

NOTE: An eight acre park facility or two smaller park facilities shall be constructed within the area generally bounded by Passallis Lane (Loop) and Gerber Road. The actual size, configuration and location of park site(s) will be determined at a later date following the submission and review of tentative maps and development proposal within the general area. Consideration should be given to locating the park site adjacent to Gerber Creek in conjunction with the open space area associated with Gerber Creek. Developing property owners shall contact the Southgate Park and Recreation District to determine the size, configuration and location of the park site(s).

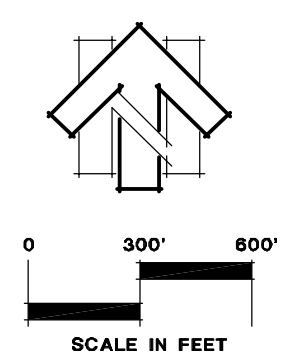
LAND USE LEGEND

- BUSINESS / PROFESSIONAL
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL (1-3)
- SINGLE FAMILY RESIDENTIAL (3-5)
- SINGLE FAMILY RESIDENTIAL (4-7)
- MEDIUM DENSITY RESIDENTIAL (7-12)
- MULTI-FAMILY RESIDENTIAL (12-22)
- LANDSCAPE CORRIDOR
- DRAINAGE PARKWAY
- PARKWAY
- STORM WATER DETENTION BASIN
- OPEN SPACE
- PUBLIC SERVICES
- SCHOOL
- PARK

\* Planned basin is a potential joint-use (drainage/ park) overflow basin. See the Oxforn project (PLNP2021-00179) for more details.  
 \*\* Park site expanded from originally approved 2 acre park site via a combination of the approved Tentative Subdivision Map for Florin 40 (PLNP2017-00168) and Specific Plan Amendment for Emerald (PLNP2022-00105). While the Florin 40 project did not include a Specific Plan Amendment, it is shown on this land use plan to reflect planned land uses.  
 \*\*\* Park site altered through a combination of the Spring Gardens Specific Plan Amendment (PLNP2019-00020) and the Morvai South East Tentative Subdivision Map (PLNP2024-00065). While the Morvai South East project did not include a Specific Plan Amendment related to the park site, it is shown on this land use plan to reflect planned land uses.  
 \*\*\*\* The Murphy project (2003-0534) did not include a Specific Plan Amendment but did include a density bonus resulting in a subdivision consistent with the SFR 3-5 designator. The land use plan is updated to reflect planned development.

AMENDMENTS

Control #	Date Adopted
03-0082	11/10/2004
03-0099	04/11/2006
03-0759	07/25/2007
05-0215	07/18/2007
05-0224	11/15/2006
PLNP2019-00020	03/26/2024
PLNP2021-00179	11/07/2023
PLNP2022-00144	08/05/2025
PLNP2022-00105	09/09/2025
PLNP2022-00106	09/09/2025



**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 SACRAMENTO, CALIFORNIA (916) 929-6092  
 Job Number: 7536-10 Date: 12/28/04

**NORTH VINEYARD STATION LAND USE DIAGRAM**  
 ADOPTED NOVEMBER 4, 1998  
 COUNTY OF SACRAMENTO



**REINERS INC**  
 DOWN C  
 0110 381-3400  
 600 PLEASANT BLVD., SUITE 100, SACRAMENTO, CA 95833  
 SPECIALISTS IN SITE PLANNING