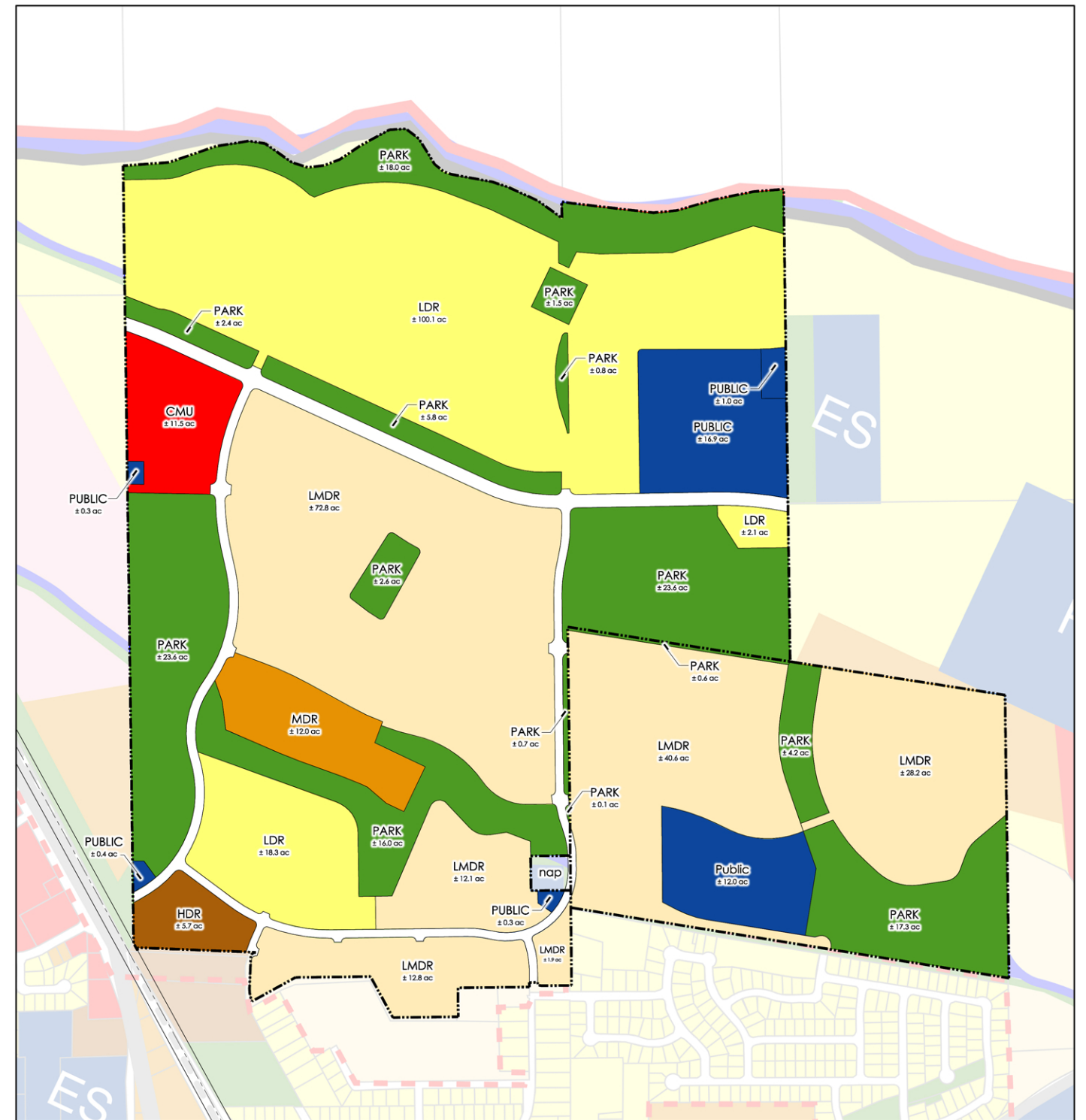


General Plan Land Use Diagram

Land Use	Acres	Density*	Yield*
LDR	287.2	3 - 4	861 - 1,148
LMDR	22.6	4.1 - 6	92 - 135
MDR	36.3	6.1 - 8	221 - 290
HDR	5.8	8.1 - 16	46 - 92
COM	8.1	8 - 16	64 - 129
Public	27.9	4.1 - 6	114 - 167
Park	97.6	4.1 - 6	250 - 367
Total	485.5		1,648 - 2,328

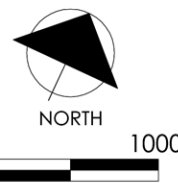
* Underlying density and yield shown for Public and Park uses. Park yield does not include 36.4 acres adjacent to school sites. GP acreage does not account for major streets.



Proposed General Plan Amendment

Land Use	Acres	Density*	Yield*
LDR	120.5	3 - 4	361 - 482
LMDR	168.4	4.1 - 6	690 - 1,010
MDR	12.0	6.1 - 8	73 - 96
HDR	5.7	8.1 - 16	46 - 91
CMU	11.5	8 - 16	92 - 184
Public	30.9	4.1 - 6	126 - 185
Park	117.2		
Streets	19.3		
Total	485.5		1,388 - 2,048**

* Underlying density and yield shown for Public uses. GPA accounts for major streets.
 ** total number of project units will not exceed 1,609 per the Stage 1 Development Plan.



GENERAL PLAN AMENDMENT
Nichols Grove
 Wheatland, CA February 2011

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 1522 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189