

PROPOSED JEPSON RANCH LAND USES

3/30/2011

| TRADITIONAL RESIDENTIAL AREA | | | | | | | | |
|------------------------------|-------------------|--------------|-------------|-------------|-------------|-------------|--|-------------|
| Parcel Number | Proposed Land Use | Acreeage | Min Density | Max Density | Min Total | Max Total | Proposed Planning Standard (New Units) | Notes |
| 1 | RLD | 49.1 | 3.1 | 5 | 152 | 246 | 176 | |
| 2 | RLD | 32.8 | 3.1 | 5 | 102 | 164 | 117 | |
| 3 | RLMD | 12.0 | 5.1 | 8 | 61 | 96 | 70 | Peery |
| 4 | Comm. Park | 8.0 | | | | | | Arrillaga |
| 5 | Ag Buffer | 13.2 | | | | | | Property |
| Subtotal | | 115.1 | | | 315 | 506 | 363 | |
| 32 | CS | 10.4 | | | | | | |
| 6 | RMD | 10.0 | 8.1 | 14 | 81 | 140 | 96 | |
| 7 | RLMD | 63.8 | 5.1 | 8 | 325 | 510 | 372 | |
| 8 | Ag Buffer | 10.5 | | | | | | Batch |
| 9 | RLD | 81.8 | 3.1 | 5 | 254 | 409 | 292 | Property |
| 10 | School | 16.0 | | | | | | |
| 11 | RLD | 29.2 | 3.1 | 5 | 91 | 146 | 104 | |
| Subtotal | | 211.3 | | | 750 | 1205 | 864 | |
| 12 | RHD | 9.9 | 14.1 | 24 | 140 | 238 | 178 | |
| 13 | RLMD | 34.3 | 5.1 | 8 | 175 | 274 | 197 | Hearthstone |
| 14 | Private School | 50.0 | | | | | | Property |
| 16 | School | 11.0 | | | | | 0 | |
| 17 | Neigh. Park | 6.0 | | | | | 0 | |
| 18 | RLMD | 60.8 | 5.1 | 8 | 310 | 486 | 414 | |
| 19 | RLD | 19.4 | 3.1 | 5 | 60 | 97 | 96 | |
| 20 | Ag Buffer | 3.9 | | | | | | |
| Subtotal | | 195.3 | | | 685 | 1095 | 885 | |
| 15 | RLD | 5.0 | 3.1 | 5 | 16 | 25 | 18 | |
| 21 | Ag Buffer | 7.4 | | | | | | |
| 22 | RLD | 65.4 | 3.1 | 5 | 203 | 327 | 234 | |
| 23 | RLMD | 10.3 | 5.1 | 8 | 53 | 82 | 60 | |
| 24 | RLMD | 27.3 | 5.1 | 8 | 139 | 218 | 159 | Hartford |
| 25 | RMD | 13.6 | 8.1 | 14 | 110 | 190 | 130 | Land |
| 26 | Neigh. Park | 6.0 | | | | | | Management |
| 27 | School | 11.0 | | | | | | Property |
| 28 | RLMD | 33.6 | 5.1 | 8 | 171 | 269 | 196 | |
| 30 | RMD | 17.2 | 8.1 | 14 | 139 | 241 | 165 | |
| 31 | CN | 10.0 | | | | | | |
| Subtotal | | 201.8 | | | 815 | 1328 | 943 | |
| 29 | RMD | 3.6 | 8.1 | 14 | 29 | 50 | 34 | Papin Prop |
| 30 | Trails | 53.0 | | | | | 0 | |
| 31 | Streets | 22.7 | | | | | 0 | |
| TOTALS | | 818.2 | | | 2595 | 4185 | 3108 | |

| ACTIVE ADULT RESIDENTIAL | | | | | | | | |
|--------------------------|----------------------|--------------|-------------|-------------|-------------|-------------|--|---------------|
| Parcel Number | Proposed Land Use | Acreage | Min Density | Max Density | Min Total | Max Total | Proposed Planning Standard (New Units) | Notes |
| 1 | CN | 13.6 | | | | | | |
| 2 | RHD | 14.8 | 14.1 | 24 | 209 | 355 | 312 | |
| 3 | RMD | 14.9 | 8.1 | 14 | 121 | 209 | 143 | |
| 4 | RLD | 41.0 | 3.1 | 5 | 127 | 205 | 147 | |
| 5 | Senior Center & Park | 15.0 | | | | | | |
| 6 | RLD | 102.6 | 3.1 | 5 | 318 | 513 | 367 | |
| 7 | RLD | 44.5 | 3.1 | 5 | 138 | 223 | 159 | |
| 8 | RLD | 21.2 | 3.1 | 5 | 66 | 106 | 76 | |
| 9 | RLMD | 19.0 | 5.1 | 8 | 97 | 152 | 111 | |
| | Subtotal | 286.6 | | | | | | |
| 10 | RHD | 8.0 | 14.1 | 24 | 113 | 192 | 160 | |
| 11 | RMD | 9.0 | 8.1 | 14 | 73 | 126 | 86 | |
| 12 | Neigh. Park | 6.0 | | | | | | |
| 13 | RLD | 41.2 | 3.1 | 5 | 128 | 206 | 147 | |
| 14 | RLD | 26.2 | 3.1 | 5 | 81 | 131 | 94 | Chen Property |
| 15 | RLMD | 4.0 | 5.1 | 8 | 20 | 32 | 23 | |
| 16 | CN | 6.6 | | | | | | |
| 18 | Ag Buffer | 3.4 | | | | | | |
| Subtotal | | 104.4 | | | 415 | 687 | 483 | |
| 17 | Ag Buffer | 6.5 | | | | | | |
| 19 | Ag Buffer | 3.1 | | | | | | |
| 20 | Trails | 34.9 | | | | | | |
| 21 | Streets | 9.8 | | | | | | |
| TOTALS | | 445.3 | | | 1490 | 2449 | 1824 | |

| ESTATE RESIDENTIAL | | | | | | | | |
|--------------------|-------------------|--------------|-------------|-------------|------------|------------|--|----------------|
| Parcel Number | Proposed Land Use | Acreage | Min Density | Max Density | Min Total | Max Total | Proposed Planning Standard (New Units) | Notes |
| 1 | RLD | 17.0 | 3.1 | 5 | 85 | 85 | 0 | Existing Units |
| 2 | RLD | 32.6 | 3.1 | 5 | 101 | 163 | 117 | |
| 3 | Manufacture Homes | 19.0 | | | 147 | 147 | 0 | Existing Units |
| 4 | CH | 6.2 | | | | | | |
| 5 | CH | 12.4 | | | | | | |
| 6 | RE | 191.6 | 0.5 | 3 | 96 | 575 | 50 | |
| 7 | Rural | 295.5 | 0.1 | 0.4 | 30 | 118 | 0 | Existing Units |
| TOTALS | | 574.3 | | | 333 | 395 | 167 | |

| SOUTH FREEWAY/MIXED USE | | | | | | | | |
|-------------------------|-------------------|--------------|-------------|-------------|-----------|-----------|--|-------|
| Parcel Number | Proposed Land Use | Acreeage | Min Density | Max Density | Min Total | Max Total | Proposed Planning Standard (New Units) | Notes |
| 1 | MU | 7.0 | | | | | | |
| 2 | MU | 66.2 | | | | | | |
| 3 | RLD | 54.6 | 3.1 | 5 | 169 | 273 | 195 | |
| 4 | MU | 10.0 | | | | | | |
| 5 | MU | 17.8 | | | | | | |
| 6 | MU | 90.6 | | | | | | |
| 7 | CH | 41.6 | | | | | | |
| 8 | MU | 66.5 | | | | | | |
| 9 | MU | 83.0 | | | | | | |
| 10 | Neigh. Park | 3.4 | | | | | | |
| 11 | BP | 65.8 | | | | | | |
| 12 | RHD | 23.5 | | | | | 506 | |
| 13 | CH | 4.3 | | | | | | |
| 14 | MU | 23.4 | | | | | | |
| 15 | BP | 2.0 | | | | | | |
| TOTALS | | 559.7 | | | | | | |

| INTERCHANGE DEVELOPMENT AREA | | | | | | | | |
|------------------------------|-------------------|--------------|-------------|-------------|-----------|-----------|--|-------|
| Parcel Number | Proposed Land Use | Acreeage | Min Density | Max Density | Min Total | Max Total | Proposed Planning Standard (New Units) | Notes |
| 1 | CH | 16.0 | | | | | | |
| 2 | CH | 52.6 | | | | | | |
| 3 | MU | 39.3 | | | | | | |
| 4 | Park | 15.6 | | | | | | |
| 5 | MU | 101.7 | | | | | | |
| 6 | CO | 18.5 | | | | | | |
| 7 | CH | 46.5 | | | | | | |
| 8 | CS | 39.1 | | | | | | |
| 9 | CS | 17.7 | | | | | | |
| 10 | CS | 21.2 | | | | | | |
| 11 | CH | 5.3 | | | | | | |
| 12 | CH | 30.8 | | | | | | |
| 13 | MU | 194.8 | | | | | | |
| 14 | CH | 14.8 | | | | | | |
| 15 | CH | 56.6 | | | | | | |
| 16 | IP | 3.2 | | | | | | |
| 17 | IP | 4.9 | | | | | | |
| 18 | MU | 2.1 | | | | | | |
| TOTALS | | 680.7 | | | 0 | 0 | | |

TOTAL AREA

3078.2

PROPOSED JEPSON RANCH LAND USE SUMMARY

| GP | Land Use | Acreage | Min Density | Max Density | Min Res Total | Max Res Total | Proposed Planning Standard (New Units) | Planning Standard Percentages |
|---------------------------------------|--------------------|---------------|-------------|-------------|---------------|---------------|--|-------------------------------|
| Residential | Rural | 295.5 | 0.1 | 0.4 | 30 | 118 | 0 | 0.0% |
| | RE | 191.6 | 0.5 | 1 | 96 | 192 | 50 | 0.9% |
| | RLD | 663.6 | 3.1 | 5 | 2057 | 3318 | 2372 | 41.1% |
| | RLMD | 265.1 | 5.1 | 8 | 1352 | 2121 | 1544 | 26.7% |
| | RMD | 68.3 | 8.1 | 14 | 553 | 956 | 654 | 11.3% |
| | RHD | 56.2 | 14.1 | 24 | 792 | 1349 | 1156 | 20.0% |
| | Manufacture Homes | 19.0 | 6 | 10 | 147 | 147 | 0 | 0.0% |
| Subtotal Residential | | 1559.3 | | | 5027 | 8201 | 5777 | 100.0% |
| Commercial/ BioTech/ Industrial | CG | | | | | | | |
| | CN | 30.2 | | | | | | |
| | CH | 287.1 | | | | | | |
| | CO | 18.5 | | | | | | |
| | CS | 88.4 | | | | | | |
| | Bio (Biotech Park) | 0.0 | | | | | | |
| | MU (Mixed Use) | 702.4 | | | | | | |
| | BP | 67.8 | | | | | | |
| | IP | 8.1 | | | | | | |
| Subtotal Comm/ BIO/ Ind | | 1202.5 | | | | | | |
| | Schools | 88.0 | | | | | | |
| | Parks & Trails | 147.9 | | | | | | |
| | Ag Buffer | 48.0 | | | | | | |
| | Streets | 32.5 | | | | | | |
| Subtotal Other | | 316.4 | | | | | | |

AREA CHECK

3078.2

PROPOSED JEPSON RANCH LAND USE SUMMARY

RESIDENTIAL PERCENTAGES SUMMARY

| GP | Land Use | Acreage | % | Min Units | % | Max Units | Proposed Planning Standard (New Units) | Planning Standard Percentages |
|-----------------------------|-------------------|---------------|---------------|-------------|----------------|-------------|--|-------------------------------|
| Residential | Rural | 295.5 | | | | | 0 | |
| | RE | 191.6 | 12.29% | 96 | 1.92% | 192 | 50 | 0.9% |
| | RLD | 663.6 | 42.56% | 2057 | 41.16% | 3318 | 2372 | 41.1% |
| | RLMD | 265.1 | 17.00% | 1352 | 27.05% | 2121 | 1544 | 26.7% |
| | RMD | 68.3 | 4.38% | 553 | 11.07% | 956 | 654 | 11.3% |
| | RHD | 56.2 | 3.60% | 792 | 15.86% | 1349 | 1156 | 20.0% |
| | Manufacture Homes | 19.0 | 1.22% | 147 | 2.94% | 147 | 0 | 0.0% |
| Subtotal Residential | | 1559.3 | 81.05% | 4998 | 100.00% | 8082 | 5777 | 100.0% |

TOTAL PERCENTAGE SUMMARY

| GP | Land Use | Acreage | % Of Total Acreage |
|--------------------------------------|-----------------|---------------|--------------------|
| Residential | Summary | 1559.3 | 50.66% |
| Commercial/ Etc. | CN | 30.2 | 0.98% |
| | CH | 287.1 | 9.33% |
| | CO | 18.5 | 0.60% |
| | CS | 88.4 | 2.87% |
| | Bio | 0.0 | 0.00% |
| | MU | 702.4 | 22.82% |
| | BP IP | 67.8 8.1 | 2.20% 0.26% |
| Subtotal Commercial/ Etc. | | 1202.5 | 39.07% |
| Parks/ Schools/ Open Space | Schools | 88.0 | 2.86% |
| | Public Park | 147.9 | 4.80% |
| | Ag Buffer | 48.0 | 1.56% |
| | Open Space/Park | 32.5 | 1.06% |
| Subtotal Parks, Etc. | | 316.4 | 10.28% |
| TOTAL ACREAGE | | 3078.2 | 100.00% |

PROPOSED JEPSON RANCH TRADITIONAL RESIDENTIAL SUMMARY

| GP | Land Use | Acreage | Min Density | Max Density | Min Res Total | Max Res Total | <i>Proposed Planning Standard (New Units)</i> | Planning Standard Percentages |
|--|-----------------|----------------|--------------------|--------------------|----------------------|----------------------|--|--------------------------------------|
| Residential | RE | 0.0 | 0.5 | 1 | 0 | 0 | 0 | 0.0% |
| | RLD | 282.7 | 3.1 | 5 | 876 | 1414 | 1037 | 33.4% |
| | RLMD | 242.1 | 5.1 | 8 | 1235 | 1937 | 1467 | 47.2% |
| | RMD | 44.4 | 8.1 | 14 | 360 | 622 | 425 | 13.7% |
| | RHD | 9.9 | 14.1 | 24 | 140 | 238 | 178 | 5.7% |
| School, Parks, Ag Buffer, Streets | PF | 218.7 | N/A | N/A | N/A | N/A | | N/A |
| Commercial | CN & CS | 20.4 | | | | | | |
| Subtotal Residential | | 818.2 | | | 2610 | 4210 | 3108 | 100.0% |