



COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
NOTICE OF PREPARATION

OCTOBER 5, 2020

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR UPPER WESTSIDE SPECIFIC PLAN (PLNP2018-00284)

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as Upper Westside Specific Plan. This Notice of Preparation has been sent to responsible and trustee agencies, and involved federal agencies, pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the Project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials, which may be viewed online at the following webpage along with full resolution images for the each of the attached Plates:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2018-00284>

Please send your Agency's response to this Notice to:

Todd Smith, Acting Environmental Coordinator
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814

Or via e-mail to: CEQA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the Project should contact Todd Taylor, Project Manager, at (916) 874-3125 for further information.

COMMENT PERIOD:

October 5, 2020 to November 6, 2020

SCOPING MEETINGS:

Two scoping meetings have been scheduled for the Project, one for service providers and other public agencies, and one for the public. Interested parties and agency representatives are invited to learn more about the Project and submit comments and suggestions concerning the analysis in the EIR.

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the scoping meetings will be conducted virtually using the BlueJeans software application. The dates, times, and locations for those meetings are as follows:

Service Providers and Public Agencies Scoping Meeting

October 13, 2020, 3:00 PM

Location: Online via the BlueJeans app at <https://bluejeans.com/952299568>

Meeting ID: 952 299 568

Teleconference option: 1 (408) 419-1715

Public Scoping Meeting

October 13, 2020, 6:00 PM

Location: Online via the BlueJeans app at <https://bluejeans.com/403358137>

Meeting ID: 403 358 137

Teleconference option: 1 (408) 419-1715

PROJECT TITLE:

Upper Westside Specific Plan

CONTROL NUMBER:

PLNP2018-00284

PROJECT PROPONENT(S):

Applicant: Upper Westside, LLC

Applicant's Representative: Thomas Law Group

Applicant's Planner/Engineer: Wood Rodgers, Inc.

PROJECT DESCRIPTION AND LOCATION:

The Project is a Specific Plan that encompass approximately 2,066 acres in the unincorporated Natomas community of Sacramento County, approximately 3.5 miles from downtown Sacramento (see **Plate NOP-1**). The Project area is bounded by Interstate 80 to the south, the West Drainage Canal to the east, Fisherman's Lake Slough to the north, and Garden Highway to the west. The Project is located outside of the County's Urban Policy Area (UPA) and Urban Services Boundary (USB), but is bounded on three sides by the City of Sacramento, bordering the communities of North and South Natomas (see **Plate NOP-2**).

The Project area is mostly agricultural, but has existing agricultural residential homes inside the northeastern and southwestern boundaries, and commercial uses located near the intersection of El Centro Road and West El Camino Avenue. Existing General Plan Land Use designations include Agricultural Cropland (1,858.3± acres); Agricultural Residential (97.0± acres); Commercial and Office (52.2± acres); and Recreation (58.8± acres). A number of individuals own property within the Project area.

The Project includes the following entitlement requests:

- Amend the Sacramento County General Plan (General Plan) to move the UPA and USB boundaries to include the proposed 1,532± acre Development Area within the 2,066-acre Project area (see **Plate NOP-3**),
- Amend the General Plan Land Use Diagram to change land use designations within the 1,532-acre Development Area (see **Plate NOP-4**),
- Amend the General Plan Transportation Plan to identify roadway classifications within the 2,066-acre Project area (see **Plate NOP-5**),
- Amend the Bicycle Master Plan, a policy document of the General Plan, to identify bikeway classifications within the 2,066-acre Project area (see **Plate NOP-6**),
- Amend the General Plan text and policies to align County policies in various General Plan Elements regarding urban development in the Natomas Joint Vision Area,
- Amend the Sacramento County Zoning Ordinance to adopt zoning district classifications for the participating property owners (see **Plate NOP-7**),
- Adopt the Upper Westside Specific Plan, and
- Adopt other necessary entitlements to support the Project.

The Preliminary Land Use Plan (see **Plate NOP-8**) envisions a community with a 1,532± acre Development Area and a 534± acre Ag Buffer Area that is located west of the Development Area, providing a transition to the Garden Highway. Within the Development Area, the applicant has proposed an urban, commercial mixed-use town center district near the intersection of El Centro Road and West El Camino Avenue surrounded by neighborhoods. The Development Area includes 9,356± dwelling units and 3,096,245± square feet of commercial uses, with three K-8 school sites, one high school site, and several parks (see **Table NOP-1**). A 10.0± acre urban farm site is proposed on property owned by the Los Rios Community College District that is envisioned to be a 16.0± vocational training campus. Other amenities include trail networks, a greenbelt and urban farm corridor, and a canal system that will all encourage pedestrian and bicycle use by providing connections between neighborhoods.

PROPOSED SERVICES:

Schools

The Project is located within the Natomas Unified School District (NUSD). There are three proposed K-8 schools at 16.0± acres each, one 79.3± acre high school, and a 16.0± acre vocational training

campus. The K-8 schools are located so that they are within walking and biking distance of future students, and are adjacent to parks to allow for shared use of green space. The high school and vocational training campus are located on sites already owned by NUSD and the Los Rios Community College District, respectively.

Parks and Open Space

The Project area is not currently within the boundaries of any recreation or park district. Parks are distributed throughout the Project area, within neighborhoods to be within convenient walking distance of future residents, and adjacent to school sites to allow for shared use. The town center district will include an “activated median” and may include small plazas or squares associated with adjacent high-density development, and a larger 25.8± acre park is located directly west of the town center district.

The greenbelt and urban farm corridors provide connections throughout the Project, with trails through the landscaped corridors connecting between neighborhoods and to spaces targeted for urban farming. Amenities placed along these corridors could include raised planter beds to allow gardening by local residents, sheds for tools, greenhouses, meeting rooms and/or an outdoor demonstration kitchen. A 10.0± acre urban farm is proposed to be located next to the envisioned Los Rios Community College vocational training campus. This urban farm will allow for the production of crops and provides a place where students could have test plots and study agricultural methods.

The Westside Canal is centrally located and connects north-south through the Project. It is proposed to be approximately 1-mile long with pedestrian and bike trails on either side, and front-on architecture. It will be similar to “Amsterdam-style” canals, and could provide recreational opportunities on the water with kayaks, canoes, rowboats, water taxis, etc.

Open space is proposed along the western edge of the Development Area as a buffer between existing agricultural residential and agricultural properties and the proposed housing. The open space corridor is proposed to be 30- to 40-feet in width, planted with native vegetation and trees, and will include a hiking/biking trail to facilitate connectivity and access of the area. This corridor will be located over the top of an underground Natomas Central Mutual Water Company water line.

The operation and maintenance of these facilities has yet to be determined, but may include the creation of a new recreation and park district, community service area (CSA), and/or community service district (CSD).

Fire Protection

The Project is located within the boundaries of the Natomas Fire Protection District. Although it is not within the City of Sacramento’s jurisdiction, fire protection and prevention services are currently provided by the City’s Fire Department through a contract with the Natomas Fire Protection District. The City’s Fire Station 43, at 4201 El Centro Road, is the closest station to the Project area and is located approximately 2 miles north of the town center district.

Water Supply

The Project area is currently served by the Natomas Central Mutual Water Company (NCMWC) with agricultural water drawn from the Sacramento River from existing pump stations located outside

the 2,066± acre Project area to the northwest. Additionally, the Project area is located within the City of Sacramento's American River Place of Use. Domestic water required to serve the Project may be provided through one of the following three alternatives:

- Alternative No. 1 – NCMWC via City of Sacramento. NCMWC has water rights that could be utilized if converted from agricultural use to municipal and industrial use. NCMWC water would be conveyed via the Sacramento River to the City's intake system at the Matsui Waterfront Park or other location for treatment. Treated water would then be conveyed via existing City infrastructure to the Project.
- Alternative No. 2 – NCMWC with Onsite Treatment. Similar to Alternative No. 1, NCMWC water rights would be converted. NCMWC water would be conveyed via existing and proposed facilities to the Project area for treatment. This alternative would require a new domestic water treatment plant.
- Alternative No. 3 – Utilize Place of Use Water. Utilize excess water rights held by the City of Sacramento. Delivery of City treated water to the Project would be by existing City infrastructure. The anticipated Project water use is approximately 3% of the City's unused available water supply.

The Project would require a retailer to deliver treated water. The retailer would own, operate, and maintain the transmission and distribution facilities. The retailer is anticipated to be one of the following three options:

- City of Sacramento - Department of Utilities
- Sacramento County Water Agency through an establishment of a water supply zone
- Creation of an independent water district or annexation to an existing water district

Land uses that do not require treated water, including landscape corridors, parks, and the Westside Canal may be able to use existing NCMWC water as a potential alternative water source for irrigation and make-up water.

Sewer

The project is partly within the Sacramento Regional County Sanitation District (Regional San) and the Sacramento Area Sewer District (SASD) boundaries. Existing sewer conveyance infrastructure borders the Project area to the north and traverses through the Project area on El Centro Road to San Juan Road, then east on San Juan Road to a regional pump station operated by Regional San located northeast of the I-80/I-5 interchange. It is anticipated that this regional facility will provide sewer service to the Project. The existing sewer infrastructure within San Juan Road has some available capacity and the remaining development flows will gravity flow to a new on-site pump station that will convey wastewater to Regional San's existing pump station via a force main within the San Juan Road right-of-way.

PROJECT OBJECTIVES:

The primary objectives for the Project as submitted by the applicant are outlined below:

1. Formulate a specific plan and related land use planning documents and regulatory approvals for the Project area as a means of expanding the USB and UPA in an orderly manner and accommodating the County's share of future regional population growth.
2. Create a land use plan that satisfies County policies, regulations, and expectations, as defined in the General Plan, including Policies LU-114, LU-119, and LU-120.
3. Provide a comprehensively planned, high quality, large-scale, residential-based community in northwestern Sacramento County, directly northwest of the City of Sacramento, with a balanced mix of uses, employment opportunities, a wide variety of housing types, park and open space, and supporting public and quasi-public uses.
4. Develop a master-planned community that can be efficiently served by existing infrastructure or proposed infrastructure that would encourage logical, orderly development and would discourage leapfrog or piecemeal development and sprawl.
5. Provide residential housing within five miles of the existing job centers of downtown Sacramento and West Sacramento, as well as in close proximity to newly developing or proposed job centers.
6. Create a development that has an overall positive economic impact on Sacramento County and achieves a neutral to positive fiscal impact on the County's finances and existing ratepayers.
7. Create a community that can be logically and efficiently phased to allow the orderly build-out of the community.
8. Provide a safe and efficient circulation system that interconnects land uses and promotes pedestrian and bicycle circulation and transit options that will encourage non-vehicular trips, thereby reducing vehicle miles traveled (VMT).
9. Incorporate parks and open space, including an urban farm-greenbelt and canal, into the project design in a manner that provides community connectivity and encourages walking and bicycle use.
10. Make efficient use of development opportunity as the project site is bordered on three sides by existing or planned urban development.
11. Plan for enough units to provide housing choices in varying densities to respond to a range of market segments, including opportunities for rental units and affordable housing, and significant commercial uses, consistent with the General Plan and Housing Element.
12. Design a land use plan where the development footprint avoids impacts to wetland resources to the extent feasible.

13. Develop a specific plan that respects existing agricultural land uses and operations to the west of the proposed Development Area.
14. Provide for development that meets the seven identified SACOG Blueprint principles, including provision of transportation choice, compact development, mixed use development, housing choice and diversity, use of existing assets, natural resource conservation, and quality design.
15. Develop the Project and any associated on- and/or off-site mitigation to complement the Natomas Basin Habitat Conservation Plan and the Metro Airpark Habitat Conservation Plan.
16. Designate open space preserves along the south side of Fisherman's Lake Slough or along the West Drainage Canal that provide natural buffer to these features, and along the westerly edge of the proposed Development Area to provide a transition between residential and agricultural designations to the west, which will provide a regional benefit for habitat, resources, and open space amenities.
17. Balance development with resource protection in an inter-connected, permanent open space.
18. Create multi-functional habitat within open space corridors that provide on-site habitat and contribute to water quality.

REQUESTED ENTITLEMENTS:

The Project would require the following entitlements:

1. A General Plan Amendment to expand the USB and UPA to include the 1,532± acre Development Area within the 2,066-acre Project area (see **Plate NOP-3**). The 534± acre Ag Buffer Area, located west of the Development Area, which is mostly agricultural-residential homes inside of the southwestern boundary, would remain outside of the UPA and USB, providing a transition to the Garden Highway.
2. A General Plan Amendment to amend the Land Use Diagram to change the land use designations in the Project area from: Agricultural Cropland (1,858.3± acres), Agriculture Residential (97.0± acres), Recreation (58.8± acres), and Commercial and Offices (52.2± acres); to Low Density Residential (851.3± acres), Medium Density Residential (46.0± acres), High Density Residential (29.7± acres), Commercial and Office (57.4± acres), Mixed Use (101.2± acres), Public/Quasi-Public (156.3± acres), Recreation (323.1± acres), Agricultural Cropland (415.5± acres), and Agricultural Residential (85.8± acres) (see **Plate NOP-4**).
3. A General Plan Amendment to amend the Transportation Plan to include the roadway system as proposed in the Project area (see **Plate NOP-5**).
4. An amendment to the Sacramento County Bicycle Master Plan, a policy document of the General Plan, to include the bikeway system as proposed in the Project area (see **Plate NOP-6**).
5. A General Plan Amendment for text amendments to align County policies in various General Plan Elements regarding development in the Natomas Joint Vision Area.

6. A Zoning Ordinance Amendment to adopt the Upper Westside Special Planning Area (SPA), and rezone the 291.2± acres of property controlled by the applicant from AG-40 to SPA (see **Plate NOP-7**). Properties not controlled by the applicant will retain their existing zoning until non-participating property owners elect to submit a rezoning application.
7. Adopt the Upper Westside Specific Plan document to establish land use, zoning, and development standards for the Very Low Density Residential VLDR (160.6± acres), Low Density Residential LDR (431.5± acres), Low Medium Density Residential LMDR (138.6± acres), Medium Density Residential MDR (62.5± acres), High Density Residential HDR (36.4± acres), Very High Density Residential (22.6± acres), Commercial Mixed Use CMU (83.2± acres), and Employment/Highway Commercial E/HC (52.9± acres).
8. Adopt an Urban Services Plan that discusses in detail the plan for sheriff, fire, library and other public services. This document may be summarized by the appropriate sections of the Specific Plan.
9. Adopt an Affordable Housing Strategy that discusses the plan for the provision of moderate, low, and very-low income housing. This document may be summarized by the appropriate sections of the Specific Plan.
10. Adopt a Water Supply Master Plan for the 1,532± acre Development Area within the 2,066-acre Project area.
11. Approve a Water Supply Assessment (WSA) for the 1,532± acre Development Area within the 2,066-acre Project area.
12. Adopt a Public Facilities Financing Plan for the 1,532± acre Development Area within the 2,066-acre Project area.
13. Adopt a Reimbursement Fee so that the applicant is reimbursed for the cost to prepare and process the Project, including a Specific Plan and EIR, by non-participating property owners when they elect to submit development applications.
14. Adopt a Development Agreement for the applicant's properties located within the 1,532± acre Development Area within the 2,066-acre Project area.

In addition to the above entitlements, separate Service District Annexation requests for the Project area are proposed to include:

- Annexation to County Service Area 10 (CSA-10) or the creation of a new CSA. (Note: A separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.)
- Annexation to Sacramento Regional County Sanitation District (Regional San).
- Annexation to Sacramento Area Sewer District (SASD).

ENVIRONMENTAL/LAND USE SETTING:

The Project area is bounded on three sides by the City of Sacramento and is mostly agricultural with large parcels devoted to growing crops. General Plan land use designations for the Project consist of: Agricultural Cropland (1,858.3± acres), Agricultural Residential (97.0± acres), Recreation (58.8± acres), and Commercial and Offices (52.2± acres).

Well known agriculturally-related uses include Goblin Gardens Pumpkin Patch at Bastiao Farms and Perry's Garden. Agricultural residential homes are located inside the northeastern boundary near El Centro Road and inside the southwestern boundary along Garden Highway. Commercial uses located near the intersection of El Centro Road and West El Camino Avenue include a truck stop, gas stations, restaurants, hotels, self-storage, construction equipment sales, and union offices. The Natomas Unified School District and the Los Rios Community College District own two vacant parcels within the Project area. Finally, a radio broadcast tower is located in the northern part of the Project and a television broadcast tower is located within the agricultural residential area along the southwestern boundary.

The Project area is considered agricultural land in the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP). The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. Sacramento County is not a party to either of these Habitat Conservation Plans (HCPs). The HCPs limit urban development in their Permit Areas to a combined total of 17,500 acres, (the City of Sacramento (8,050 acres), Sutter County (7,467 acres), and Metro Air Park in Sacramento County (1,983 acres)).

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analysis in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the Project, describe standards of significance to be used in analysis, and describe analysis methodologies. A review of the Project and of the environmental resources in the study area has resulted in the identification of potential categories of environmental effect. The descriptions below are not exhaustive, and other sections and discussions may be included if further research indicates that their inclusion is warranted. As the analyses progress and the extent of impacts to the categories is determined, appropriate CEQA alternatives will be included for analysis.

Aesthetics

The proposed Development Area will be analyzed for its effects on the views from surrounding properties and roadways.

Agricultural Resources

Areas of active agricultural use, designated agricultural lands, prime farmland soils, and Williamson Act contract land will be identified and analyzed within and adjacent to the Project area.

Air Quality

Project-related emissions analyzed may include toxic air contaminants, ozone precursors, and particulates. The analysis will include discussions of emissions resulting from construction-related activities and emissions resulting from operational activities of the completed Project.

Biological Resources

The Project will be analyzed to identify areas where proposed changes may affect biological resources. The analysis will discuss impacts to general wildlife populations and habitats, but will focus on special-status species and particularly sensitive habitats, including wetlands. The Project will also be analyzed to determine if it would conflict with the provisions of an adopted HCP or other approved local, regional, State or federal plan for the conservation of habitat.

Climate Change

Project-related greenhouse gas emissions will be quantified and analyzed for the cumulative impacts to climate change. The probable impacts to the Project as a result of climate change will also be examined.

Cultural/Historical Resources

The Project will be analyzed to identify areas where proposed changes may impact cultural and historical resources, including tribal cultural resources.

Geology, Soils, and Mineral Resources

Underlying soil types and suitability will be examined in the Development Area where urban uses are proposed. Erosion potential will also be considered.

Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the vicinity of the proposed Development Area. Project compatibility with any existing hazardous materials sites will be examined.

Hydrology and Water Quality

Areas of potential flooding will be identified and drainage patterns will be examined within the watersheds affected by the Project. The Project will be analyzed for impacts to the existing hydrologic environment and vice-versa. Agencies involved with flood control issues will be consulted. These may include, but are not limited to the California State Department of Water Resources, the Central Valley Flood Protection Board (CVFPB), the Sacramento Area Flood Control Agency (SAFCA), Reclamation District 1000 (RD-1000) and the Sacramento County Department of Water Resources. The potential impacts of the Project on water quality will also be examined, which includes construction-related impacts (e.g., erosion of exposed soil) and operational impacts (e.g., use of pesticides and fertilizers).

Land Use

The Project will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid environmental effects. The Project's impact relative to the planned and existing land use environment will also be disclosed. The EIR will include analysis of the Project's compatibility with the Sacramento International Airport Land Use Compatibility Plan and applicable FAA regulations, policies, and guidance for land use decisions that have the potential to affect airport operations. The EIR will include analysis of potential hazardous wildlife attractants associated with the proposed land uses.

Noise

Existing and proposed uses with the potential to generate significant noise will be analyzed, which will include modeling of noise generated by transportation sources.

Public Services

The Project will be analyzed for its compatibility with public services and to determine what may be required to extend service to the Project. Services analyzed may include but are not limited to schools, park services, libraries, fire protection, and police protection.

Public Utilities

The Project will be analyzed for its compatibility with public utilities and to determine what may be required to extend service to the Project. Utilities analyzed may include but are not limited to water supply, sewer service, and energy services.

Transportation

A Transportation Analysis will be prepared to examine the impacts of the Project on VMT in compliance with Senate Bill 743. A Local Transportation Analysis (LTA) will also be prepared to examine the Project's effects on area roadways as well as transit and bicycling and pedestrian modes of transportation. However, the LTA is not required to be part of the CEQA document.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the Project and render a decision to approve or deny the requested entitlements. Responsible and other agencies, including but not limited to those listed below, may also use the EIR for their own discretionary approvals associated with the Project.

- Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
- Federal Endangered Species Act Section 7 or 10 Consultation (U.S. Fish and Wildlife Service)
- Federal Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)
- California Endangered Species Act Incidental Take Permit (California Department of Fish and Wildlife)
- California Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife)
- Federal Clean Water Act Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)
- Reclamation Board
- State Lands Commission

- California Department of Transportation
- Sacramento Local Agency Formation Commission (LAFCO) Service District Annexations
- Sacramento Area Flood Control Agency (SAFCA)
- Sacramento Metropolitan Air Quality Management District
- Sacramento County Water Agency (SCWA)
- Sacramento Area Sewer District (SASD)
- Sacramento Regional County Sanitation District (Regional San)
- Natomas Unified School District
- Los Rios Community College District
- Sacramento Municipal Utilities District (SMUD)
- Pacific Gas and Electric Company (PG&E)
- Natomas Central Mutual Water Company

Plate NOP-1: Vicinity Map

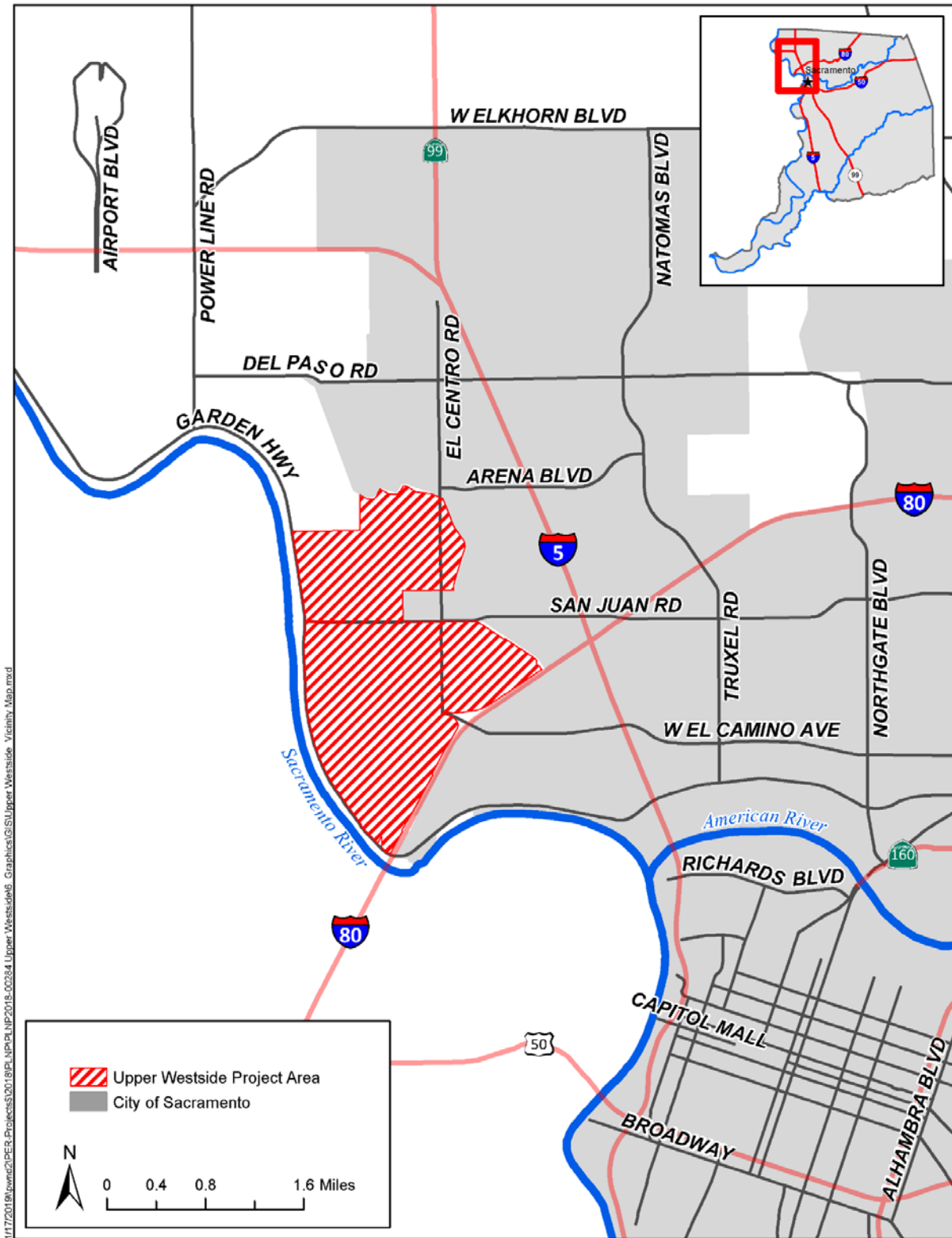


Plate NOP-2: Existing USB/UPA Map

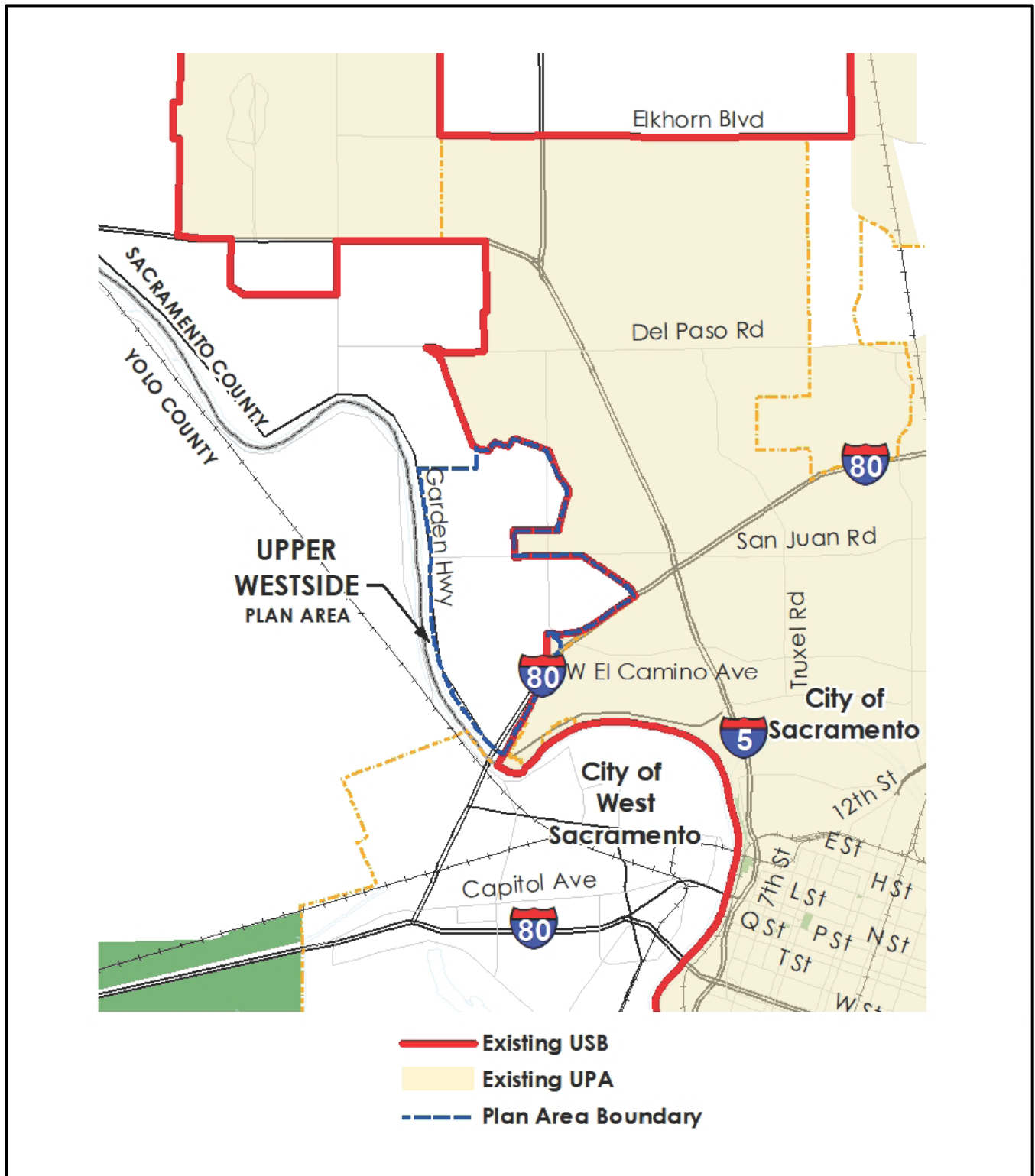


Plate NOP-3: Proposed USB/UPA Exhibit

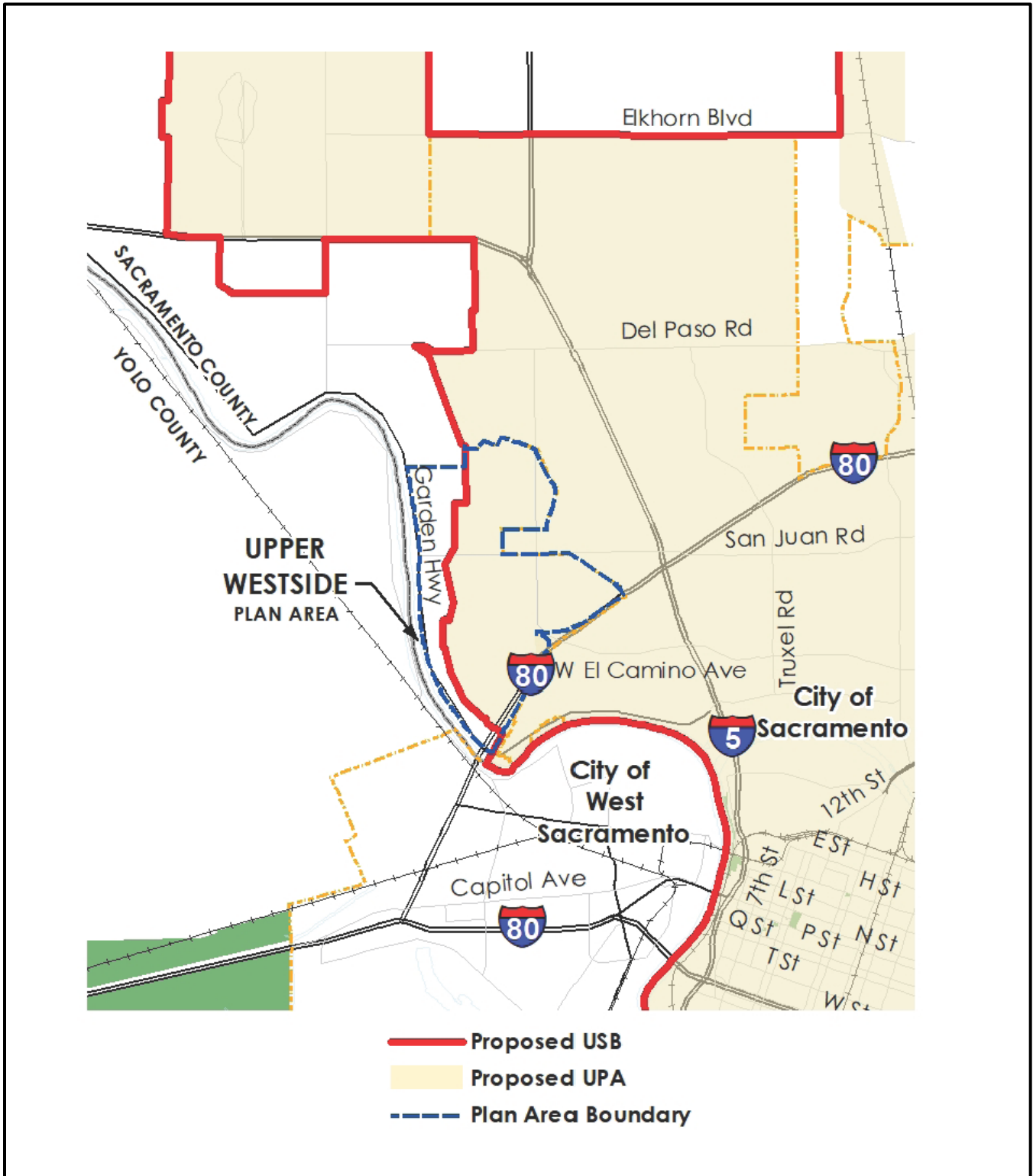


Plate NOP-4: Proposed Land Use Diagram Exhibit

GENERAL PLAN AMENDMENT EXHIBIT
UPPER WESTSIDE
 COUNTY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER 30, 2020

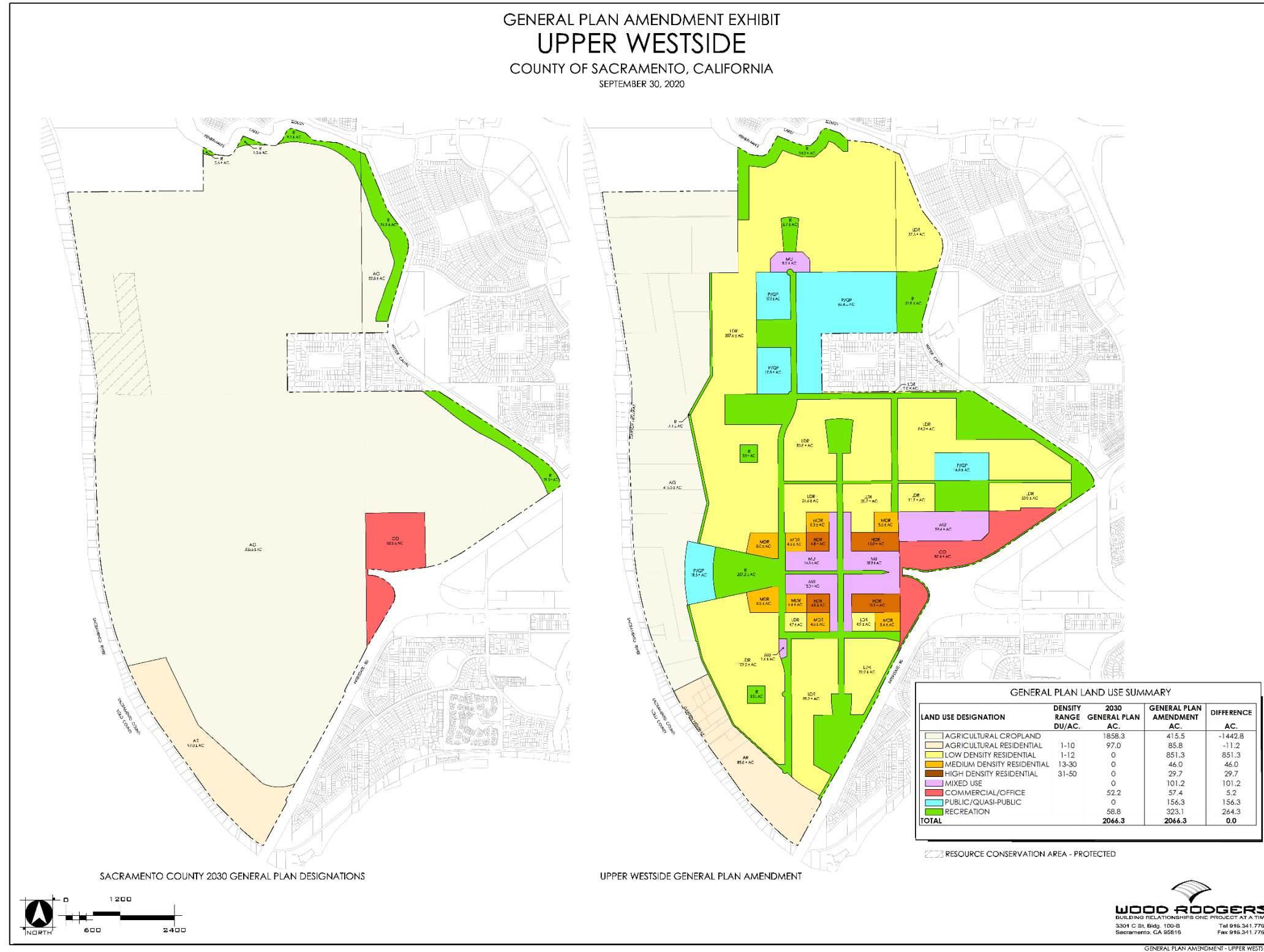


Plate NOP-5: Proposed Transportation Plan Exhibit

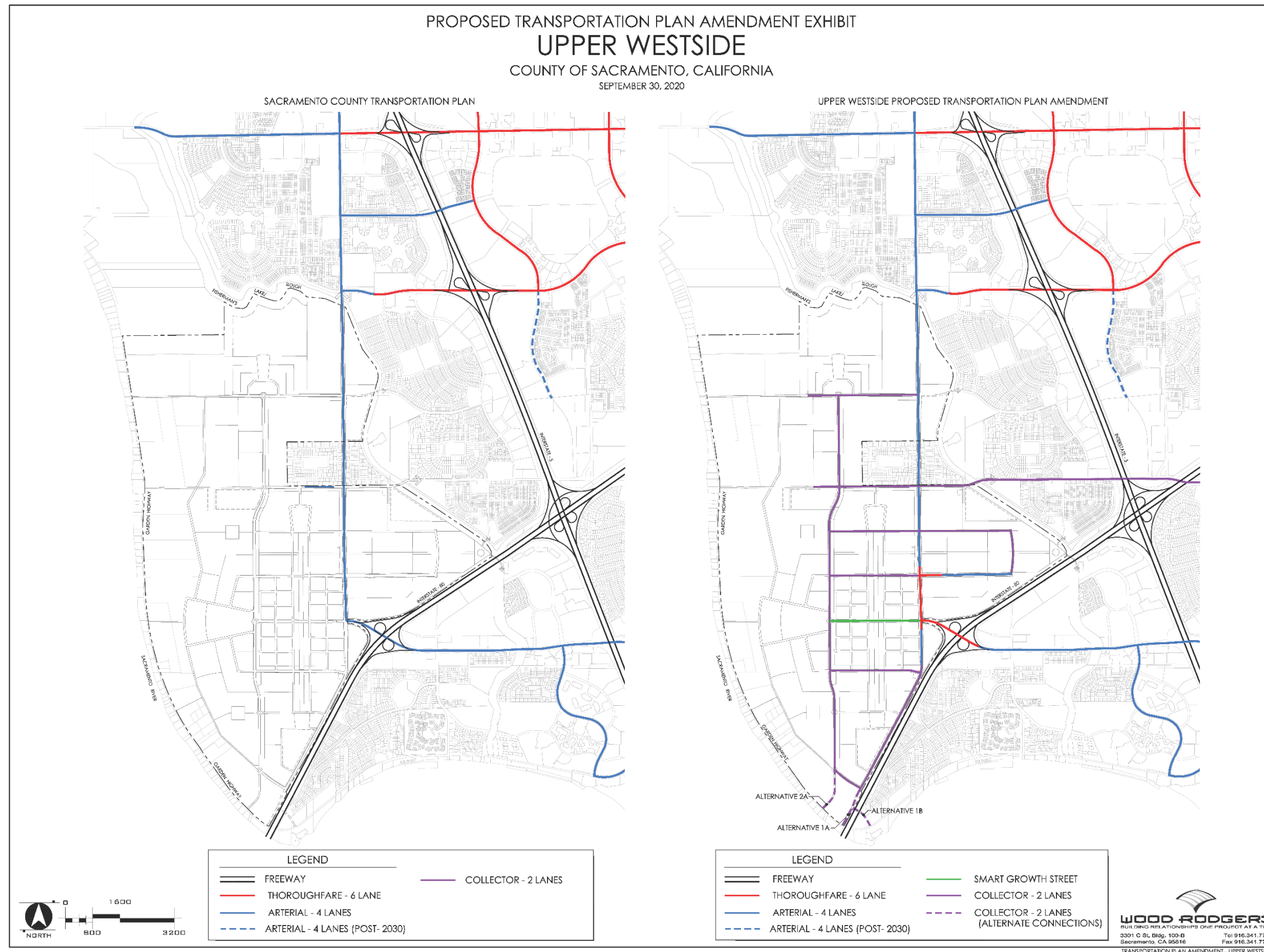


Plate NOP-6: Bicycle Master Plan Exhibit

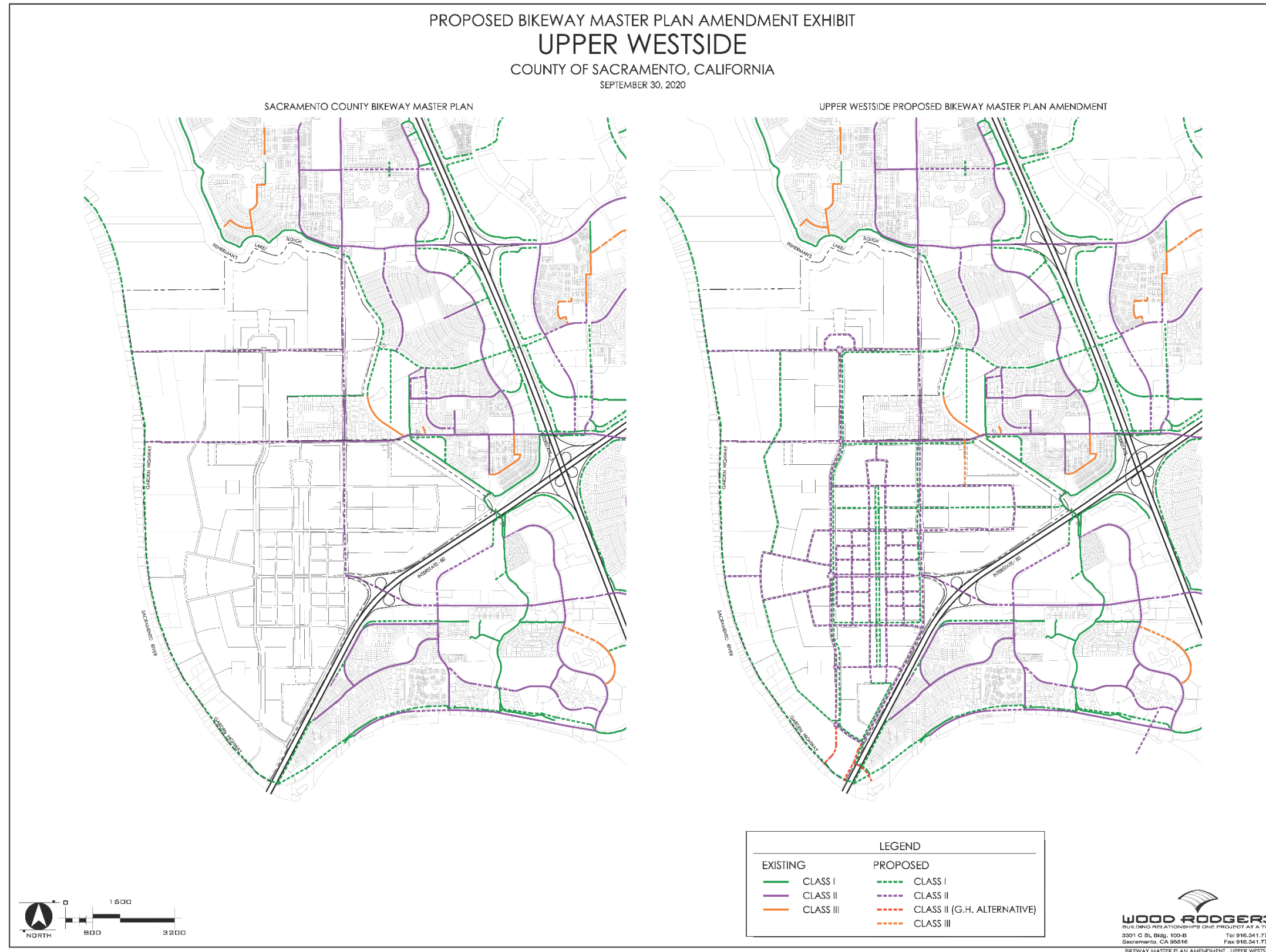


Plate NOP-7: Rezone Exhibit

PROPOSED REZONE EXHIBIT
 UPPER WESTSIDE
 COUNTY OF SACRAMENTO, CALIFORNIA
 MAY 1, 2020

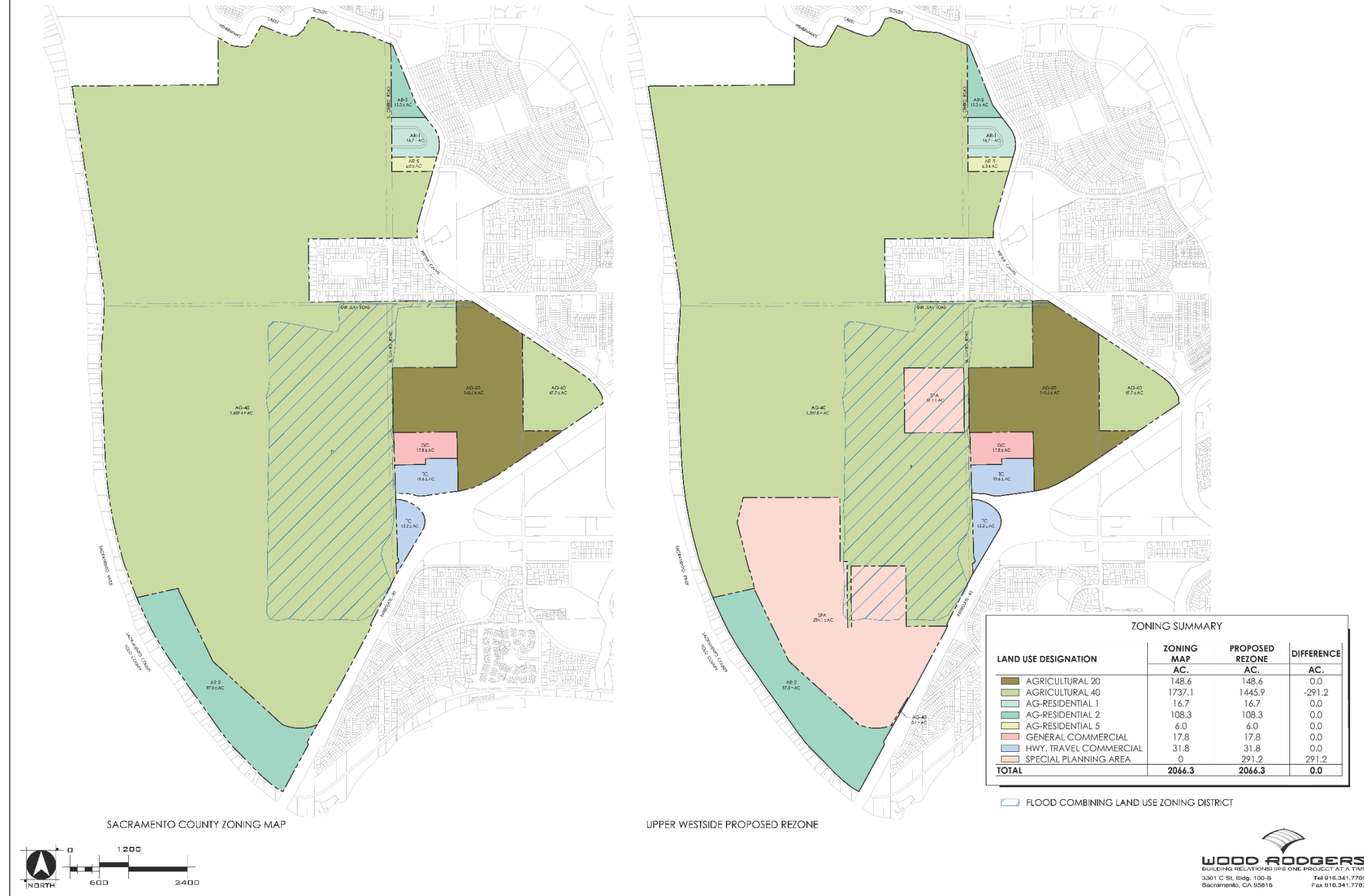
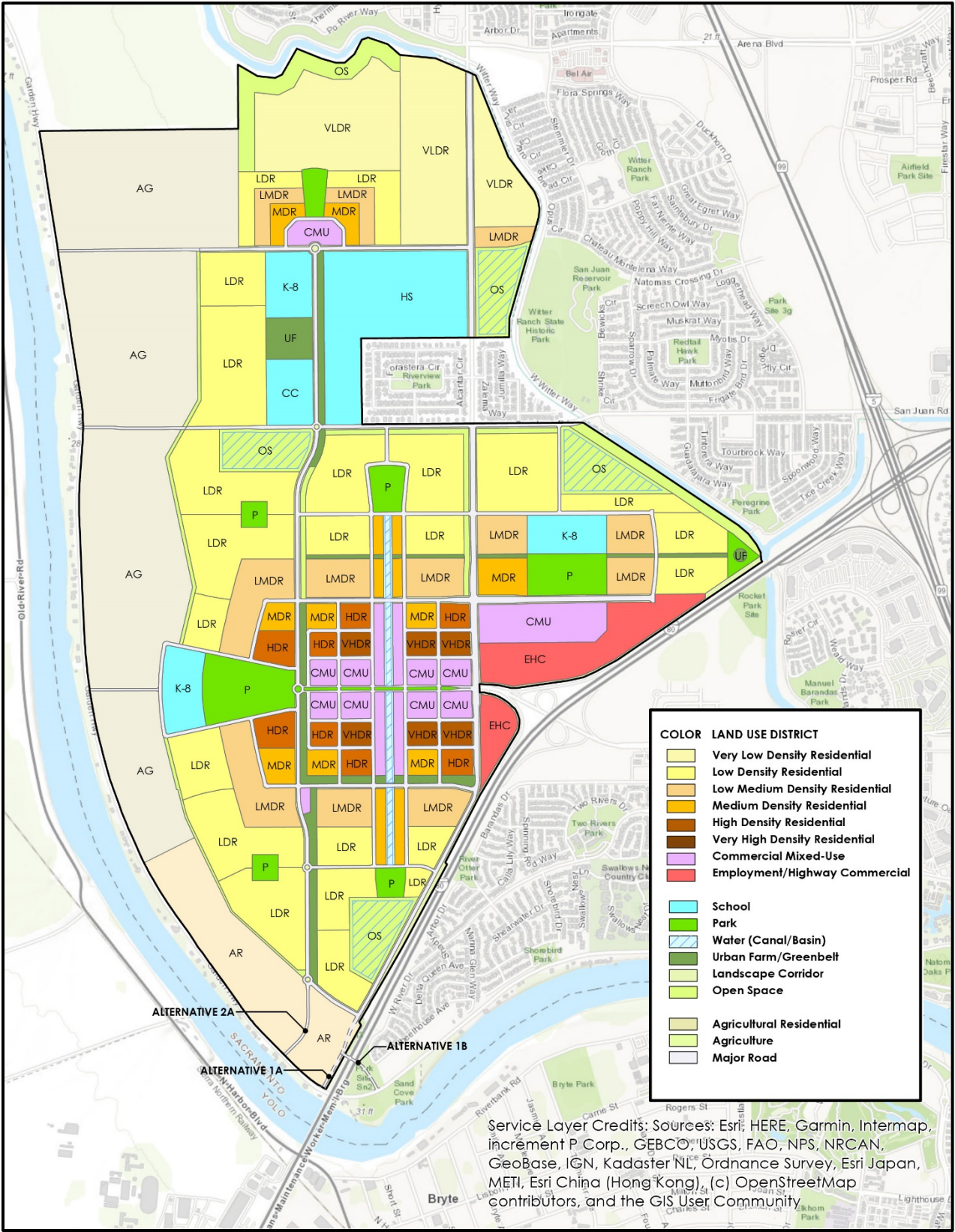


Plate NOP-8: Preliminary Land Use Plan Exhibit



Service Layer Credits; Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Table NOP-1: Preliminary Land Use Plan Summary

Land Use Map Symbol	Master Plan/ SP Land Use Designation (Density Range)	Net ⁽¹⁾ Acres	Target Density du/ac or FAR	Dwelling Units or Sq. Ft.	Est. ⁽²⁾ Pop.	% of Plan Area acres	% of Resid. Units
VLDR	Very Low Density Residential (1.0-4.0 du/ac)	160.6	1.0	161	483	7.8%	1.7%
LDR	Low Density Residential (4.0 – 7.0 du/ac)	431.5	5.5	2,351	7,053	20.9%	25.1%
LMDR	Low Medium Density Residential (6.0 – 10.0 du/ac)	138.6	8.0	1,105	3,315	6.7%	11.8%
MDR	Medium Density Residential (8.0 – 15.0 du/ac)	62.5	12.0	750	2,250	3.0%	8.0%
HDR	High Density Residential (15.0 – 30.0 du/ac)	36.4	25.0	910	2,275	1.8%	9.8%
VHDR	Very High Density Residential (30.0 – 50.0 du/ac)	22.6	35.0	791	1,978	1.1%	8.5%
CMU	Commercial Mixed Use (1.00 FAR and 30.0 du/ac)	83.2	40.0 0.60	3,288 ⁽³⁾ 2.2 MSF	8,220	4.0%	35.1%
E/HC	Employment/Highway Commercial	52.9	0.40	0.9 MSF		2.6%	
	Subtotal Residential	852.2		9,356	25,574	41.3%	100%
	Subtotal Commercial	136.1		3.1 MSF		6.6%	
K-8, HS	Schools (K-8s and High School)	130.1				6.3%	
CC	Community College	16.0				0.8%	
	Subtotal Schools	146.1				7.1%	
P	Parks	73.5				3.6%	
UF	Urban Farm/Greenbelt	45.0				2.2%	
W	Water (Canals, Basins, Lakes)	15.0				0.7%	
	Subtotal Parks, Urban Farm, Water	133.5				6.5%	
AR	Agricultural Residential ⁽³⁾ (0.0 – 1.0 du/ac)	84.2		0 ⁽⁴⁾		4.1%	
AG	Agricultural Cropland	410.2		0 ⁽⁴⁾		19.9%	
OS	Open Space	141.8				6.9%	
	Subtotal AR and OS	636.2		0		30.9%	
	Landscape Corridors	35.6				1.7%	
	Major Roadways	126.5				6.1%	
	TOTAL	2,066.2		9,356 3.1 MSF	25,274	100%	100%

(1) Net acreage based on Preliminary Land Use Plan generated in GIS/AutoCAD by Wood Rodgers March 2020. This plan is subject to change. Arterial and collector roads, and landscape corridors as shown on map, are netted out.

(2) Estimated population calculated utilizing 3.0 persons per household (pph) for single-family and 2.5 pph for multi-family (HDR and higher). This is a preliminary estimate and subject to change.

(3) The 1.2 acre CMU site located southwest of the town center is intended for a special use (e.g. fire station, sheriff sub-station, church, day-care, etc.) and therefore was not allocated residential units.

(4) The AR (Agricultural Residential) and AG (Agricultural Cropland) areas are not included in proposed 1,532-acre Development Area or the UPA / USB Expansion request. It is assumed the "Ag Buffer" area will remain as is and no units are allocated.

The Preliminary Land Use Plan may change based on input received during the specific plan preparation, detailed engineering studies, environmental analysis, and other factors.