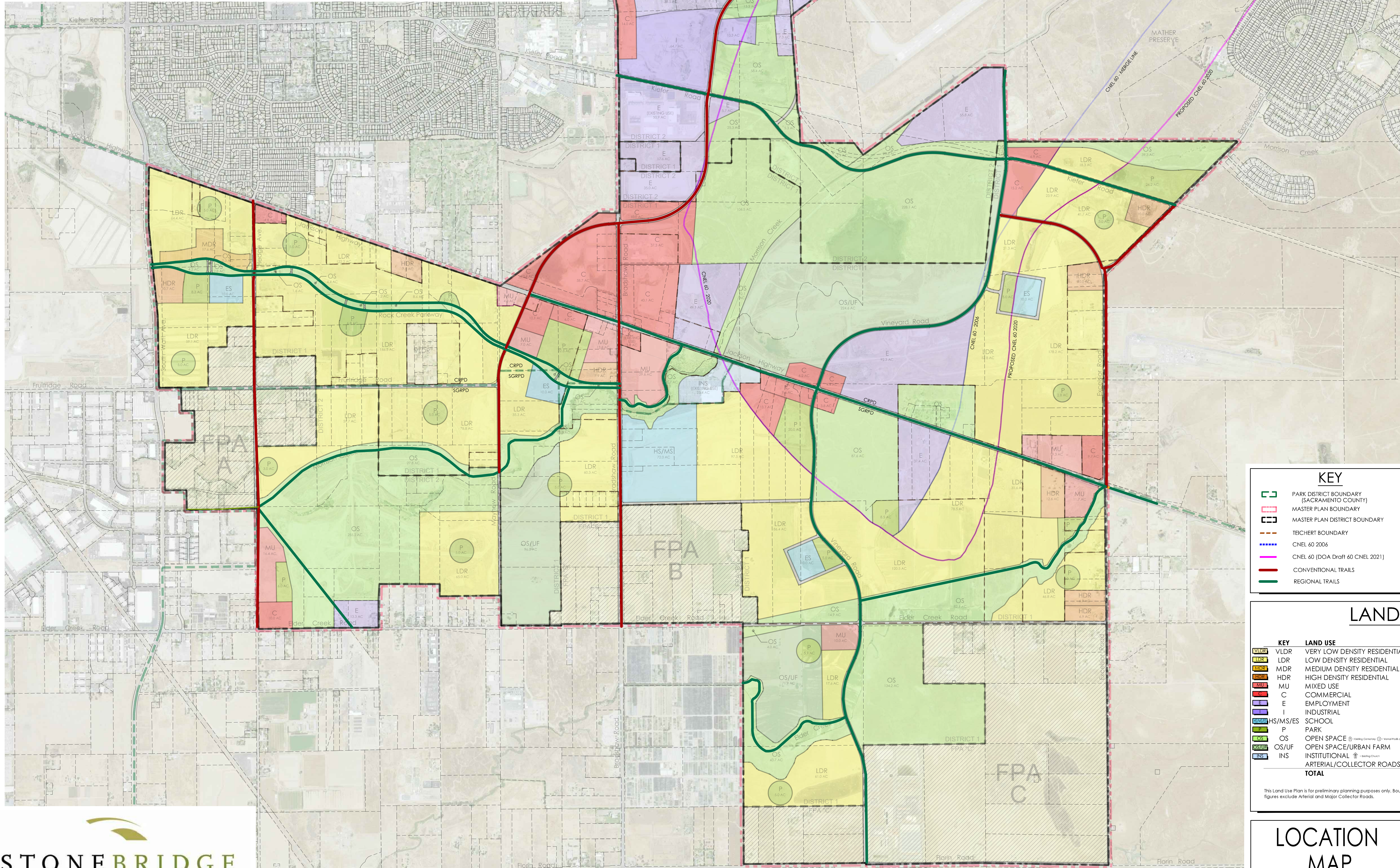


ALTERNATIVE '1C' WITH TRAILS OVERHEAD

WEST JACKSON HIGHWAY MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA
JANUARY 17, 2022



SUMMARY-FPA A

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0	0	0
LDR	LOW DENSITY RESIDENTIAL	16.0	3.0 - 8.0	5.0	401	0	0
MDR	MEDIUM DENSITY RESIDENTIAL	7.7	25.0 - 35.0	30.0	231	0	0
HDR	HIGH DENSITY RESIDENTIAL	0.0	25.0 - 35.0	30.0	0	0.25	0
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.30	0
C	COMMERCIAL	0.0			0	0.25	0
E	EMPLOYMENT	0.0			0	0.30	0
I	INDUSTRIAL	0.0			0	0.30	434,412
HS/MS	SCHOOL	0.0			0	0.00	0
P	PARK	0.0			0	0.00	0
OS	OPEN SPACE	37.4			0	0.00	413.5
OS/UF	OPEN SPACE/URBAN FARM	0.0			0	0.00	0
INS	INSTITUTIONAL	0.0			0	0.00	0
TOTAL		179.1			442		434,412

PARK REQUIREMENT (EQUIGATE RECREATION AND PARKS DISTRICT)

108 VLD & LDR DUs x 0.014 AC/DU = 1.5 AC REQUIRED
 401 MDR DUs x 0.012 AC/DU = 4.8 AC REQUIRED
 231 HDR DUs x 0.010 AC/DU = 2.3 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
47.6 DUs = **8.6 AC PROVIDED**

PARK REQUIREMENT (COROVIA PARKS & RECREATION)

1.4 AC REQUIRED
 0.4 AC REQUIRED
 0.3 AC REQUIRED
 0.2 AC REQUIRED
2.3 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)

431 SF DUs x 0.014 P.F./SF = 143 STUDENTS/750 PER ES = 0.32
 231 MF DUs x 0.024 P.F./SF = 54 STUDENTS/750 PER ES = 0.07
1.39 DUs = **0.39 ES NEEDED**

MS REQUIREMENT (ELK GROVE USD)

431 SF DUs x 0.114 P.F./SF = 49 STUDENTS/1,200 PER MS = 0.04
 231 MF DUs x 0.083 P.F./SF = 19 STUDENTS/1,200 PER MS = 0.02
1.18 DUs = **0.04 MS NEEDED**

HS REQUIREMENT (ELK GROVE USD)

431 SF DUs x 0.0034 P.F./SF = 88 STUDENTS/1,200 PER HS = 0.04
 231 MF DUs x 0.143 P.F./SF = 33 STUDENTS/1,200 PER HS = 0.04
4.42 DUs = **0.04 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 HEDDE AVENUE AND THE OTHER LOCATED WEST OF HEDDE AVENUE.

SUMMARY-DISTRICT ONE

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0	0	0
LDR	LOW DENSITY RESIDENTIAL	1,402.9	3.0 - 8.0	5.0	3,514	0	264
MDR	MEDIUM DENSITY RESIDENTIAL	17.4	25.0 - 35.0	30.0	1,279	0.25	1,044,529
HDR	HIGH DENSITY RESIDENTIAL	72.7	25.0 - 35.0	30.0	2,181	0.25	2,272,945
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.30	2,462,863
C	COMMERCIAL	296.3			0	0.25	0
E	EMPLOYMENT	176.3			0	0.30	0
I	INDUSTRIAL	0.0			0	0.30	0
HS/MS	SCHOOL	112.3			0	0.00	0
P	PARK	133.4			0	0.00	0
OS	OPEN SPACE	495.5			0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	392.5			0	0.00	0
INS	INSTITUTIONAL	22.4			0	0.00	0
TOTAL		3,487.3			11,510		6,340,334

PARK REQUIREMENT (EQUIGATE RECREATION AND PARKS DISTRICT)

3,548 VLD & LDR DUs x 0.014 AC/DU = 49.7 AC REQUIRED
 1,279 MDR DUs x 0.012 AC/DU = 15.4 AC REQUIRED
 2,181 HDR DUs x 0.010 AC/DU = 21.8 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
87.0 DUs = **87.0 AC PROVIDED**

PARK REQUIREMENT (COROVIA PARKS & RECREATION)

3,808 VLD & LDR DUs x 0.014 AC/DU = 53.3 AC REQUIRED
 1,279 MDR DUs x 0.012 AC/DU = 15.4 AC REQUIRED
 2,181 HDR DUs x 0.010 AC/DU = 21.8 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
90.5 DUs = **90.5 AC PROVIDED**

ES REQUIREMENT (ELK GROVE USD)

7,400 SF DUs x 0.014 P.F./SF = 103 STUDENTS/750 PER ES = 0.37
 4,120 MF DUs x 0.024 P.F./SF = 99 STUDENTS/750 PER ES = 0.13
1,130 DUs = **0.50 ES NEEDED**

MS REQUIREMENT (ELK GROVE USD)

7,400 SF DUs x 0.114 P.F./SF = 844 STUDENTS/1,200 PER MS = 0.73
 4,120 MF DUs x 0.083 P.F./SF = 344 STUDENTS/1,200 PER MS = 0.29
1,130 DUs = **1.02 MS NEEDED**

HS REQUIREMENT (ELK GROVE USD)

7,400 SF DUs x 0.0034 P.F./SF = 1,596 STUDENTS/1,200 PER HS = 0.30
 4,120 MF DUs x 0.143 P.F./SF = 590 STUDENTS/1,200 PER HS = 0.25
1,130 DUs = **0.55 HS NEEDED**

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS.

SUMMARY-DISTRICT TWO

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0	0	0
LDR	LOW DENSITY RESIDENTIAL	12.4	3.0 - 8.0	5.0	310	0	234
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	25.0 - 35.0	30.0	0	0.25	0
HDR	HIGH DENSITY RESIDENTIAL	0.0	25.0 - 35.0	30.0	0	0.25	0
MU	MIXED USE	14.4	25.0 - 35.0	30.0	432	0.25	179,396
C	COMMERCIAL	28.2			0	0.25	307,099
E	EMPLOYMENT	296.3			0	0.30	3,895,577
I	INDUSTRIAL	0.0			0	0.30	0
HS/MS	SCHOOL	7.1			0	0.00	0
P	PARK	16.3			0	0.00	0
OS	OPEN SPACE	483.3			0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	0.0			0	0.00	0
INS	INSTITUTIONAL	0.0			0	0.00	0
TOTAL		1,203.1			1,128		5,343,472

PARK REQUIREMENT (EQUIGATE RECREATION AND PARKS DISTRICT)

425 VLD & LDR DUs x 0.014 AC/DU = 5.9 AC REQUIRED
 432 MDR DUs x 0.012 AC/DU = 5.2 AC REQUIRED
 0 HDR DUs x 0.010 AC/DU = 0.0 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
11.1 DUs = **11.1 AC PROVIDED**

PARK REQUIREMENT (COROVIA PARKS & RECREATION)

0.0 AC REQUIRED
 21.8 AC REQUIRED
 21.8 AC REQUIRED
21.8 DUs = **21.8 AC PROVIDED**

ES REQUIREMENT (ELK GROVE USD)

425 SF DUs x 0.014 P.F./SF = 59 STUDENTS/750 PER ES = 0.31
 432 MF DUs x 0.024 P.F./SF = 104 STUDENTS/750 PER ES = 0.14
1,328 DUs = **0.45 ES NEEDED**

MS REQUIREMENT (ELK GROVE USD)

425 SF DUs x 0.114 P.F./SF = 48 STUDENTS/1,200 PER MS = 0.04
 432 MF DUs x 0.083 P.F./SF = 36 STUDENTS/1,200 PER MS = 0.03
1,328 DUs = **0.07 MS NEEDED**

HS REQUIREMENT (ELK GROVE USD)

425 SF DUs x 0.0034 P.F./SF = 89 STUDENTS/1,200 PER HS = 0.04
 432 MF DUs x 0.143 P.F./SF = 62 STUDENTS/1,200 PER HS = 0.05
1,328 DUs = **0.09 HS NEEDED**

NOTE: ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS.

SUMMARY-FPA B

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0	0	0
LDR	LOW DENSITY RESIDENTIAL	147.6	3.0 - 8.0	5.0	738	0	564
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	25.0 - 35.0	30.0	0	0.25	0
HDR	HIGH DENSITY RESIDENTIAL	13.1	25.0 - 35.0	30.0	393	0.25	0
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.30	0
C	COMMERCIAL	0.0			0	0.25	0
E	EMPLOYMENT	0.0			0	0.30	0
I	INDUSTRIAL	0.0			0	0.30	0
HS/MS	SCHOOL	10.0			0	0.00	0
P	PARK	14.7			0	0.00	0
OS	OPEN SPACE	413.5			0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	0.0			0	0.00	0
INS	INSTITUTIONAL	0.0			0	0.00	0
TOTAL		228.9			1,131		0

PARK REQUIREMENT (EQUIGATE RECREATION AND PARKS DISTRICT)

748 VLD & LDR DUs x 0.014 AC/DU = 10.5 AC REQUIRED
 393 MDR DUs x 0.012 AC/DU = 4.7 AC REQUIRED
 0 HDR DUs x 0.010 AC/DU = 0.0 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
15.2 DUs = **15.2 AC PROVIDED**

PARK REQUIREMENT (COROVIA PARKS & RECREATION)

0.0 AC REQUIRED
 14.7 AC REQUIRED
 14.7 AC REQUIRED
14.7 DUs = **14.7 AC PROVIDED**

ES REQUIREMENT (ELK GROVE USD)

748 SF DUs x 0.014 P.F./SF = 105 STUDENTS/750 PER ES = 0.37
 393 MF DUs x 0.024 P.F./SF = 94 STUDENTS/750 PER ES = 0.13
1,141 DUs = **0.50 ES NEEDED**

MS REQUIREMENT (ELK GROVE USD)

748 SF DUs x 0.114 P.F./SF = 86 STUDENTS/1,200 PER MS = 0.07
 393 MF DUs x 0.083 P.F./SF = 33 STUDENTS/1,200 PER MS = 0.03
1,141 DUs = **0.10 MS NEEDED**

HS REQUIREMENT (ELK GROVE USD)

748 SF DUs x 0.0034 P.F./SF = 161 STUDENTS/1,200 PER HS = 0.07
 393 MF DUs x 0.143 P.F./SF = 56 STUDENTS/1,200 PER HS = 0.03
1,141 DUs = **0.09 HS NEEDED**

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

- ### KEY
- PARK DISTRICT BOUNDARY (SACRAMENTO COUNTY)
 - MASTER PLAN DISTRICT BOUNDARY
 - TECH CENTER BOUNDARY
 - CNEL 60 2006
 - CNEL 60 (DOA Draft 60 CNEL 2021)
 - CONVENTIONAL TRAILS
 - REGIONAL TRAILS

LAND USE SUMMARY

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	115.6	0.1 - 4.0	2.0	230	0	177,600
LDR	LOW DENSITY RESIDENTIAL	1,955.1	3.0 - 8.0	5.0	9,774	0	751,824
MDR	MEDIUM DENSITY RESIDENTIAL	58.6	7.0 - 18.0	14.0	820	0.25	636,000
HDR	HIGH DENSITY RESIDENTIAL	121.2	25.0 - 35.0	30.0	3,636	0.25	2,868,800
MU	MIXED USE	112.5	25.0 - 35.0	30.0	3,375	0.30	2,677,500
C	COMMERCIAL	290.7			0	0.25	3,165,723
E	EMPLOYMENT	543.3			0	0.30	7,099,844
I	INDUSTRIAL	154.4			0	0.30	2,017,699
HS/MS/ES	SCHOOL	132.0			0	0.00	0
P	PARK	219.3			0	0.00	0
OS	OPEN SPACE	1,489.4			0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	392.5			0	0.00	0
INS	INSTITUTIONAL	98.9			0	0.00	0
AR	ARTERIAL/COLLECTOR ROADS	229.8			0	0.00	0
TOTAL		5,913.3 AC			16,484		13,508,392 SF

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 HEDDE AVENUE AND THE OTHER LOCATED WEST OF HEDDE AVENUE.

SUMMARY-FPA C

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0	0	0
LDR	LOW DENSITY RESIDENTIAL	133.4	3.0 - 8.0	5.0	648	0	502,400
MDR	MEDIUM DENSITY RESIDENTIAL	41.2	25.0 - 35.0	30.0	1,236	0.25	988,800
HDR	HIGH DENSITY RESIDENTIAL	20.7	25.0 - 35.0	30.0	621	0.25	496,800
MU	MIXED USE	0.0	25.0 - 35.0	30.0	0	0.30	0
C	COMMERCIAL	12.0			0	0.25	150,600
E	EMPLOYMENT	99.3			0	0.30	1,291,200
I	INDUSTRIAL	0.0			0	0.30	0
HS/MS	SCHOOL	18.0			0	0.00	0
P	PARK	25.7			0	0.00	0
OS	OPEN SPACE	92.2			0	0.00	0
OS/UF	OPEN SPACE/URBAN FARM	6.0			0	0.00	0
INS	INSTITUTIONAL	73.2			0	0.00	0
TOTAL		594.9			2,063		1,144,992

PARK REQUIREMENT (EQUIGATE RECREATION AND PARKS DISTRICT)

648 VLD & LDR DUs x 0.014 AC/DU = 9.1 AC REQUIRED
 1,236 MDR DUs x 0.012 AC/DU = 14.8 AC REQUIRED
 621 HDR DUs x 0.010 AC/DU = 6.2 AC REQUIRED
 0 MU DUs x 0.010 AC/DU = 0.0 AC REQUIRED
30.1 DUs = **30.1 AC PROVIDED**

PARK REQUIREMENT (COROVIA PARKS & RECREATION)

0.0 AC REQUIRED
 25.7 AC REQUIRED
 25.7 AC REQUIRED
25.7 DUs = **25.7 AC PROVIDED**

ES REQUIREMENT (ELK GROVE USD)

1,422 SF DUs x 0.014 P.F./SF = 200 STUDENTS/750 PER ES = 0.32
 648 MF DUs x 0.024 P.F./SF = 155 STUDENTS/750 PER ES = 0.20
2,070 DUs = **0.52 ES NEEDED**

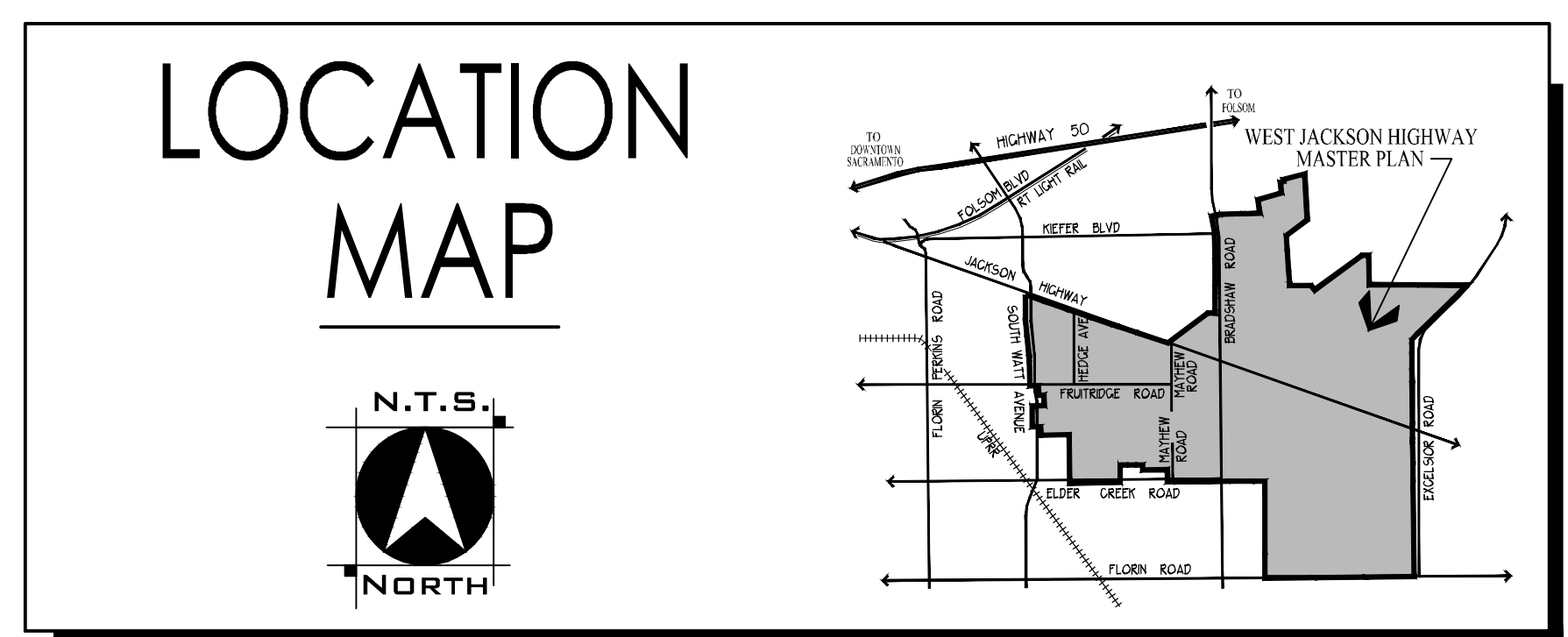
MS REQUIREMENT (ELK GROVE USD)

1,422 SF DUs x 0.114 P.F./SF = 162 STUDENTS/1,200 PER MS = 0.14
 648 MF DUs x 0.083 P.F./SF = 54 STUDENTS/1,200 PER MS = 0.04
2,070 DUs = **0.18 MS NEEDED**

HS REQUIREMENT (ELK GROVE USD)

1,422 SF DUs x 0.0034 P.F./SF = 313 STUDENTS/1,200 PER HS = 0.13
 648 MF DUs x 0.143 P.F./SF = 93 STUDENTS/1,200 PER HS = 0.04
2,070 DUs = **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 ACRES PARKS TO BE LOCATED EAST OF VINEYARD ROAD.



NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY. FINAL TRAIL ALIGNMENTS WILL BE DETERMINED DURING FINAL ENGINEERING.

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767
 WEST JACKSON HIGHWAY MASTER PLAN - ALTERNATIVE '1C'