



# AGRICULTURAL ADVISORY COMMITTEE

4137 Branch Center Rd.  
Sacramento, CA 95827  
(916) 875-6603  
(916) 875-6150 FAX  
[www.saccounty.gov](http://www.saccounty.gov)

Steve Campbell – Member at Large  
Morgan Doran – UCCE Farm Advisor  
Brian Fishback – Commercial Bee Keeping  
Charlotte Mitchell – Natural Resources; Poultry  
Ken Oneto – Orchards, Vineyards, Row Crops  
Brad van Loben Sels – Farm Management  
Jim Viethier - Livestock  
Michael Wackman – Natural Resources; Wineries  
Vacant – Agricultural Economics

## AGENDA

**June 12, 2024; 6:30pm**

**Valley Oak Room**

**4137 Branch Center Rd., Sacramento, California**

*Public testimony will be received on each agenda item as it is called. The applicant is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.*

*Items not on the agenda may be addressed by the general public during Public Forum. Comments are limited to 3 minutes per person. The Committee reserves the right to waive said rules by a majority vote. Public Forum is for general comments only. No action will be taken on these items unless they are scheduled on a future agenda.*

*To ensure timely delivery to the Agricultural Advisory Committee, written information from the public must be received by the Agricultural Commissioner by the last Wednesday prior to the meeting. The Agricultural Commissioner cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Committee prior to action on the subject matter.*

*All Agricultural Advisory Committee meetings are recorded. Anyone wishing to receive a copy of a recording of an Agricultural Advisory Committee meeting may do so under the California Public Records Act by requesting a copy through <https://saccounty.nextrequest.com/>.*

*Written minutes of the Agricultural Advisory Committee can be accessed at <http://www.agcomm.saccounty.gov> or by contacting the Agricultural Commissioner's Office utilizing the California Public Records Act request process.*

*Pursuant to Government Code §54954.2, any person with a disability who requires a modification or accommodation in order to participate in this public meeting is to contact the Agricultural Commissioner's Office by 4:00pm the day of the meeting.*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (Meeting of November 8, 2023)
4. Public Forum
5. New Business:
  - a. **PLNP2023-00295 Gardiner Lot Line Adjustment and Board Review:** A Lot Line Adjustment between two properties, and Board Review for revising an existing Williamson Act contract to reflect the new parcel dimensions located in Isleton, in the Delta Community – Nate Doberneck, Planning and Environmental Review
  - b. **PLNP2018-00284 Upper Westside Specific Plan:** 1) Request a General Plan Amendment to a) Expand the Urban Services Boundary (USB) to include the 1,532 acre "development area" within the 2,066 acre Upper Westside Plan Area; b) Expand the Urban Policy Area (UPA) to include the 1,532 acre

“development area” within the 2,066 acre Upper Westside Plan Area; and c) Amend the Land Use Element and Land Use Diagram to change the land use designations from Agricultural Cropland to Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use, Commercial/Office, and Public/Quasi-Public. 2) Adopt the Upper Westside Specific Plan document to establish land use, zoning, and development standards. – Emma Patten, Senior Planner; Planning and Environmental Review

6. Industry/Association/Partner Agency Updates
7. Agricultural Commissioner Update – Kevin Martyn, Deputy Ag Commissioner
8. Committee Member Updates
9. Adjournment – Next Meeting: July 10, 2024; 6:30 p.m.

**PLANNING AND ENVIRONMENTAL REVIEW  
COUNTY OF SACRAMENTO  
CALIFORNIA**

To: Agricultural Advisory Committee

Subject: PLNP2023-00295. Gardiner Lot Line Adjustment and Board Review (BLR-BLB-BRB). A Lot Line Adjustment between two properties where approximately 0.5 acres zoned AG-80 will be added to an existing 0.19-acre lot zoned AG-20 which will require Board Approval for a split-zoned parcel (AG-20 & AG-80), and a Board Review for revising an existing Williamson Act Contract to reflect the Lot Line Adjustment, located in Isleton, in the Delta community..

Decision Body: Board of Supervisors

APN: 156-0040-007 & -008

Supervisory Districts: District 5 - Hume

Contact: Nate Doberneck, Associate Planner  
[doberneckn@saccounty.gov](mailto:doberneckn@saccounty.gov), (916) 874-2562

**Details of Request:**

1. A **Lot Line Adjustmnet** between two properties where approximately 0.5 acres zoned AG-80 will be added to an existing 0.19-acre lot zoned AG-20 which will require Board Approval for a split-zoned parcel (AG-20 & AG-80).
2. A **Board Review** for revising an existing Williamson Act Contract 71-AP-0007 to reflect the Lot Line Adjustment's new parcel dimensions.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Applicant #1 (residence)**

Larry Gardiner  
15725 Isleton Road  
Isleton, CA 95641  
[larrylgardiner@gmail.com](mailto:larrylgardiner@gmail.com)  
(916) 425-1571

**Applicant #2 (vineyard)**

*Island River Ranch LLC*  
c/o Benjamin Kolber  
PO Box 688  
Woodbridge, CA 95258

**Summary of Key Points:**

- Project Location and Setting. The pair of properties are located in the Delta Community, between the Sacramento River and the Georgian Slough, with access off of Isleton Road, ~2.5-mi northeast of the Town of Isleton, within the Delta community. The existing residential property (0.3-ac, APN 156-0040-008) is surrounded by a larger agricultural property (89.4-ac, APN 156-0040-007) currently planted with extensive grapevines.
- Community Context. Both properties share a common General Plan designation of Agricultural Cropland (AG CROP), are without any Community Plan land use, and have different zoning. The residential lot is Agricultural 20-ac, and the vineyard lot is Agricultural 80-ac.

land use	APN	area (ac)	Gen Plan	Comm Plan	Zoning	complies?	% of min
residence	156-0040-008	0.30	AG CROP	n.a.	AG-20	no	1%
vineyard	156-0040-007	89.36	AG CROP	n.a.	AG-80	yes	112%

- Site History. The residential lot has a 2,131-sf 1-story house and 769-sf 4-car garage originally constructed in 1955. In 2012 a 12.5-kV roof-mounted photovoltaic panel system was installed. Other than a few standard building maintenance permits, this property is without any other County permit records nor any code violations. The vineyard property is without any County permit records.
- Project Description.
  - Lot Line Adjustment. The proposed project entails using a Lot Line Adjustment to slightly enlarge the residential property by adding a 80-ft wide “L” shaped expansion to the west and south, totalling 0.56-acres. This 0.56-ac L-shaped expansion would serve as a de facto buffer from the abutting vineyard agricultural operations.

		<i>existing</i>	<i>LLA</i>	<i>proposed</i>
land use	APN	area (ac)	mod (sf)	area (ac)
residence	156-0040-008	0.30	0.52	0.82
vineyard	156-0040-007	89.36	(0.52)	88.84

- Williamson Act Contract modification. As both properties are currently under an active Agricultural Preserve (Williamson Act Contract 71-AP-0007), the proposed LLA would require modification of the Williamson Act Contract by the Board of Supervisors. Modification entail rescinding the existing contract followed immediately by adoption of a new contract reflecting the altered property boundaries. Procedurally, this would be accomplished by a Board Letter at a single public hearing.



- Key Details.

- *Split-Zoned Property.* As the proposed LLA would entail the 0.30-ac residential lot (AG-20) 'capturing' a 0.52-ac portion of the vineyard lot (AG-80), the resultant 0.82-ac residential lot would be a split zoned property; 0.30-ac of AG-20 zoning, and 0.52-ac of AG-80 zoning.
- *Split-Zone Approvals by BoS.* It is commonly accepted and prudent Planning practice to refrain from creating split-zoned properties. Only under rare and special circumstances, would split zoned properties be supported. As such, creation of a split zoned property requires approval by the Board of Supervisors, per SZC § 1.6.2.A.2.
- *Rezone.* Planning staff did investigate the potential for rezoning the resulting 0.82-ac residential lot in order to be within a single zoning district (either the existing AG-20 or, perhaps some other category). Environmental Review staff concluded that the existing CEQA exemption would remain applicable with such a rezone to AG-20. However, any rezone of Agriculturally zoned lands would trigger the [Swainson's Hawk Ordinance](#) mitigation fees. For instance, a rezone of the 0.52-ac AG-80 property to AG-20 would entail a hawk mitigation fee of \$5,582.

# acres	fee/acre	acre fee	Zoning	Habitat %	acre fee zoning mod.	admin fee	total fee
0.52	\$ 12,925	\$ 6,776	AG-20	75%	\$ 5,082	\$ 500	\$ 5,582

The Applicant was disinterested in pursuing a rezone due to costs, and is willing to accept the unusual circumstances of having a split zoned property. As such, Planning refrained from further rezone potentials.

- *Farmland.* The current farmland map indicates that the proposed L-shaped 0.52-ac buffer area is already identified as 'Other Land' per the CA Dept of Conservation's [Farmland Mapping](#) program. So, the LLA would refrain from impacting any of the existing vineyard lands, which is identified as 'Prime Farmland'.

### **Attachments:**

ATT 1 - Project Maps (Aerial Images & Diagrams)

ATT 2 - Application Form

ATT 3 - Plat Map, annotated

ATT 4 - Williamson Act 71-AP-007 [1971.02.25]

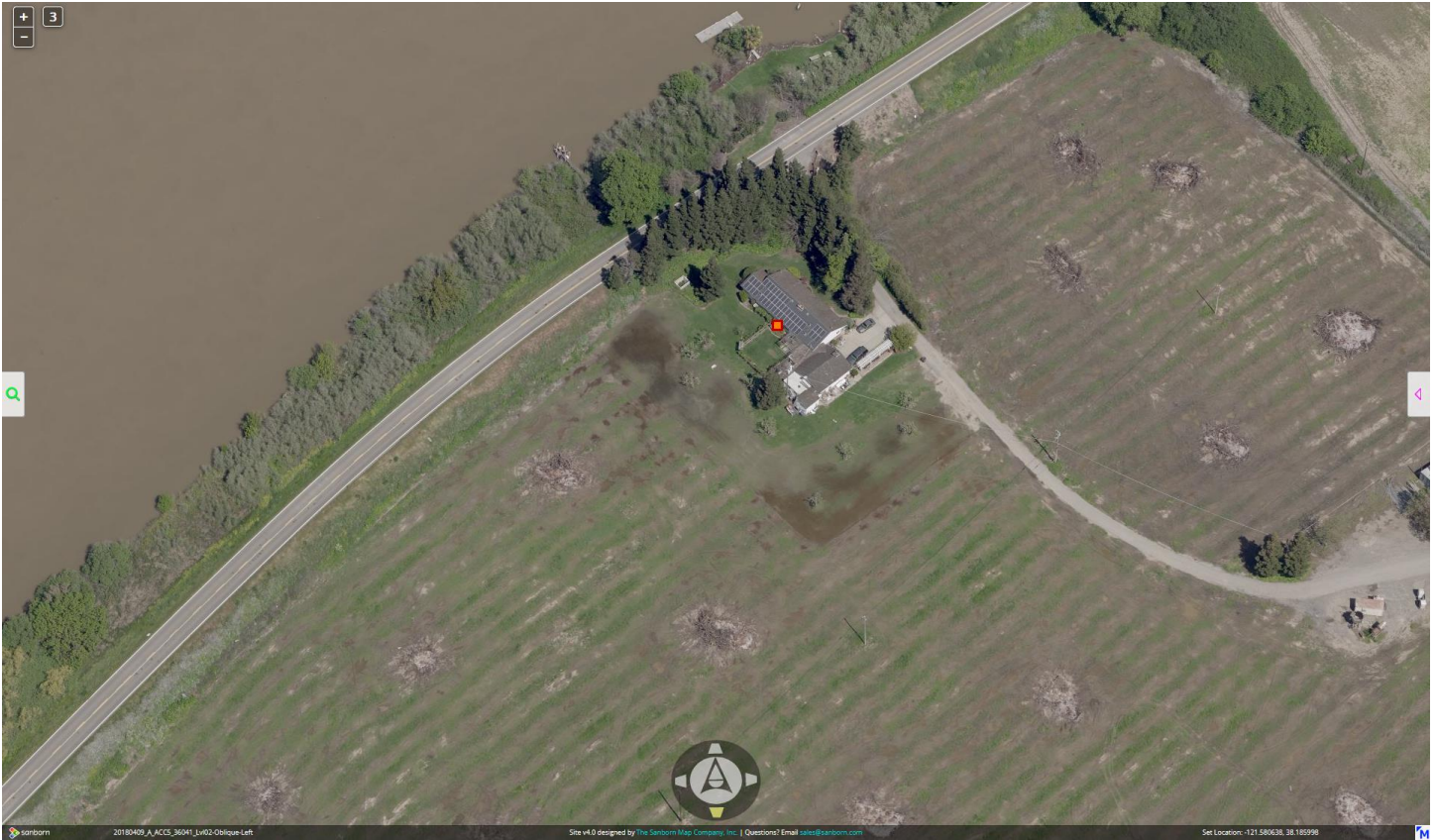
For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, **PLNP2023-00295**.

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.



PLNP2023-00295. *Gardiner Lot Line Adjustment and Board Review*

*Figure 1: Aerial oblique, April 2018*



*Figure 2: Aerial plan view, 2024, existing lot boundaries (yellow)*





Figure 3: Proposed lot line adjustment

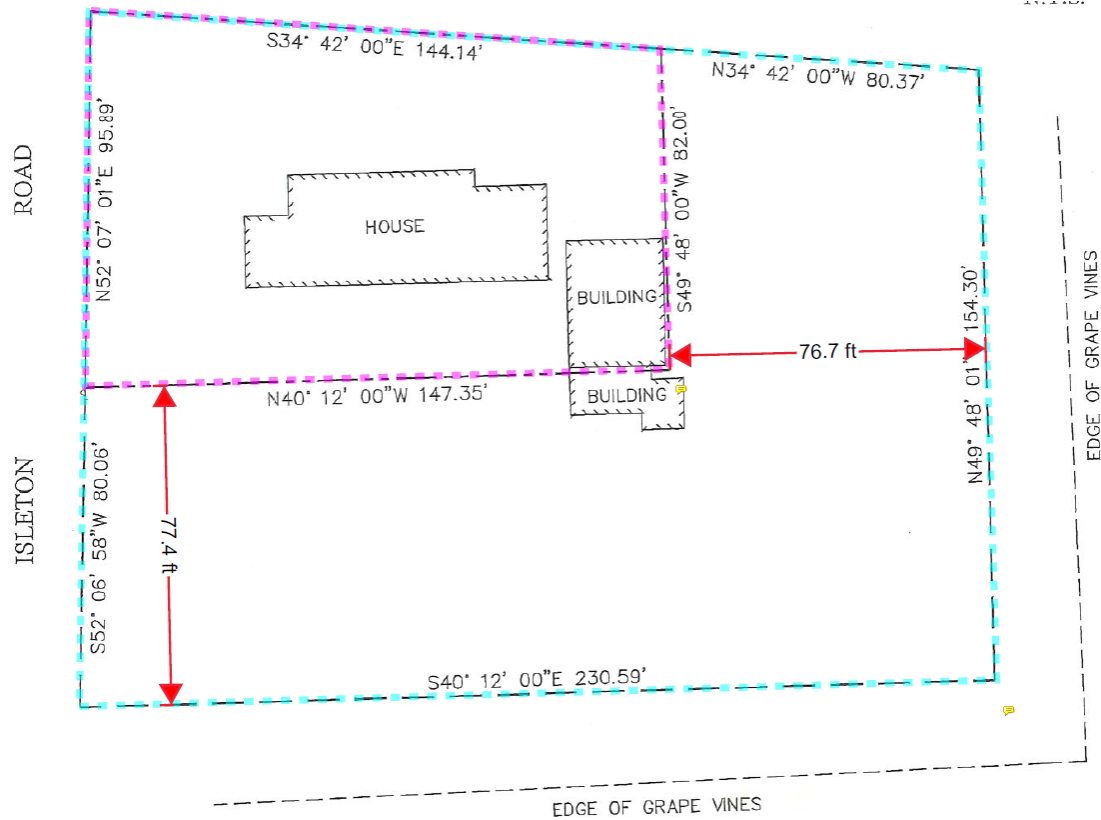
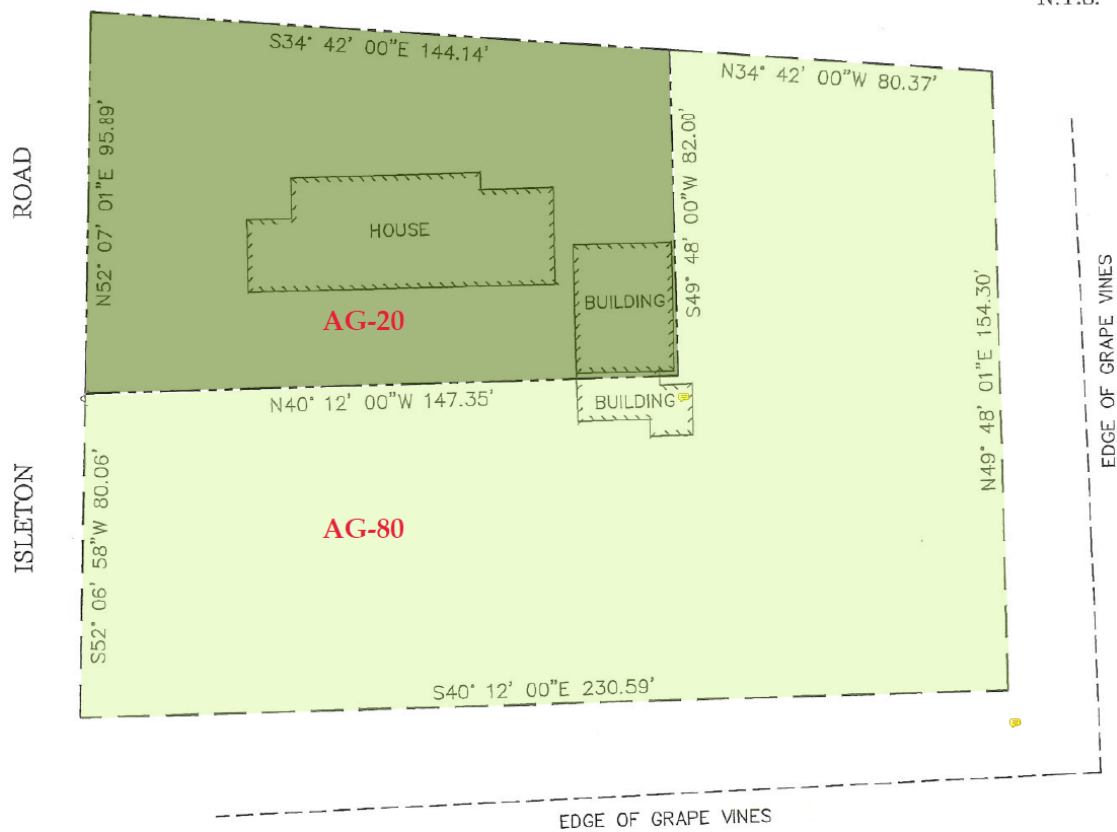


Figure 4: Proposed resultant split-zoned property.

**Proposed ZONING DISTRICTS**

SITE PLAN  
N.T.S.



**PLANNING AND ENVIRONMENTAL REVIEW  
COUNTY OF SACRAMENTO  
CALIFORNIA**

To: Agricultural Advisory Committee

Subject: PLNP2018-00284. Upper Westside Specific Plan. A Request For General Plan Amendments, Adoption of the Upper Westside Specific Plan, Adoption Of A Public Facilities Financing Plan, Adoption Of The Upper Westside Urban Services Plan, Adoption of An Affordable Housing Strategy, Adoption Of A Water Supply Master Plan, Adoption Of A Water Supply Assessment, Adoption Of A Development Agreement, And A Design Review For Properties Located For A Project Area Located North Of I-80 Between The City Of Sacramento And The Sacramento River Within The Natomas Basin And Natomas Joint Vision Area.

Decision

Body: Board of Supervisors

APN: 274-0260-001, 005, 006, 007, 008, 009, 013, 014, 015, 024, 030, 032, 034, 036, 037, 038, 039, 042, 043, 044, 045, 046; 274-0220-053, 054, 058, 059; 274-0250-002, 003, 004, 005, 006, 008, 009, 010, 011, 012, 013, 014, 015, 016, 021, 024, 034, 035, 039, 040, 041, 042, 043; 274-0690- 003, 004; 225-0210-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 016, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 037, 039, 040, 041; 225-0110-019, 020, 024, 025, 026, 027, 028, 032, 033, 036, 037, 038, 052, 053, 054; 225-0190-008, 011, 014, 015, 019, 020, 021, 022; 274-0010-043, 049, 050, 055, 056, 057, 069, 071, 079, 081; 225-0122-001, 002; 225-1020-003, 004, 005, 008, 009, 010, 011, 012; 225-0220-020, 021, 035, 039, 048, 051, 054, 055, 056, 057, 060, 061, 062, 075, 076, 077, 078, 079, 103, 113, 115, 116; 225-0121-001, 002, 003, 004, 005; 225-0131-001, 002, 003, 004, 005, 006, 007, 008, 009; 225-0132-002, 003, 004, 005, and 008.

Supervisory

District: Serna

Contact: Emma Patten, Senior Planner, (916) 875-4197, pattene@sacounty.gov

**Details of Request:**

1. A **General Plan Amendment** to allow the following:
  - a. To expand the Urban Services Boundary (USB) to include the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area (1,532 ± acres).

- b. To t expand the Urban Policy Area (UPA) to include the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area (1,532± acres).
  - c. To amend the Land Use Element and Land Use Diagram to change the land use designations for the Upper Westside Plan Area from Agricultural Cropland (1,825.8.0± acres), Agriculture Residential (97.0± acres), Recreation (55.3±), and Commercial and Offices (49.5± acres) to Low Density Residential (805.4± acres), Medium Density Residential (41.4± acres), High Density Residential (25.4± acres), Commercial and Office (52.2± acres), Mixed Use (81.5± acres), Public/Quasi-Public (149.0± acres), Recreation (298.5± acres), Agricultural Cropland (407.6± acres), and Agricultural Residential (83.9± acres).
  - d. To amend the General Plan Transportation Plan Diagram to include the roadway system as designation in the Upper Westside Specific Plan. (2,066.3± acres.)
  - e. For text amendments to align County policies in various General Plan Elements regarding development in New Growth Areas.
2. Adopt the **Upper Westside Specific Plan** document to establish land use, zoning, and development standards for the Very Low Density Residential VLDR (160.9± acres), Low Density Residential LDR (436.2± acres), Low Medium Density Residential LMDR (139.7± acres), Medium Density Residential MDR (57.8± acres), High Density Residential HDR (40.5± acres), Very High Density Residential (25.0± acres), Commercial Mixed Use CMU (79.6± acres), and Employment/Highway Commercial E/HC (50.9± acres).
3. 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.
4. 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.
5. Adopt a **Water Supply Master Plan** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.
6. Approve a **Water Supply Assessment (WSA)** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.
7. Adopt a **Public Facilities Financing Plan** for the 1,532-acre "development area" within the 2,066-acre Upper Westside Plan Area.
8. 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.
9. Adopt a **Development Agreement** for the Sponsoring property owners located within the 1,532-acre "development area" of the 2,066-acre Upper Westside Plan Area.
10. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Applicant and Representative:**

Avdis & Cucchi, LLP  
1415 L Street, Suite 410  
Sacramento, CA 95814  
Attn: Nicholas Avdis, Esq.

Wood Rogers, Inc.  
3301 C Street, Bldg. 100-B  
Sacramento, CA 95816  
Attn: Timothy Denham

**Owner:**

Upper Westside, LLC  
401 Watt Avenue, Suite 4  
Sacramento, CA 95864

Cornelius Family Trust/Et. al.  
3216 Kadema Drive  
Sacramento, CA 95864

Joe Perry Trust/ Et. al.  
350 Court Street  
Woodland, CA 95695

**Summary of Key Points:**Specific Plan Vision

- The Upper Westside Specific Plan aims to achieve the following:
  1. Mix land uses and neighborhoods and support each other.
  2. Versatile Town Center, combining housing, businesses, offices, recreation, and public services in one central area, easily accessible to residents and visitors alike.
  3. Housing options for diverse demographics and socio-economic groups, providing choices for everyone.
  4. Feature wide-ranging network of bike and walking paths, connecting residential areas to schools, parks, and the Town Center through greenbelt corridors and open spaces.
  5. Promote sustainable design through compact development and various measures like energy reduction, water conservation, efficient landscaping, stormwater management, and minimizing car dependency.
  6. Incorporate important agricultural features, such as the Agriculture Buffer and Urban Farming Nodes to allow for the continuation of existing farming operations.
- The Specific Plan is 2,066-acres and contains two geographic areas:
  1. Development Area – 1,524-acres planned for development with urban uses.
  2. Ag Buffer – 542-acres geographic area along the western edge of the plan area where land uses will remain agricultural, which provides a physical separation between the Development Area's urban uses and existing residential uses along Garden Highway.

Background/ History

- On January 13, 2010, the Board of Supervisors initiated proceedings to designate the Natomas Joint Vision area as a Special Planning Area (SPA) within the County's General Plan.
- In November of 2011, the Board of Supervisors approved the 2030 General Plan, which included a planning overlay for the Natomas Joint Vision Overlay Area.
- In August, September, October, and November of 2019, the County held four neighborhood meetings on the Upper Westside Specific Plan.
- On October 5, 2020, the County sent out the Notice of Preparation to all interested parties for preparation of an Environmental Impact Report (EIR).
- Since then, County staff and the applicant team have been working closely on the preparation and review of technical studies, the draft Specific Plan, and supporting documents.

**Agricultural Resources**

- The Plan Area is currently designated predominantly for agricultural uses consisting of Farmland of Local Importance (251.6-acres), Prime Farmland (1,550.05-acres), Farmland of Statewide Importance (11.95-acres), and Unique Farmland (2.33-acres). and is surrounded by urban uses.
- The plan features a 542-acre Agriculture Buffer, several Urban Farming Nodes, and a 10-acre Urban Farm for the continuation of farming operations in the plan area. provides agricultural land mitigation to incorporate important agricultural features, such as the Ag Buffer and Urban Farming Nodes to allow for the continuation of existing farming operations.
- The Sacramento County 2030 General Plan includes policies aimed at protecting important farmlands from conversion to urban uses, including Policy AG-1, Policy AG-2, Policy AG-5, and Policy CO-51. In particular, Policy AG-5 requires projects resulting in the conversion of more than 50 acres of farmland to protect similar lands within Sacramento County through an easement or other mechanism.
- To mitigate the loss of farmland by the project, the project applicant shall offset the loss of Important Farmland within the plan area through 1:1 preservation of farmland within a permanent conservation easement.

**Attachments:**

ATT 1 - Project Maps (Aerial, Existing Zoning, Existing General Plan Land Use)

ATT 2 - Specific Plan Exhibits A through E (General Plan Amendment- Urban Service Boundary & Urban Policy Area, General Plan Amendment-Land Use, Upper West Side Specific Plan Land Use Plan)

ATT 3 - Upper Westside Soil Map

ATT 4 - Upper Westside Important Farmland Map

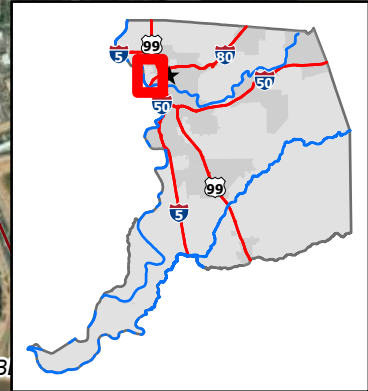


POWER LINE RD

PLNP18-00284  
UPPER WESTSIDE

DEL PASO RD

TRUXEL RD



ARENA BL

EL CENTRO RD

SAN JUAN RD

W EL CAMINO AVE

GARDEN HWY



Attachment 1

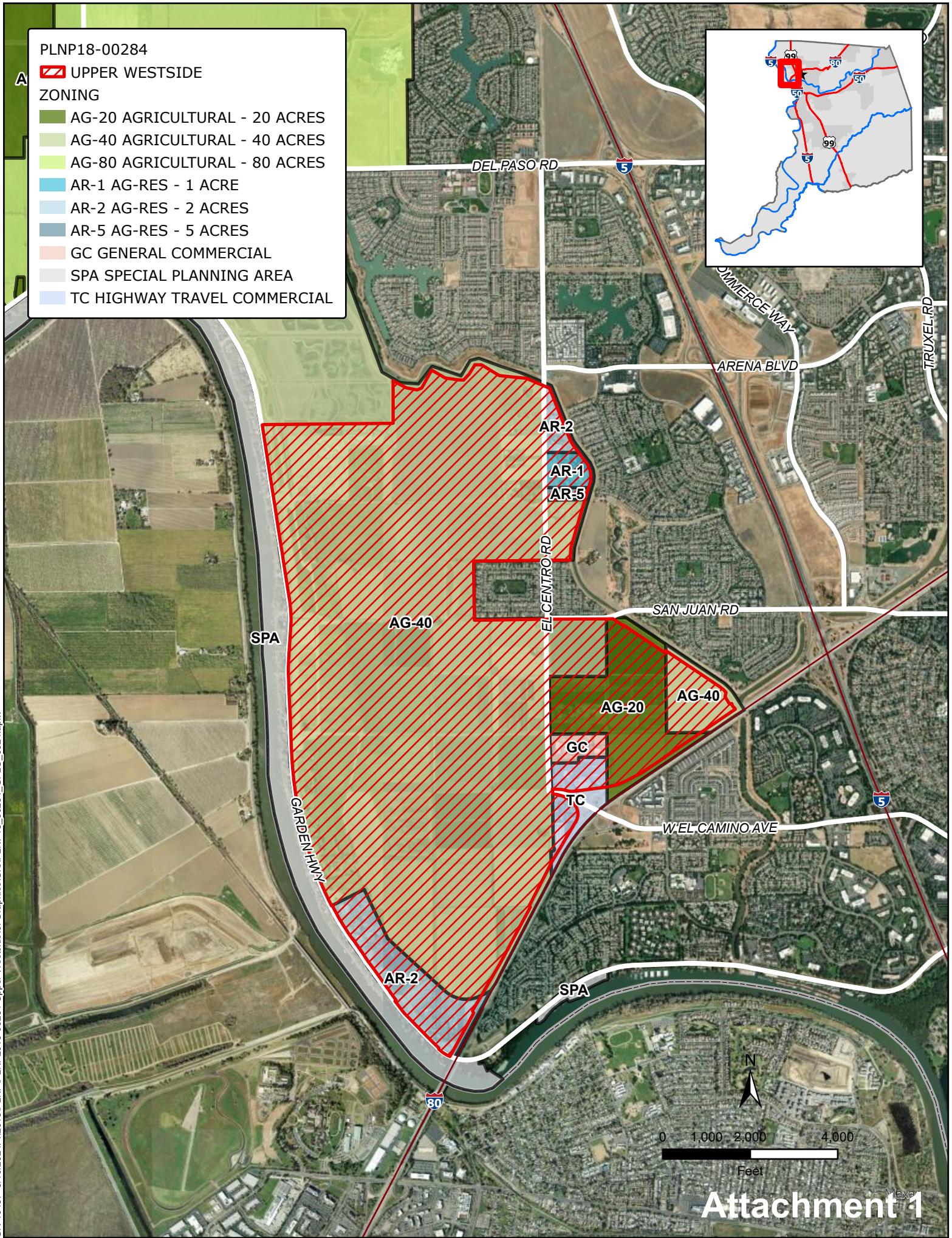
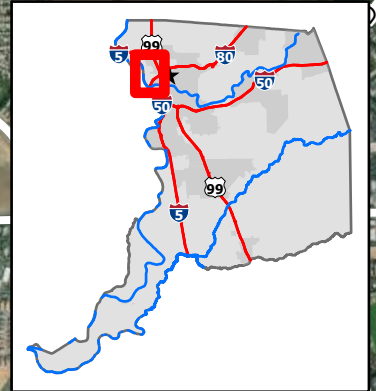


PLNP18-00284

UPPER WESTSIDE

ZONING

- AG-20 AGRICULTURAL - 20 ACRES
- AG-40 AGRICULTURAL - 40 ACRES
- AG-80 AGRICULTURAL - 80 ACRES
- AR-1 AG-RES - 1 ACRE
- AR-2 AG-RES - 2 ACRES
- AR-5 AG-RES - 5 ACRES
- GC GENERAL COMMERCIAL
- SPA SPECIAL PLANNING AREA
- TC HIGHWAY TRAVEL COMMERCIAL



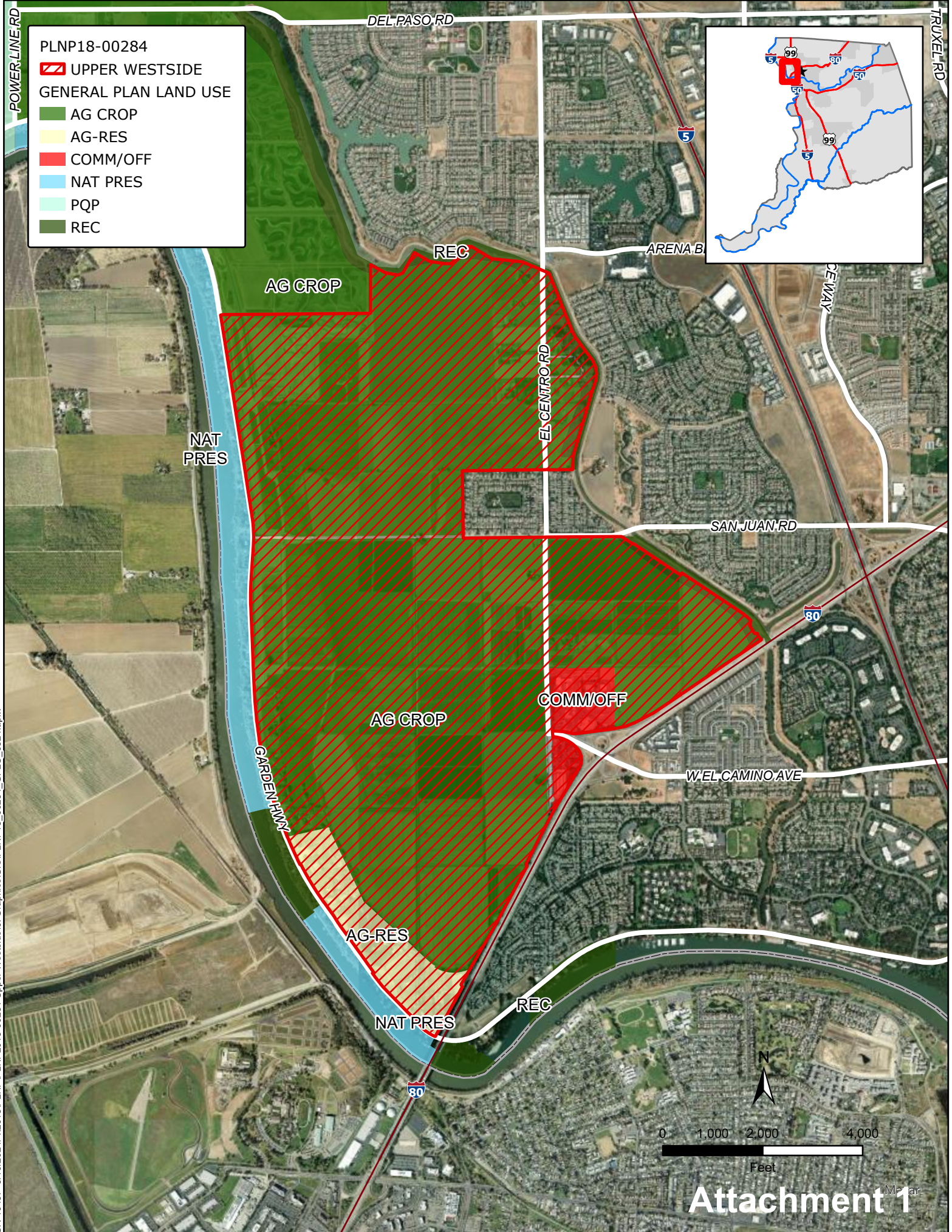
0 1,000 2,000 4,000

Feet

Attachment 1



GR-19457 5/10/2024P:\2018\PLNP\PLNP2018-00284 Upper Westside\6. Graphics\GIS\PLNP18\_00284\_GPLU\_0524.aprx

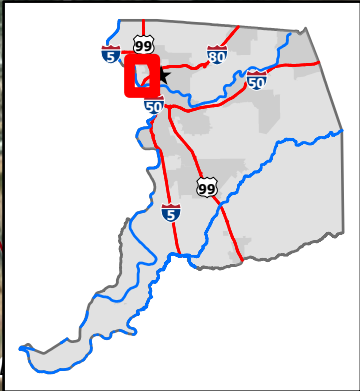


PLNP18-00284

UPPER WESTSIDE

GENERAL PLAN LAND USE

- AG CROP
- AG-RES
- COMM/OFF
- NAT PRES
- PQP
- REC



Attachment 1

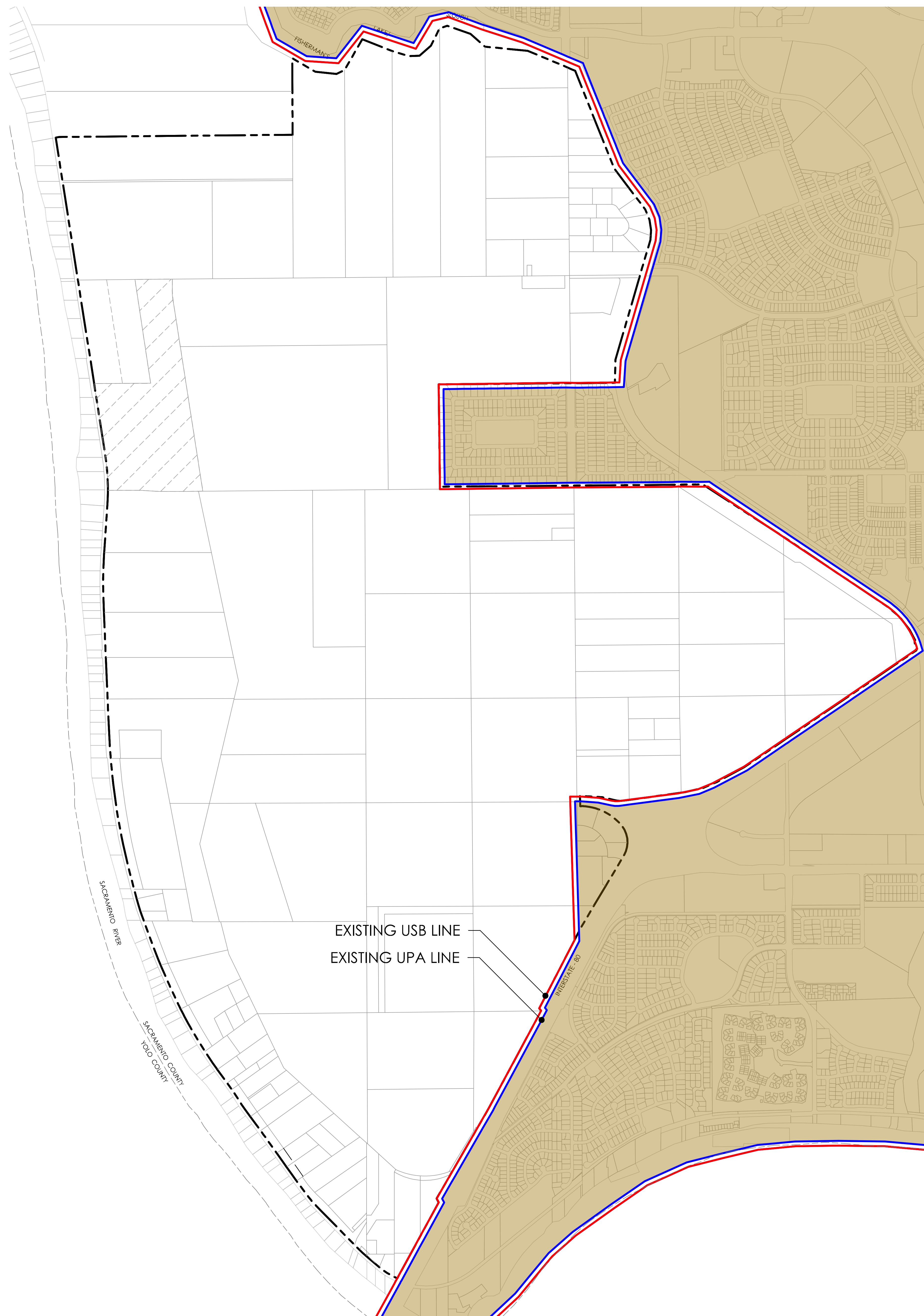


# UPPER WESTSIDE

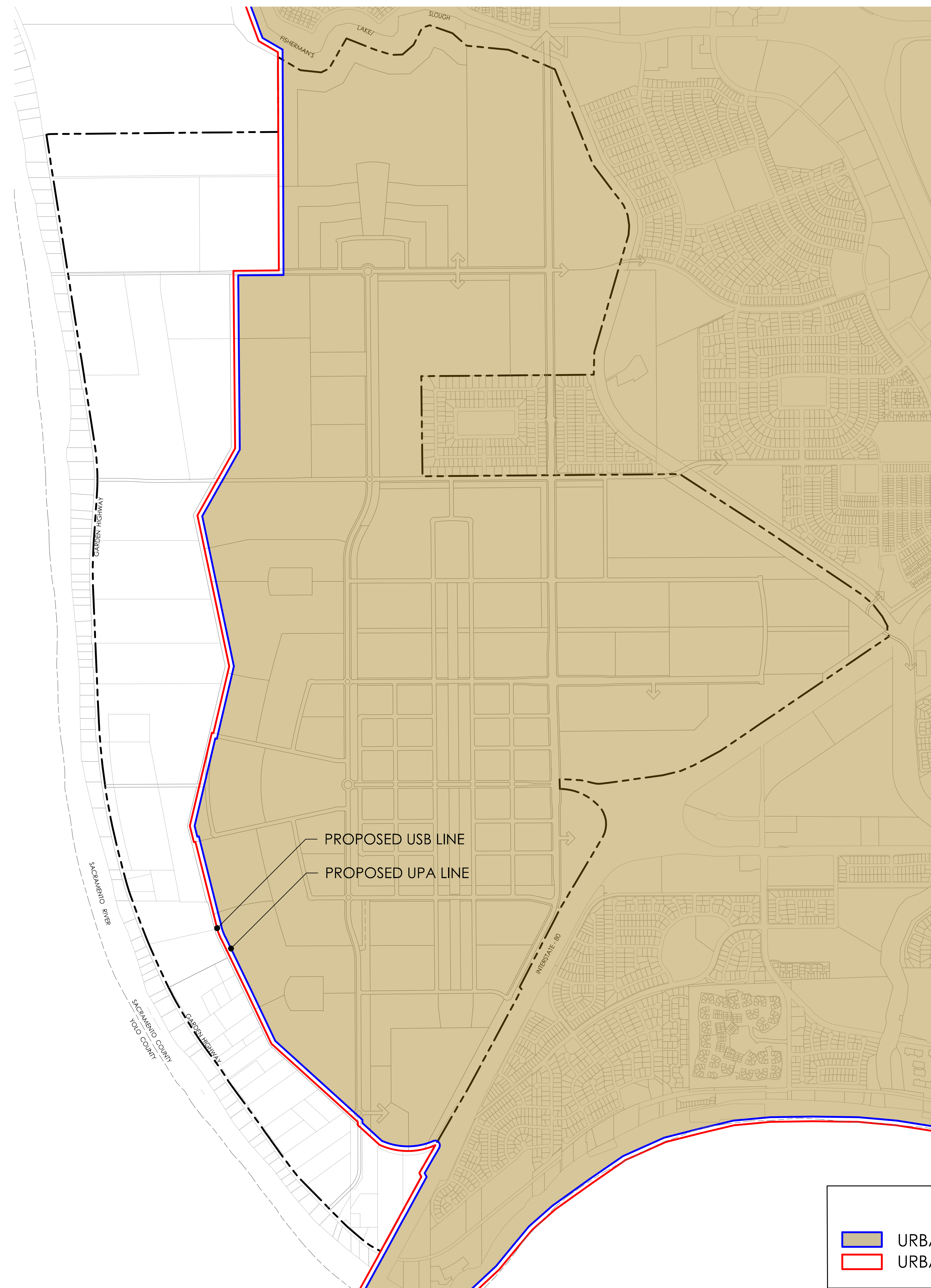
COUNTY OF SACRAMENTO, CALIFORNIA

JANUARY 15, 2024

## Attachment 2- Exhibit A



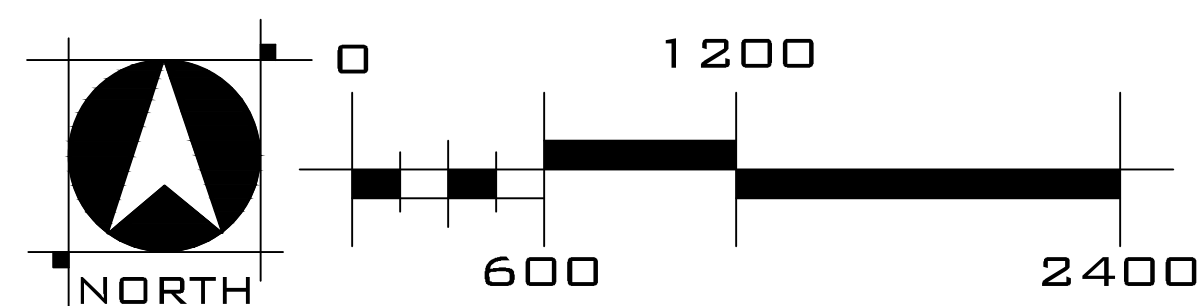
SACRAMENTO COUNTY 2030 GENERAL PLAN DESIGNATIONS



UPPER WESTSIDE GENERAL PLAN AMENDMENT

**LEGEND**

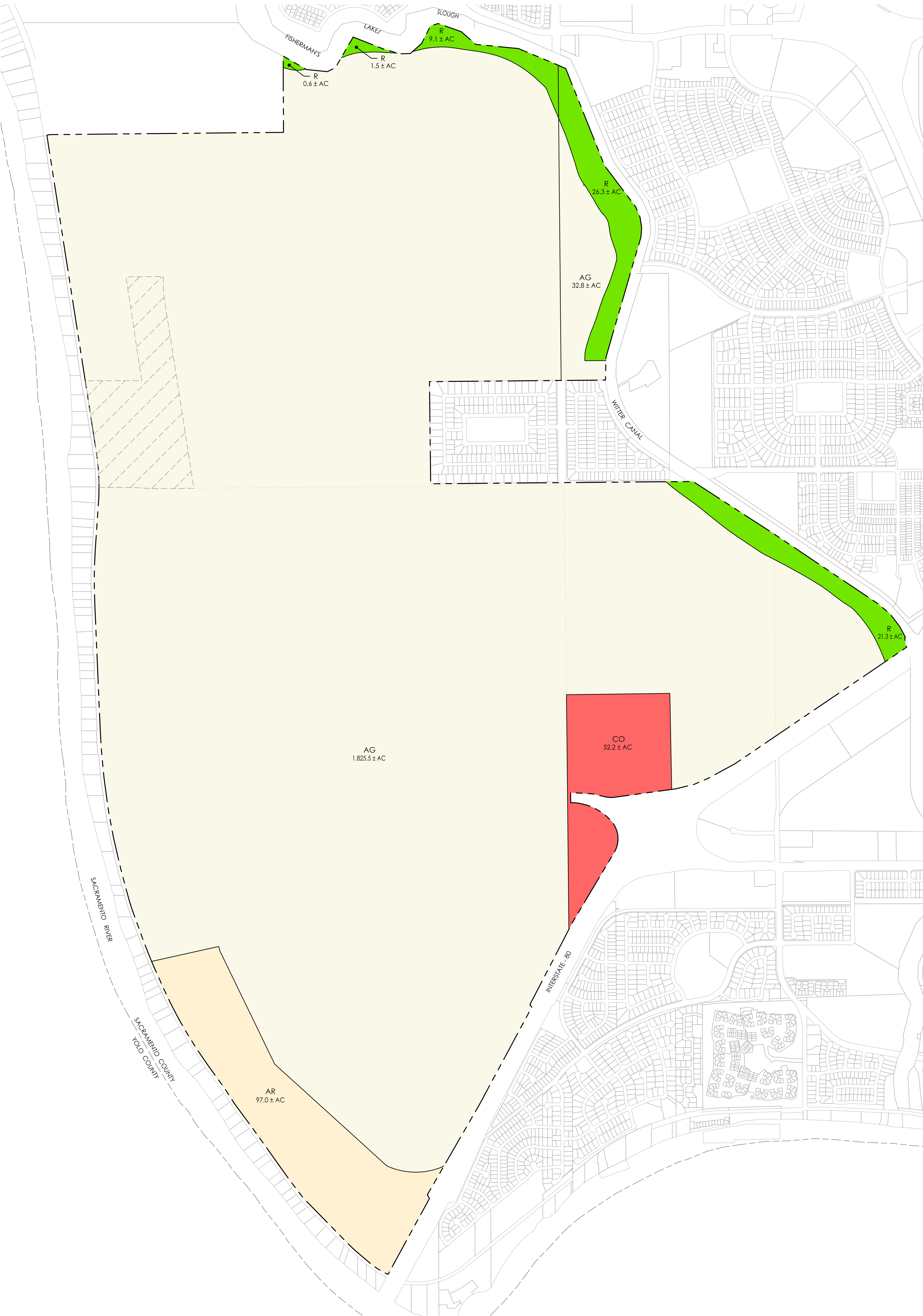
- URBAN POLICY AREA (UPA)
- URBAN SERVICE BOUNDARY (USB)



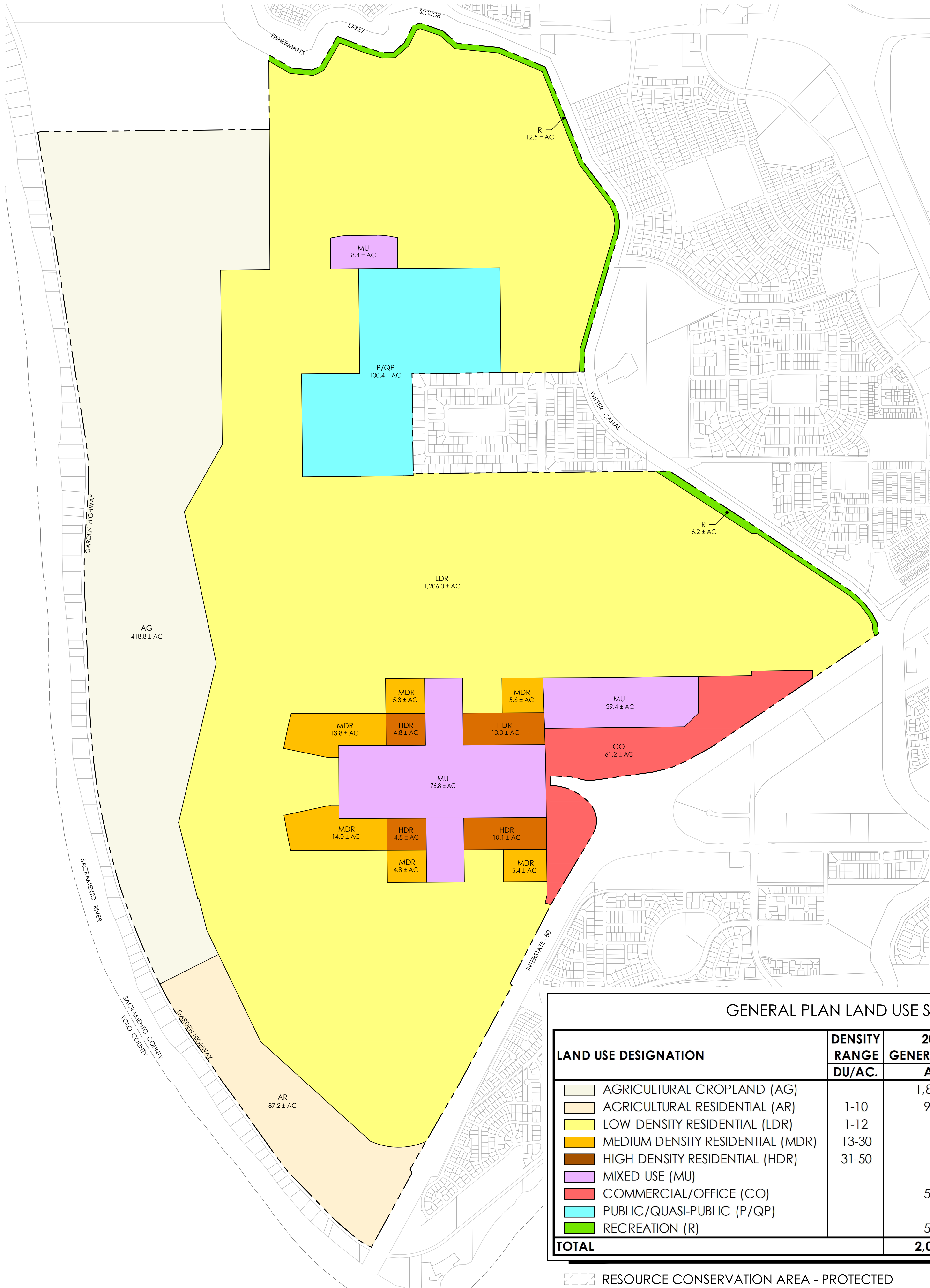


GENERAL PLAN AMENDMENT - LAND USE EXHIBIT  
UPPER WESTSIDE  
COUNTY OF SACRAMENTO, CALIFORNIA  
JANUARY 15, 2024

Attachment 2-Exhibit B



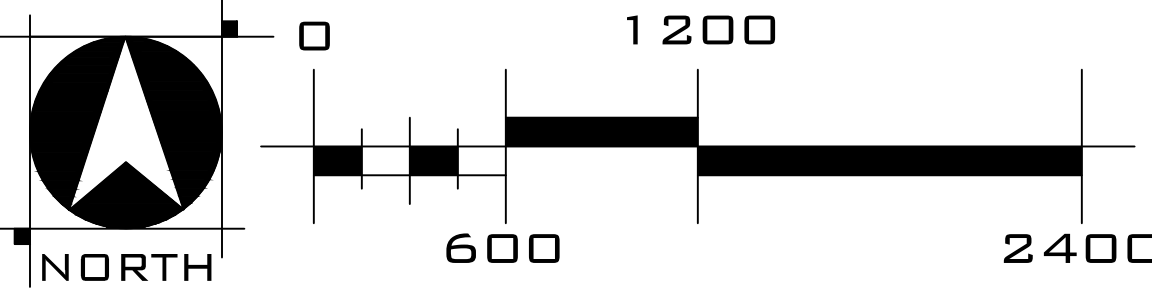
SACRAMENTO COUNTY 2030 GENERAL PLAN DESIGNATIONS



UPPER WESTSIDE GENERAL PLAN AMENDMENT

GENERAL PLAN LAND USE SUMMARY				
LAND USE DESIGNATION	DENSITY RANGE	2030 GENERAL PLAN	GENERAL PLAN	DIFFERENCE
	DU/AC.	AC.	AC.	AC.
AGRICULTURAL CROPLAND (AG)		1,858.3	418.8	-1,439.5
AGRICULTURAL RESIDENTIAL (AR)	1-10	97.0	87.2	-9.8
LOW DENSITY RESIDENTIAL (LDR)	1-12	0	1,186.8	1,186.8
MEDIUM DENSITY RESIDENTIAL (MDR)	13-30	0	48.9	48.9
HIGH DENSITY RESIDENTIAL (HDR)	31-50	0	29.7	29.7
MIXED USE (MU)		0	114.6	114.6
COMMERCIAL/OFFICE (CO)		52.2	61.2	9.0
PUBLIC/QUASI-PUBLIC (P/QP)		0	100.4	100.4
RECREATION (R)		58.8	18.7	-40.1
TOTAL		2,066.3	2,066.3	0.0

RESOURCE CONSERVATION AREA - PROTECTED



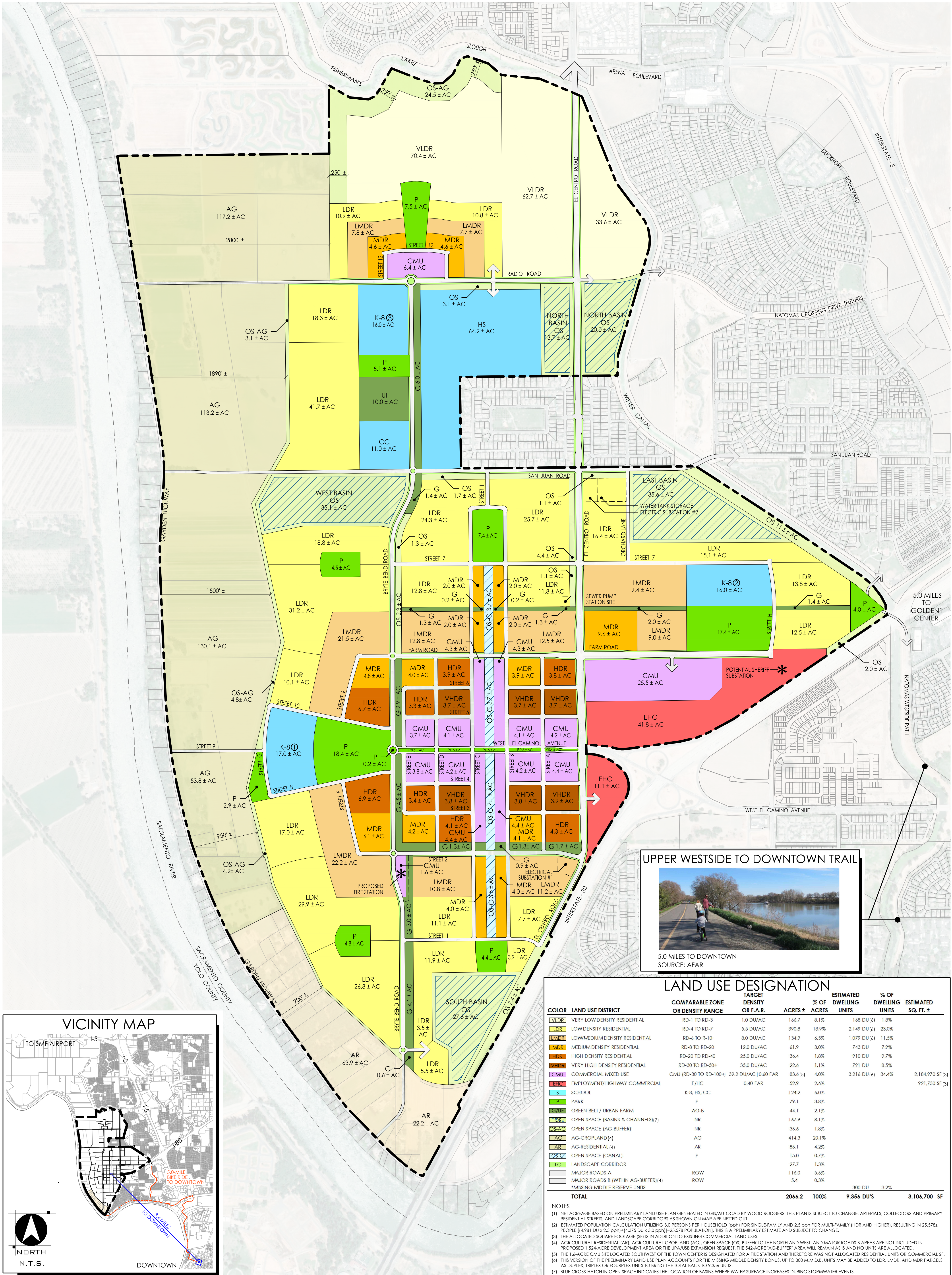


PRELIMINARY LAND USE PLAN - MISSING MIDDLE HOUSING INCENTIVE

UPPER WESTSIDE  
COUNTY OF SACRAMENTO, CALIFORNIA

Attachment 2-Exhibit C

JANUARY 15, 2024

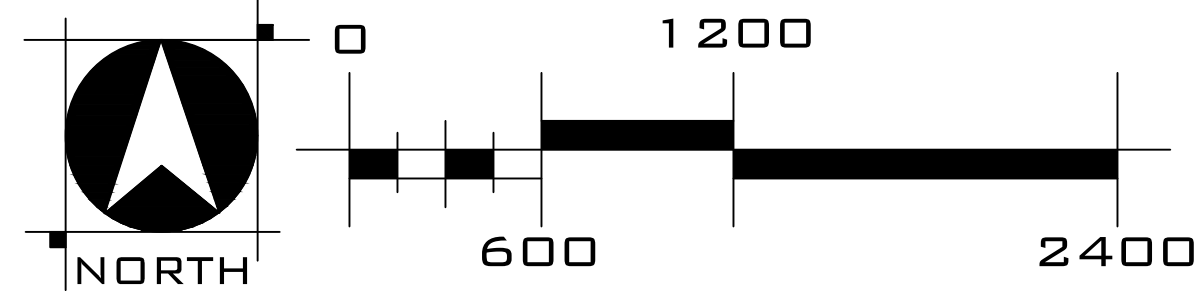
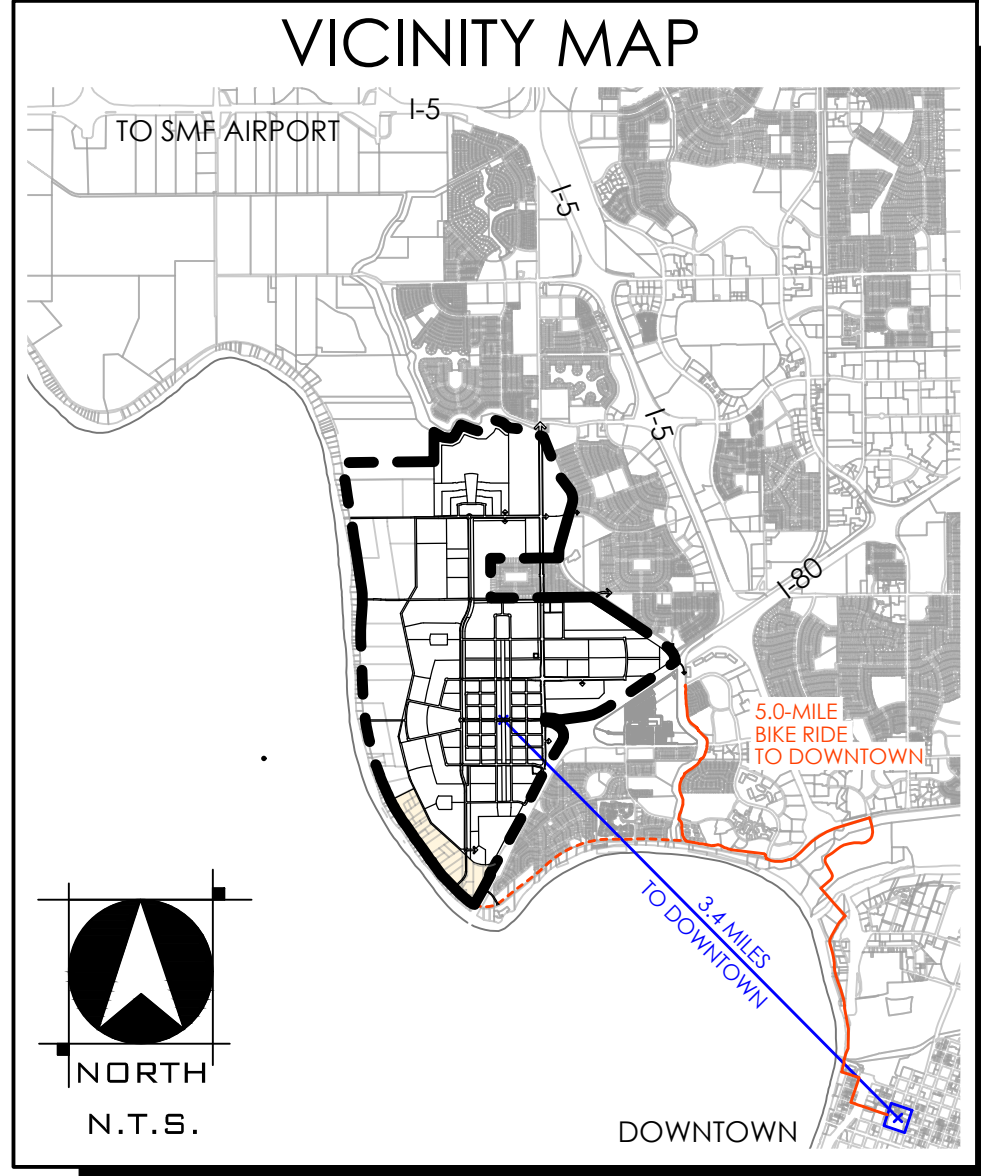


5.0 MILES TO DOWNTOWN  
SOURCE: AFAR

LAND USE DESIGNATION

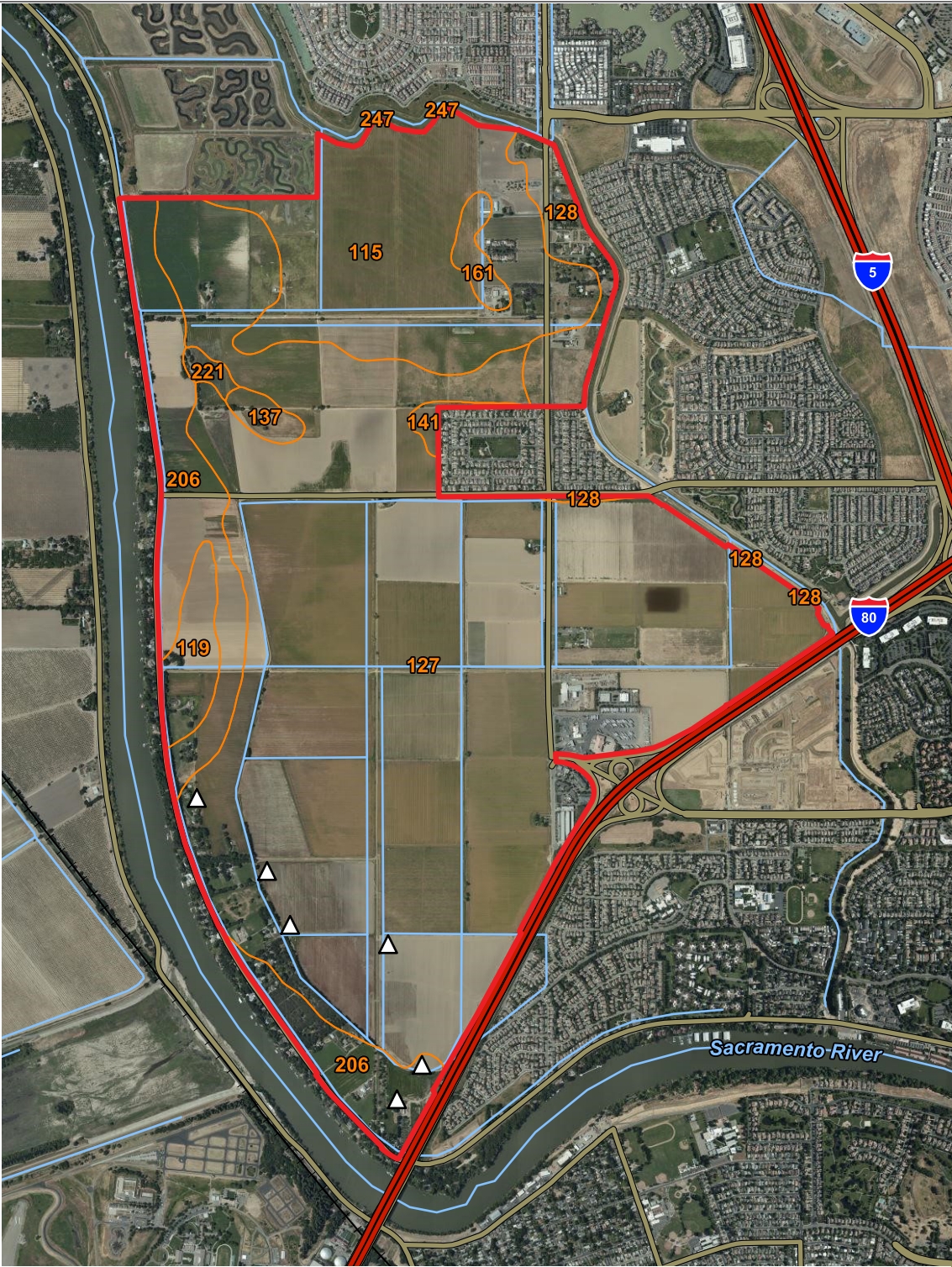
COLOR	LAND USE DISTRICT	COMPARABLE ZONE OR DENSITY RANGE	TARGET DENSITY OR F.A.R.	ACRES ±	% OF ACRES	ESTIMATED DWELLING UNITS	% OF DWELLING UNITS	ESTIMATED SQ. FT. ±
	VERY LOW DENSITY RESIDENTIAL	RD-1 TO RD-3	1.0 DU/AC	166.7	8.1%	168 DU (6)	1.8%	
	LOW DENSITY RESIDENTIAL	RD-4 TO RD-7	5.5 DU/AC	390.8	18.9%	2,149 DU (6)	23.0%	
	LOW/MEDIUM DENSITY RESIDENTIAL	RD-6 TO R-10	8.0 DU/AC	134.9	6.5%	1,079 DU (6)	11.5%	
	MEDIUM DENSITY RESIDENTIAL	RD-8 TO RD-20	12.0 DU/AC	61.9	3.0%	743 DU	7.9%	
	HIGH DENSITY RESIDENTIAL	RD-20 TO RD-40	25.0 DU/AC	36.4	1.8%	910 DU	9.7%	
	VERY HIGH DENSITY RESIDENTIAL	RD-30 TO RD-50+	35.0 DU/AC	22.6	1.1%	791 DU	8.5%	
	COMMERCIAL MIXED USE	CMU (RD-30 TO RD-100+)	39.2 DU/AC (0.60 FAR)	83.6 (5)	4.0%	3,216 DU (6)	34.4%	2,184,970 SF (3)
	EMPLOYMENT/HIGHWAY COMMERCIAL	E/H/C	0.40 FAR	52.9	2.6%			921,730 SF (3)
	SCHOOL	K-8, HS, CC		124.2	6.0%			
	PARK	P		79.1	3.8%			
	GREEN BELT / URBAN FARM	AG-B		44.1	2.1%			
	OPEN SPACE (BASINS & CHANNELS) (7)	NR		167.9	8.1%			
	OPEN SPACE (AG-BUFFER)	NR		36.6	1.8%			
	AG-CROPLAND (4)	AG		414.3	20.1%			
	AG-RESIDENTIAL (4)	AR		86.1	4.2%			
	OPEN SPACE (CANAL)	P		15.0	0.7%			
	LANDSCAPE CORRIDOR			27.7	1.3%			
	MAJOR ROADS A	ROW		116.0	5.6%			
	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 (14.91 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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Map Scale: 1:28,200 if printed on A portrait (8.5" x 11") sheet.

0 400 800 1600 2400 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



 UWSP Boundary

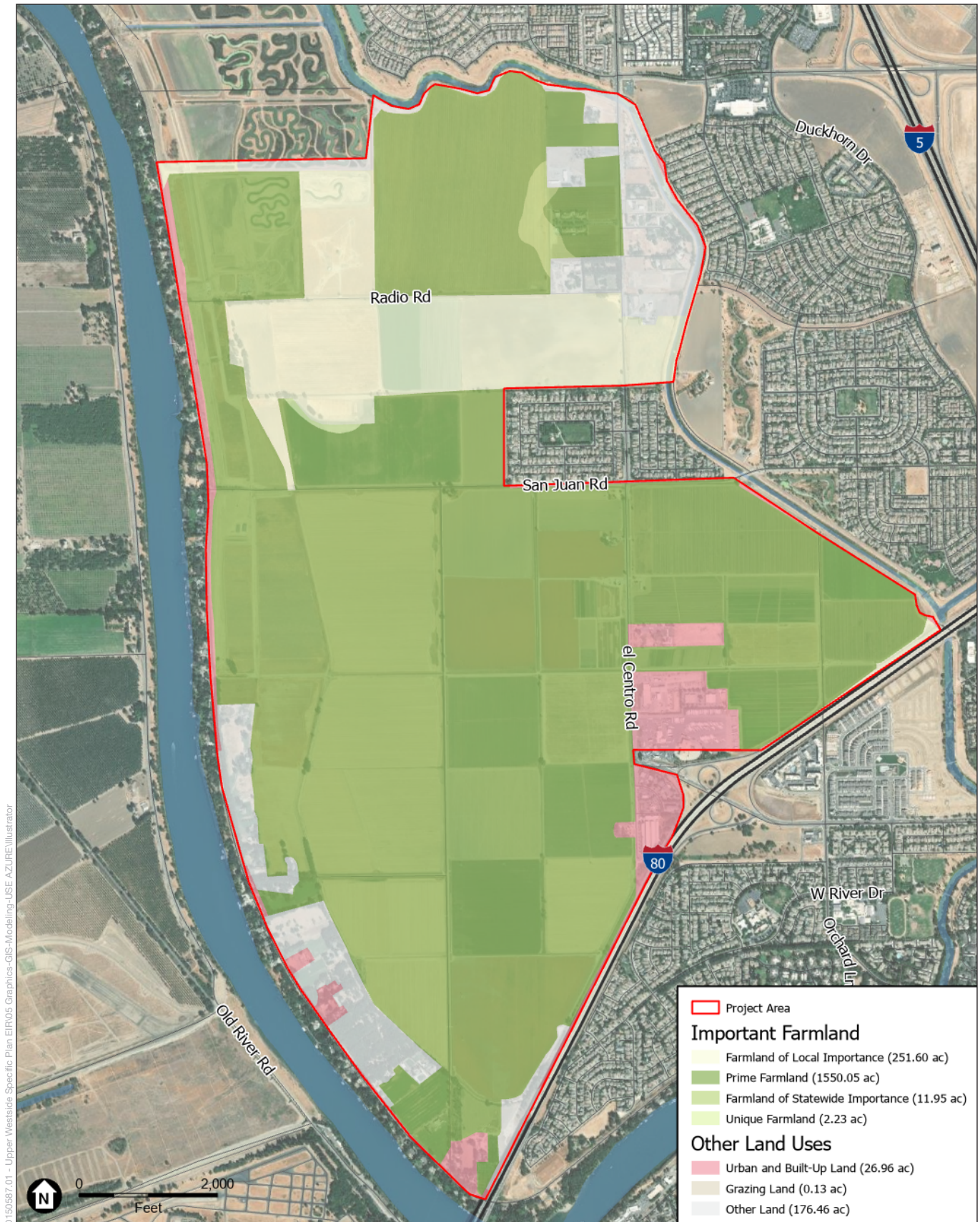
SOURCE: Natural Resource Conservation Service, 2021

Upper Westside Specific Plan EIR

**Plate AG-2**  
Soils







SOURCE: MAXAR 2021; FMMP 2018; ESA 2022

Upper Westside Specific Plan EIR

**Plate AG-1**  
Important Farmland