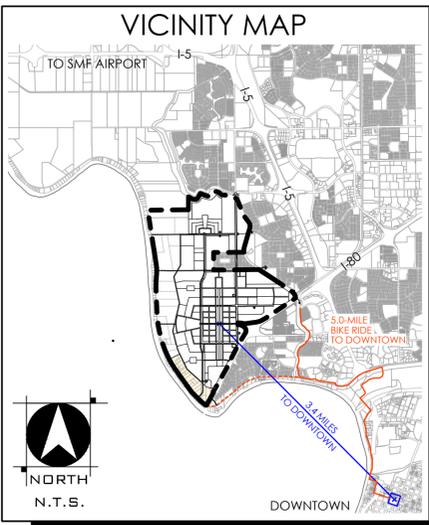
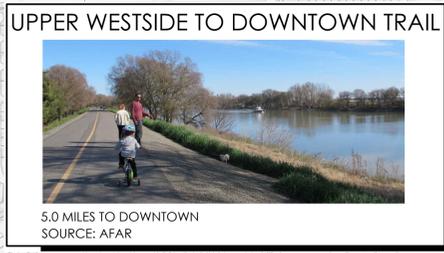
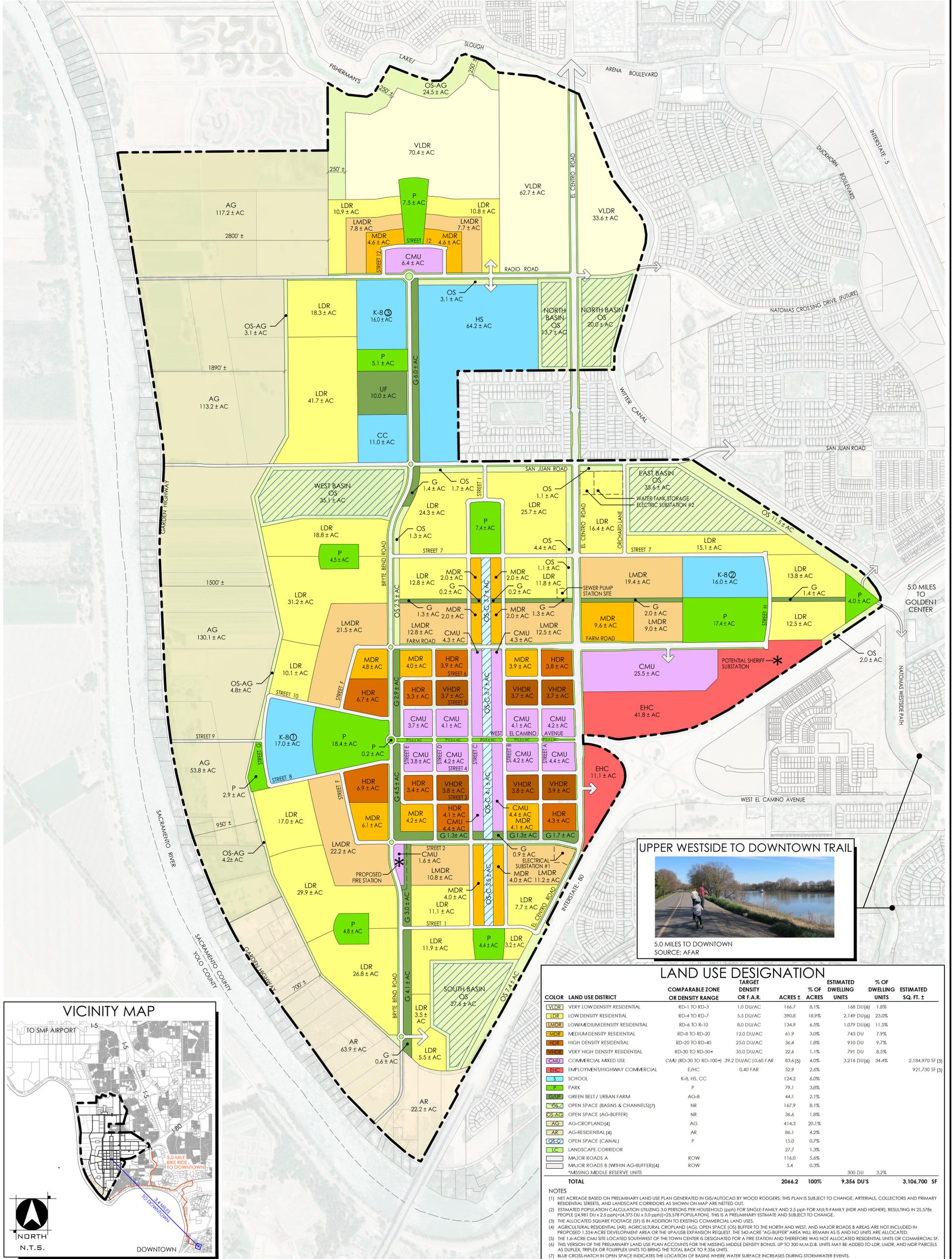


PRELIMINARY LAND USE PLAN - MISSING MIDDLE HOUSING INCENTIVE

UPPER WESTSIDE

COUNTY OF SACRAMENTO, CALIFORNIA

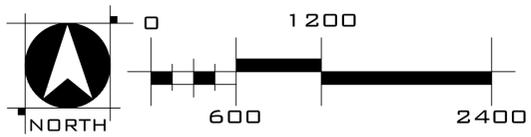
JANUARY 15, 2024



LAND USE DESIGNATION

COLOR	LAND USE DISTRICT	COMPARABLE ZONE OR DENSITY RANGE	TARGET DENSITY OR F.A.R.	ACRES ±	% OF ACRES	ESTIMATED DWELLING UNITS	% OF DWELLING UNITS	ESTIMATED SQ. FT. ±
VLDR	VERY LOW DENSITY RESIDENTIAL	RD-1 TO RD-3	1.0 DU/AC	166.7	8.1%	168 DU (6)	1.8%	
LDR	LOW DENSITY RESIDENTIAL	RD-4 TO RD-7	5.5 DU/AC	390.8	18.9%	2,149 DU (6)	23.0%	
LMDR	LOW/MEDIUM DENSITY RESIDENTIAL	RD-6 TO R-10	8.0 DU/AC	134.9	6.5%	1,079 DU (6)	11.5%	
MDR	MEDIUM DENSITY RESIDENTIAL	RD-8 TO RD-20	12.0 DU/AC	61.9	3.0%	743 DU	7.9%	
HDR	HIGH DENSITY RESIDENTIAL	RD-20 TO RD-40	25.0 DU/AC	36.4	1.8%	910 DU	9.7%	
VHDR	VERY HIGH DENSITY RESIDENTIAL	RD-30 TO RD-50+	35.0 DU/AC	22.6	1.1%	791 DU	8.5%	
CMU	COMMERCIAL MIXED USE	CMU (RD-30 TO RD-100+)	39.2 DU/AC (0.60 FAR)	83.6 (5)	4.0%	3,214 DU (6)	34.4%	2,184,970 SF (3)
EHC	EMPLOYMENT/HIGHWAY COMMERCIAL	E/HC	0.40 FAR	52.9	2.6%			921,730 SF (3)
S	SCHOOL	K-8, HS, CC		124.2	6.0%			
P	PARK	P		79.1	3.8%			
AG-B	GREEN BELT / URBAN FARM	AG-B		44.1	2.1%			
OS-2	OPEN SPACE (BASINS & CHANNELS) (7)	NR		167.9	8.1%			
OS-3	OPEN SPACE (AG-BUFFER)	NR		36.6	1.8%			
AG	AG-CROPLAND (4)	AG		414.3	20.1%			
AR	AG-RESIDENTIAL (4)	AR		86.1	4.2%			
OS-C	OPEN SPACE (CANAL)	P		15.0	0.7%			
LC	LANDSCAPE CORRIDOR			27.7	1.3%			
ROW	MAJOR ROADS A	ROW		116.0	5.6%			
ROW	MAJOR ROADS B (WITHIN AG-BUFFER) (4)	ROW		5.4	0.3%			
	MISSING MIDDLE RESERVE UNITS							
	TOTAL			2064.2	100%	9,356 DU'S	3.2%	3,106,700 SF

- NOTES
- (1) NET ACREAGE BASED ON PRELIMINARY LAND USE PLAN GENERATED IN GIS/AUTOCAD BY WOOD RODGERS. THIS PLAN IS SUBJECT TO CHANGE. ARTERIALS, COLLECTORS AND PRIMARY RESIDENTIAL STREETS, AND LANDSCAPE CORRIDORS AS SHOWN ON MAP ARE NETTED OUT.
 - (2) ESTIMATED POPULATION CALCULATION UTILIZING 3.0 PERSONS PER HOUSEHOLD (pph) FOR SINGLE-FAMILY AND 2.5 pph FOR MULTI-FAMILY (HDR AND HIGHER), RESULTING IN 25,578 PEOPLE (4,991 DU x 2.5 pph) + (4,375 DU x 3.0 pph) = 25,578 POPULATION. THIS IS A PRELIMINARY ESTIMATE AND SUBJECT TO CHANGE.
 - (3) THE ALLOCATED SQUARE FOOTAGE (SF) IS IN ADDITION TO EXISTING COMMERCIAL LAND USES.
 - (4) AGRICULTURAL RESIDENTIAL (AR), AGRICULTURAL CROPLAND (AG), OPEN SPACE (OS) BUFFER TO THE NORTH AND WEST, AND MAJOR ROADS B AREAS ARE NOT INCLUDED IN PROPOSED 1,524-ACRE DEVELOPMENT AREA OR THE UP/USB EXPANSION REQUEST. THE 542-ACRE "AG-BUFFER" AREA WILL REMAIN AS IS AND NO UNITS ARE ALLOCATED.
 - (5) THE 1.6-ACRE CMU SITE LOCATED SOUTHWEST OF THE TOWN CENTER IS DESIGNATED FOR A FIRE STATION AND THEREFORE WAS NOT ALLOCATED RESIDENTIAL UNITS OR COMMERCIAL SF.
 - (6) THIS VERSION OF THE PRELIMINARY LAND USE PLAN ACCOUNTS FOR THE MISSING MIDDLE DENSITY BONUS. UP TO 300 M.M.D.B. UNITS MAY BE ADDED TO LDR, LMDR, AND MDR PARCELS AS DUPLEX, TRIPLEX OR FOURPLEX UNITS TO BRING THE TOTAL BACK TO 9,356 UNITS.
 - (7) BLUE CROSS-HATCH IN OPEN SPACE INDICATES THE LOCATION OF BASINS WHERE WATER SURFACE INCREASES DURING STORMWATER EVENTS.



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