AC/DU =	1.9 AC REQUIRED	
0	MU DU's x 0.0107 AC/DU =	0.0 AC REQUIRED	
497	DU'S	6.6 AC REQUIRED	0.0 AC
		6.6 AC PROVIDED	

PARK REQUIREMENT (CORDOVA PARKS & RECREATION)

108	VLDR & LDR DU's x 0.0145 AC/DU =	1.6 AC REQUIRED	
0	MDR DU's x 0.0145 AC/DU =	0.0 AC REQUIRED	
57	HDR DU's x 0.0104 AC/DU =	0.6 AC REQUIRED	
0	MU DU's x 0.0104 AC/DU =	0.0 AC REQUIRED	
165	DU'S	2.2 AC REQUIRED	0.0 AC
		2.2 AC PROVIDED	

ES REQUIREMENT (ELK GROVE USD)

431	SF DU's x 0.3767 P.P.H. =	162 STUDENTS/750 PER ES =	0.22	
231	MF DU's x 0.2414 P.P.H. =	56 STUDENTS/750 PER ES =	0.07	
662	DU'S		0.30	ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

431	SF DU's x 0.1146 P.P.H. =	49 STUDENTS/1,200 PER MS =	0.04	
231	MF DU's x 0.0853 P.P.H. =	20 STUDENTS/1,200 PER MS =	0.02	
662	DU'S		0.06	MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

431	SF DU's x 0.2036 P.P.H. =	88 STUDENTS/2,200 PER HS =	0.04	
231	MF DU's x 0.1431 P.P.H. =	33 STUDENTS/2,200 PER HS =	0.02	
662	DU'S		0.06	HS NEEDED

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

SUMMARY-FPA B

FPA

KEY	LAND USE	ACRES	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	1.0 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	147.6	3.0 - 10.0	5.0	738		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	10.0 - 20.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	13.1	25.0 - 40.0	30.0	393		
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0		
			0.20 - 2.00 FAR			0.25	0
C	COMMERCIAL	0.0	0.25 - 1.25 FAR			0.25	0
E	EMPLOYMENT	0.0	0.25 - 1.25 FAR			0.30	0
I	INDUSTRIAL	0.0	1.25 - 1.25 FAR			0.30	0
HS/MS/ES	SCHOOL	10.0					
P	PARK	14.7					
OS	OPEN SPACE	41.5					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
	TOTAL	226.9			1,131		0

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

738	VLDR & LDR DU's x 0.0149 AC/DU =	11.0 AC REQUIRED	
0	MDR DU's x 0.0149 AC/DU =	0.0 AC REQUIRED	
393	HDR DU's x 0.0107 AC/DU =	4.2 AC REQUIRED	
0	MU DU's x 0.0107 AC/DU =	0.0 AC REQUIRED	
1,131	DU'S	15.2 AC REQUIRED	-0.5 AC
		14.7 AC PROVIDED	

ES REQUIREMENT (ELK GROVE USD)

738	SF DU's x 0.3767 P.P.H. =	278 STUDENTS/750 PER ES =	0.37	
393	MF DU's x 0.2414 P.P.H. =	95 STUDENTS/750 PER ES =	0.13	
1,131	DU'S		0.50	ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

738	SF DU's x 0.1146 P.P.H. =	85 STUDENTS/1,200 PER MS =	0.07	
393	MF DU's x 0.0853 P.P.H. =	34 STUDENTS/1,200 PER MS =	0.03	
1,131	DU'S		0.09	MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

738	SF DU's x 0.2036 P.P.H. =	150 STUDENTS/2,200 PER HS =	0.07	
393	MF DU's x 0.1431 P.P.H. =	56 STUDENTS/2,200 PER HS =	0.03	
1,131	DU'S		0.09	HS NEEDED

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS.
FPA B SHALL INCLUDE TWO PARK SITES WITH ONE 4-5 ACRE PARK SITE TO BE LOCATED WEST OF BRADSHAW ROAD AND THE OTHER 9-10 ACRE PARK WILL BE LOCATED EAST OF BRADSHAW ROAD.

LAND USE SUMMARY

KEY	LAND USE	AC±	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	115.6	1.0 - 4.0	2.0	230		
LDR	LOW DENSITY RESIDENTIAL	1,955.1	3.0 - 10.0	5.0	9,774		
MDR	MEDIUM DENSITY RESIDENTIAL	58.6	10.0 - 20.0	14.0	820		
HDR	HIGH DENSITY RESIDENTIAL	121.2	25.0 - 40.0	30.0	3,636		
MU	MIXED USE	112.5	25.0 - 35.0	30.0	*2,024		
			0.20 - 2.00 FAR			0.25	**1,225,125
C	COMMERCIAL	290.7	0.25 - 1.25 FAR			0.25	3,165,723
E	EMPLOYMENT	543.0	0.25 - 1.25 FAR			0.30	7,095,924
I	INDUSTRIAL	154.4	0.25 - 1.25 FAR			0.30	2,017,699
HS/MS/ES	SCHOOL	132.0					
P	PARK	219.3					
OS	OPEN SPACE (= Existing Cemetery; V = Vernal Pools on-site)	1,489.7					
OS/UF	OPEN SPACE/URBAN FARM	392.5					
INS	INSTITUTIONAL (= Existing Church)	98.9					
	ARTERIAL/COLLECTOR ROADS	229.8					
	TOTAL	5,913.3 AC			16,484 DU		13,504,471 SF

* DWELLING UNIT NUMBER CALCULATED BY USING 60% OF MU ACREAGE
** SQUARE FOOTAGE CALCULATED BY USING 100% OF MU ACREAGE

This Land Use Plan is for preliminary planning purposes only. Boundary, land uses and street alignments are subject to change prior to final mapping and design. Acreage figures exclude Arterial and Major Collector Roads.

SUMMARY-FPA C

FPA

KEY	LAND USE	ACRES	DENSITY & FAR RANGES	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	95.4	1.0 - 4.0	2.0	190		
LDR	LOW DENSITY RESIDENTIAL	133.6	3.0 - 10.0	5.0	668		
MDR	MEDIUM DENSITY RESIDENTIAL	41.0	10.0 - 20.0	14.0	574		
HDR	HIGH DENSITY RESIDENTIAL	20.7	25.0 - 40.0	30.0	621		
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0		
			0.20 - 2.00 FAR			0.25	0
C	COMMERCIAL	12.0	0.25 - 1.25 FAR		0	0.25	130,680
E	EMPLOYMENT	0.0	0.25 - 1.25 FAR		0	0.30	0
I	INDUSTRIAL	79.3	1.25 - 1.25 FAR		0	0.30	1,036,292
HS/MS/ES	SCHOOL	10.0					
P	PARK	25.7					
OS	OPEN SPACE	93.7					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	*75.5					
	TOTAL	586.9			2,053		1,166,972

* INSTITUTIONAL CONSISTS SOLELY OF SACRAMENTO COUNTY WATER AGENCY PARCEL #066-0060-001

PARK REQUIREMENT (SOUTHGATE RECREATION AND PARKS DISTRICT)

858	VLDR & LDR DU's x 0.0149 AC/DU	12.8 AC REQUIRED	
574	MDR DU's x 0.0149 AC/DU =	8.6 AC REQUIRED	
621	HDR DU's x 0.0107 AC/DU =	6.6 AC REQUIRED	
0	MU DU's x 0.0107 AC/DU =	0.0 AC REQUIRED	
2,053	DU'S	28.0 AC REQUIRED	-2.3 AC
		25.7 AC PROVIDED	

ES REQUIREMENT (ELK GROVE USD)

1,432	SF DU's x 0.3767 P.P.H. =	539 STUDENTS/750 PER ES =	0.72	
621	MF DU's x 0.2414 P.P.H. =	150 STUDENTS/750 PER ES =	0.20	
2,053	DU'S		0.92	ES NEEDED

MS REQUIREMENT (ELK GROVE USD)

1,432	SF DU's x 0.1146 P.P.H. =	164 STUDENTS/1,200 PER MS =	0.14	
621	MF DU's x 0.0853 P.P.H. =	53 STUDENTS/1,200 PER MS =	0.04	
2,053	DU'S		0.18	MS NEEDED

HS REQUIREMENT (ELK GROVE USD)

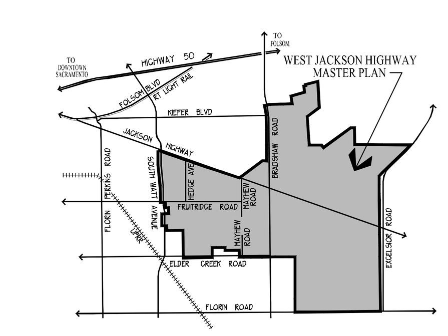
1,432	SF DU's x 0.2036 P.P.H. =	292 STUDENTS/2,200 PER HS =	0.13	
621	MF DU's x 0.1431 P.P.H. =	89 STUDENTS/2,200 PER HS =	0.04	
2,053	DU'S		0.18	HS NEEDED

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

LOCATION MAP

N.T.S.

NORTH



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

NORTH

0 | 700 | 1,400 | 2,100

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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