



RESIDENTIAL	COMMERCIAL
RURAL (0.1 - 0.4 UNITS/ACRE)	GENERAL
ESTATE (0.5 - 3 UNITS/ACRE)	NEIGHBORHOOD
GOLF COURSE (1 - 2 UNITS/ACRE)	SERVICE
LOW DENSITY (3.1 - 5.0 UNITS/ACRE)	HIGHWAY COMMERCIAL
LOW MEDIUM DENSITY (5.1 - 8.0 UNITS/ACRE)	COMMERCIAL OFFICE
MEDIUM DENSITY (8.1 - 14 UNITS/ACRE)	OTHER
HIGH DENSITY (14.1 - 24 UNITS/ACRE)	(P/I) PUBLIC / INSTITUTIONAL
URBAN HIGH DENSITY (20.1 - 36 UNITS/ACRE)	SCHOOLS
MANUFACTURED HOME PARK (6-10 UNITS/ACRE)	PRIVATE RECREATION
BUSINESS / INDUSTRIAL	PUBLIC PARK
BIOTECH PARK - (NEW GEN. PLAN DESIGNATION)	AGRICULTURAL BUFFER
MIXED USE (BUSINESS PARK, LIGHT RESIDENTIAL AND RESIDENTIAL - NEW GEN. PLAN DESIGNATION)	PUBLIC OPEN SPACE (TRAIL)
BUSINESS PARK	
INDUSTRIAL PARK	

LEISURE TOWN ROAD TRAFFIC SIGNAL

(ETS) EXISTING
(FTS) FUTURE

Ⓣ TRANSIT BUS STOP

----- CITY LIMITS

----- PROPOSED URBAN PLANNING AREA

EXISTING DEVELOPABLE PARCELS ----- 445.3± AC

SUBDIVISION AREA ----- 346.4± AC

COMMUNITY PARK ----- 15.0± AC

NEIGHBORHOOD PARK ----- 6.0± AC

TRAILS ----- 34.9± AC

AG BUFFER ----- 13.0± AC

COMMERCIAL ----- 20.2 AC

ROADS ----- 9.8± AC

EXISTING DEVELOPABLE PARCELS ----- 818.20± AC

SUBDIVISION AREA ----- 579.1± AC

NEIGHBORHOOD PARK ----- 20.0± AC

TRAILS ----- 53.0± AC

AG BUFFER ----- 35.0± AC

SCHOOL ----- 88.0± AC

COMMERCIAL ----- 20.4± AC

ROADS ----- 22.7± AC

800 400 0 800

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

NO.	DESCRIPTION	DATE

PROJECT NAME/LOCATION:
JEPSON RANCH
VACAVILLE CALIFORNIA

DRAWING TITLE:
LAND USE DIAGRAM WITH GENERAL PLAN

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DESIGNED BY: ETV
DRAFTED BY: ETV
CHECKED BY: TAP

OWNERS PREFERRED ALTERNATIVE

DRAWING FILE: 280600 LAND USE DIAGRAM

ISSUE DATE: 03/31/2011

PROJECT NO.: 280600

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