

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
June 2, 2015
Timed: 2:00 p.m.

To: Board of Supervisors

From: Department of Community Development

Subject: Workshop For Jackson Highway Master Plans (West Jackson Highway Master Plan (PLNP2008-00240), Jackson Township Specific Plan (PLNP2011-00095), NewBridge Specific Plan (PLNP2010-00081), And Mather South Community Master Plan (PLNP2013-00065))

Supervisorial
District(s): Nottoli and Kennedy

Contact: Todd Smith, Senior Planner, 874-6918

Overview

County staff will provide an overview of staff and developer efforts to create a new series of communities and neighborhoods along the Jackson Highway Corridor. The four new communities being planned in accordance with the smart growth principles outlined in the County's 2011 General Plan include the: West Jackson Highway Master Plan (PLNP2008-00240); Jackson Township Specific Plan (PLNP2011-00095); NewBridge Specific Plan (PLNP2010-00081); and Mather South Community Master Plan (PLNP2013-00065). This workshop is being conducted pursuant to the Master Plan Procedures and Preparation Guide adopted by the Board in January 2012.

Recommendations:

That the Board of Supervisors:

1. Receive and file this informational report; and
2. Direct staff to return with a second workshop to focus on infrastructure and services within the Jackson Highway corridor.

Measures/Evaluation

Processing of these Master Plans is pursuant to the 2030 General Plan and Master Plan Guidelines.

Fiscal Impact

The Master Plan process is funded entirely by the applicants as outlined in each project's Funding Agreements.

BACKGROUND

On November 9, 2011, the Board of Supervisors adopted the 2030 Sacramento County General Plan (General Plan). The General Plan includes a new policy framework for acceptance and approval of private applications to expand the Urban Policy Area (UPA) and create a master plan for the area. The same policy framework is used as guidelines for proposed master plans inside the UPA. The intent of the policy framework is to provide for smart growth, including a mix of residential densities and complementary land uses that support transit as well as larger lots for executive housing. The policy framework also strives to balance development with the need for habitat preservation that supports the proposed South Sacramento Habitat Conservation Plan (SSHCP). On January 24, 2012, the Board adopted Master Plan Procedures and Preparation Guidelines (Guidelines) to assist applicants and staff in processing these master plans. The Guidelines break the process into four phases; at each phase, there is a check-in with the appropriate CPAC, the Planning Commission and the Board to ensure adequate outreach to the public and hearing bodies.

DISCUSSION

Table 1 below provides project-specific dates for master plan initiation and issuance of a Notice of Preparation (NOP) for each project's Draft Environmental Impact Report (DEIR). Attachment 1 shows each project's progress toward completion of technical studies and other supporting documents needed prior to release of each project's DEIR.

Table 1: Key Process Dates

Master Plan	Board Initiation	NOP Issued
West Jackson	May 8, 2012	September 13, 2013
Jackson Township	June 19, 2012	August 5, 2013
NewBridge	February 7, 2012	January 8, 2013
Mather South	May 21, 2013	June 27, 2014

The four master plans that are in process comprise a total of approximately 9,284 acres and 28,421 housing units. Each master plan contains a mix of residential, commercial and employment, and open space land uses as shown in Attachment 2 (Composite Land Use Plan). Attachments 3 through 6 provide land use summaries for each master plan. Each project contains a variety of housing choices ranging from affordable housing to executive housing. The General Plan policies promote such uses as town centers, mixed use, trails, parks, and employment areas. These uses were part of the Jackson Highway Vision process in 2008, and each project has taken the Vision into consideration. Each specific project also includes features that are unique to that project such as urban farms, a university, and habitat preserve areas. Each project is being processed independently, but there are some common core aspects that need to be looked at in a holistic way, such as the backbone circulation system, including roadways and trails, the transit system, community parks, schools, other public facilities including water supply, sewer, and drainage.

With the exception of Mather South, the master plans include property that is owned by non-participating owners in order to be consistent with General Plan Policy LU-119. This policy requires a logical, comprehensive, and cohesive planning boundary for proposals to expand the UPA.

Workshop For Jackson Highway Master Plans (West Jackson Highway Master Plan (PLNP2008-00240), Jackson Township Specific Plan (PLNP2011-00095), NewBridge Specific Plan (PLNP2010-00081), And Mather South Community Master Plan (PLNP2013-00065)

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The following sections highlight key aspects of each plan area.

West Jackson Highway Master Plan (West Jackson):

West Jackson includes approximately 5,913 acres and will have a variety of urban land uses in an area that was used by Teichert Aggregates and Granite Construction for aggregate mining. There are two major property owners in the Master Plan area. Stonebridge Properties, LLC (Stonebridge), a subsidiary of Teichert Land Company, owns approximately 3,016 acres within the proposed Master Plan boundaries. Granite Construction (Granite) owns approximately 1,063 acres. Stonebridge and Granite are co-applicants for the project. The remaining 1,833 acres in the Master Plan area are owned by various non-participating landowners.

The proposed Master Plan creates two District Plan Areas (labeled as District 1 and District 2), three Future Planning Areas (FPA) (labeled as FPA A, B and C), as well as general land use policies and development standards. The District Plans establish specific land uses, policies and development standards for the properties within the District Areas. Overall, the project includes a mixture of residential, recreational, and employment nodes intended to reduce vehicle miles traveled (VMT) within the Master Plan Area and support the provision and use of transit alternatives. Attachment 3 contains the project's land use summary. Key features include:

- Activity centers comprised of commercial, park and/or civic uses connected to linear parkways with roadways and off-street trails. There will be two major centers of activity within the project area which include a major commercial center at the Bradshaw Road and Jackson Highway intersection and a Town Center area at the Bradshaw Road and Elder Creek Road intersection. The project contains approximately 260 acres designated for commercial uses totaling 2,835,756 square feet and 123 acres designated for mixed use totaling 1,073,318 square feet and 2,464 dwelling units.
- Higher density residential areas clustered around activity centers and gradual reduction in densities toward the project area's eastern and southern border. The project includes approximately 2,233 acres of residential land uses, totaling 13,186 dwelling units. The residential land uses combined with the mixed use area brings the project total to 15,650 dwelling units.
- A variety of regional, community and neighborhood retail centers, office uses, research facilities, employment centers and a vast network of trails and public uses. The area within Mather Airport's 60 CNEL noise contour line (residential uses are restricted) will contain the project area's major commercial, employment and industrial centers and also large open space areas. Approximately 1,100 acres are designated for employment and 37 acres are designated for industrial uses. These land uses equate to 14,382,641 square feet and 483,516 square feet, respectively.
- The provision of two urban farms that will cover 272 acres and will allow community based agriculture and education within the Plan Area.
- Designation of a total of 1,266 acres as Open Space, which includes preserving the existing two vernal pool complexes within the Plan Area.

One important benefit of development in West Jackson is the reuse of land previously mined for aggregates. From this perspective, the project is akin to brownfield development. However, development of urban uses in former mining areas at elevations below the surrounding grade

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presents a unique set of challenges related to drainage and flood control. The applicants and staff continue to work through these challenges.

Jackson Township Specific Plan (Jackson Township):

Jackson Township encompasses approximately 1,391 acres and will provide a wide variety of housing, commercial, employment, open space, and recreational uses. Approximately 862 acres of the project site are owned by Tsakopoulos Investments, who is the project applicant. The proposal includes three elementary schools, a middle school/high school, a public-quasi public site for a fire station, and several parks. In addition, large portions of the project area along the northern and eastern perimeter are planned to be wetland preserves. Attachment 4 contains the project's land use summary. Key features include:

- Commercial and civic amenities within walking distance of every residence. Land uses will be organized around key mixed-use nodes along Kiefer Boulevard, Excelsior Road and Jackson Highway, including a major town center node.
- Approximately 130 acres are designated for commercial, office, and mixed use totaling 1,966,100 square feet and 100 dwelling units.
- Approximately 577 acres are designated for a variety of residential land uses, totaling 6,043 dwelling units. The residential land uses combined with the mixed use area brings the project total to 6,143 dwelling units.
- Connectivity to the greater Sacramento community through the use of public transit.
- A 225-acre wetland preserve component in support of the proposed South Sacramento Habitat Conservation Plan (SSHCP) that will provide connectivity from the Mather Preserve on the north to the SSHCP preserve areas on the south.
- A large, centrally located greenway/drainage corridor with a trail on one side that will provide easy, non-vehicular linkages from one end of the community to the other.

NewBridge Specific Plan (NewBridge):

NewBridge encompasses 1,095 acres, consisting of 853 acres owned by East Sacramento Ranch (ESR), 132 acres owned by Triangle Rock/Vulcan Minerals, and 110 acres clustered in the southwest corner of the Specific Plan area owned by a number of non-participating individuals. NewBridge includes three Planning Areas referred to as North, South, and West. Only those properties within the North and South Planning Areas encompassing 790 acres are proposed for development. The West Planning Area is within the project area but is not proposed for development as part of the project. Rather, a large, single parcel in the southwest corner of Kiefer Boulevard and Eagles Nest Road will serve as a habitat mitigation area in support of the proposed South Sacramento Habitat Conservation Plan (SSHCP), while ten smaller parcels in the northwest corner of Jackson Road and Eagles Nest Road are not proposed for development at this time.

Land uses in the North and South Planning Areas include mixed use, low, medium, and high-density residential, commercial, public/quasi-public, parks, and open space. Attachment 5 contains the project's land use summary. Notable features include:

- Approximately 46 acres are designated for commercial, office and mixed use totaling 500,000 square feet and 160 dwelling units.

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- Approximately 374 acres are designated for a variety of residential land uses, totaling 2,915 dwelling units. The residential land uses combined with the mixed use area brings the project total to 3,075 dwelling units.
- A robust circulation system designed to encourage pedestrian and bicycle activity, public transit consisting of local bus service with 15 minute headways and bus rapid transit (BRT) with connection to Sacramento Regional Transit District.
- A 4.5-acre community garden.
- Vernal pool preserves east and west of Eagles Nest Road totaling approximately 331 acres.
- Low Impact Development (LID) to reduce water usage by reducing impervious surfaces, reducing turf in public parks and frontages, disconnected roof drains, and similar features.

Mather South Community Master Plan (Mather South):

Mather South is within the Urban Policy Area and includes approximately 885 acres with approximately 3,545 residential dwelling units. This project is proposed on property owned by Sacramento County. Attachment 6 contains the project's land use summary. Key features include:

- A 47-acre mixed use area consisting of ten acres of commercial uses integrated with 37 acres of multiple family uses at up to RD-30 densities (approximately 1,068 units of the project's 3,545 residential units);
- Approximately 43 acres of neighborhood parks and trails;
- A 126-acre Sports Complex; and
- A 152-acre site for a university.

The project applicant is currently working with County staff in modifying the land use plan densities and acreages, but the main components of the land use plan remain unchanged.

General Plan Compliance

Prior to the initiation of the environmental review process, staff determined that each master plan has the ability to comply with General Plan policy, including Policies LU-119 and LU-120.

When the General Plan was adopted November 9, 2011, three policies relevant to the proposed master plans were included in the Land Use Element that are pertinent to master plans in the County of Sacramento. The first policy, LU-119 relates to applications to initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA. The Board must find that the proposal: 1) includes a parallel process to expand UPA and prepare a Master Plan; 2) includes a project justification statement and outreach plan; 3) is proximity to existing urbanized areas; and 4) has logical, comprehensive, and cohesive planning boundaries. The three projects located outside the UPA, West Jackson, Jackson Township, and NewBridge, were all found to meet this requirement at their project initiation. The fourth project, Mather South is already located within the UPA and therefore this policy is not applicable.

Each project outside the UPA must also meet the requirements of Policy LU-120. For projects already inside the UPA, Policy LU-121 is applicable because it states that the criteria in LU-120 regarding approval of proposed master plans outside of the existing UPA should be used as guidelines for any proposed master plan within the existing UPA. The criteria in LU-120 are important to the County's goal of maintaining the public health, safety, and welfare of the residents of Sacramento County and achieving consistency with other General Plan elements such as the Housing Element. For example, Policy LU-120 Performance Criteria (PC) 4 requires that master plans accommodate the percentage of low and very low income residential units required by state law per the County's current Housing Element based on the Regional Housing Needs Allocation (RHNA). Requiring Master Plans to be consistent with this criterion ensures that they are contributing their "fair share" of adequate sites toward the County's overall obligation per state law. It represents the "break even" point where the County's ability to meet state law would be neither helped nor hurt by adoption of the Master Plan. If numerous Master Plans were adopted with a considerably lower percentage of its units accommodated on land zoned RD-20 or greater, the County could fall short of adequate sites over time and be forced again to rezone properties in existing communities or planned growth areas, or face other negative consequences such as a moratorium on issuing building permits.

Policy LU-120 requires that Board find that the projects are planned and will be built in a manner that meets the following objectives:

- The County's desire for high quality, diverse, complete and connected communities;
- The County's need to meet state housing element law;
- Provision of services to new communities in an efficient and cost-effective manner; and
- Regional planning efforts in the context of local land use decisions.

The adopted policy allows a project proponent two potential paths to address the growth management strategy. An applicant would either choose to shape their project to: 1) be consistent with five criteria related to density, transit, proximity to employment centers, proximity to amenities, and pedestrian/transit oriented design on a points-based system, or; 2) achieve certain Vehicle Miles Traveled (VMT) or GHG emission reduction targets. The intent of these alternatives is addressing the relationship between the land use-transportation connection to achieve goals and mandates relative to air quality, transportation, land use, infrastructure, and GHG emissions, including (but not limited to) the following:

- Reduced vehicular trips, VMT and associated emissions;
- Reduced roadway congestion, commute length and cost, etc.;
- Provide residents with viable choices for commute mode and increase rates of non-auto travel; and
- Consistency with state laws regarding climate change.

Offering alternative paths that are functionally equivalent achieves two key goals:

- Provides project proponents with flexibility, allows for creativity, and takes into account diverse opportunities and constraints inherent in every project, and;

- Provides the County and stakeholders assurances that proposed projects will be planned and built in a manner that achieves the intent of the framework, regardless of what path is chosen, through the use of quantitative metrics.

For the Mather South project, already in the UPA, Policy LU-121 requires that the policy in LU-120 be used as guidelines for any proposed Master Plan within the existing UPA.

Compliance with the policy framework of LU-120 must be found at the time of approval of the master plan by the Board of Supervisors. Each of the projects is being reviewed as part of the environmental review and planning analysis to determine compliance with the policies. Some key issues that have been identified are:

- Provision of infrastructure – Per Performance Criteria (PC) 6 of LU-120, each master plan must include an infrastructure master plan that identifies required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan. PER staff has been working with each applicant group and the respective infrastructure providers to coordinate review of infrastructure studies and ensure that applicable standards are appropriately included. A Public Facilities Financing Plan is also required and must include an infrastructure phasing analysis that examines development through buildout taking into consideration potential development activities, facilities requirements and constraints.
- Water Supply – Although water supply could be viewed as a component of infrastructure, the planning and environmental review process has special provisions for water supply planning because water is a finite resource. The current drought in California has highlighted the importance of water supply planning. The four master plans are within the jurisdiction of Sacramento County Water Agency's Zone 40. The northwest portion of the West Jackson project is within the jurisdiction of California American Water District. SCWA is in the process of preparing Zone 40 Water Supply Master Plan (WSMP) Amendments for the West Jackson, Jackson Township, and NewBridge projects. The Mather South project does not require a WSMP Amendment because it was previously included in the Zone 40 study area. A Water Supply Assessment (WSA) is being prepared for each project to determine water supply availability and demonstrate the sufficiency of a purveyor's water supplies to satisfy the water demands of a proposed development project while still meeting the current and projected water demands of existing customers in a normal year, a dry year, and multiple dry years scenarios. Water Code Sections 10910-10915 delineate specific information that must be included in a WSA. The WSMP Amendments and WSAs will be included in the Draft EIRs for each project and available for public review when each project's Draft EIR is published.
- Fiscal Impact Analysis – Per PC-7, each master plan must include a Services Plan to demonstrate: 1) that provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers; 2) that the operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers, and; 3) that existing levels of municipal services will not be negatively impacted by approval and buildout of the proposed UPA expansion/Master Plan. PER staff has been working with each applicant

group, the Chief Financial Officer's office, DCD's Special Districts staff, and Goodwin Consulting Group to develop a base fiscal model and project-specific approach that will be used to analyze each project's fiscal impact on the County's General Fund and existing ratepayers.

- Transportation – Inasmuch as the four applications for master plan development projects in the Jackson Corridor are being processed in the same relative time frame, County staff and the applicants collaborated on having a single traffic analysis conducted that considered the transportation-related impacts of the stand-alone individual projects as well as the transportation impacts of all four individual projects combined. This effort involved substantial and ongoing coordination among all four applicants and adjacent jurisdictions, including Caltrans. Significant policy issues continue to be discussed and additional analysis is being performed to respond to several issues that have been raised. A future workshop will cover the following issues in greater detail:
 1. The Jackson Corridor Mitigation Strategy. The combined traffic analysis of the joint traffic study provides documentation of the fair share contribution of the travel demand on each of the studied roadway segments and intersections affected by the Jackson Corridor master plans. Staff is recommending a new approach in addressing the funding responsibility of the needed transportation improvements to serve the transportation needs of the projects. Each project will be expected to fund on a fair share basis the improvements to the transportation network that will be needed to support the travel demand of the Jackson Corridor master plans.
 2. The Dynamic Implementation Tool. The County has long strived to ensure that the investments in transportation infrastructure keep up with the growth in land use development. In past years, the County has instituted improvement triggers associated with a specific amount of dwelling units. While this has been effective on smaller scale developments, it does not always dictate the appropriate timing and location of improvements to be constructed on large Specific Plans. Staff has been working on a new approach in triggering the necessary improvements that will be much more attuned to the actual location of the development to assure that an efficient use of transportation funds are focused on the improvements to meet the dynamic development potential in such a large area as the Jackson Corridor.
 3. Rural Roadways – Functional Improvements. The existing roadway network in the Jackson Corridor and the surrounding area of the eastern Sacramento County is composed of rural roadways with narrow travel lanes with no roadway shoulders. These roadways were constructed many years ago and tended to serve as roadway connections between small rural towns and communities and to serve as farm to market roadways. While these narrow roadways have adequately served the travel demand of the historical past, they are not intended to serve the greater travel demands that regional higher density residential and commercial development may impose. Staff is recommending implementation of General Plan Circulation Element policy of improving these narrow rural roadways to current County improvement standards with twelve-foot travel lanes and roadway shoulders sooner than what would have been required otherwise. A policy question for future consideration is to what extent development within the master plan should be responsible for funding in whole or in part these rural road improvements.

4. The Jackson Corridor Bus Rapid Transit/Hi Bus Network and Service. The General Plan includes specific policies and provisions to guide new development towards a “Smart Growth” model of land use that integrates both land uses and transportation infrastructure to encourage alternative modes of travel. The County has collaborated with the master plan applicants to include a proposed transit network and service to provide a convenient and useable transit service that provides an alternative travel mode for travel within the Jackson Corridor that is also interconnected to the regional transit network.
5. The Jackson Corridor Trail Network. A community that includes an extensive network of off-roadway trails for walking and bicycling not only provides for an environment that supports alternative modes of travel, it will also provide for much needed health-oriented forms of commuting and recreation. The Department of Transportation, Department of Regional Parks, and Department of Community Development staff and the applicants have developed an integrated network of trails that will connect future residential communities with schools, parks, employment centers, and commercial areas. The trail network will also provide connectivity to the existing and planned regional trail networks on a regional basis, including connectivity to the American River Parkway.

Outreach

During the last two and half years since the first of the projects was initiated by the Board of Supervisors, various opportunities for public comment have been made available to the communities that are included or are adjacent to the proposed projects. These include Cordova and Vineyard Community Planning Advisory Council (CPAC) meetings on each of the individual projects, joint CPAC workshops in the summer of 2013 that addressed specific items of interest to the CPAC members and the public, EIR scoping meetings with agencies and the general public on each of the four projects, and the various Planning Commission and Board of Supervisors workshops held on the project initiation and on the readiness of each project to begin the environmental review process. Additionally, staff and the applicants have had meetings with specific community members and homeowner’s groups.

During the last year, the focus for the projects has been on the environmental review process. Prior to the release of the draft environmental impact reports (DEIRs) for each project, staff will conduct project specific workshops with both the Cordova and Vineyard CPACs and then after the release of the DEIRs, each CPAC will be asked to hold a public hearing on each project and forward a recommendation to the Planning Commission and the Board of Supervisors. A copy of this report will be provided as information to the Planning Commission at their next meeting following the workshop.

MEASURES/EVALUATION

Processing of these Master Plans is pursuant to the 2030 General Plan and Master Plan Guidelines.

Workshop For Jackson Highway Master Plans (West Jackson Highway Master Plan (PLNP2008-00240), Jackson Township Specific Plan (PLNP2011-00095), NewBridge Specific Plan (PLNP2010-00081), And Mather South Community Master Plan (PLNP2013-00065)

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FINANCIAL ANALYSIS

The Master Plan process is funded entirely by the applicants as outlined in the projects' respective Funding Agreements.

Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, Director
Department of Community Development

BY: _____
ROBERT B. LEONARD
Chief Deputy County Executive

Attachments:

ATT 1: Composite of Land Use Plans

ATT 2: Master Plans Critical Path Items

ATT 3: West Jackson Land Use Summary

ATT 4: Jackson Township Land Use Summary

ATT 5: NewBridge Land Use Summary

ATT 6: Mather South Land Use Summary

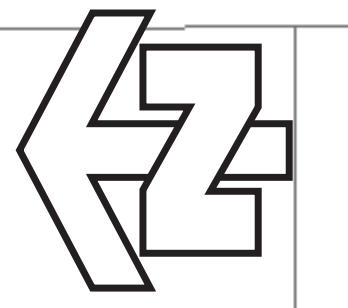
Attachment 1: Critical Path Items for Master Plan EIRs – Updated 5/8/15

Task	Task Description	Task Dependencies	West Jackson	Jackson Township	NewBridge	Mather South
1a	Fiscal Impact Analysis – Base Model		X	X	X	X
1b	Fiscal Impact Analysis – Individual Projects	1a, 2, 17	2S	2S	2S	2S
2	PFFP and USP	3, 4, 7, 10, 15, 19	3A	3A	3A	3A
3	Traffic Study		X	X	X	X
4	Traffic Mitigation Strategy and Fair Share Calculations	3	1C	1C	1C	1C
5	Master/Specific Plan	7, 16	2A	2A	2C	2A
6	Design Guidelines	7, 16	3A	3A	3A	3A
7	Drainage Study		1A	3A	4C	3A
8	DA Term Sheet and Negotiating Team, procedures		3C	3C	3C	3C
9	WSMP Amendment		3C	3C	3C	NA
10	Water Supply Assessment	9	3C	3C	X	X
11	Air Quality Mitigation Plan	3	3A	3C	3A	3A
12	GHG Reduction Plan	3	3A	3C	X	3A
13	Biological Resources	7, 16	3A	X	X	X
14	Noise	3	4A	4A	X	X
15	Sewer Study		4C	4C	X	X
16	SSHCP trail/setback design		X	X	X	NA
17	Funding Agreement Amendments (For Individual FIAs)	1a, 18	X	X	X	X
18	Provide Scope of Work for Traffic Mitigation Measure Cost Estimates (MTCo)		X	X	X	X
19	Complete Traffic Mitigation Measure Cost Estimates (MTCo)	18	2C	2C	2C	2C

Key

- 1: Task is most critical to achieving project schedule and is currently the limiting factor causing delays.
- 2: Task is important and a high priority, and will immediately become the next limiting factor.
- 3: Task is not critical at this time, but requires substantial work, policy analysis, and/or direction to resolve a clear path to completion.
- 4: Task is not critical at this time, and will likely be completed before becoming a limiting factor.

- C: County responsibility at this time
- A: Applicant responsibility at this time
- S: Shared responsibility between County and Applicant
- X: Task has been completed
- NA: Not applicable



Proposed Land Use and Circulation Plans

West Jackson Highway Master Plan, Jackson Township Specific Plan,
NewBridge Specific Plan and Mather South Community Master Plan

Revised May 2015

Legend

JACKSON MASTER PLAN BOUNDARY

WEST JACKSON MASTER PLAN LAND USE

- VERY LOW DENSITY RESIDENTIAL - APPROX. 0.1 - 4 DU/AC
- LOW DENSITY RESIDENTIAL - APPROX. 1 - 12 DU/AC
- MEDIUM DENSITY RESIDENTIAL - APPROX. 12 - 20 DU/AC
- HIGH DENSITY RESIDENTIAL - APPROX. 20+ DU/AC
- MIXED USE
- COMMERCIAL
- OFFICE/EMPLOYMENT
- INDUSTRIAL
- SCHOOL - ELEMENTARY, MIDDLE OR HIGH SCHOOL
- PARK
- OPEN SPACE
- OS/URBAN FARM
- PUBLIC QUASI-PUBLIC
- FPAA
- FPAB
- FPAC

JACKSON TOWNSHIP SPECIFIC PLAN BOUNDARY

JACKSON TOWNSHIP LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE
- MIXED USE/RETAIL
- GENERAL/COMMUNITY COMMERCIAL; GC
- PUBLIC QUASI-PUBLIC (FIRE STATION/DAY CARE/COMMUNITY CENTER)
- ELEMENTARY SCHOOL
- HIGH SCHOOL/MIDDLE SCHOOL
- PARK
- DRAINAGE/GREENBELTS; AG
- WETLAND PRESERVE

NEWBRIDGE SPECIFIC PLAN BOUNDARY

NEWBRIDGE LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE
- AGRICULTURAL
- OPEN SPACE
- PARK
- PUBLIC QUASI-PUBLIC

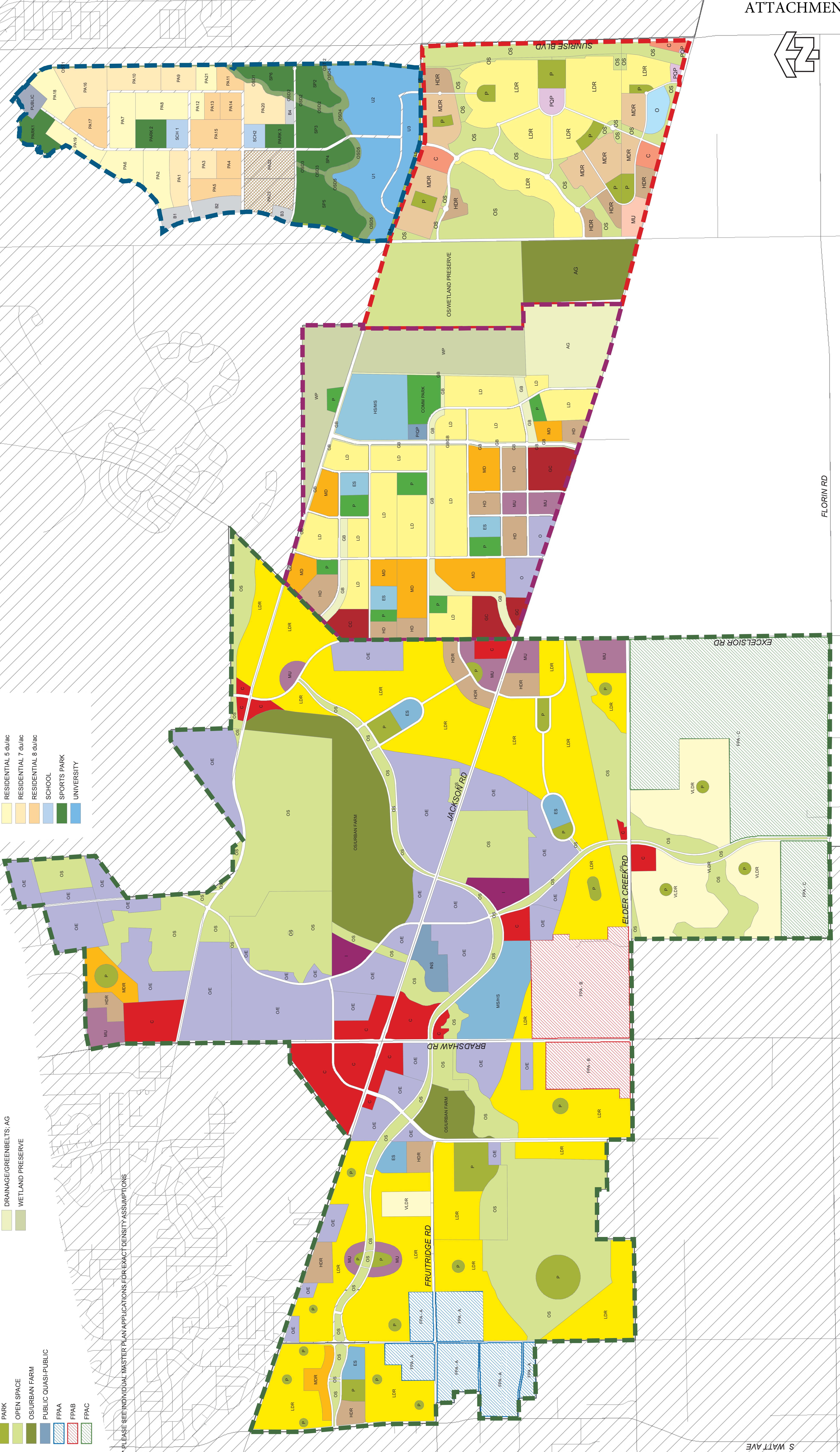
MATHER SOUTH COMMUNITY MASTER PLAN BOUNDARY

MATHER SOUTH LAND USE

- BASIN
- LANDSCAPE CORRIDOR
- MATHER LAKE
- MIXED USE RESIDENTIAL
- OPEN SPACE DRAIN
- OPEN SPACE TRAIL
- PARK
- PUBLIC
- RESIDENTIAL 11 du/ac
- RESIDENTIAL 3.5 du/ac
- RESIDENTIAL 5 du/ac
- RESIDENTIAL 7 du/ac
- RESIDENTIAL 8 du/ac
- SCHOOL
- SPORTS PARK
- UNIVERSITY

UPA

* PLEASE SEE INDIVIDUAL MASTER PLAN APPLICATIONS FOR EXACT DENSITY ASSUMPTIONS



FLORIN RD

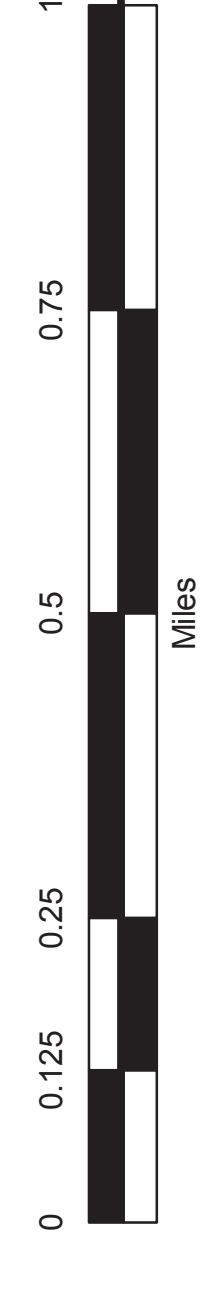
EXCELSIOR RD

ELDER CREEK RD

BRADSHAW RD

FRUITRIDGE RD

S WATT AVE



Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

District One - Stonebridge				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>
VLDR – Very Low Density Residential	275.7	2.0	0.1-4.0	551
LDR – Low Density Residential	1,084.5	5.0	3.0-8.0	5,423
MDR – Medium Density Residential	16.7	14.0	7.0-18.0	234
HDR – High Density Residential	92.7	25.0	20.0-30.0	2,316
Subtotal	1,469.6	--	--	8,524
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>
C – Commercial	205.0	0.25	2,232,450	n/a
E – Employment	536.2	0.30	7,007,061.6	n/a
MU – Mixed Use	65.3	0.20/20	568,893.6	1,306
I – Industrial	37.0	0.30	483,516	n/a
INS – Institutional (existing use)	23.4			
Subtotal	866.9	--	10,291,921.2	1,306
<i>Schools</i>	<i>Acres</i>			
ES – Elementary School	44.4			
MS/HS – Middle School/High School	76.7			
Subtotal	121.1			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	89.3			
OS – Open Space	619			
OS/UF – Open Space/Urban Farm	272.1			
Subtotal	980.4			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U.'s</i>
District One TOTAL (excludes arterial and major collector roads)	3,438.0		10,291,921.2	9,830

Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

District Two - Granite				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>
VLDR – Very Low Density Residential	0	2.0	0.1-4.0	0
LDR – Low Density Residential	156.3	5.0	3.0-8.0	782
MDR – Medium Density Residential	22.6	14.0	7.0-18.0	316
HDR – High Density Residential	12.0	25.0	20.0-30.0	300
Subtotal	1,469.6	--	--	1,398
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>
C – Commercial	36.4	0.25	396,396	n/a
E – Employment	306.6	0.30	4,006,649	n/a
MU – Mixed Use	18.3	0.20/20	159,430	366
I – Industrial	0	0.30	0	n/a
INS – Institutional (existing use)	0			
Subtotal	866.9	--	4,562,474	366
<i>Schools</i>	<i>Acres</i>			
ES – Elementary School	0			
MS/HS – Middle School/High School	0			
Subtotal	0			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	18.5			
OS – Open Space	638.6			
OS/UF – Open Space/Urban Farm	0			
Subtotal	657.1			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U.'s</i>
District Two TOTAL (excludes arterial and major collector roads)	1,209.3		4,562,474	1,764

Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

Future Planning Area A				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>
VLDR – Very Low Density Residential	0	2.0	0.1-4.0	0
LDR – Low Density Residential	70.2	5.0	3.0-8.0	351
MDR – Medium Density Residential	0	14.0	7.0-18.0	0
HDR – High Density Residential	0	25.0	20.0-30.0	0
Subtotal	70.2	--	--	351
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>
C – Commercial	0	0.25	0	n/a
E – Employment	94.2	0.30	1,231,006	n/a
MU – Mixed Use	9.6	0.20/20	83,635.2	192
I – Industrial	0	0.30	0	n/a
INS – Institutional (existing use)	0			
Subtotal	103.8	--	1,314,641.2	192
<i>Schools</i>	<i>Acres</i>			
ES – Elementary School	0			
MS/HS – Middle School/High School	0			
Subtotal	0			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	2			
OS – Open Space	0			
OS/UF – Open Space/Urban Farm	0			
Subtotal	2			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U.'s</i>
FPA A TOTAL (excludes arterial and major collector roads)	176.0		1,314,641.2	543

Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

Future Planning Area B				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U. 's</i>
VLDR – Very Low Density Residential	0	2.0	0.1-4.0	0
LDR – Low Density Residential	136.8	5.0	3.0-8.0	684
MDR – Medium Density Residential	0	14.0	7.0-18.0	0
HDR – High Density Residential	20.0	25.0	20.0-30.0	500
Subtotal	156.8	--	--	1,184
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U. 's</i>
C – Commercial	0	0.25	0	n/a
E – Employment	0	0.30	0	n/a
MU – Mixed Use	20	0.20/20	174,240	400
I – Industrial	0	0.30	0	n/a
INS – Institutional (existing use)	0			
Subtotal	103.8	--	174,240	400
<i>Schools</i>	<i>Acres</i>			
ES/MS/HS – Elementary School/Middle School/High School	19.6			
Subtotal	19.6			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	22.2			
OS – Open Space	8.7			
OS/UF – Open Space/Urban Farm	0			
Subtotal	30.9			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U. 's</i>
FPA B TOTAL (excludes arterial and major collector roads)	227.3		174,240	1,584

Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

Future Planning Area C				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U. 's</i>
VLDR – Very Low Density Residential	129.5	2.0	0.1-4.0	259
LDR – Low Density Residential	196.9	5.0	3.0-8.0	985
MDR – Medium Density Residential	0	14.0	7.0-18.0	0
HDR – High Density Residential	19.4	25.0	20.0-30.0	485
Subtotal	345.8	--	--	1,729
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U. 's</i>
C – Commercial	19.0	0.25	206,910	n/a
E – Employment	163.6	0.30	2,137,925	n/a
MU – Mixed Use	10	0.20/20	87,120	200
I – Industrial	0	0.30	0	n/a
INS – Institutional (existing use)	0			
Subtotal	192.6	--	2,431,955	200
<i>Schools</i>	<i>Acres</i>			
ES/MS/HS – Elementary School/Middle School/High School	10.0			
Subtotal	10.0			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	34.2			
OS – Open Space	0			
OS/UF – Open Space/Urban Farm	0			
Subtotal	34.2			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U. 's</i>
FPA C TOTAL (excludes arterial and major collector roads)	582.6		2,431,955	1,929

Attachment 3: West Jackson Highway Master Plan Land Use Summary (provided by applicant)

Entire Project Summary				
<i>Residential Designations</i>	<i>Acres</i>	<i>Target Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U. 's</i>
VLDR – Very Low Density Residential	405.2	2.0	0.1-4.0	810
LDR – Low Density Residential	1,644.7	5.0	3.0-8.0	8,225
MDR – Medium Density Residential	39.3	14.0	7.0-14.0	550
HDR – High Density Residential	144.1	25.0	20.0-25.0	3,601
Subtotal	2,233.3	--	--	13,186
<i>Commercial, Office, Industrial & Institutional Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U. 's</i>
C – Commercial	260.4	0.25	2,835,756	n/a
E – Employment	1,100.6	0.30	14,382,641	n/a
MU – Mixed Use	123.2	0.20/20	1,073,318	2,464
I – Industrial	37.0	0.30	483,516	n/a
INS – Institutional (existing use)	23.4			
Subtotal	1,544.6	--	18,775,231	2,464
<i>Schools</i>	<i>Acres</i>			
ES/MS/HS – Elementary School/Middle School/High School	150.7			
Subtotal	150.7			
<i>Park & Open Space Designations</i>	<i>Acres</i>			
P – Park	166.2			
OS – Open Space	1,266.3			
OS/UF – Open Space/Urban Farm	272.1			
Subtotal	1,704.6			
Arterial/Collector Roads	280.1			
	<i>Acres</i>		<i>Square Footage</i>	<i>D.U. 's</i>
Entire Project TOTAL	5,913.3		18,775,231	15,650

Attachment 4: Jackson Township Specific Plan Land Use Summary (provided by applicant)

<i>Residential Designations</i>	<i>Acres</i>	<i>Average Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
LD-Low Density Residential	355.7	6.0	1.0–10.9	2134	34.7%
MD-Medium Density Residential	136.3	13.0	11.0–19.9	1772	28.9%
HD-High Density Residential	85.5	25.0	20.0–30.0	2137	34.8% ⁷
Subtotal	577.5	--	--	6,043	98.4%
<i>Commercial + Office Designations</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
GC-General Commercial	59.3	0.25	645,700	n/a ¹	--
CC-Community Commercial	17.6	0.25	191,600	n/a ¹	--
MU-Mixed Use	19.6	0.50	427,000	100 ⁵	1.6% ⁷
O-Office	33.6	0.50	731,800	n/a ¹	--
Subtotal	130.1	--	1,996,100	100	1.6%
<i>Public/Quasi Public Designations</i>	<i>Acres</i>				
PQP-Fire Station/Community Center	5.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
Subtotal	105.0				
<i>Park + Open Space Designations</i>	<i>Acres</i>				
CP-Community Park	23.6 ³				
P-Neighborhood Park	54.7 ³				
OS-Wetland Preserve	225.2				
OS-Greenbelt/Drainage Corridor	57.7				
OS-Landscape Corridor	14.5				
OS-Detention Basin	3.2				
Subtotal	378.9				
AG-Agriculture	109.3				
RW-Primary Roadways	90.2				
	<i>Acres</i>		<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
TOTAL	1,391.0		10.5⁶	6,143	100%

NOTES: DU → dwelling unit, F.A.R. → Floor-Area Ratio (i.e. a F.A.R. of 0.25 means that for every one acre of land in the category—like General Commercial—0.25 acres will be used for a structure)

- Dwelling units are not permitted in these designations.
- Population calculation is 6,143 d.u x 2.64 people per household=**16,217 people**
- Park requirement calculation (not including AG land): LD/MD 3906 d.u. x 0.0146=57.0 acres and HD/MU 2237 d.u. x 0.0122=27.3 acres, for a total acreage of **84.3**.
- Park credit calculations: 78.3 acres of Community/Neighborhood Parks + 12.0 acres (25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve) for a total of **90.3 acres**.
- 100 dwelling units are assigned to the 8.2-acre MU parcel only, and zero units assigned to the 11.4-acre parcel.
- Double-net density calculation: 6,143 d.u./585.7 acres (577.5 acres+8.2 acres of MU)= **10.5 du/acre**. This does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU-120 CB-1.
- A minimum 34.8% of a Master Plan's units must be accommodated on multi-family zoned land. This includes HD and MU parcel allocations, for a total of 2,237 d.u. = 36.4%.

Attachment 5: NewBridge Specific Plan Land Use Summary (provided by applicant)

		NewBridge North			NewBridge South			NewBridge West			NewBridge Specific Plan Total		
		DU	AC	SF	DU	AC	SF	DU	AC	SF	DU	AC	SF
Residential													
LDR	Low Density Residential (<7 du/ac)	945	203.6		140	23.6					1,085	227.2	
MDR	Medium Density Residential (7-22.9 du/ac)	705	86.1		175	21.4					880	107.5	
HDR	High Density Residential (23-40 du/ac)	765	31.8		185	7.4					950	39.2	
	<i>Subtotal</i>	2,415	321.5		500	52.4					2,915	373.9	
Commercial & Office													
C	Commercial		9.1	120,000		11.9	70,000					21.0	190,000
MU	Mixed Use				160	11.4	130,000				160	11.4	130,000
O	Office					13.8	180,000					13.8	180,000
	<i>Subtotal</i>		9.1	120,000	160	37.1	380,000				160	46.2	500,000
Open Space & Park													
OS	Open Space - Preserve		133.2						197.8			331.0	
OS	Open Space – Multi-Use Area		19.5			9.5						29.0	
OS	Open Space – Folsom South Canal		46.5			12.4						58.9	
OS	Open Space – Community Garden		4.5									4.5	
OS	Open Space – Landscape Parkway		34.9			6.1						41.0	
P	Park		32.7			8.6						41.3	
	<i>Subtotal</i>		271.3			36.6			197.8			505.7	
Public/Quasi-Public													
P/QP	Elementary School Site		9.4									9.4	
P/QP	Sewer Lift Station		0.5									0.5	
P/QP	Electric Facility					0.7						0.7	
P/QP	Fire Station Site		2.5									2.5	
	<i>Subtotal</i>		12.4			0.7						13.1	
Roadway													
RW	Major Roadway		43.7			5.5			1.8			51.0	
Agriculture													
AG	Agriculture								105.4			105.4	
Total													
		2,415	658.0	120,000	660	132.3	380,000	0	305.0	0	3,075	1,095.3	500,000

Attachment 6: Mather South Land Use Summary (provided by applicant)

Land Use Designation	Approx. Acres	Approx. Residential Units	Approx. Commercial Sq. Feet
Open Space / Detention Basins	29.59	--	--
East Side Trail	9.91	--	--
Creek Corridor	38.95	--	--
Parks	43.25	--	--
Schools	17.88	--	--
Sports Complex	126.19	--	--
University	152.87	--	--
Public	9.81	--	--
Streets	58.09	--	--
Landscape Corridors	8.12	--	--
<u>Mixed Use Area:</u>			
Neighborhood Commercial Component	10.00	47	92,500
Multi-Family Residential Component (RD-30)	37.94	1,068	--
RD-3.5	18.63	65	--
RD-5	83.12	419	--
RD-6	38.02	219	--
RD-7	96.38	660	--
RD-8	19.95	159	--
RD-10	26.87	264	--
RD-11	58.54	644	--
Totals	884.11	3,545	92,500