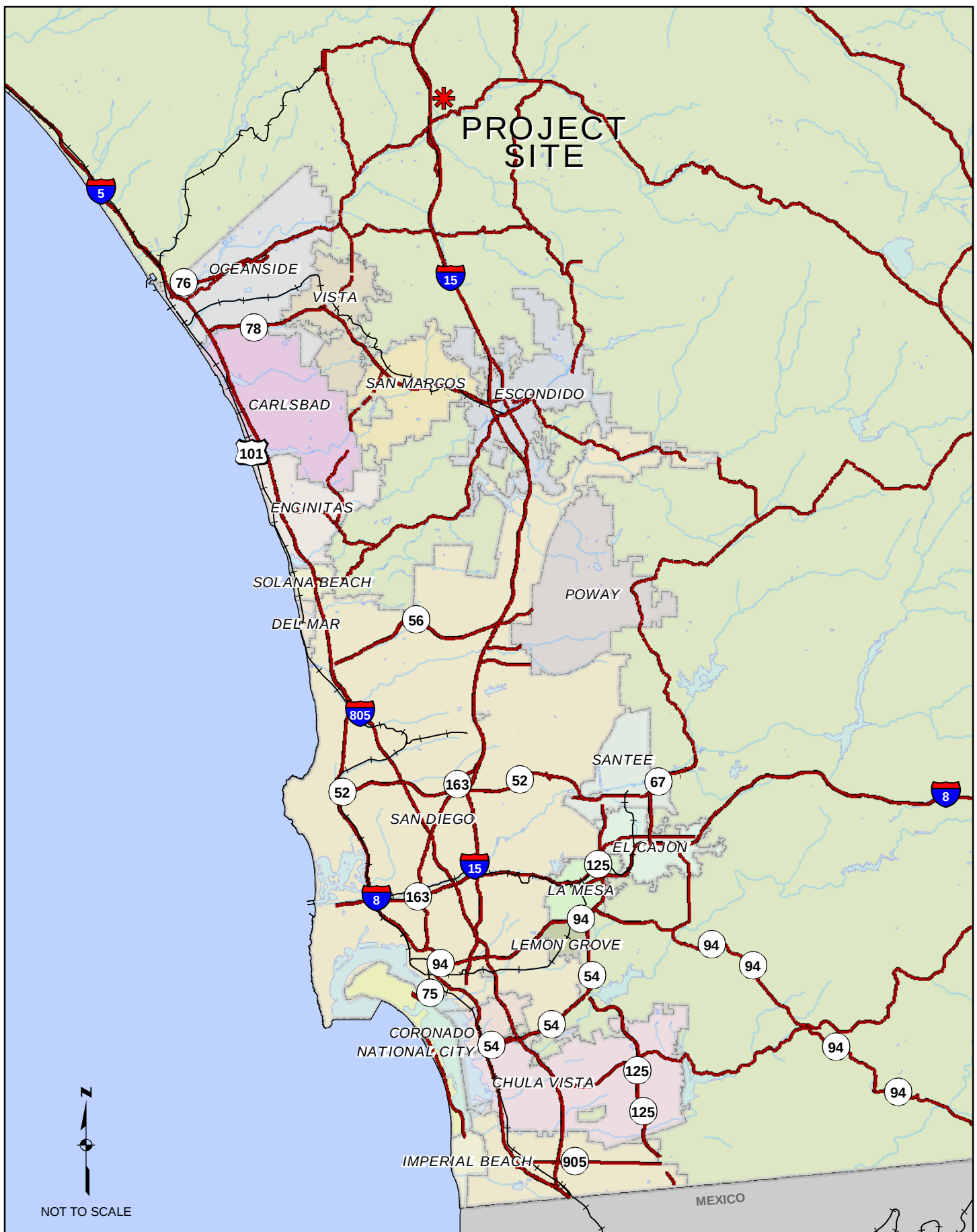
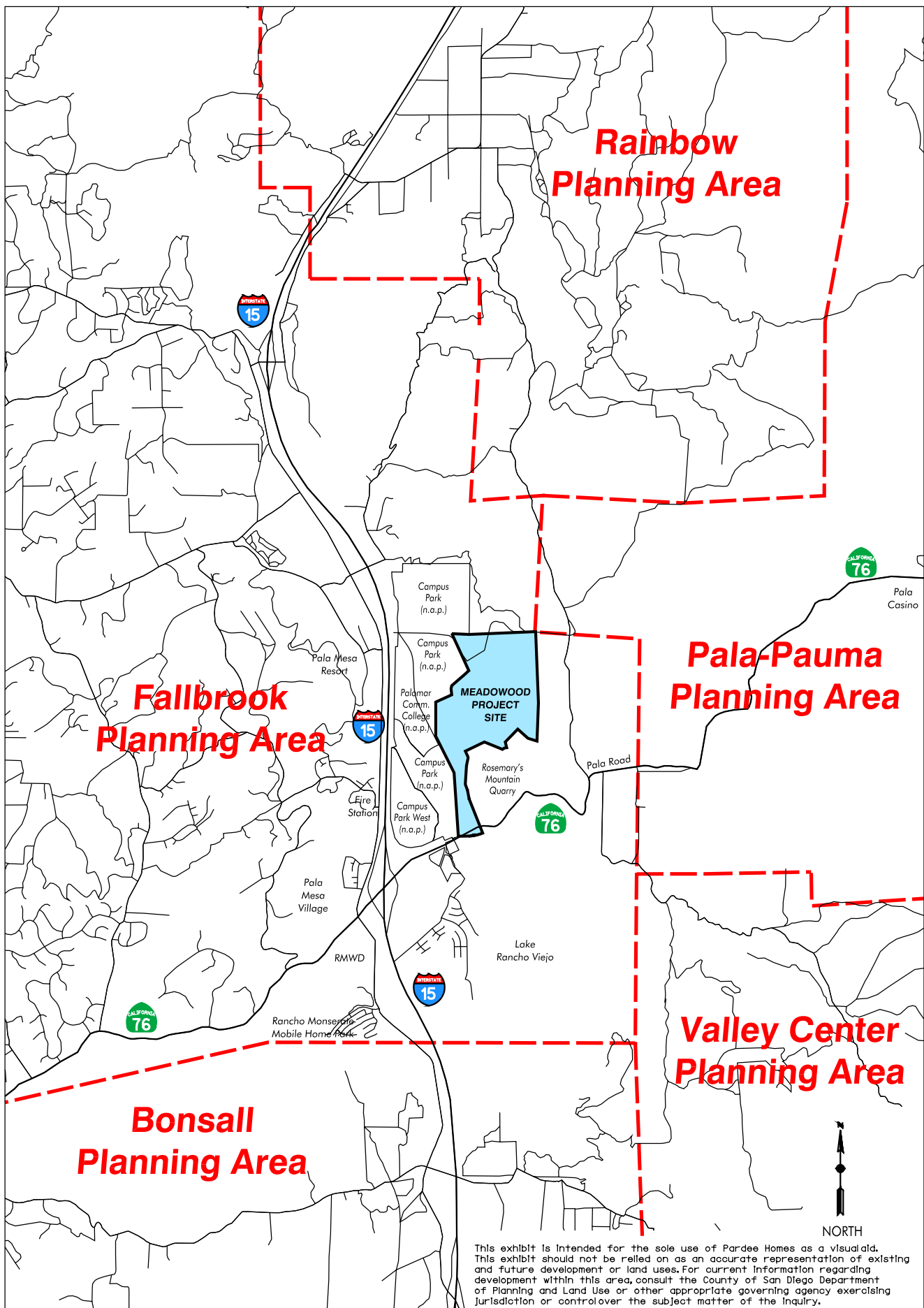
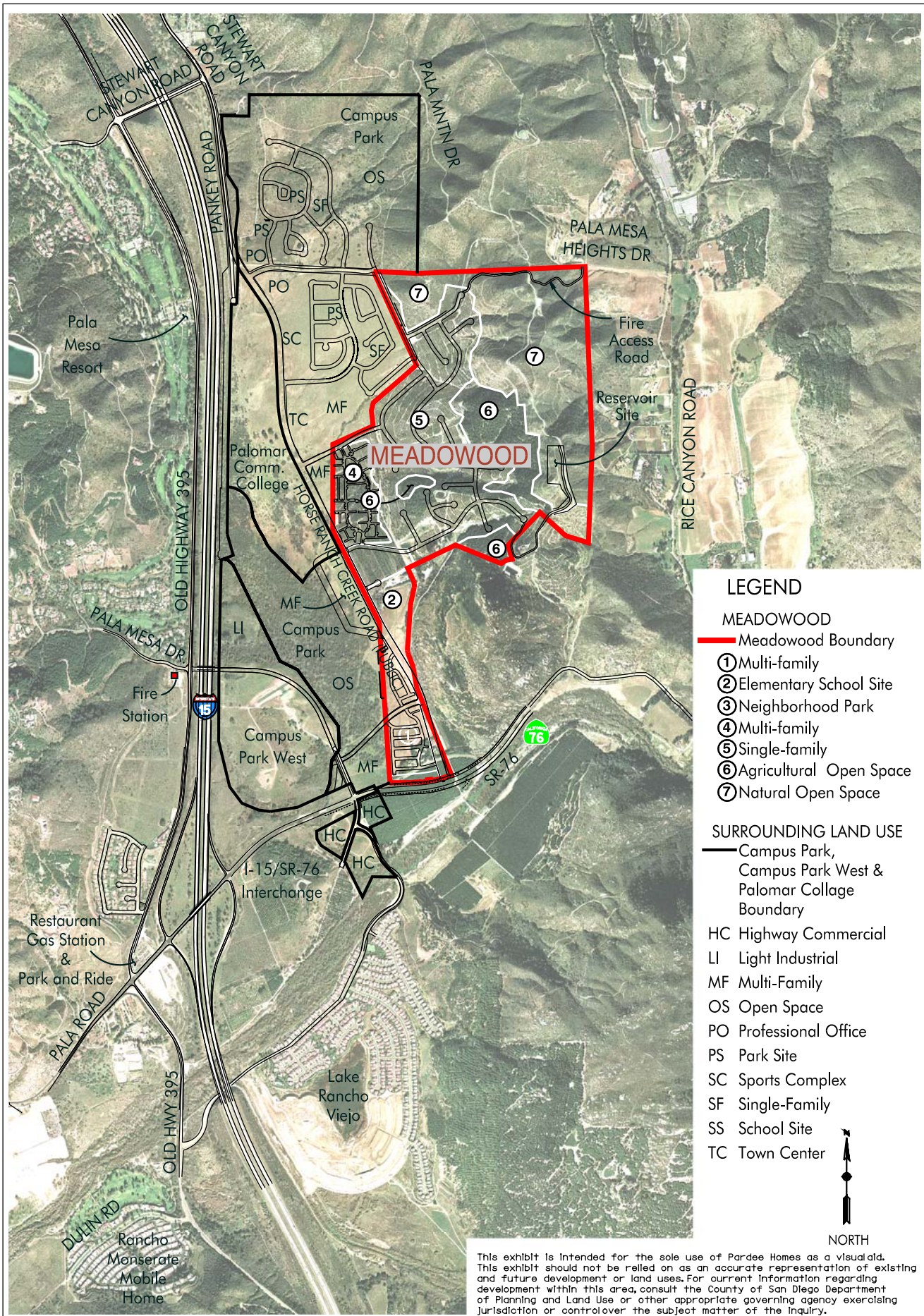


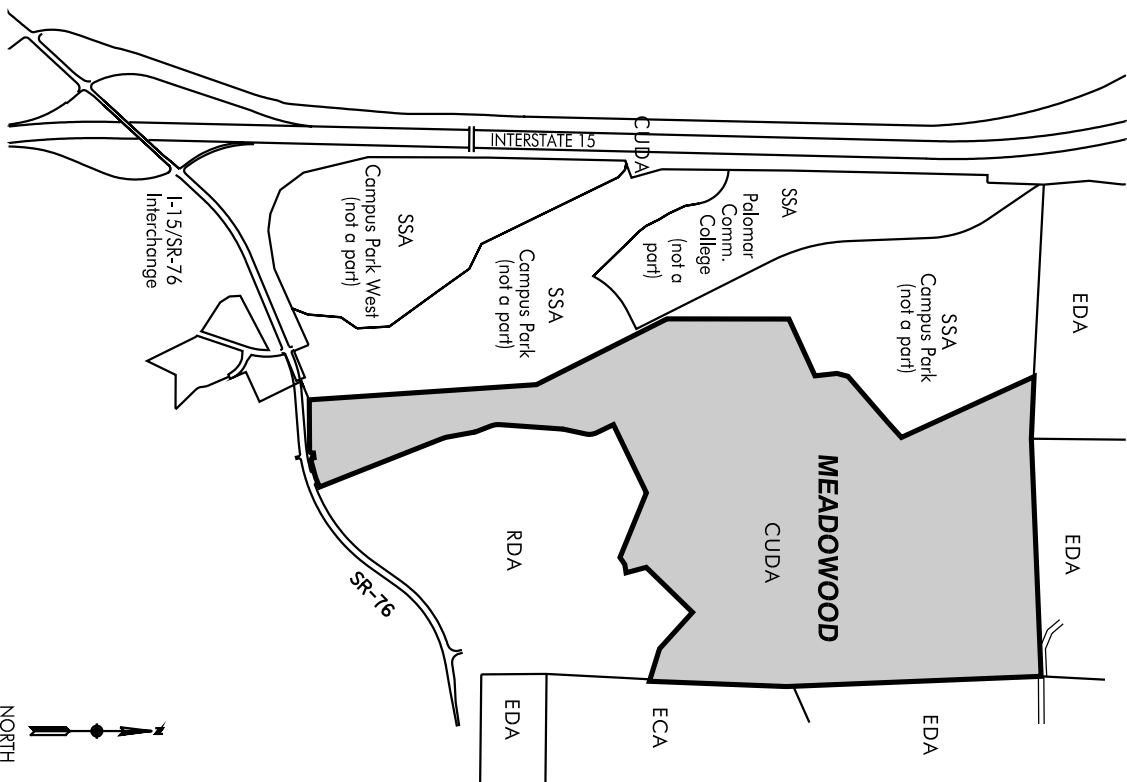
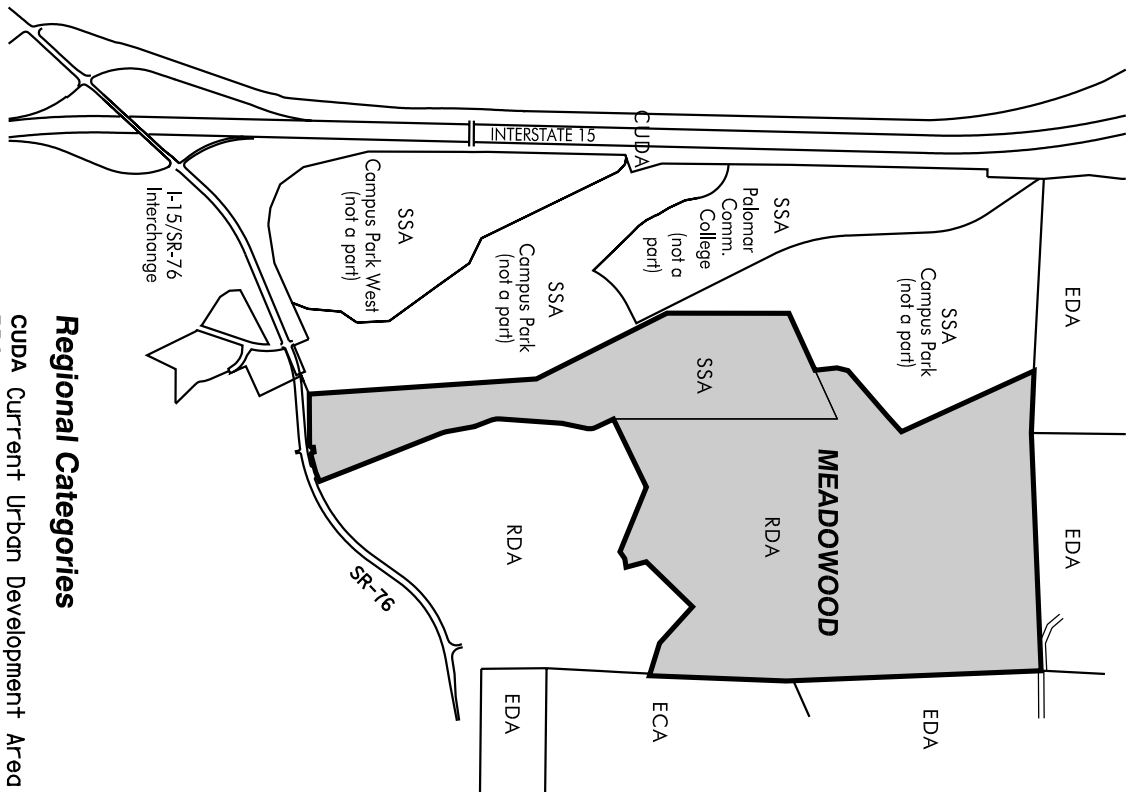






EXISTING REGIONAL CATEGORY

PROPOSED REGIONAL CATEGORY



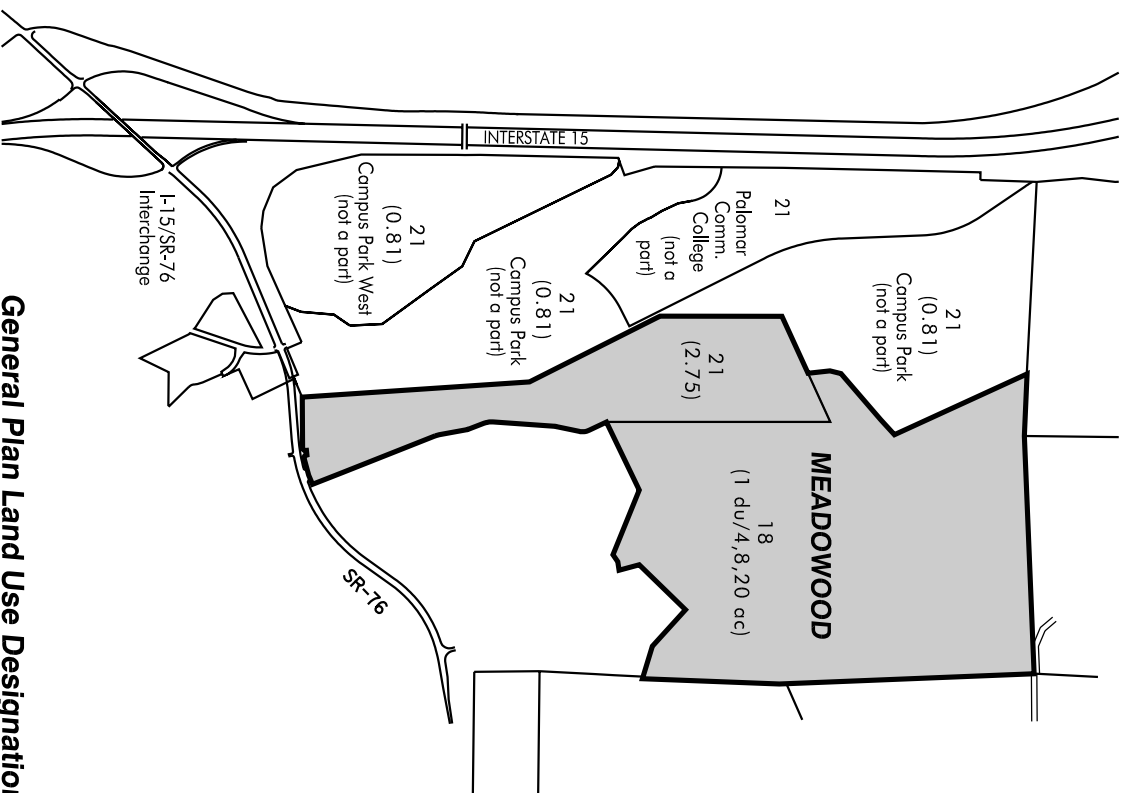
Regional Categories

- CUDA Current Urban Development Area
- RDA Rural Development Area
- EDA Estate Development Area
- ECA Environmentally Constrained Areas
- SSA Special Study Areas

NORTH

This exhibit is intended for the sole use of PardeeHomes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising Jurisdiction or control over the subject matter of the inquiry.

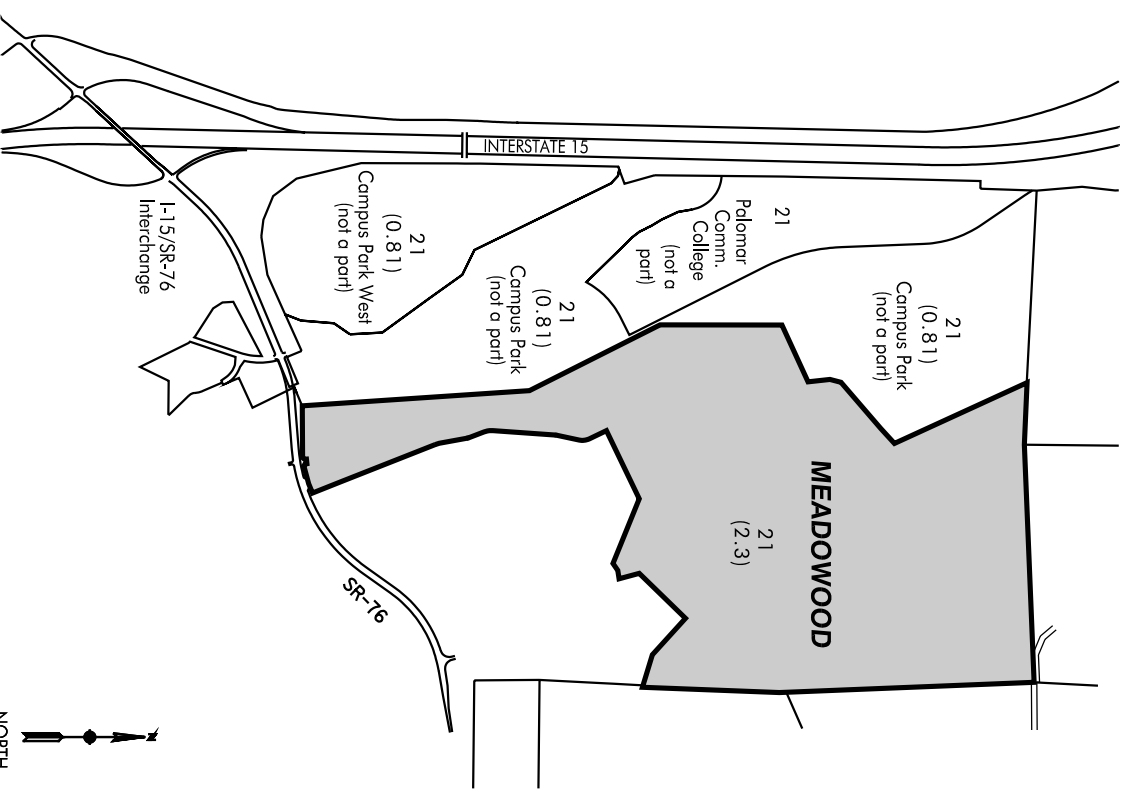
EXISTING GENERAL PLAN LAND USE DESIGNATIONS



General Plan Land Use Designations

- 18 Multiple Rural Use
- 21 Specific Plan Area

PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

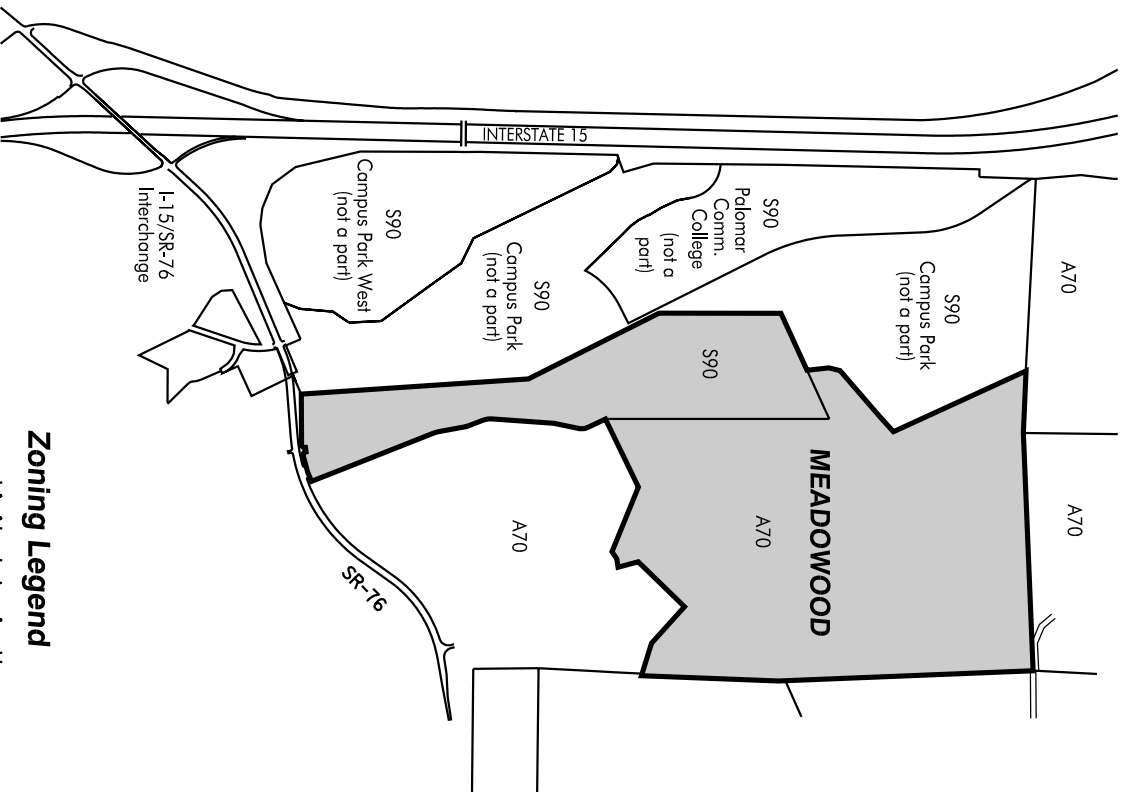


NORTH

This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

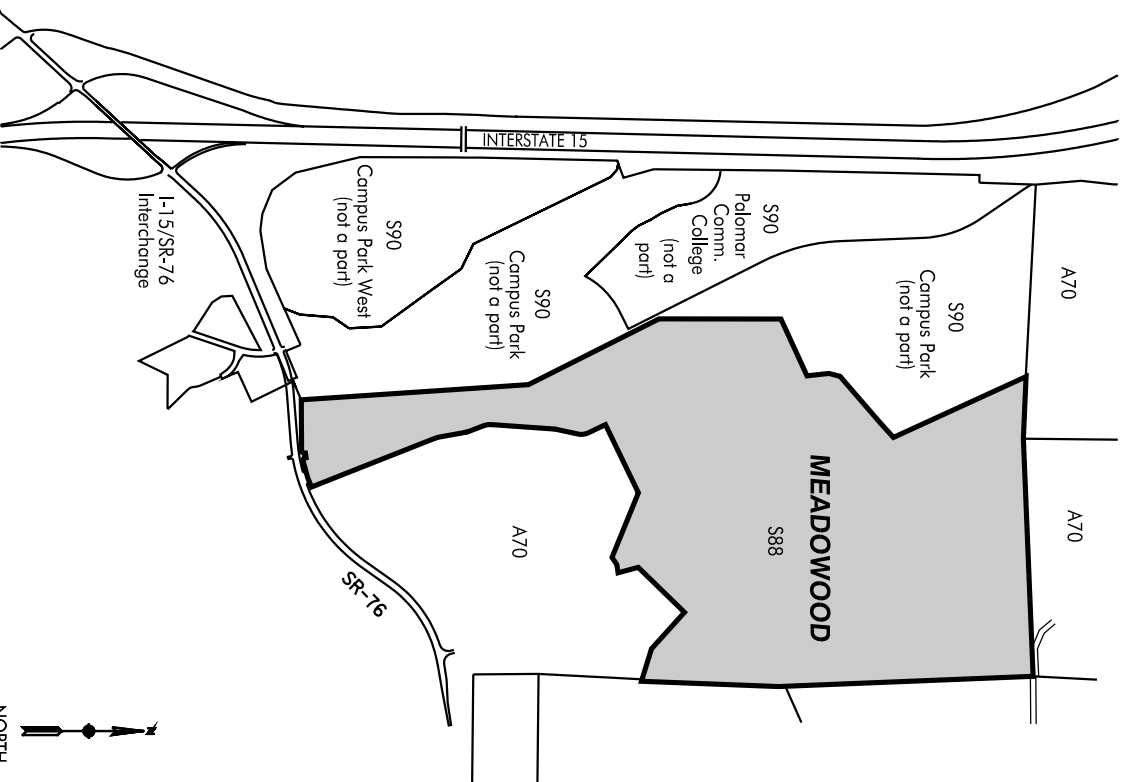


EXISTING ZONING



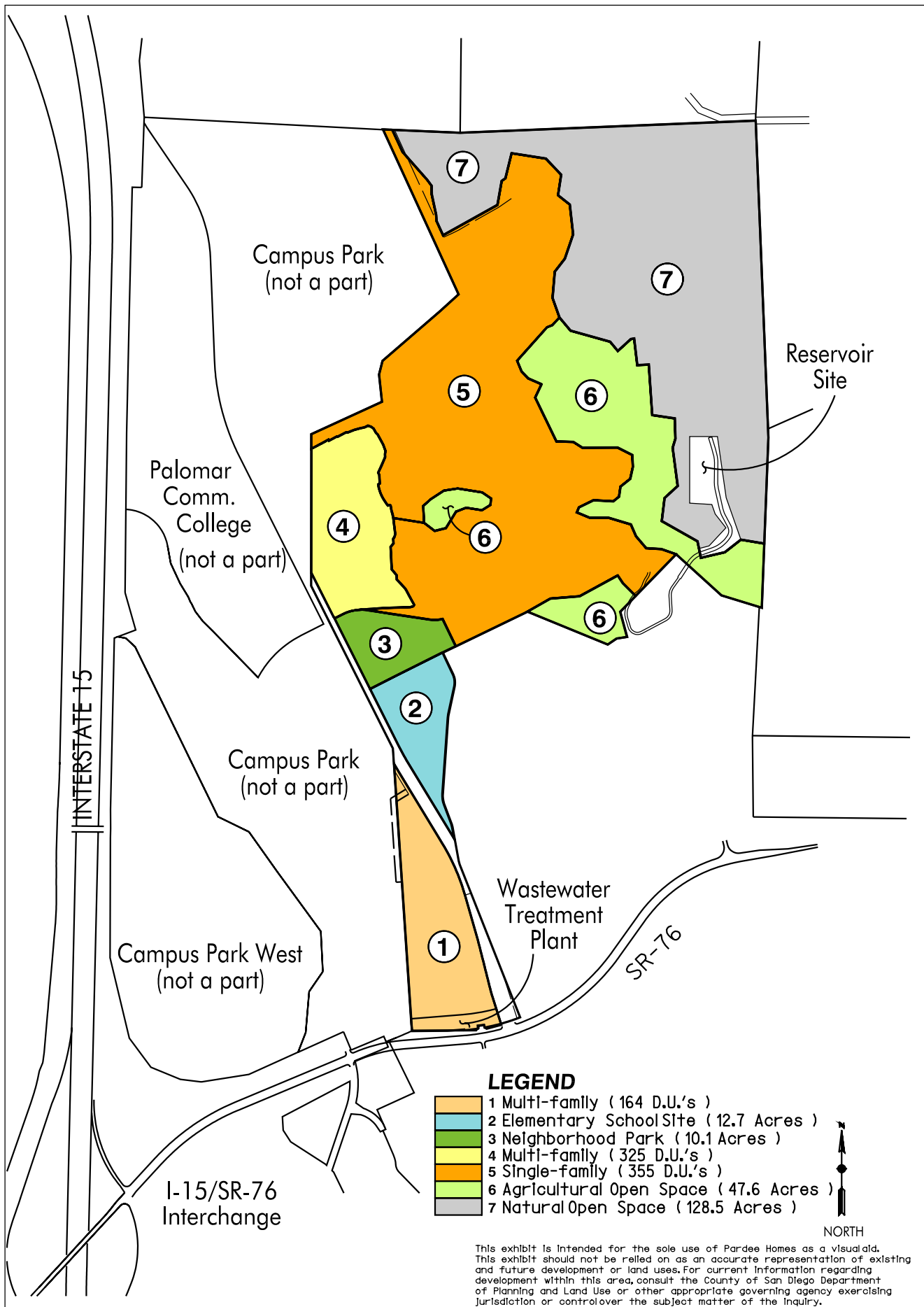
- Zoning Legend**
- A70 Limited Agriculture
 - S90 Holding Area
 - S88 Specific Plan Area

PROPOSED PROVISIONAL ZONING



NORTH

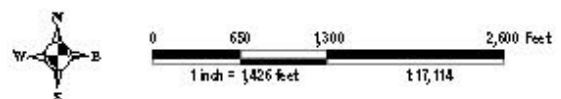
This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

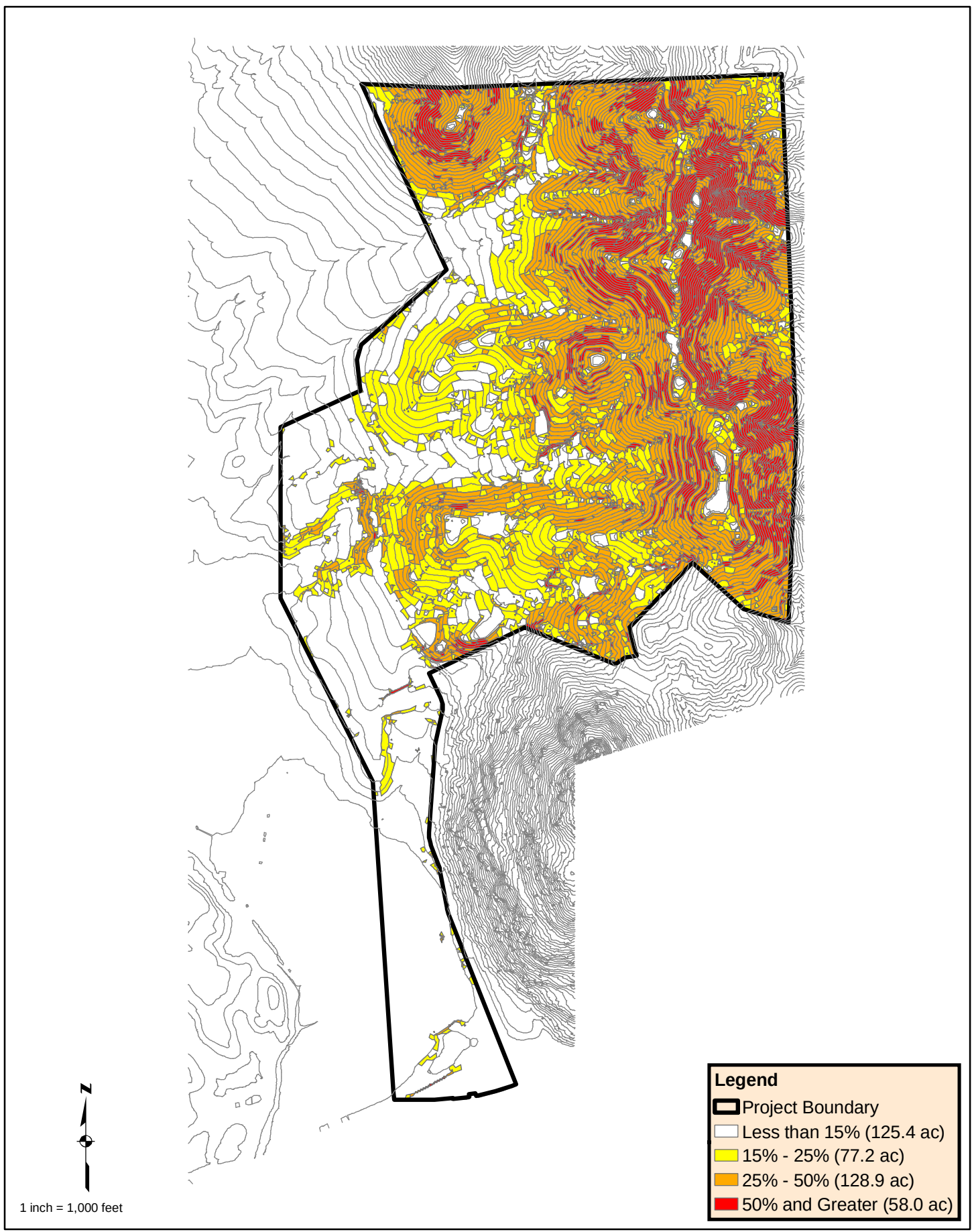


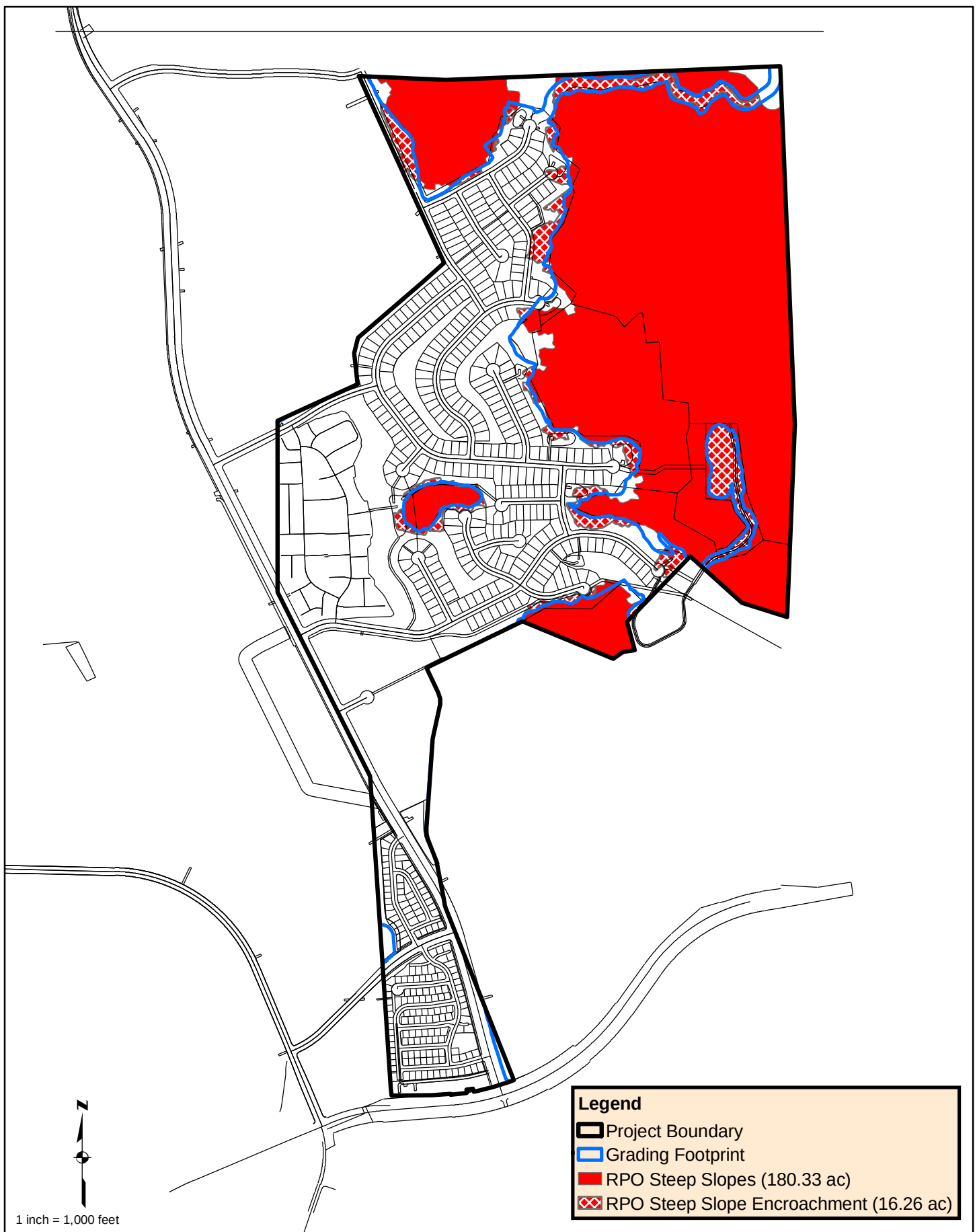


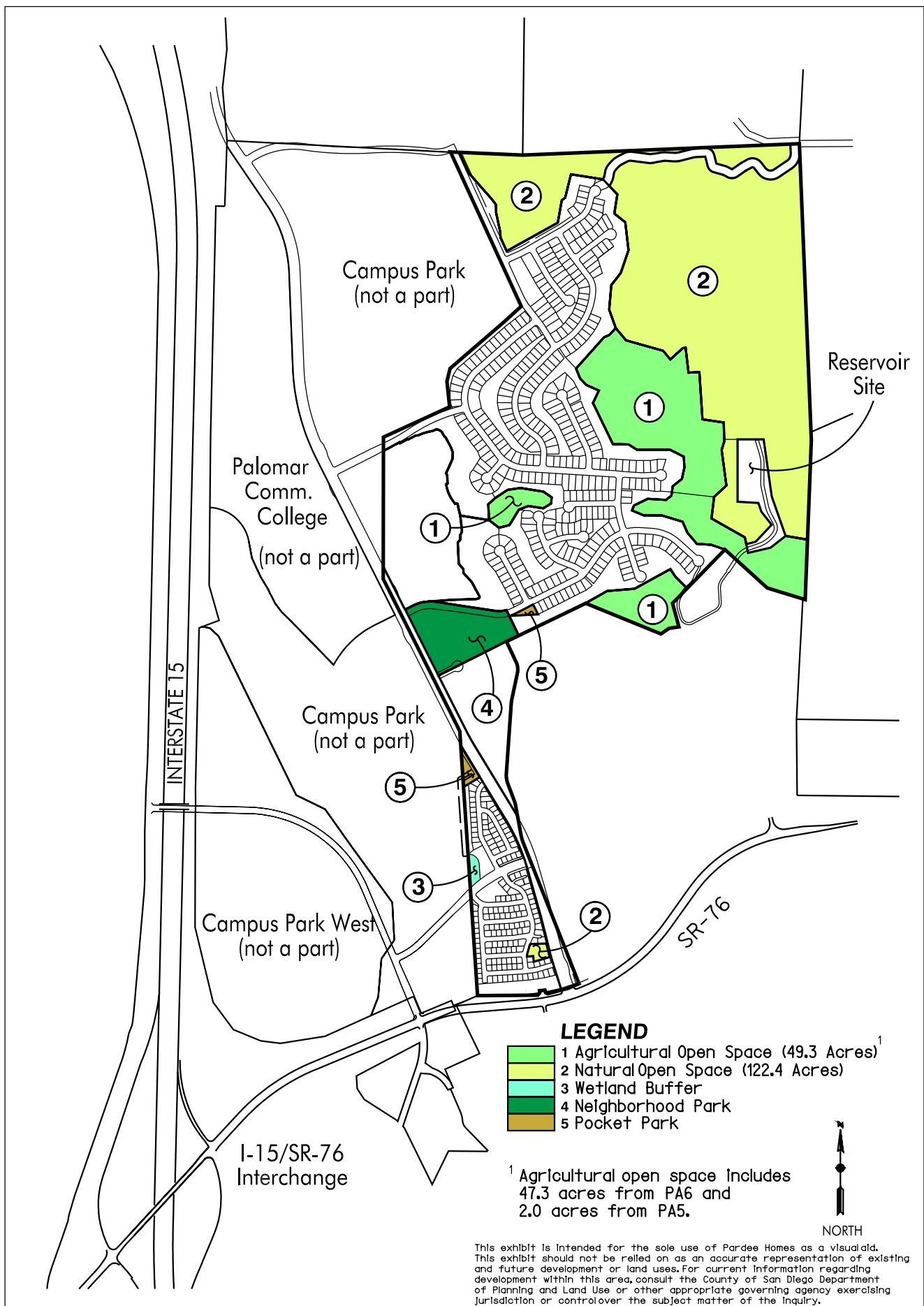
- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> Boundary On Site Impact Area Off-site Improvements Proposed SR76 Realignment Parcel Boundaries Open Space | <ul style="list-style-type: none"> (AG) Agriculture - 18000/18100 (NNG) Non-native Grassland - 42200 (CSS) Coastal Sage Scrub - 32500 (DCSS) Disturbed Coastal Sage Scrub - 32500 (CHP) Southern Mixed Chapparral - 37120 (NNT) Non-native Trees - 11000 (PAS) Pasture - 18310 | <ul style="list-style-type: none"> (OML) Coast Live Oak Woodland - 71160 (WMS) Willow and Mulefat Scrub - 63300 (SAWRF) Southern Arroyo Willow Riparian Forest - 61320 (SWS) Southern Willow Scrub - 63320 (FWM) Freshwater Marsh - 52400 (OWP) Open Water Ponds - 13100 (DIST) Disturbed - 11000/12000/13000 | <ul style="list-style-type: none"> Arroyo Toad (Cadre 2003-2007) California Gnatcatcher (NRC 2007) Least Bells Vireo (NRC 2007 and 2008) Western Spadefoot (Cadre 2003-2005) Orange-throated Whiptail (NRC and Cadre 2003-2006) San Diego Coast Horned Lizard (Cadre 2004) Two-striped Garter Snake (Cadre 2003-2005) Northwestern San Diego Pocket Mouse (Cadre 2003-2005) |
|--|---|--|---|

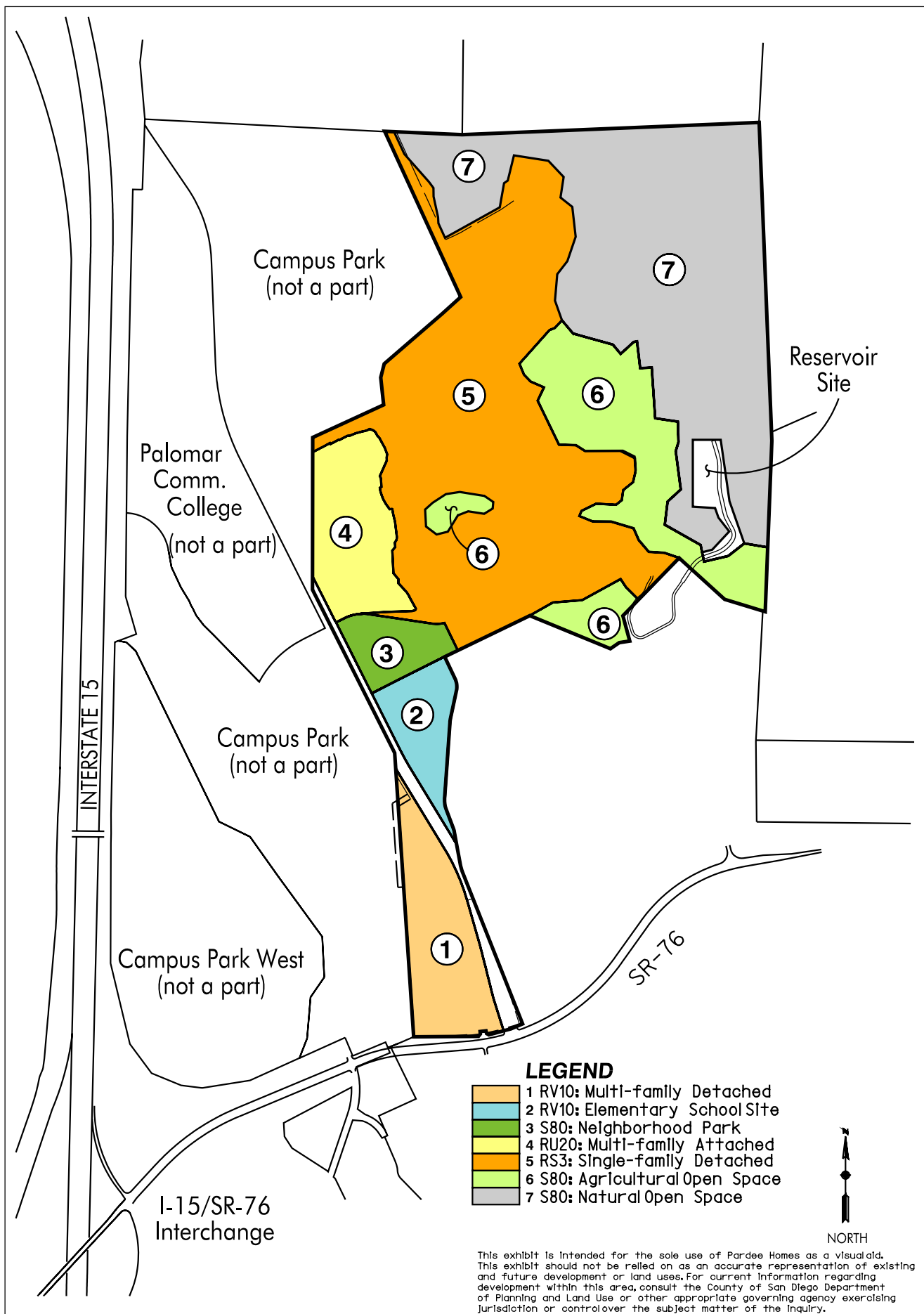
Eric Winc, Natural Resource Consultants, 14 April, 2009, Proj_016/PardeeHomes/woodland/2009/2009_016_natural_resource_res_SPA.mxd

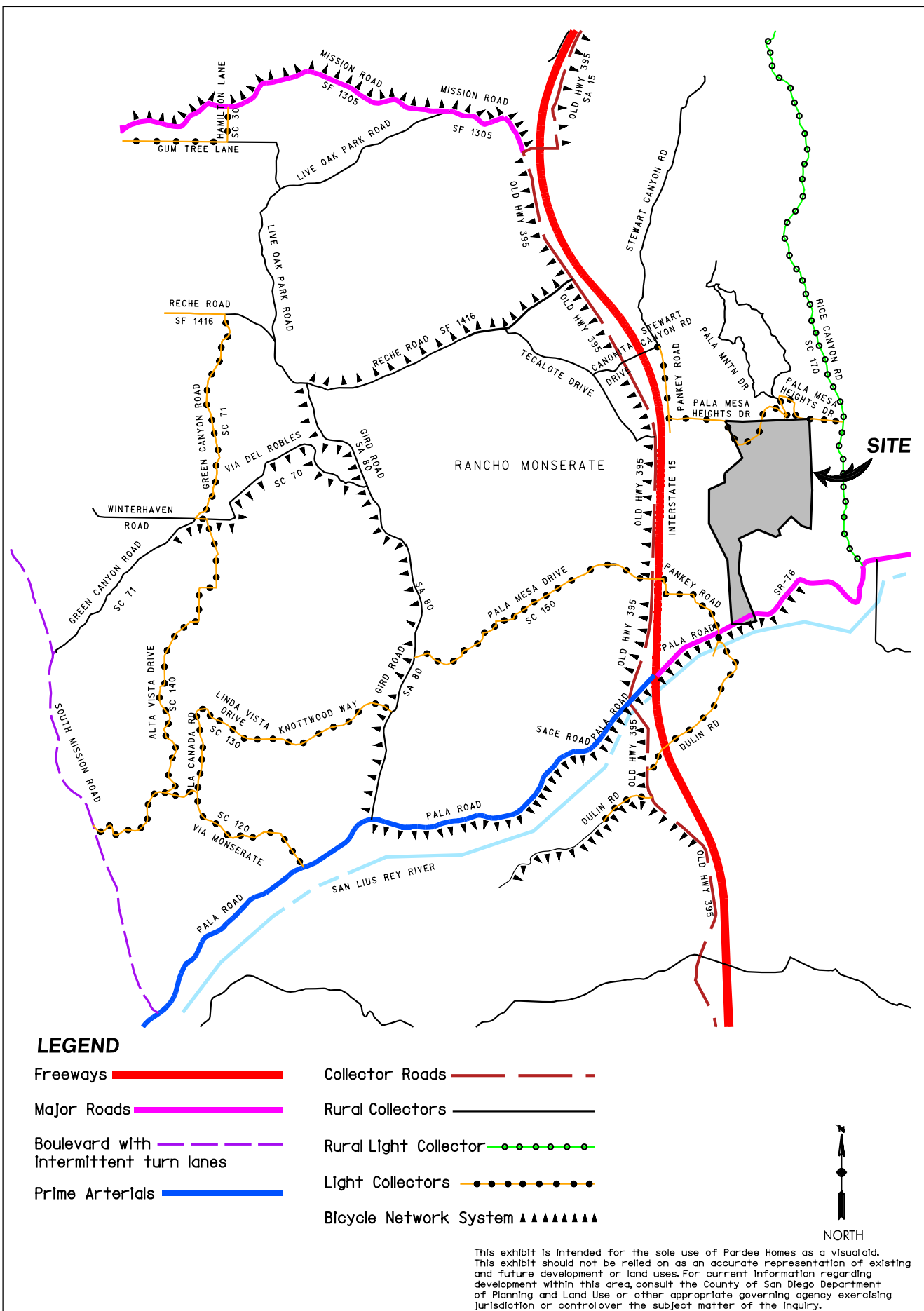


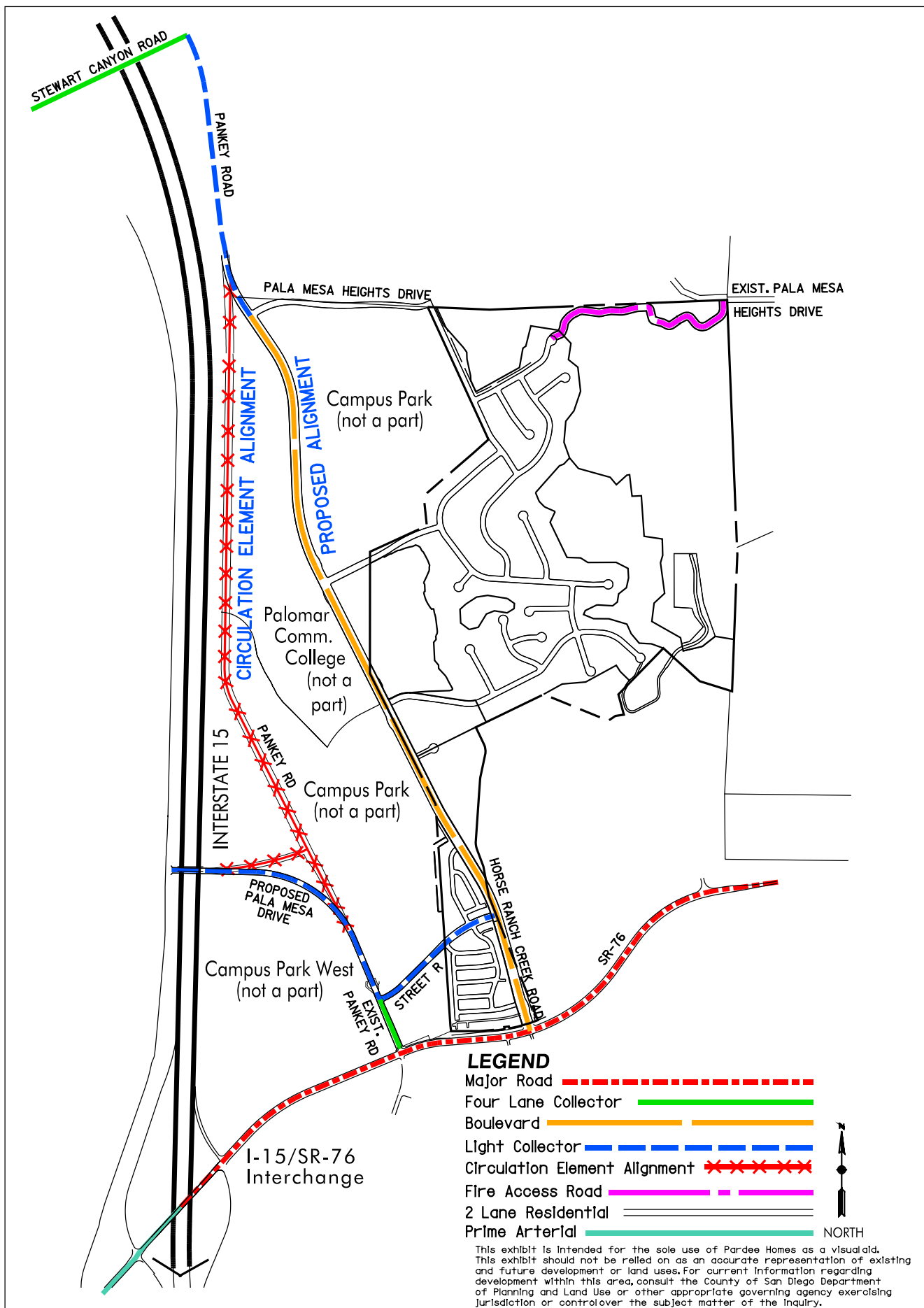


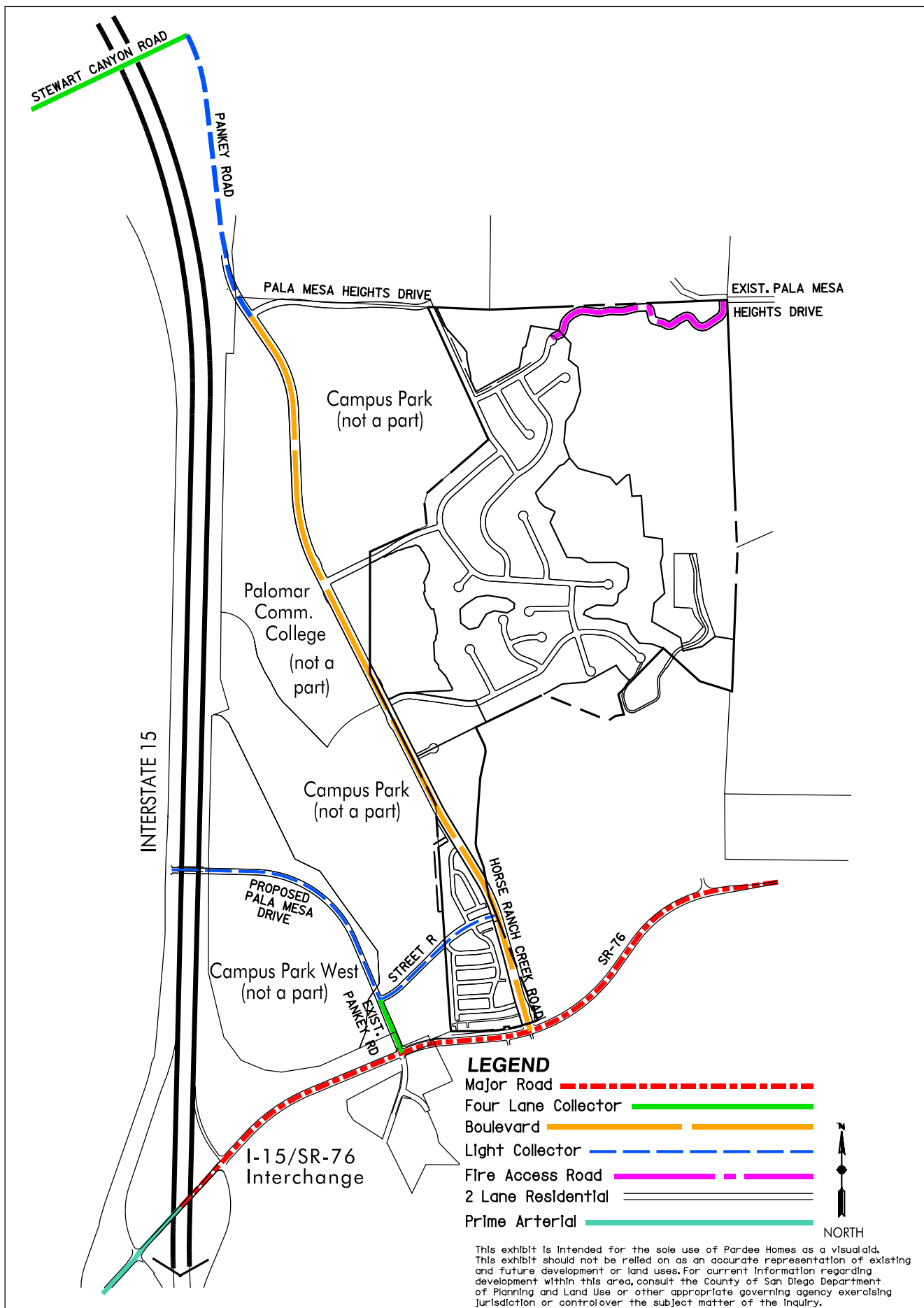


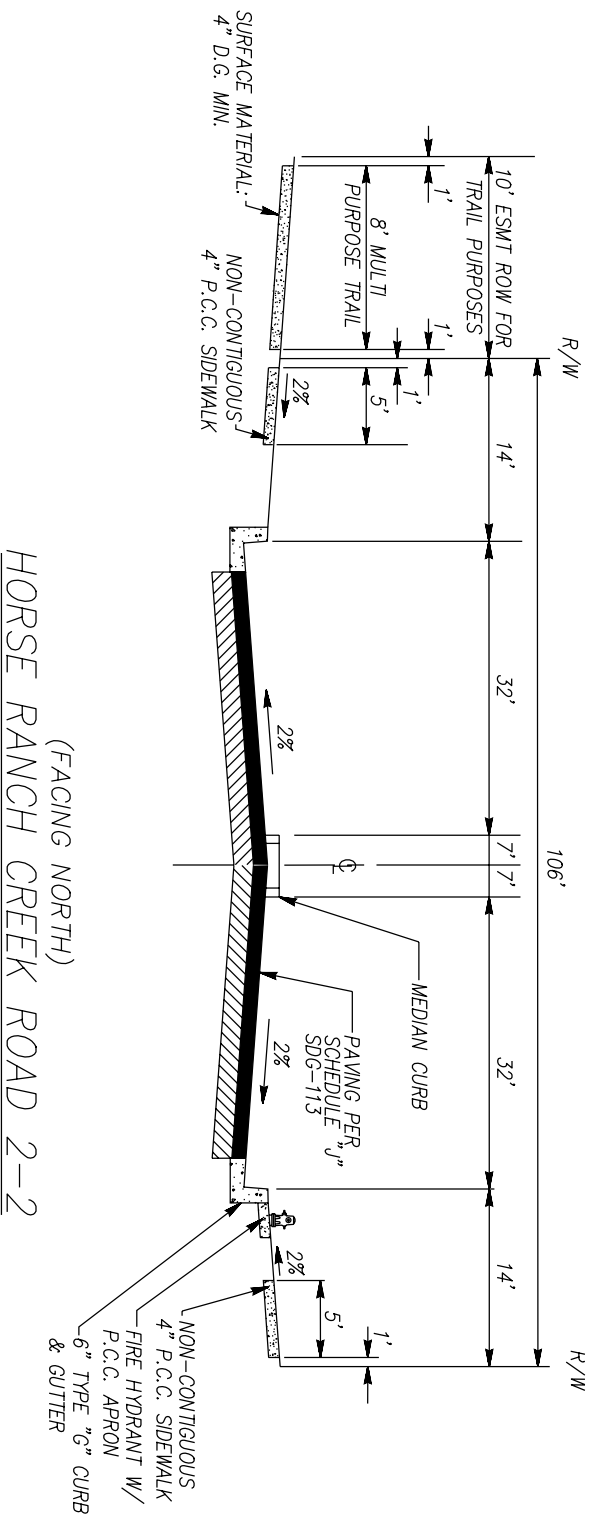












4 LANE BOULEVARD WITH RAISED MEDIAN

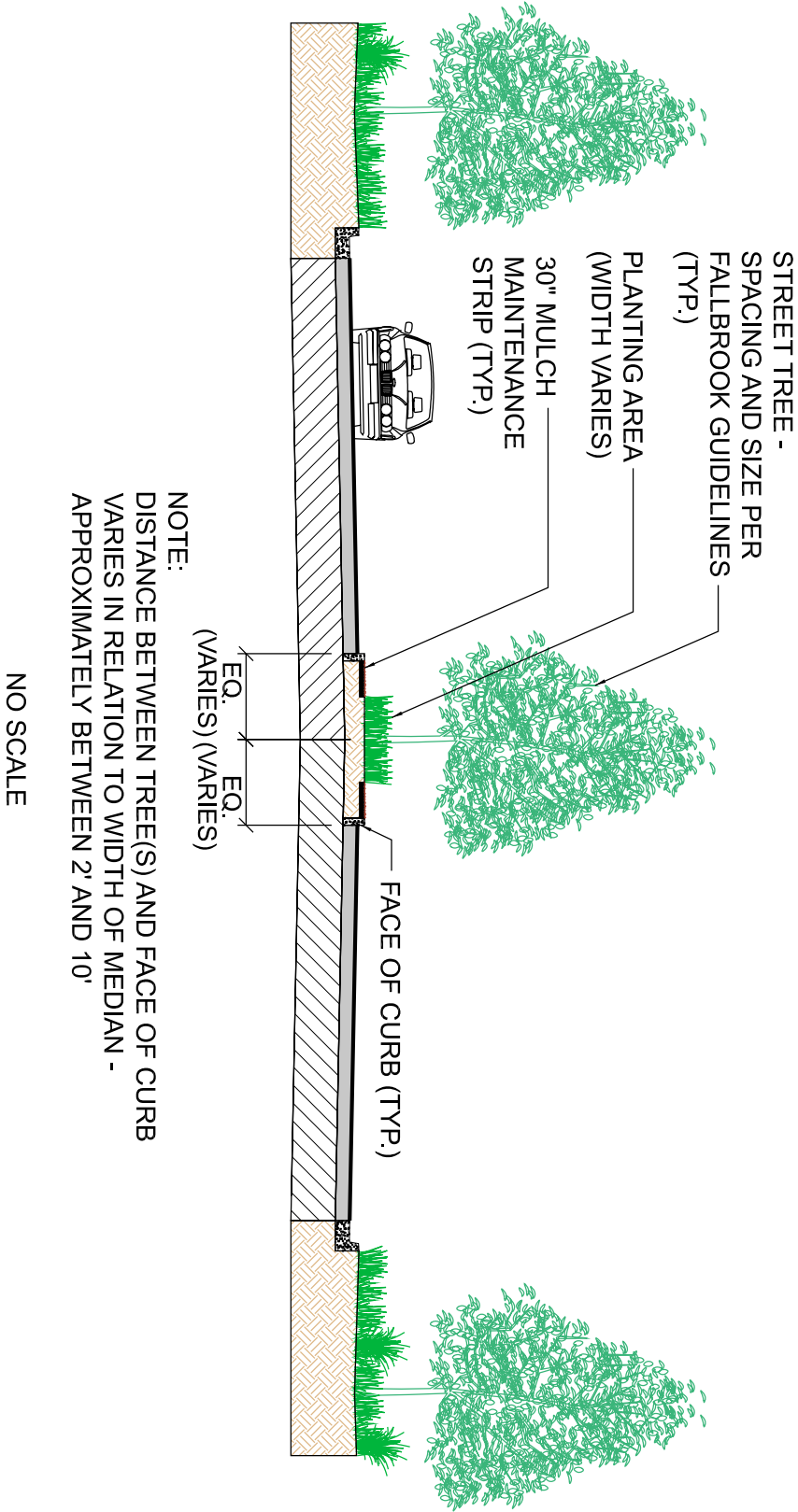
DESIGN CRITERIA:

40 MPH DESIGN SPEED, CONTROLLED ACCESS WITH
SIGNALIZED INTERSECTIONS AND RAISED MEDIAN.

MAXIMUM ADT: 27,000 ADT PER PROPOSED GENERAL
PLAN UPDATE

This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

HORSE RANCH CREEK ROAD

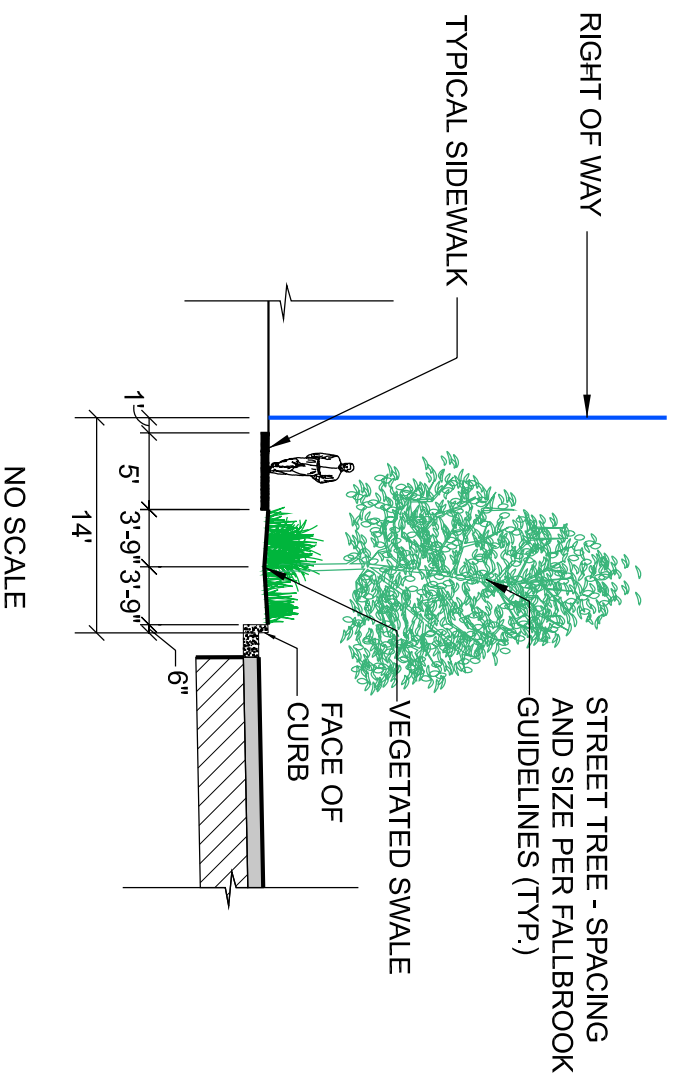


NOTE:
DISTANCE BETWEEN TREE(S) AND FACE OF CURB
VARIES IN RELATION TO WIDTH OF MEDIAN -
APPROXIMATELY BETWEEN 2' AND 10'

NO SCALE

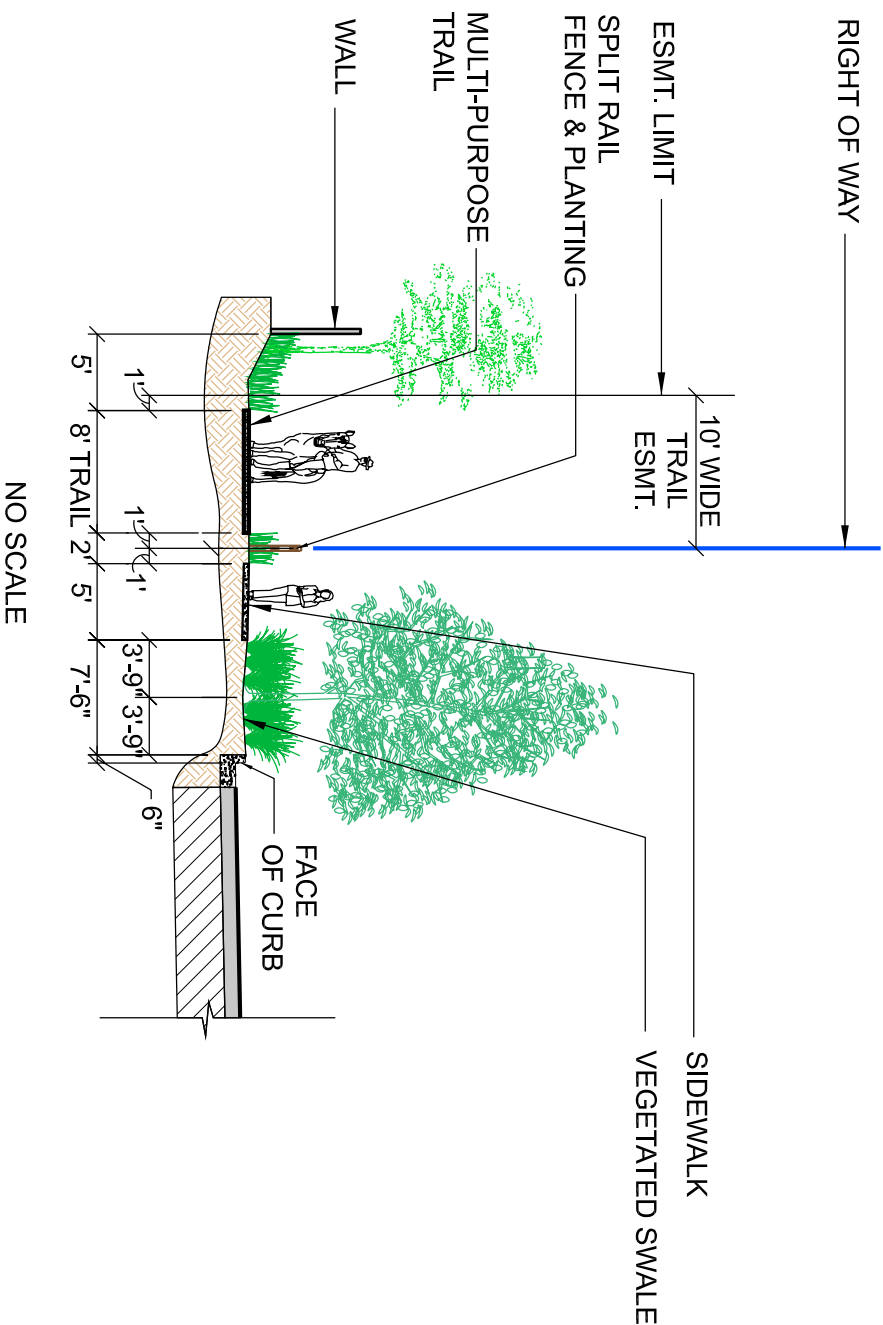
This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

HORSE RANCH CREEK ROAD



This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

HORSE RANCH CREEK ROAD



This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

