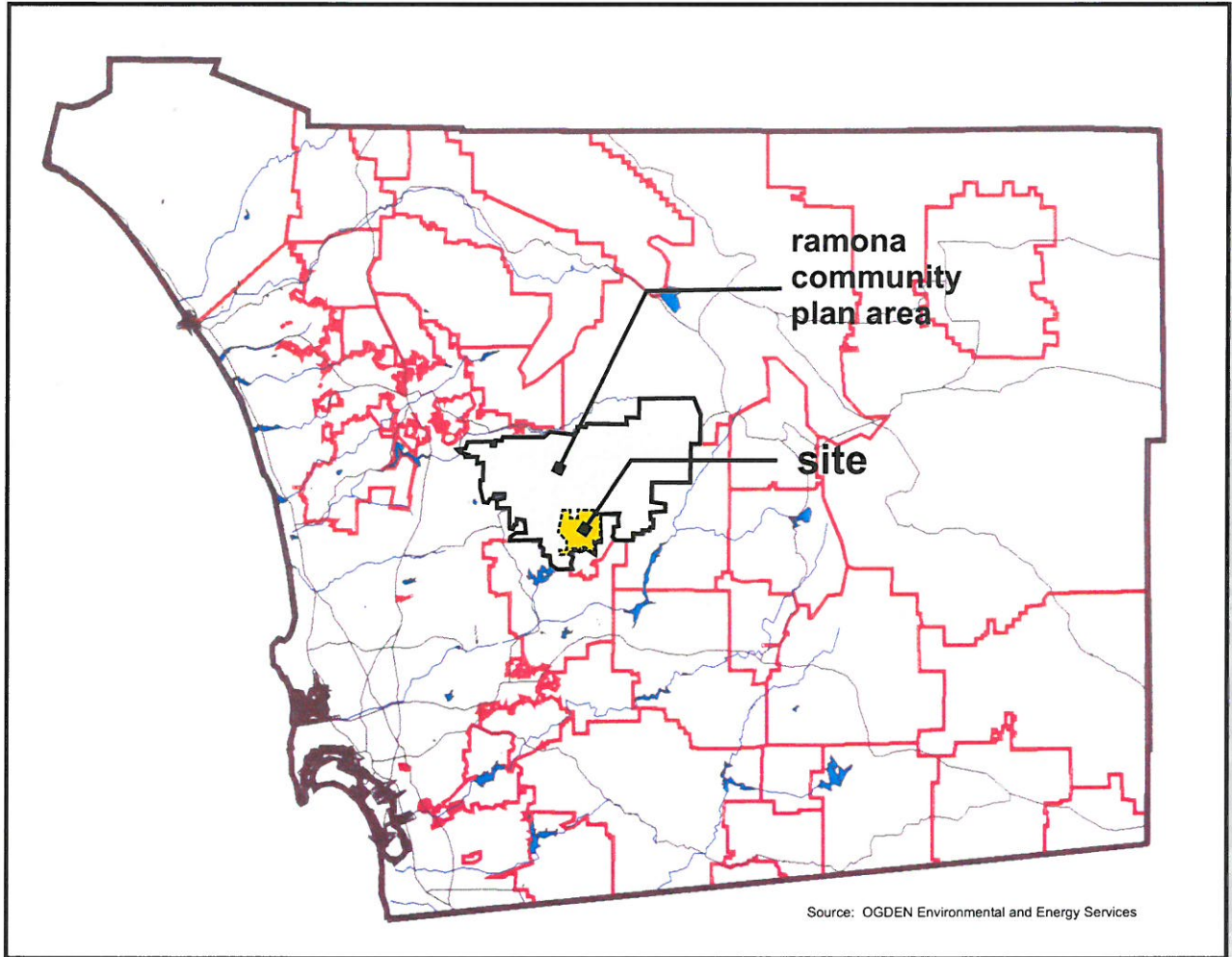




SPECIFIC PLAN
November 2000



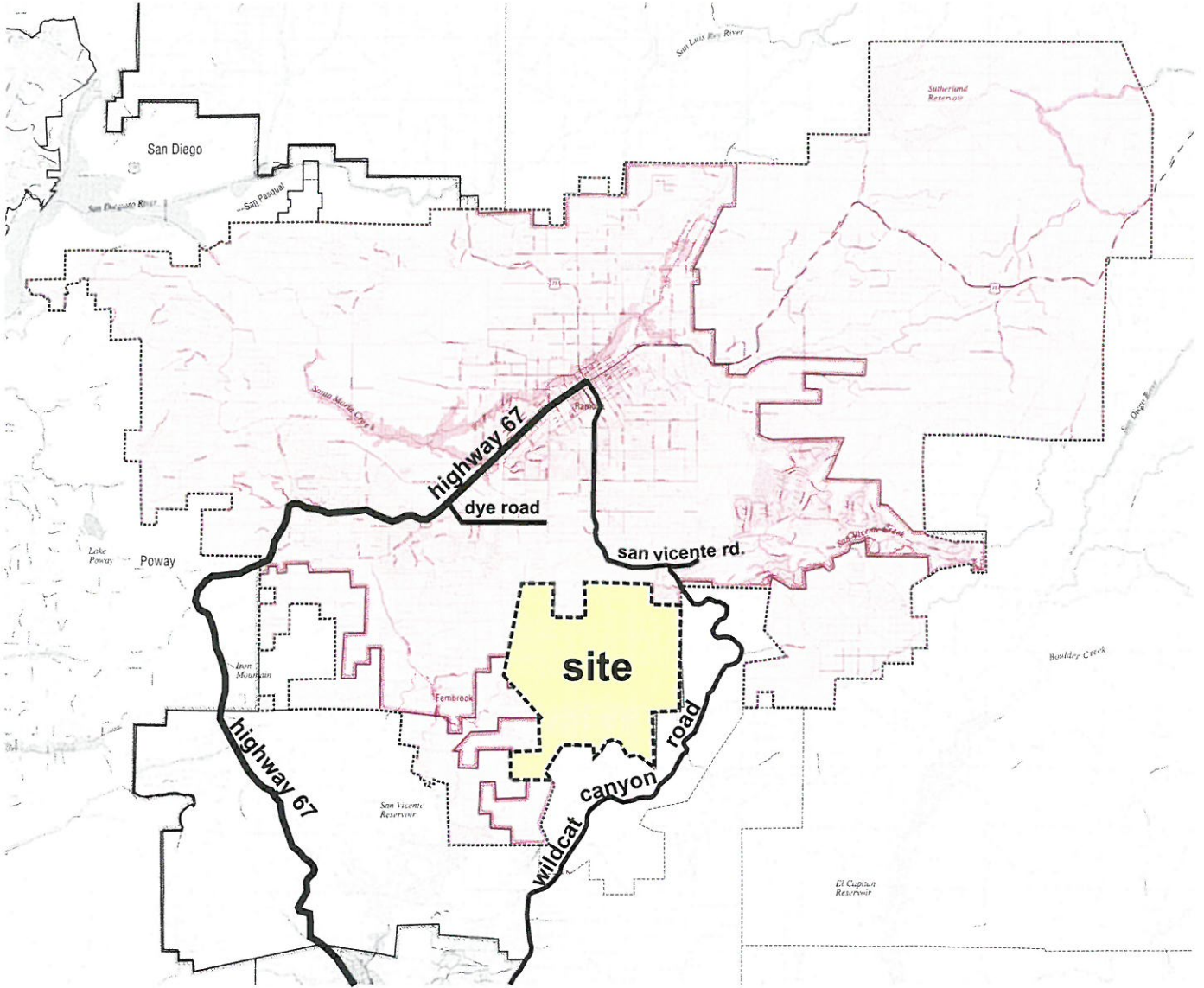
monte vista ranch

regional map



specific plan

exhibit 2



Source: OGDEN Environmental and Energy Services

monte vista ranch

vicinity map

specific plan

exhibit 3



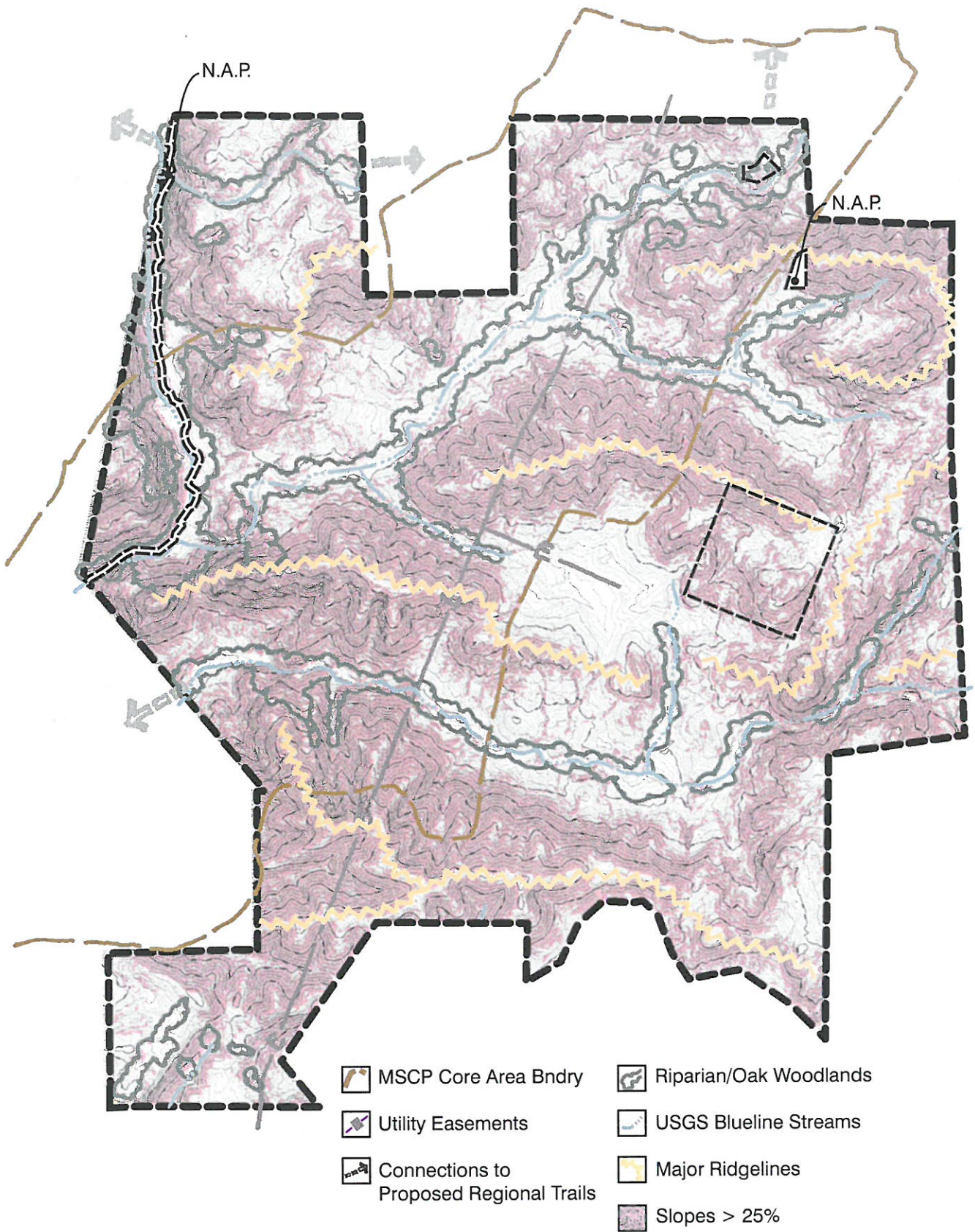
monte vista ranch

topographic map



specific plan

exhibit 5

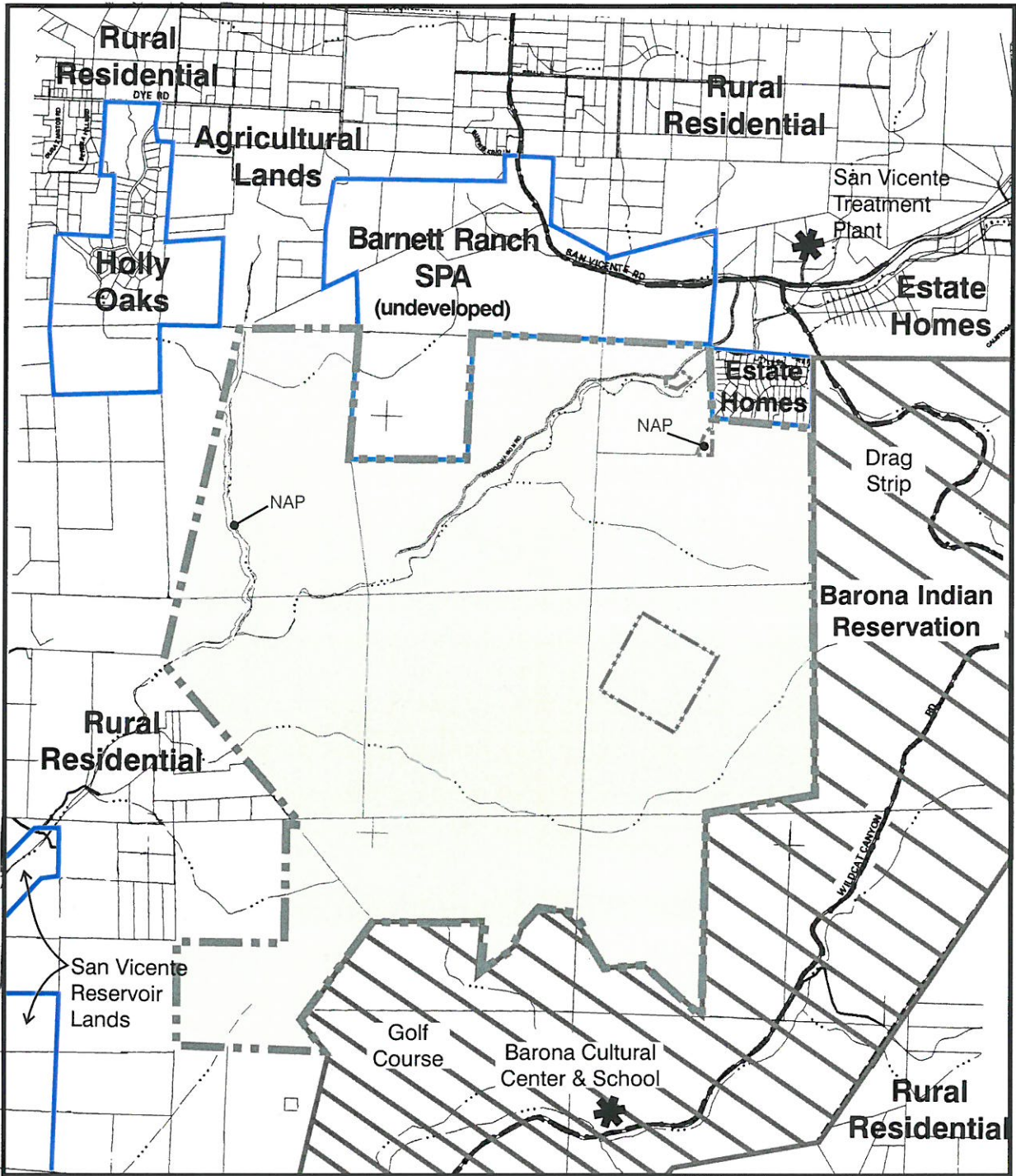


monte vista ranch

opportunities and constraints map

specific plan

exhibit 6



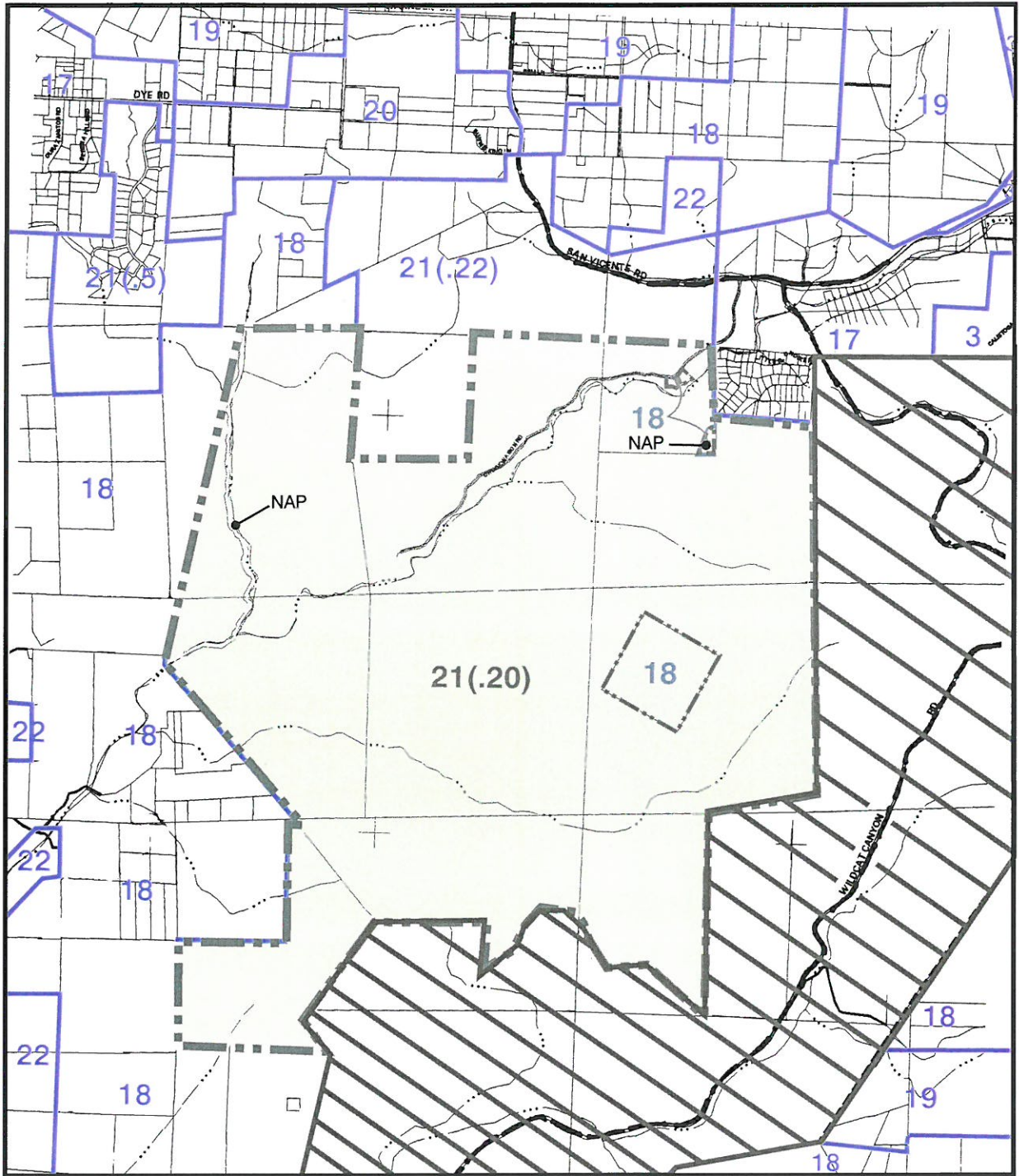
monte vista ranch

existing land use



specific plan

exhibit 7



- | | |
|---|--|
| 3 Residential (2DU/Gross AC) | 20 Agricultural Preserve (1 DU/8AC) |
| 17 Estate (1DU/2.4 AC) | 21 Specific Plan Area |
| 18 Multiple Rural Use 1DU/4,8,20 AC) | 22 Public/Semi-Public |
| 19 Intensive Agriculture (1 DU/2,4,8,AC) | Indian Reservation |

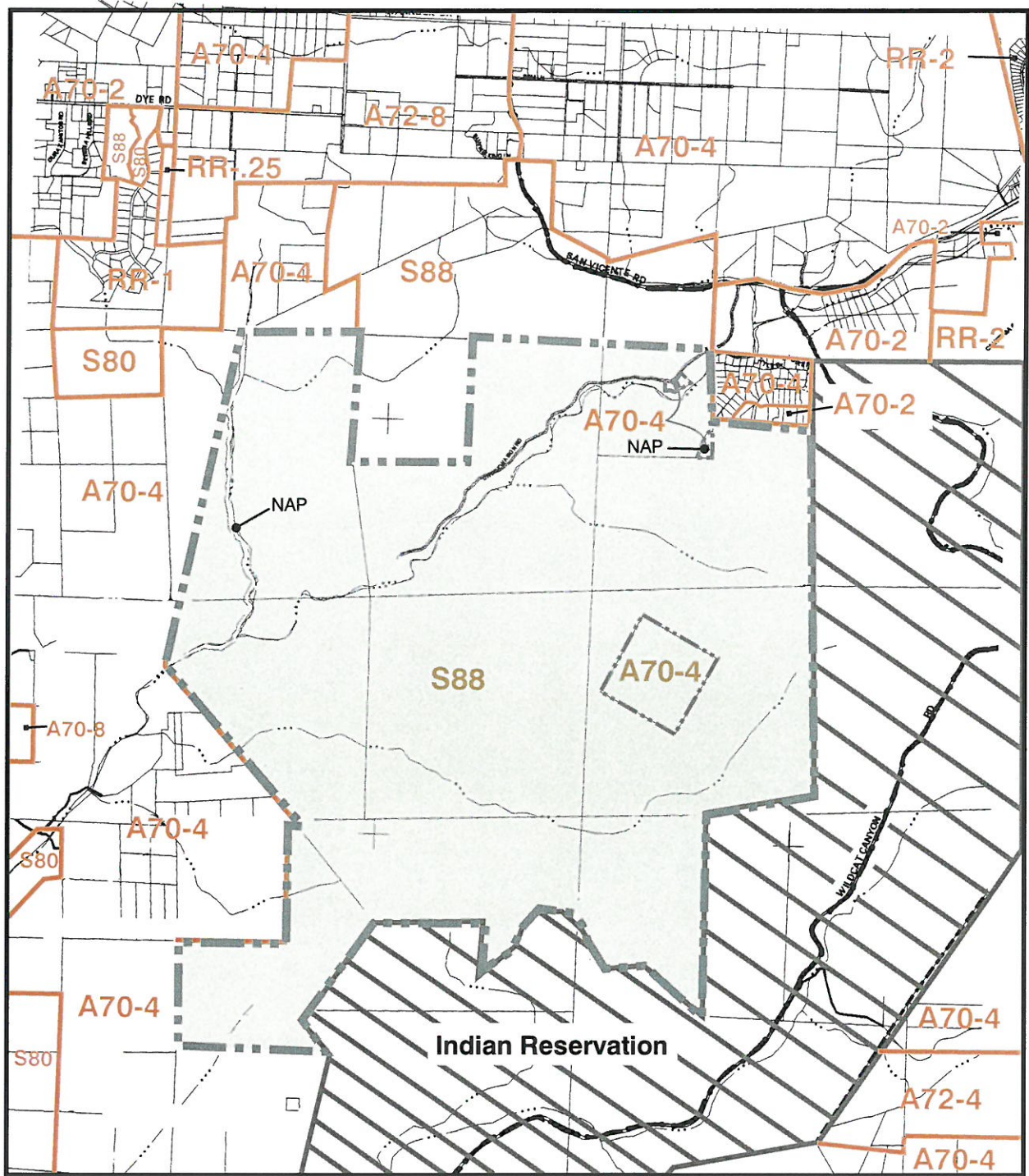
monte vista ranch

general plan land use designations



specific plan

exhibit 8



- | | |
|---|--|
| RR-1 Rural Residential (1DU/AC) | A70-8 Limited Agriculture (1 DU/8AC) |
| RR-2 Rural Residential (1DU/2AC) | A72-4 General Agricultural (1 DU/4AC) |
| RR-25 Rural Residential (1DU/4AC) | A72-8 General Agricultural (1 DU/8AC) |
| A70-2 Limited Agriculture (1 DU/2AC) | S80 Open Space |
| A70-4 Limited Agriculture (1 DU/4AC) | S88 Specific Plan area |

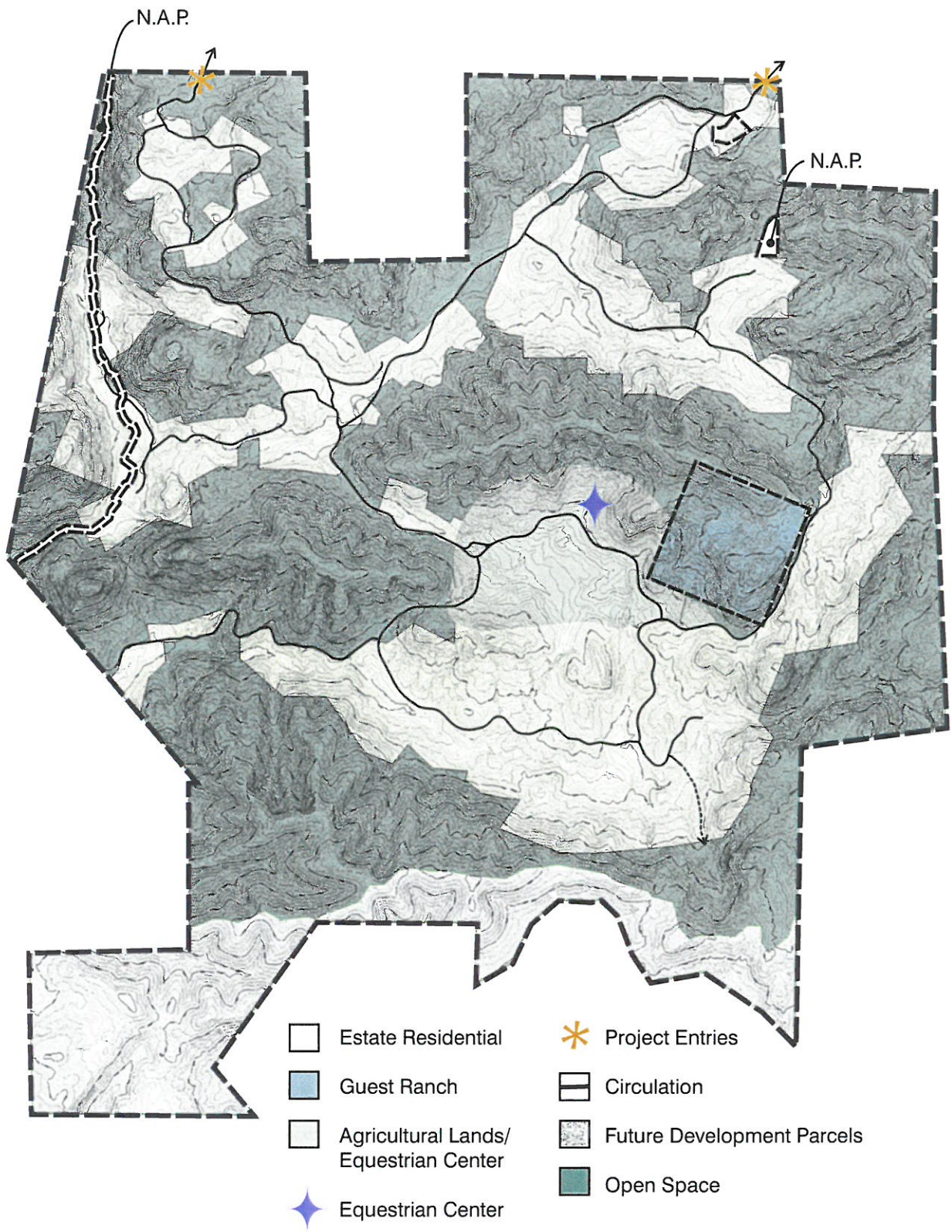
monte vista ranch

existing zoning



specific plan

exhibit 9



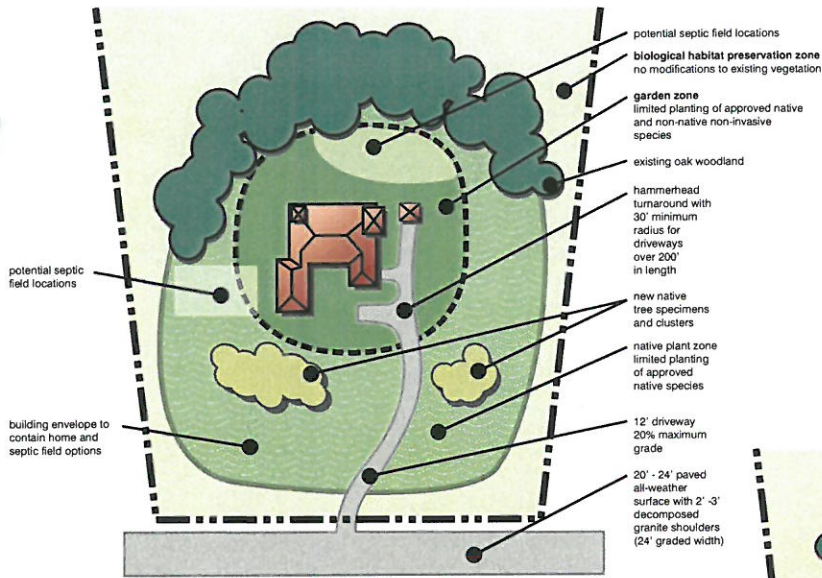
monte vista ranch

land use plan

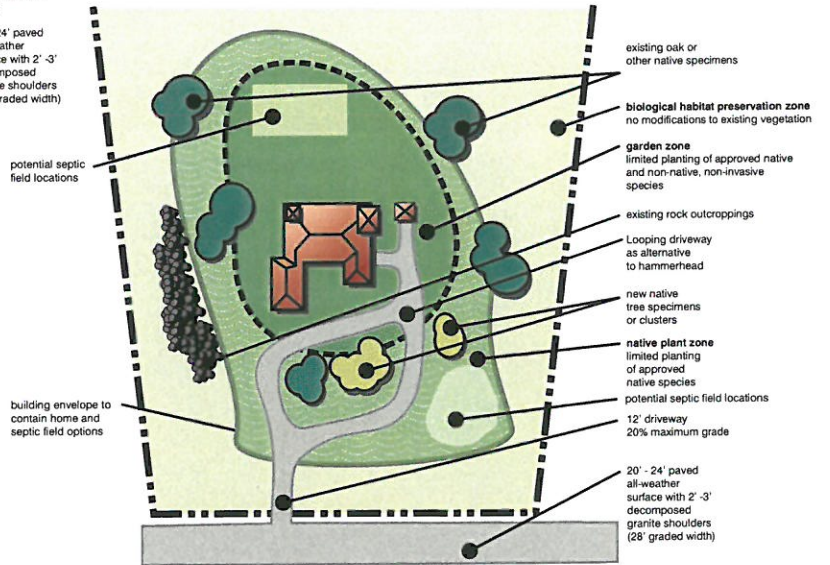


specific plan

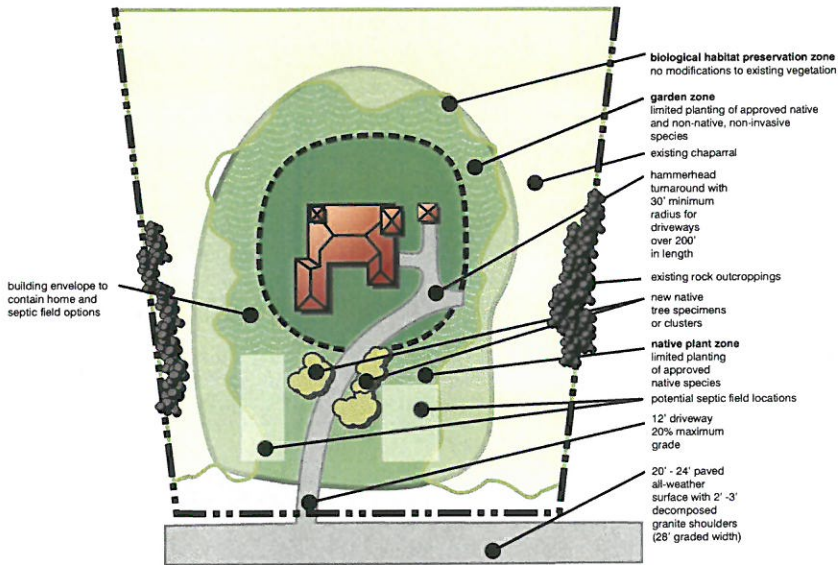
exhibit 10



home in vicinity of existing woodland



home in vicinity of existing native tree specimens



home in vicinity of existing chaparral (no native trees)

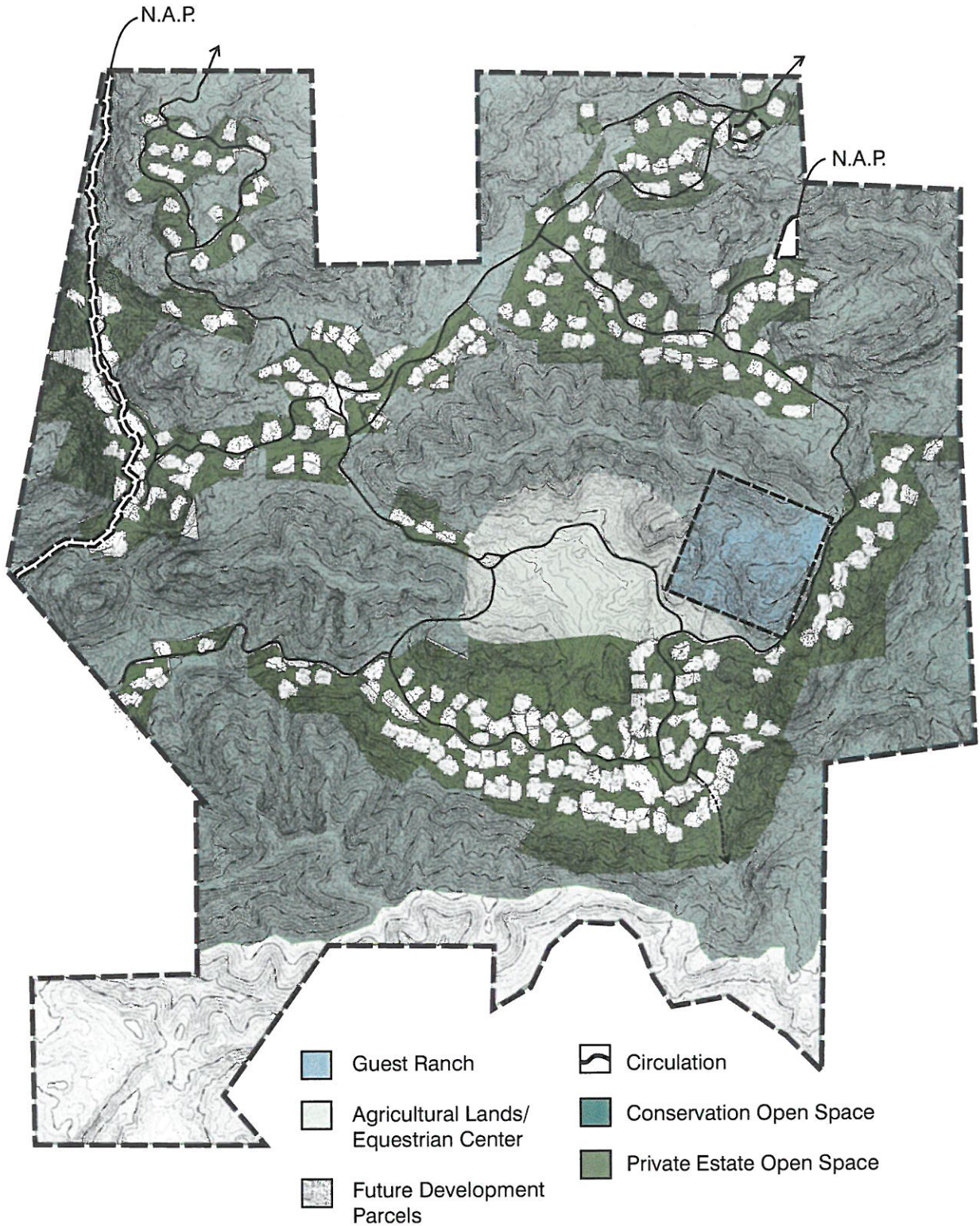
monte vista ranch

typical estate lots



specific plan

exhibit 11



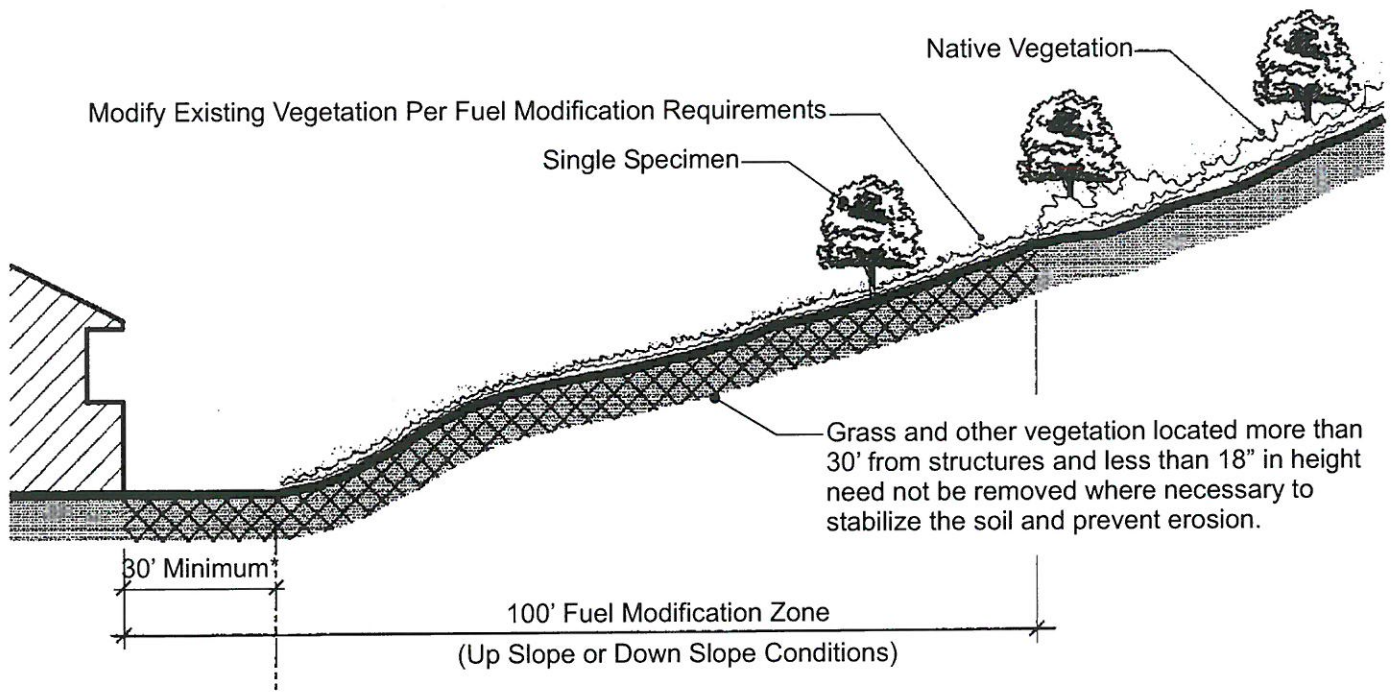
monte vista ranch

open space plan



specific plan

exhibit 12



* With the approval of the Fire Authority having jurisdiction, the width of the Fuel Modification Zone may be reduced where fire-resistive structures or other features are constructed. In no case shall the Fuel Modification Zone be reduced to less than 30'

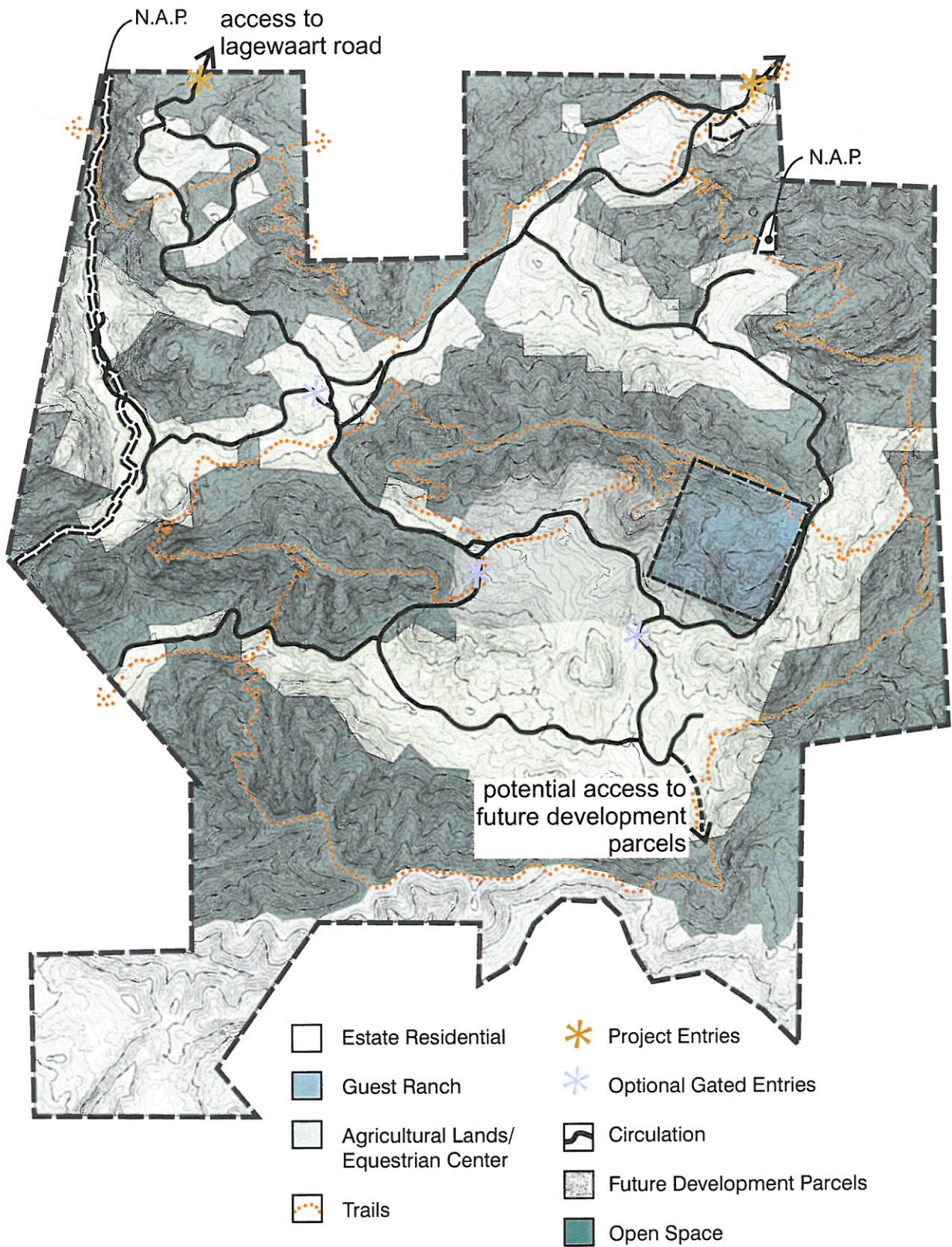
Monte vista ranch

Fuel modification zone



Specific plan

Exhibit 13

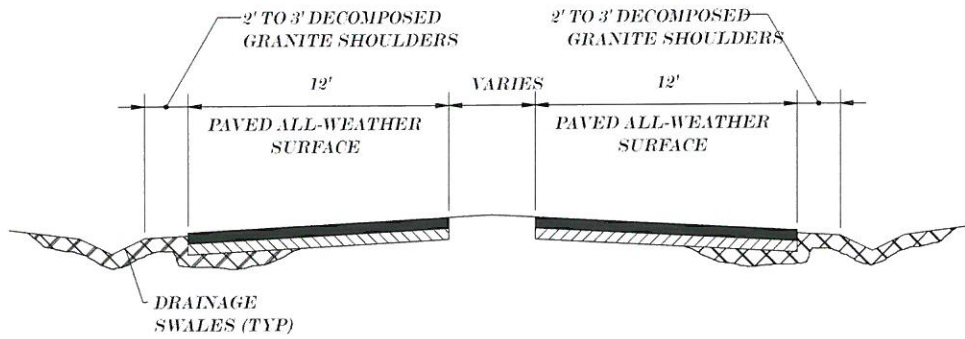


monte vista ranch

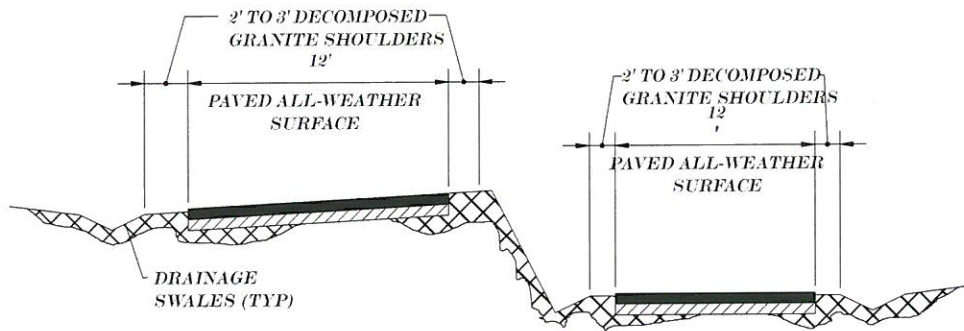
circulation plan

specific plan

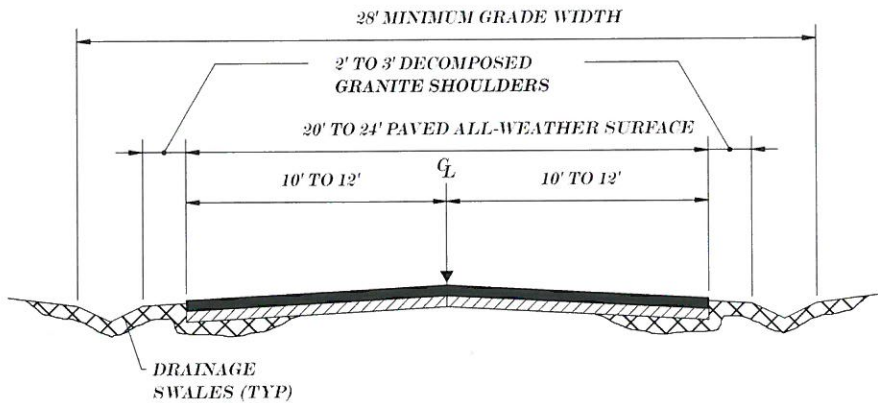
exhibit 14



**SPECIAL CIRCULATION SECTION AT INTERSECTION
OR AROUND SELECTED TREES**
N.T.S.



**SPECIAL CIRCULATION SECTION AT INTERSECTION
AT OCCASIONAL HILLSIDE CONDITION**
N.T.S.



TYPICAL CIRCULATION SECTION
N.T.S.

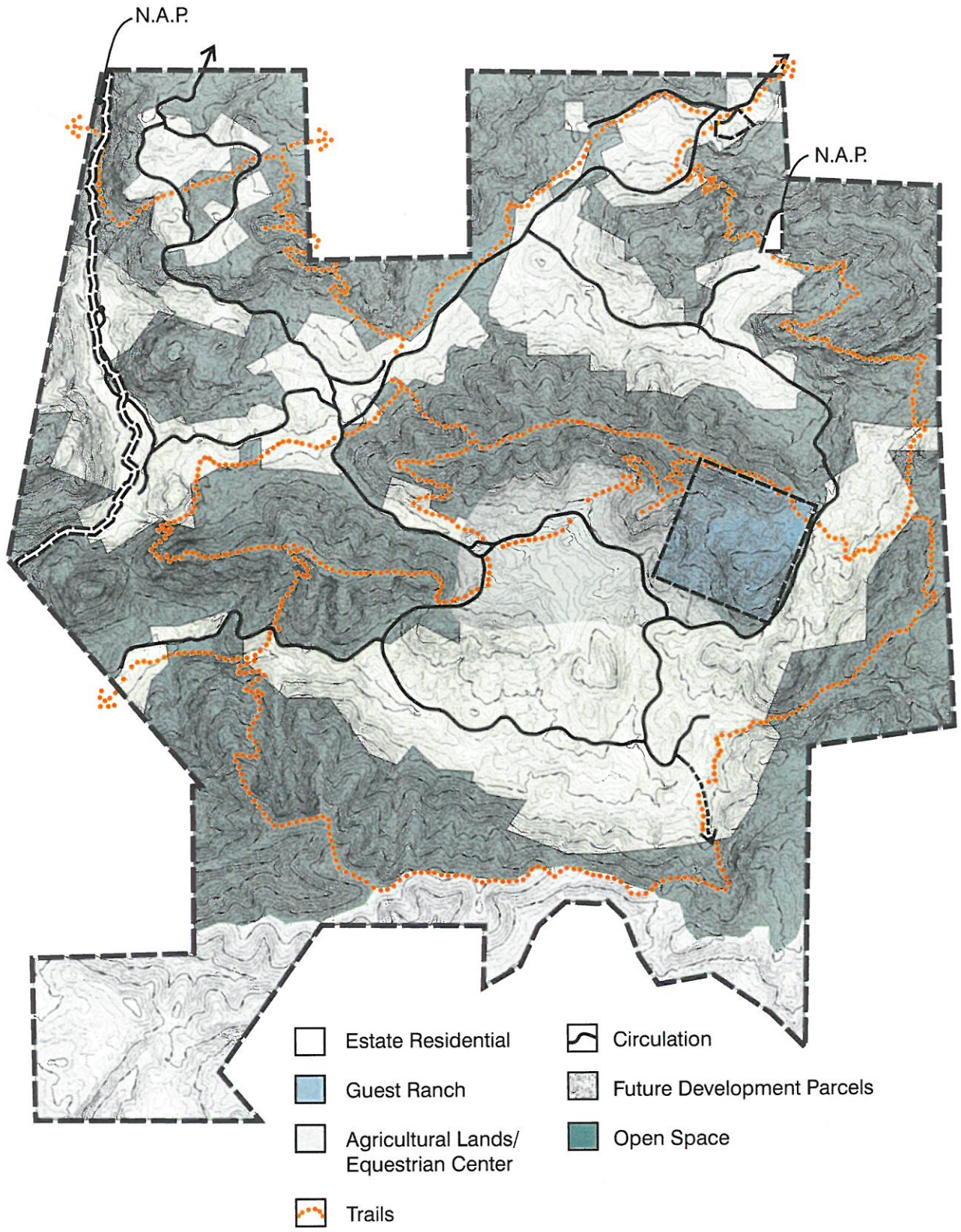
monte vista ranch

typical roadway sections



specific plan

exhibit 15

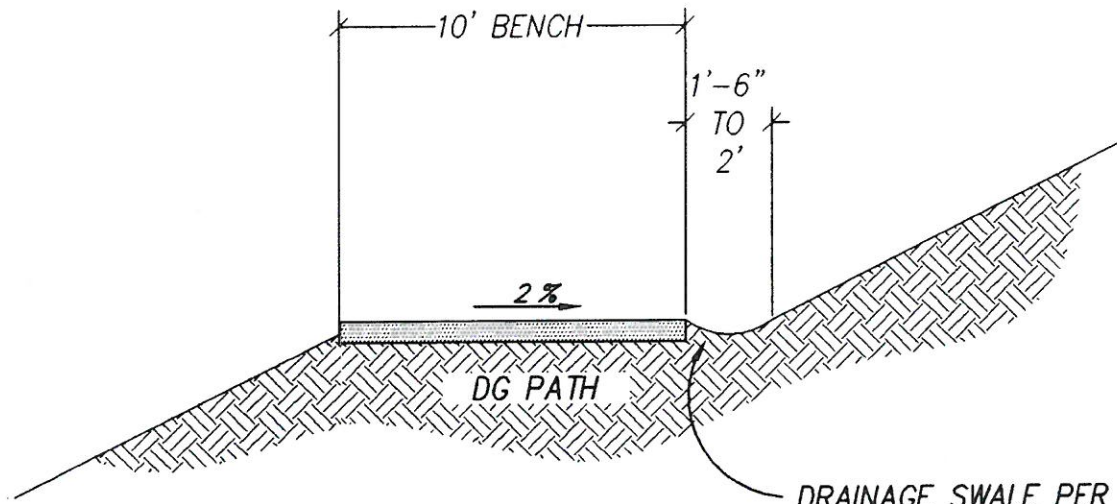


monte vista ranch

trails plan

specific plan

exhibit 16



DRAINAGE SWALE PER DETAIL 9,
SHEET 11 WHERE FIELD CONDITIONS
REQUIRE.

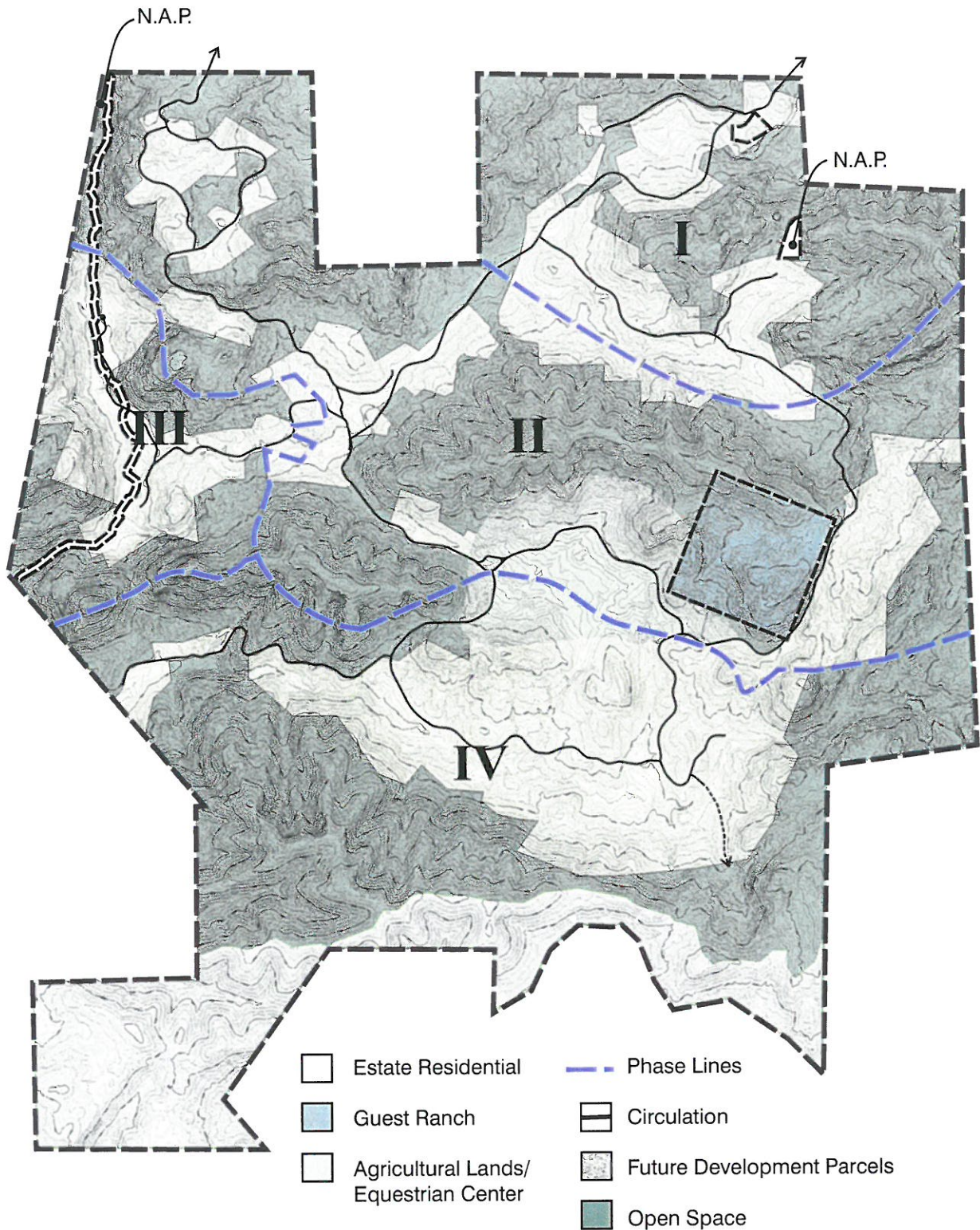
monte vista ranch

typical trail section



specific plan

exhibit 17



monte vista ranch

phasing plan/infrastructure phasing

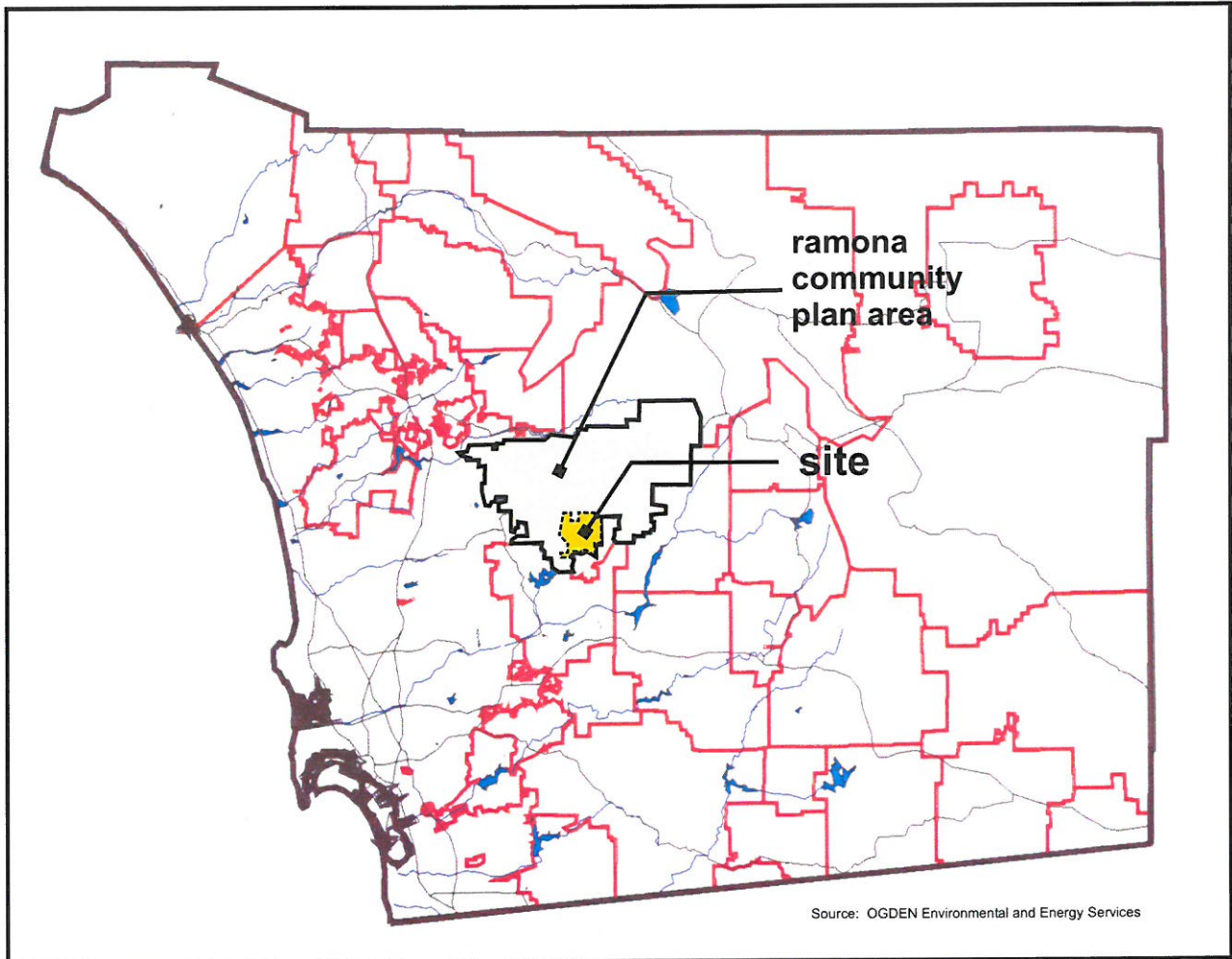


specific plan

exhibit 18



SPECIFIC PLAN
November 2000



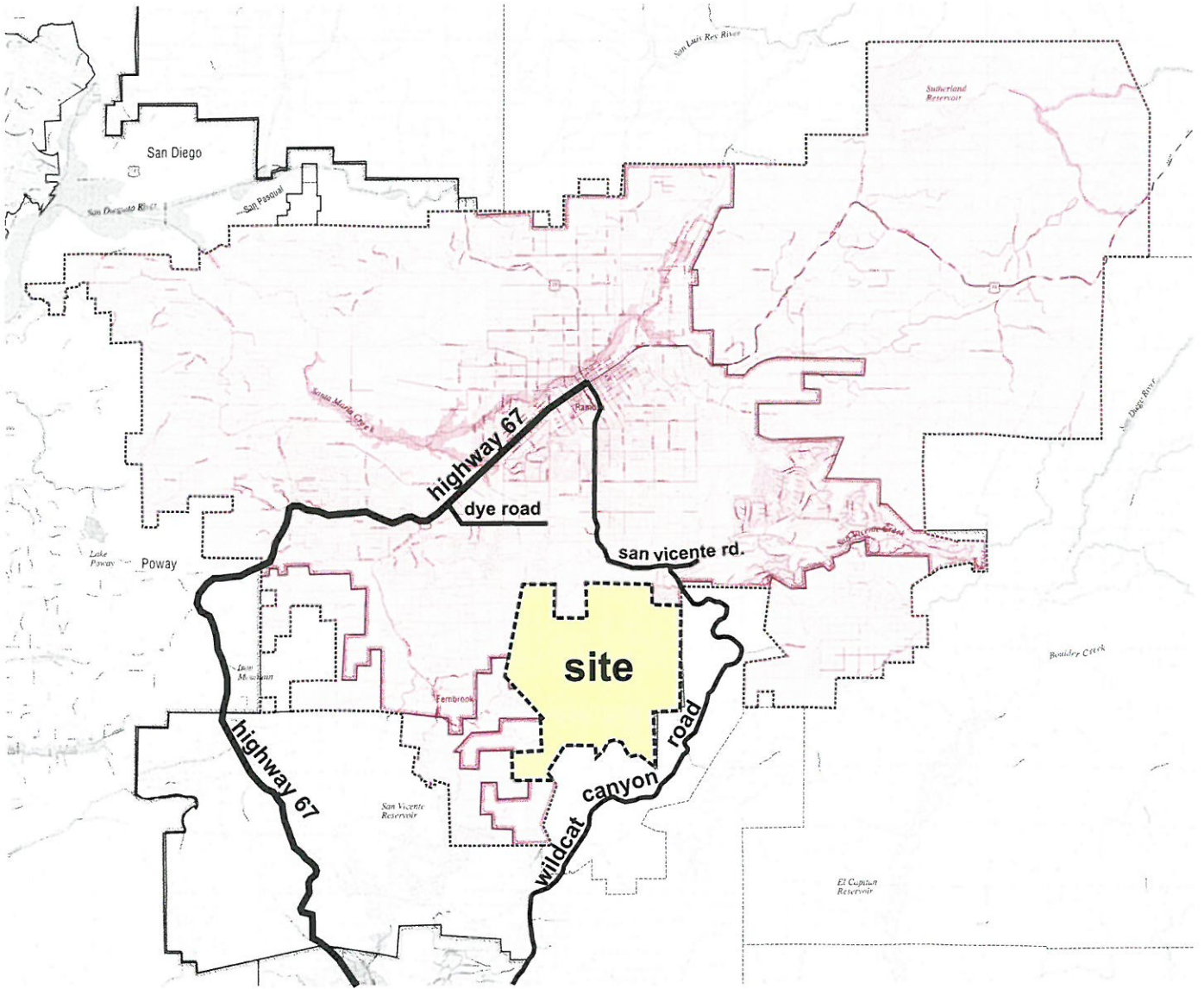
monte vista ranch

regional map



specific plan

exhibit 2



Source: OGDEN Environmental and Energy Services

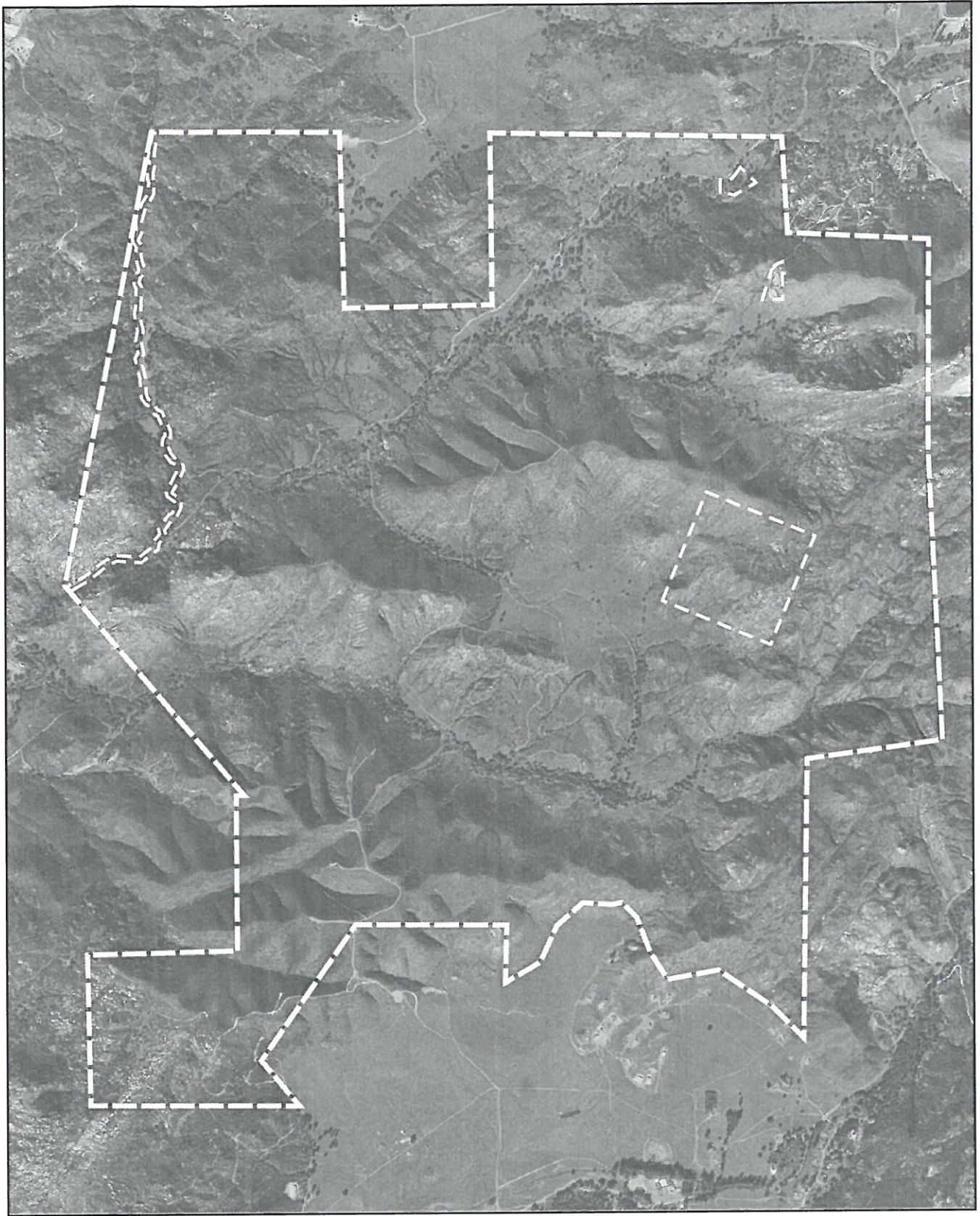
monte vista ranch

vicinity map



specific plan

exhibit 3



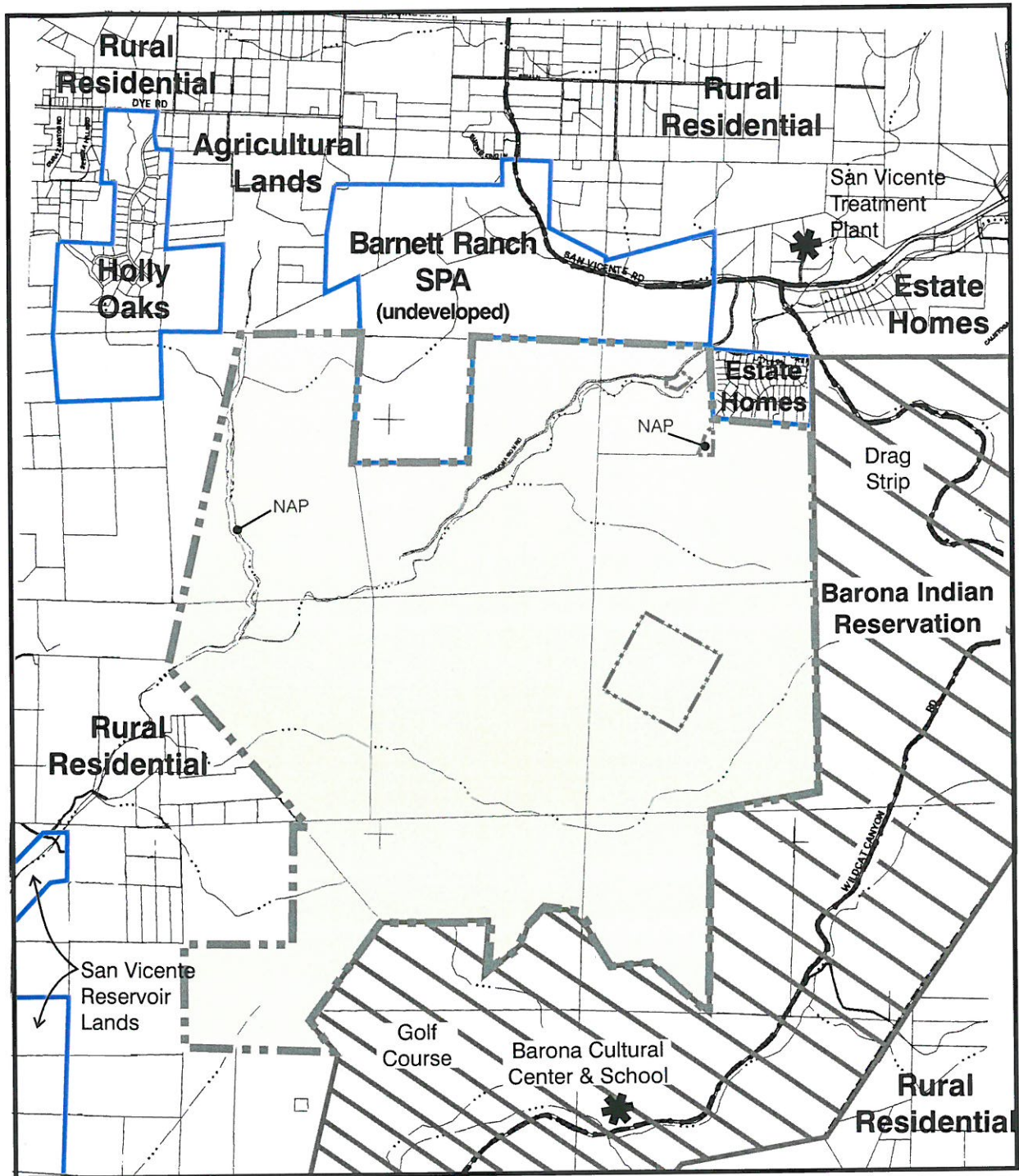
monte vista ranch

aerial photograph



specific plan

exhibit 4



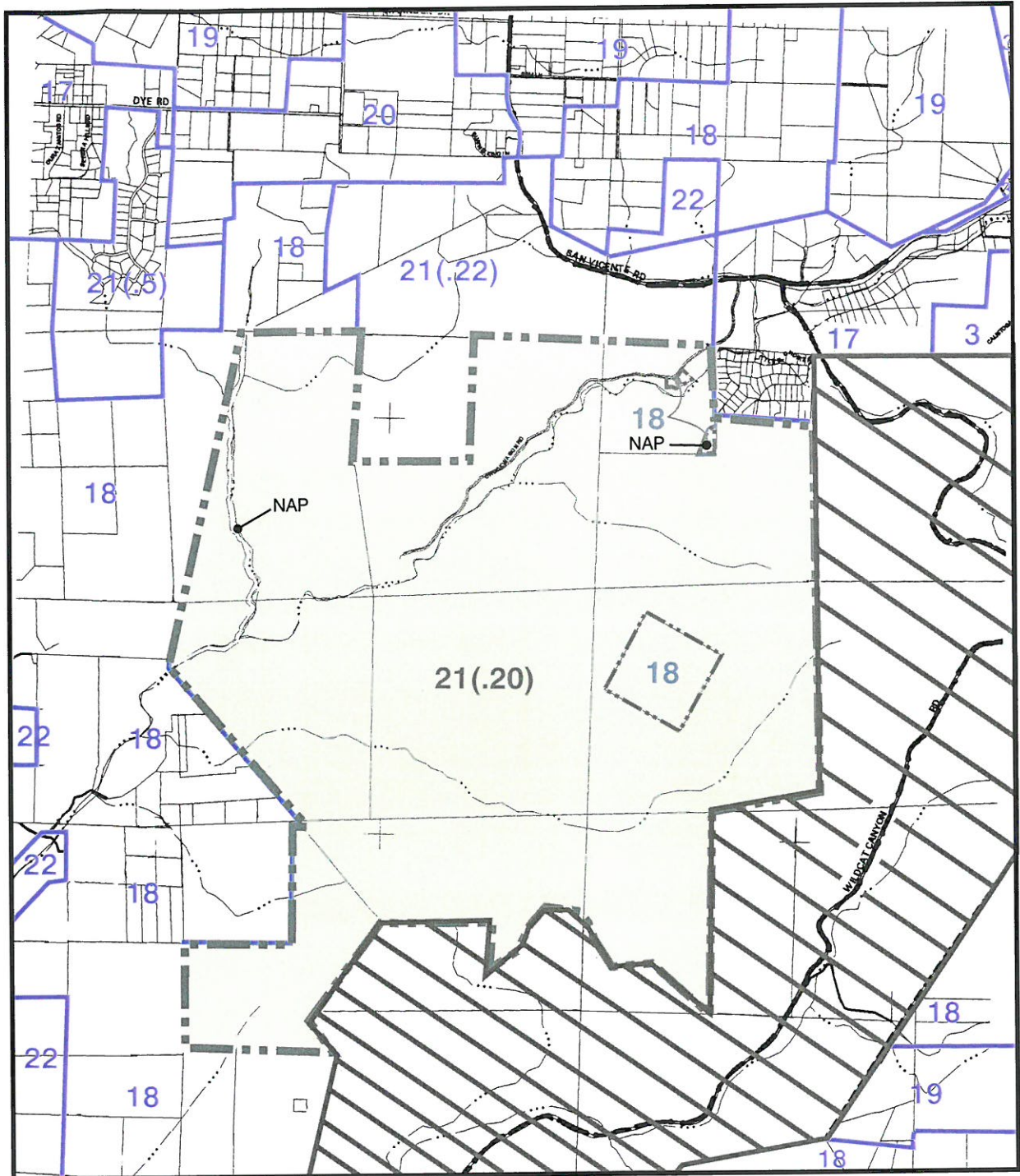
monte vista ranch

existing land use



specific plan

exhibit 7



- | | |
|--|---|
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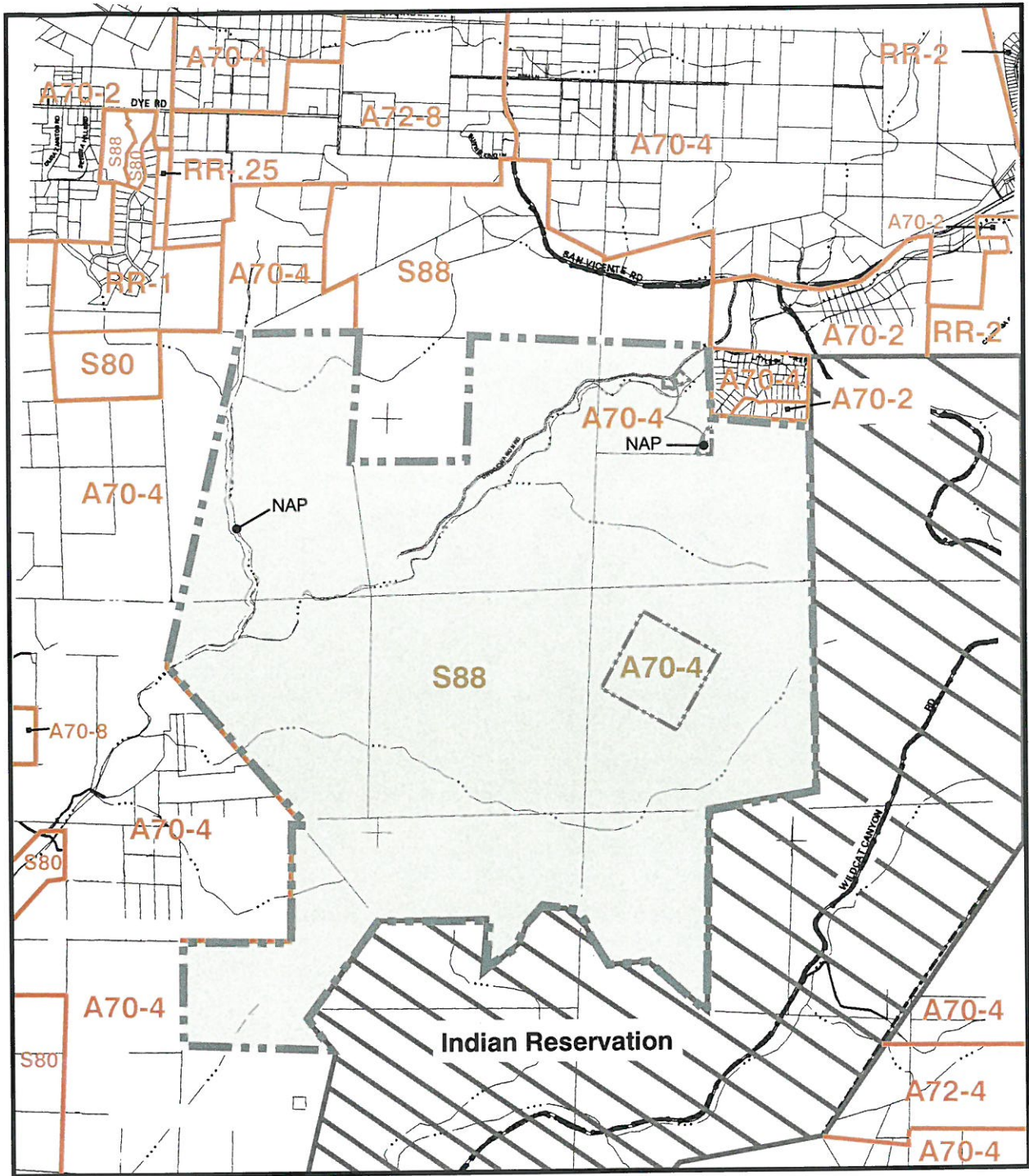
monte vista ranch

general plan land use designations



specific plan

exhibit 8



- | | |
|---|--|
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| A70-2 Limited Agriculture (1 DU/2AC) | S80 Open Space |
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monte vista ranch

existing zoning



specific plan

exhibit 9