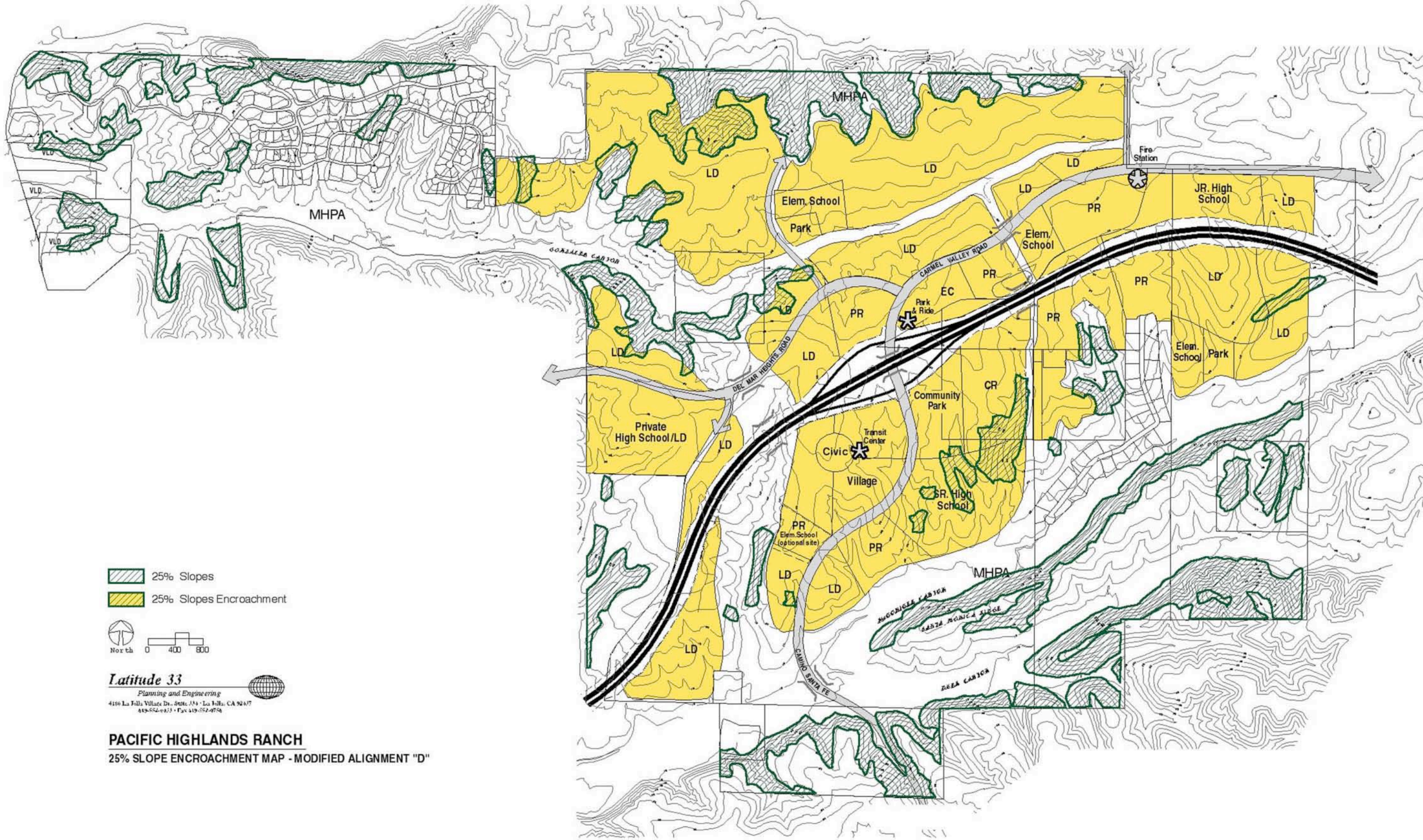


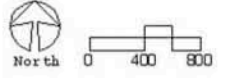

APPENDIX D: RPO/ESL ANALYSIS



-  25% Slopes
-  25% Slopes Encroachment

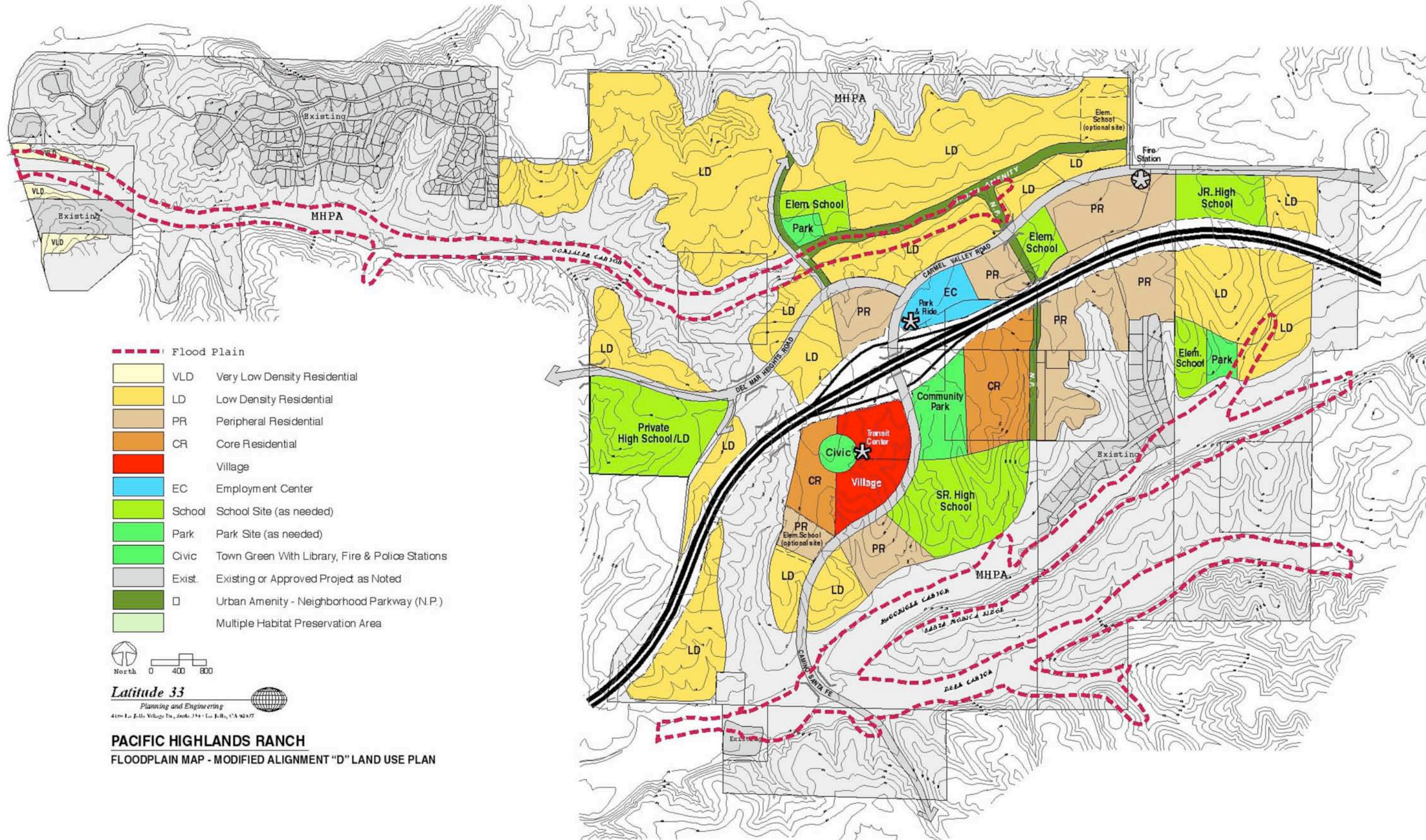


Latitude 33
 Planning and Engineering
 4150 La Jolla Village Dr., Suite 139 • La Jolla, CA 92037
 619-552-0933 • Fax 619-552-0758

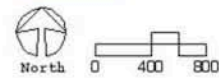
PACIFIC HIGHLANDS RANCH
 25% SLOPE ENCROACHMENT MAP - MODIFIED ALIGNMENT "D"

25% Slope Encroachment Map - Modified Alignment "D" D-1
 Pacific Highlands Ranch Subarea Plan EXHIBIT





- Flood Plain
- VLD Very Low Density Residential
- LD Low Density Residential
- PR Peripheral Residential
- CR Core Residential
- Village
- EC Employment Center
- School School Site (as needed)
- Park Park Site (as needed)
- Civic Town Green With Library, Fire & Police Stations
- Exist. Existing or Approved Project as Noted
- Urban Amenity - Neighborhood Parkway (N.P.)
- Multiple Habitat Preservation Area



Latitude 33
 Planning and Engineering
 4100 La Jolla Village Drive, Suite 330 • La Jolla, CA 92037

PACIFIC HIGHLANDS RANCH
 FLOODPLAIN MAP - MODIFIED ALIGNMENT "D" LAND USE PLAN



**TABLE D-1
ENVIRONMENTALLY SENSITIVE LANDS ANALYSIS BY OWNERSHIP
SR-56 ALIGNMENT “D”**

| OWNERSHIP | TOTAL ACREAGE PARCEL | ACREAGE WITHIN MHPA | PERCENT OF PARCEL WITHIN MHPA | TOTAL 25% SLOPE ACREAGE | TOTAL IMPACTED 25% SLOPE ACREAGE | PERCENT OF IMPACTED 25% SLOPES | TOTAL WETLAND ACREAGE | TOTAL IMPACTED WETLAND ACREAGE | PERCENT OF IMPACTED WETLANDS | TOTAL FLOODPLAIN ACREAGE | TOTAL IMPACTED FLOODPLAIN ACREAGE | PERCENT OF IMPACTED FLOODPLAINS | MAXIMUM DEVELOPABLE ACREAGE (PER ESL*) | DEVELOPABLE AREA (PERCENT OF PARCEL) | TOTAL PROPOSED DEVELOPMENT ACREAGE | CEQA COVERED SPECIES | LAND SUPPORTING RARE, THREATENED, OR ENDANGERED SPECIES | TIER I, II, III HABITATS |
|------------------|----------------------|---------------------|-------------------------------|-------------------------|----------------------------------|--------------------------------|-----------------------|--------------------------------|------------------------------|--------------------------|-----------------------------------|---------------------------------|--|--------------------------------------|------------------------------------|----------------------|---|--------------------------|
| BARCZEWSKI | 77.6 | 40.0 | 51.5% | 21.0 | 0.0 | 0.0% | 3.0 | 0.0 | 0.0% | 12.0 | 0.0 | 0.0% | 37.6 † | 48.5% | 22.9 | YES | YES | YF |
| CATHOLIC CHURCH | 54.6 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 54.6 † | 100.0% | 54.6 | | | YF |
| GONSALVES | 40.0 | 0.0 | 0.0% | 6.0 | 6.0 | 100.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 34.0 ‡ | 85.0% | 40.0 | | | YF |
| HUANG PIN-HUA | 4.5 | 4.5 | 100.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 1.1 ‡ | 25.0% | 0.0 | | | NF |
| JEB-JHB TRUST | 39.7 | 29.7 | 74.8% | 9.0 | 0.0 | 0.0% | 5.0 | 0.0 | 0.0% | 10.1 | 0.0 | 0.0% | 10.0 ‡ | 25.2% | 10.0 | YES | YES | YF |
| JOHNSTON | 5.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 5.5 | 100.0% | 1.7 | | | YF |
| LAND BANKERS | 40.0 | 40.0 | 100.0% | 17.9 | 0.0 | 0.0% | 0.7 | 0.0 | 0.0% | 0.7 | 0.0 | 0.0% | 10.0 | 25.0% | 0.0 | YES | YES | YF |
| LEE LIVING TRUST | 35.3 | 23.3 | 66.0% | 7.8 | 0.6 | 7.7% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 11.4 | 32.3% | 7.8 | YES | YES | YF |
| LILLEGREEN | 2.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 2.5 | 100.0% | 2.5 | | | NF |
| LIN | 21.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 21.5 | 100.0% | 7.7 | | | YF |
| LIN/KASAI | 39.1 | 6.0 | 15.3% | 3.0 | 0.2 | 6.7% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 32.9 | 84.1% | 25.9 | | | YF |
| MONDECK | 3.2 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 3.2 | 100.0% | 3.2 | | | NF |
| PARDEE | 1665.0 | 705.0 | 42.3% | 241.8 | 63.5 | 26.3% | 28.5 | 2.2 | 7.7% | 175.5 | 28.6 | 16.3% | 865.7 | 52.0% | 900.6 | YES | YES | YF |
| RUGGED RIDER | 10.4 | 7.6 | 73.1% | 0.5 | 0.0 | 0.0% | 1.0 | 0.0 | 0.0% | 3.8 | 0.0 | 0.0% | 2.8 | 26.9% | 2.8 | | | NF |
| SHAW | 20.4 | 16.1 | 78.9% | 1.6 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 5.1 | 25.0% | 4.3 | | | YF |
| SIMPSON | 20.6 | 15.8 | 76.7% | 1.5 | 0.0 | 0.0% | 1.0 | 0.0 | 0.0% | 8.4 | 0.7 | 8.3% | 5.2 | 25.0% | 4.8 | | | YF |
| TOTALS: | 2079.9 | 888.0 | 42.7% | 310.1 | 70.3 | 22.7% | 39.2 | 2.2 | 5.6% | 210.5 | 29.3 | 13.9% | 1103.1 | 53.0% | 1088.8 | | | |

This analysis does not include built or previously approved projects such as Rancho Glen Estates, Bame Subdivision, Del Mar Highland Estates, and Markim CUP. These projects total approximately 470 acres. The includes the urban amenity.

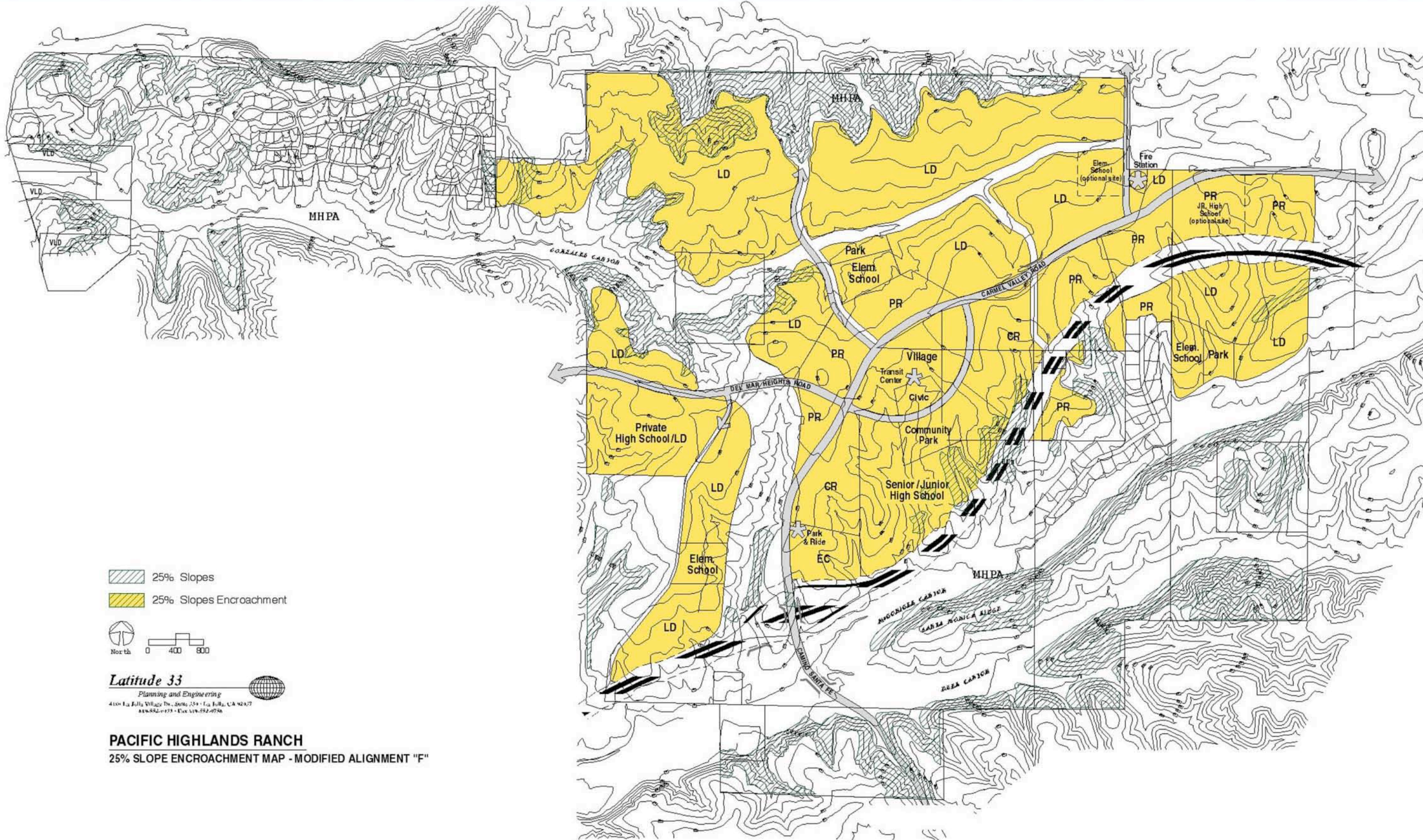
- The wetlands within the Subarea reflect the jurisdictional mapping completed by Glenn Lukos Associates, dated July 1997, and the vegetation mapping prepared by Natural Resource Consultants, November 1997
- Mapping of CEQA Covered, and Land Supporting Rare, Threatened, or Endangered Species for Non-Pardee properties has not been completed, however, said data will be provided as soon as possible.
- The impacts of State Route 56 are not included with this analysis. The City of San Diego is preparing the environmental analysis for State Route 56 separately.
- The impacts associated with creating the wildlife corridor between Gonzales and McGonigle Canyons are not included within this analysis.
- This analysis assumes the adjustment of the MHPA as proposed in the Subarea Plan and Master Environmental Impact Report.
- No Endemic Species have been found within the Subarea.

*Maximum developable acreage based upon City of San Diego Land Development Code Sections 131.0250 and 143.0142.

**TABLE D-2
HABITAT IMPACTS FOR SR-56 ALIGNMENT “D”**

| Habitat Type | PARDEE PROPERTY | | | OTHER PROPERTIES | | |
|--------------------------------------|---|---|------------------------------|---|---|------------------------------|
| | Total Development Impacts Outside MHPA (Acres) | MSCP Mitigation Ratio (Impact: Out Mitigation: In) | Total Required Mitigation | Total Development Impacts Outside MHPA (Acres) | MSCP Mitigation Ratio (Impact: Out Mitigation: In) | Total Required Mitigation |
| Southern Maritime Chaparral | 14.3 | 1.0 | 14.3 | 0.1 | 1.0 | 0.1 |
| Native Grassland | 0.6 | 1.0 | 0.6 | 0.0 | 1.0 | 0.0 |
| Tier I Total: | 14.9 | 1.0 | 14.9 | 0.1 | 1.0 | 0.1 |
| Coastal Sage Scrub | 9.2 | 1.0 | 9.2 | 6.1 | 1.0 | 6.1 |
| Coyote Brush Scrub | 0.0 | 1.0 | 0.0 | 0.0 | 1.0 | 0.0 |
| Tier II Total: | 9.2 | 1.0 | 9.2 | 6.1 | 1.0 | 6.1 |
| Chaparral | 33.2 | 0.5 | 16.6 | 6.6 | 0.5 | 3.3 |
| Tier IIIA Total: | 33.2 | 0.5 | 16.6 | 6.6 | 0.5 | 3.3 |
| Annual Grassland | 0.0 | 0.5 | 0.0 | 0.0 | 0.5 | 0.0 |
| Tier IIIB Total: | 0.0 | 0.5 | 0.0 | 0.0 | 0.5 | 0.0 |
| MHPA Habitat Subtotal: | 57.3 | | 40.7 | 12.8 | | 9.5 |
| Southern Willow Scrub | 0.9 | 2.0 | 1.8 | 0.0 | 2.0 | 0.0 |
| Mulefat Scrub | 0.0 | 2.0 | 0.0 | 0.2 | 2.0 | 0.4 |
| Coastal & Valley Freshwater Marsh | 0.0 | 2.0 | 0.0 | 0.0 | 2.0 | 0.0 |
| Southern Sycamore Riparian Woodlands | 0.0 | 2.0 | 0.0 | 0.0 | 2.0 | 0.0 |
| Other Vegetation Total: | 0.9 | 2.0 | 1.8 | 0.2 | 2.0 | 0.4 |
| Eucalyptus Woodlands | 1.1 | 0.0 | 0.0 | 9.7 | 0.0 | 0.0 |
| Ruderal | 7.3 | 0.0 | 0.0 | 51.2 | 0.0 | 0.0 |
| Disked/Agricultural | 854.8 | 0.0 | 0.0 | 88.7 | 0.0 | 0.0 |
| Graded | 3.5 | 0.0 | 0.0 | 65.2 | 0.0 | 0.0 |
| Developed | 0.9 | 0.0 | 0.0 | 9.7 | 0.0 | 0.0 |
| Tier IV Total: | 867.5 | 0.0 | 0.0 | 224.5 | 0.0 | 0.0 |
| Grand Total: | 925.7 | | 42.5 | 237.5 | | 9.9 |

Source: National Resource Consultants, 1997
Analysis does not include impacts associated with State Route 56.



PACIFIC HIGHLANDS RANCH
 25% SLOPE ENCROACHMENT MAP - MODIFIED ALIGNMENT "F"

25% Slope Encroachment Map - Modified Alignment "F" **D-3**
 Pacific Highlands Ranch Subarea Plan **EXHIBIT**



**TABLE D-3
ENVIRONMENTALLY SENSITIVE LANDS ANALYSIS BY OWNERSHIP
SR-56 ALIGNMENT “F”**

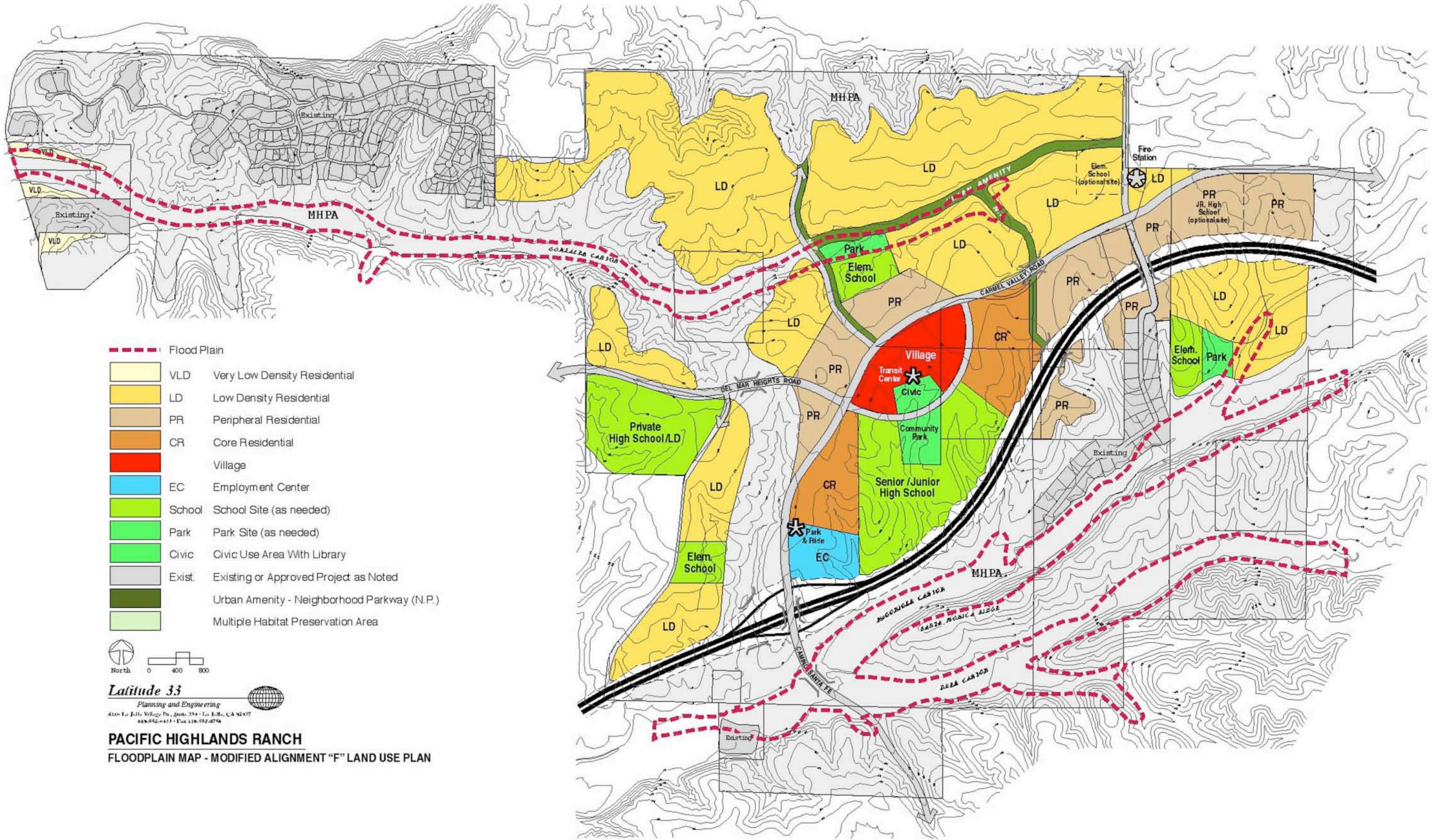
| OWNERSHIP | TOTAL ACREAGE PARCEL | ACREAGE WITHIN MHPA | PERCENT OF PARCEL WITHIN MHPA | TOTAL 25% SLOPE ACREAGE | TOTAL IMPACTED 25% SLOPE ACREAGE | PERCENT OF IMPACTED 25% SLOPES | TOTAL WETLAND ACREAGE | TOTAL IMPACTED WETLAND ACREAGE | PERCENT OF IMPACTED WETLANDS | TOTAL FLOODPLAIN ACREAGE | TOTAL IMPACTED FLOODPLAIN ACREAGE | PERCENT OF IMPACTED FLOODPLAINS | MAXIMUM DEVELOPABLE ACREAGE (PER ESL*) | DEVELOPABLE AREA (PERCENT OF PARCEL) | TOTAL PROPOSED DEVELOPMENT ACREAGE | CEQA COVERED SPECIES | LAND SUPPORTING RARE, THREATENED, OR ENDANGERED SPECIES | TIER I, II, III HABITATS |
|------------------|----------------------|---------------------|-------------------------------|-------------------------|----------------------------------|--------------------------------|-----------------------|--------------------------------|------------------------------|--------------------------|-----------------------------------|---------------------------------|--|--------------------------------------|------------------------------------|----------------------|---|--------------------------|
| BARCZEWSKI | 77.6 | 40.0 | 51.5% | 21.0 | 0.0 | 0.0% | 3.0 | 0.0 | 0.0% | 12.0 | 0.0 | 0.0% | 37.6 † | 48.5% | 28.9 | YES | YES | YF |
| CATHOLIC CHURCH | 54.6 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 54.6 † | 100.0% | 54.6 | | | YF |
| GONSALVES | 40.0 | 0.0 | 0.0% | 6.0 | 3.0 | 50.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 37.0 ‡ | 92.5% | 34.5 | | | YF |
| HUANG PIN-HUA | 4.5 | 4.5 | 100.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 1.1 ‡ | 25.0% | 0.0 | | | NF |
| JEB-JHB TRUST | 39.7 | 29.7 | 74.8% | 9.0 | 0.0 | 0.0% | 5.0 | 0.0 | 0.0% | 10.1 | 0.0 | 0.0% | 10.0 ‡ | 25.2% | 10.0 | YES | YES | YF |
| JOHNSTON | 5.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 5.5 | 100.0% | 5.5 | | | YF |
| LAND BANKERS | 40.0 | 40.0 | 100.0% | 17.9 | 0.0 | 0.0% | 0.7 | 0.0 | 0.0% | 0.7 | 0.0 | 0.0% | 10.0 | 25.0% | 0.0 | YES | YES | YF |
| LEE LIVING TRUST | 35.3 | 22.0 | 62.3% | 7.8 | 0.6 | 7.7% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 12.7 | 36.0% | 10.9 | YES | YES | YF |
| LILLEGREEN | 2.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 2.5 | 100.0% | 0.6 | | | NF |
| LIN | 21.5 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 21.5 | 100.0% | 21.5 | | | YF |
| LIN/KASAI | 39.1 | 5.0 | 12.8% | 3.0 | 0.2 | 6.7% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 33.9 | 86.7% | 27.2 | | | YF |
| MONDECK | 3.2 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 3.2 | 100.0% | 0.9 | | | NF |
| PARDEE | 1665.0 | 710.0 | 42.6% | 241.8 | 56.2 | 23.2% | 28.5 | 2.3 | 8.1% | 175.5 | 28.8 | 16.4% | 867.7 | 52.1% | 810.0 | YES | YES | YF |
| RUGGED RIDER | 10.4 | 7.6 | 73.1% | 0.5 | 0.5 | 100.0% | 1.0 | 0.0 | 0.0% | 3.8 | 0.0 | 0.0% | 2.8 | 26.9% | 2.8 | | | NF |
| SHAW* | 20.4 | 16.1 | 78.9% | 1.6 | 1.6 | 100.0% | 0.0 | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% | 5.1 | 25.0% | 4.3 | | | YF |
| SIMPSON | 20.6 | 15.8 | 76.7% | 1.5 | 1.5 | 100.0% | 1.0 | 0.0 | 0.0% | 8.4 | 0.7 | 8.3% | 5.1 | 25.0% | 4.8 | | | YF |
| TOTALS: | 2079.9 | 890.7 | 42.8% | 310.1 | 63.6 | 20.5% | 39.2 | 2.3 | 5.9% | 210.5 | 29.5 | 14.0% | 1110.4 | 53.4% | 1016.5 | | | |

This analysis does not include built or previously approved projects such as Rancho Glen Estates, Bame Subdivision, Del Mar Highland Estates, and Markim CUP. These projects total approximately 470 acres. The includes the urban amenity.

- The wetlands within the Subarea reflect the jurisdictional mapping completed by Glenn Lukos Associates, dated July 1997, and the vegetation mapping prepared by Natural Resource Consultants, November 1997
- Mapping of CEQA Covered, and Land Supporting Rare, Threatened, or Endangered Species for Non-Pardee properties has not been completed, however, said data will be provided as soon as possible.
- The impacts of State Route 56 are not included with this analysis. The City of San Diego is preparing the environmental analysis for State Route 56 separately.
- The impacts associated with creating the wildlife corridor between Gonzales and McGonigle Canyons are not included within this analysis.
- This analysis assumes the adjustment of the MHPA as proposed in the Subarea Plan and Master Environmental Impact Report.
- No Endemic Species have been found within the Subarea.

*Maximum developable acreage based upon City of San Diego Land Development Code Sections 131.0250 and 143.0142.

*Project site is identified as the “Shaw” ownership within the table.



- Flood Plain
- VLD Very Low Density Residential
- LD Low Density Residential
- PR Peripheral Residential
- CR Core Residential
- Village
- EC Employment Center
- School School Site (as needed)
- Park Park Site (as needed)
- Civic Civic Use Area With Library
- Exist. Existing or Approved Project as Noted
- Urban Amenity - Neighborhood Parkway (N.P.)
- Multiple Habitat Preservation Area

Latitude 33
 Planning and Engineering
 4100 La Jolla Village Dr., Suite 330 • La Jolla, CA 92037
 858-552-4433 • Fax 858-552-0794

PACIFIC HIGHLANDS RANCH
FLOODPLAIN MAP - MODIFIED ALIGNMENT "F" LAND USE PLAN



**TABLE D-4
HABITAT IMPACTS FOR SR-56 ALIGNMENT “F”**

| Habitat Type | PARDEE PROPERTY | | | OTHER PROPERTIES | | |
|--------------------------------------|--|--|---------------------------|--|--|---------------------------|
| | Total Development Impacts Outside MHPA (Acres) | MSCP Mitigation Ratio (Impact: Out Mitigation: In) | Total Required Mitigation | Total Development Impacts Outside MHPA (Acres) | MSCP Mitigation Ratio (Impact: Out Mitigation: In) | Total Required Mitigation |
| Southern Maritime Chaparral | 0.6 | 1.0 | 0.6 | 0.1 | 1.0 | 0.0 |
| Native Grassland | 14.6 | 1.0 | 14.6 | 0.0 | 1.0 | 0.1 |
| Tier I Total: | 15.2 | 1.0 | 15.2 | 0.1 | 1.0 | 0.1 |
| Coastal Sage Scrub | 11.4 | 1.0 | 11.4 | 6.1 | 1.0 | 6.1 |
| Coyote Brush Scrub | 0.1 | 1.0 | 0.1 | 0.0 | 1.0 | 0.0 |
| Tier II Total: | 11.5 | 1.0 | 11.5 | 6.1 | 1.0 | 6.1 |
| Chaparral | 33.1 | 0.5 | 16.6 | 6.6 | 0.5 | 3.3 |
| Tier IIIA Total: | 33.1 | 0.5 | 16.6 | 6.6 | 0.5 | 3.3 |
| Annual Grassland | 0.0 | 0.5 | 0.0 | 0.0 | 0.5 | 0.0 |
| Tier IIIB Total: | 0.0 | 0.5 | 0.0 | 0.0 | 0.5 | 0.0 |
| MHPA Habitat Subtotal: | 59.8 | | 43.3 | 12.8 | | 9.5 |
| Southern Willow Scrub | 1.1 | 2.0 | 2.2 | 0.0 | 2.0 | 0.0 |
| Mulefat Scrub | 0.0 | 2.0 | 0.0 | 0.2 | 2.0 | 0.4 |
| Coastal & Valley Freshwater Marsh | 0.0 | 2.0 | 0.0 | 0.0 | 2.0 | 0.0 |
| Southern Sycamore Riparian Woodlands | 0.0 | 2.0 | 0.0 | 0.0 | 2.0 | 0.0 |
| Other Vegetation Total: | 1.1 | 2.0 | 2.2 | 0.2 | 2.0 | 0.4 |
| Eucalyptus Woodlands | 1.0 | 0.0 | 0.0 | 9.7 | 0.0 | 0.0 |
| Ruderal | 7.2 | 0.0 | 0.0 | 51.2 | 0.0 | 0.0 |
| Disked/Agricultural | 789.3 | 0.0 | 0.0 | 88.7 | 0.0 | 0.0 |
| Graded | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Developed | 0.2 | 0.0 | 0.0 | 65.2 | 0.0 | 0.0 |
| Tier IV Total: | 798.7 | 0.0 | 0.0 | 214.8 | 0.0 | 0.0 |
| Grand Total: | 859.6 | | 45.5 | 227.8 | | 9.9 |

Source: National Resource Consultants, 1997
Analysis does not include impacts associated with State Route 56.