



Vacaville City Hall
650 Merchant Street
Vacaville, CA 95688

Wednesday, April 13, 2011

Dear Steering Committee,


I represent the owners of the JLM ranch, my clients have been long time land owners within the Vacaville area and the property at the Southwest corner of Kilkenny Road and Willow Road has been in the family for decades. My clients have been following the discussion related to growth East of Leisure Town Road and the current General Plan Update in order to ensure that when growth does reach their property it is designated for appropriate uses. I have attended the public outreach meetings and spoken before your committee in the past in order to share that desire.

The property is situated just to the North of a significant rural residential area, is bordered on the East by the edge of the urban planning area and is near the Freeway on the North and West. We are aware of the need to have appropriate interfaces with the Locke Paddon Community, the freeway and agricultural properties. We also understand the traffic consideration and have proposed a mix of complementary uses in an effort to reduce offsite trips. Taking all of these items into consideration, we drafted the attached land use plan.

We shared this plan with the owners group represented by Tom Phillippi. He included the plan in the November draft of the Jepson Ranch preferred plan. I understand that it is possible that a subsequent draft of this plan may be discussed in the future. We have been provided with a copy of the plan that I understand was proposed to replace the November draft. The land uses proposed for the JLM property are not being proposed by my clients. We were not consulted before the revised map was sent to the City and we believe that the uses it shows on the JLM property lack consideration of the properties proximity to the freeway and clusters too much high density housing in one location.

We would ask that if the committee were to consider revisions to the November Draft Plan that they maintain the JLM Preferred land uses on the attached plan or provide us with the opportunity to properly plan for an alternative mix of land uses in a more balance manner.

I appreciate you taking the time to review this e-mail and am available to answer any questions that any member of the committee has or to discuss our land use proposal. My contact information can be found below.

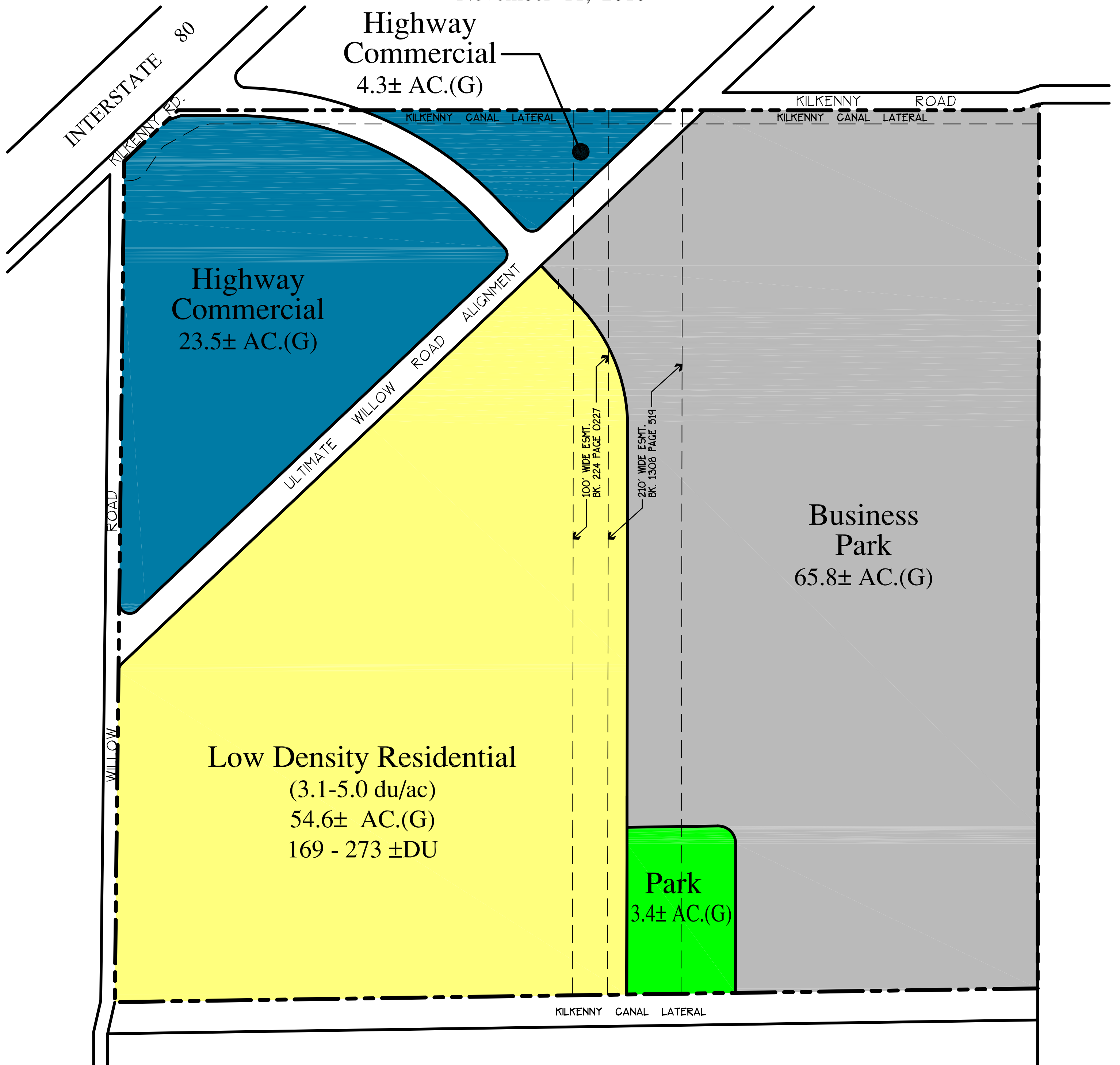
Regards,

Jim Gillum

Conceptual Land Use Plan #3

JLM Ranch

City of Vacaville, California

November 11, 2010

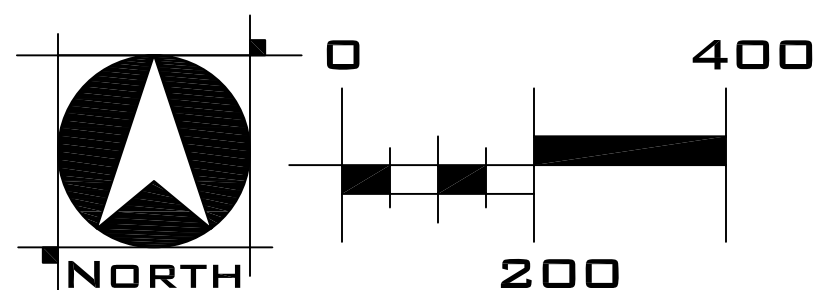


LAND USE SUMMARY

LAND USE	AC.	POTENTIAL DWELLING UNITS
LDR (3.1-5.0 DU/AC)	54.6	169 - 273
SUBTOTAL	54.6 AC.	169 - 273 DU
HIGHWAY COMMERCIAL	27.8	
BUSINESS PARK	65.8	
PARK	3.4	
SUBTOTAL	97.0 AC.	
TOTAL	151.6 AC.	169 - 273 DU

NOTE:

THIS BUBBLE MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS SUBJECT TO CHANGE. ALL ACREAGES, YIELDS, DENSITIES, ROAD ALIGNMENTS AND EASEMENT LOCATIONS ARE VERY PRELIMINARY AND SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO REVISION WITH MORE ACCURATE BASE MAPPING.



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