



EXHIBIT B

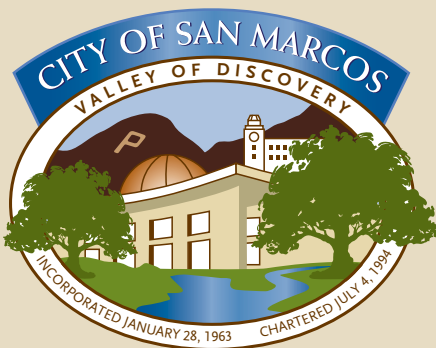
PROPOSED STRIKEOUT & REDLINE

GENERAL PLAN SHEETS



City of San Marcos General Plan

*Adopted by City Council Resolution
February 14, 2012*



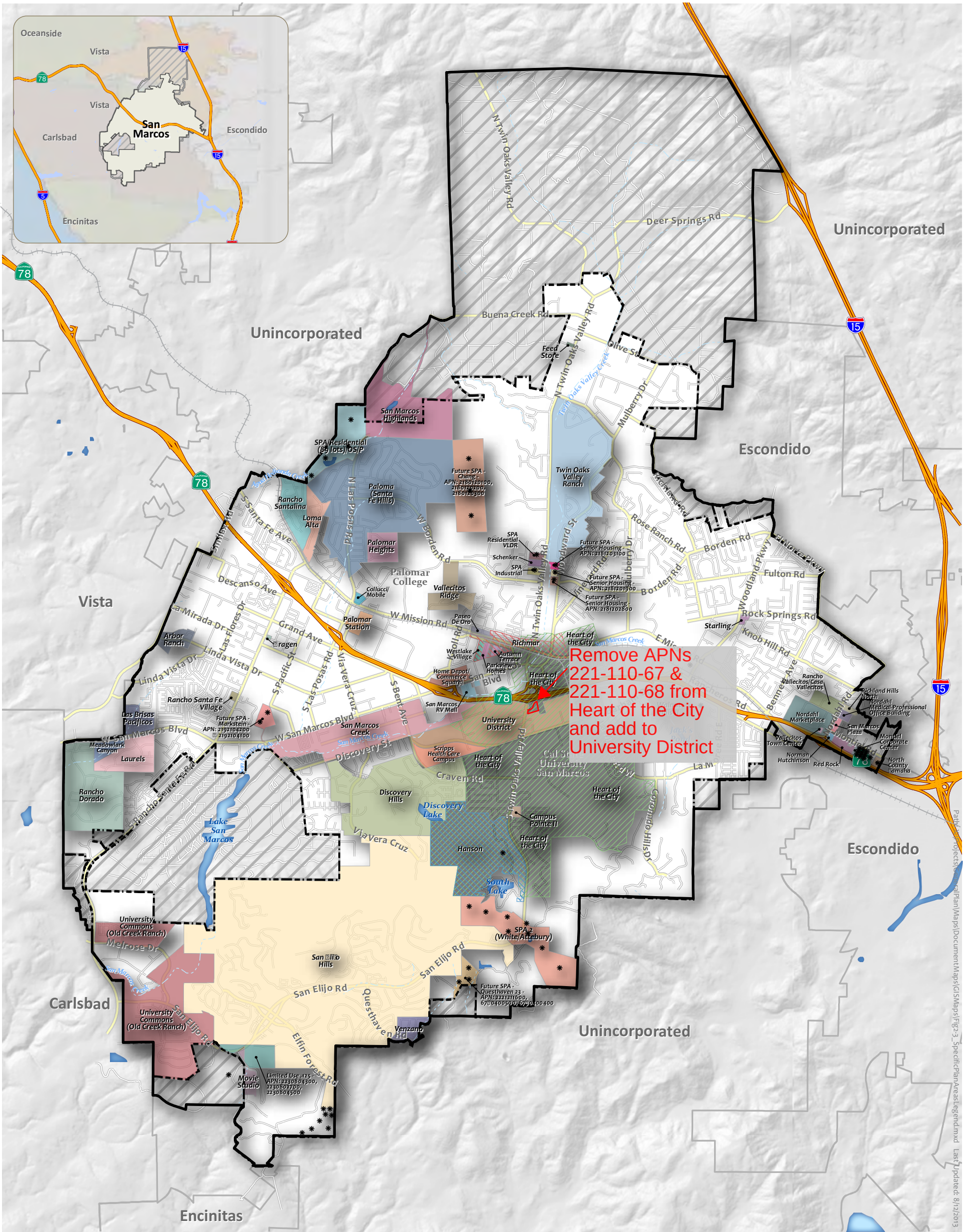


FIGURE 2-3

City of San Marcos

Specific Plan Areas



0 0.25 0.5 1 Miles

SOURCES OF DATA:
City of San Marcos 12/12 and AECOM, 12/11

- San Marcos City Limits
- Sphere of Influence
- Planning Area
- Major Hydrologic Features
- Creeks
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Existing Specific Plan Area (SPA)**
- Arbor Ranch
- Autumn Terrace
- Campus Pointe II
- Collucci/Mobile
- Discovery Hills
- Feed Store
- Hanson
- Heart of the City
- Home Depot/Commerce Square
- Kragen
- Las Brisas Pacificos
- Laurels
- Limited Use .125 - APN: 2230804300, 2230802700, 2230804500
- Loma Alta
- Meadowlark Canyon
- Montiel Corporate Center
- Movie Studio
- Nordahl Marketplace
- Nordahl Medical-Professional Office Building
- Norman Hutchinson
- North County Yamaha
- Paloma (Santa Fe Hills)
- Palomar Heights
- Palomar Station
- Parkway Homes
- Paseo De Oro
- Rancho Dorado
- Rancho Santa Fe Village
- Rancho Santalina
- Rancho Vallecitos/Casa Vallecitos
- Red Rock
- Richland Hills North
- Richmar
- SPA 2 (White/Attebury)
- SPA Industrial
- SPA Residential VLDR
- SPA/Residential (89 lots)/OS/P
- San Elijo Hills
- San Marcos Creek
- San Marcos Highlands
- San Marcos Plaza
- San Marcos RV Mall
- Schenker
- Scripps Health Care Campus
- Starling
- Twin Oaks Valley Ranch
- University Commons (Old Creek Ranch)
- University District
- Vallecitos Ridge
- Vallecitos Town Center
- Venezano
- Walnut Hills II
- Westlake Village

- Vallecitos Town Center
- Venezano
- Walnut Hills II
- Westlake Village

Future Specific Plan Area (SPA)

- Future SPA - Chang - APN: 2180120100, 2180120200, 2180120300
- Future SPA - Markstein - APN: 2192104200 & 2192104100
- Future SPA - Questhaven 23 - APN: 2221211600, 6790400500, 6790400400
- Future SPA - Senior Housing - APN: 2181201900
- Future SPA - Senior Housing - APN: 2181202800
- Future SPA - Senior Housing - APN: 2181203100

* Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions

Note 1: Colors represent Individual Specific Plan Areas
Note 2: Refer to Appendix D-4, Table D-3 for more details relating to Specific Plan Areas

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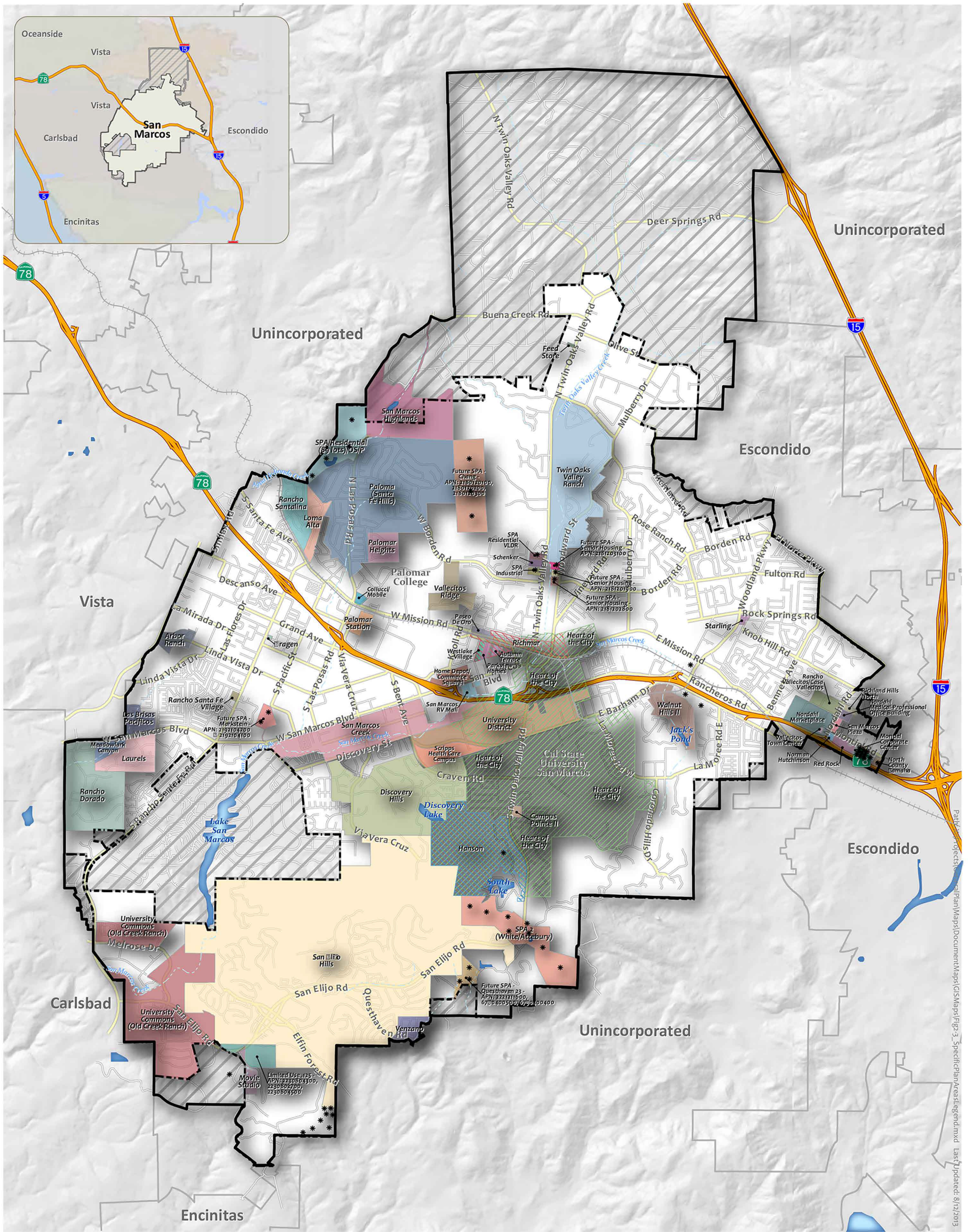


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- Norman Hutchinson
- North County Yamaha
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- Palomar Heights
- Palomar Station
- Parkview Homes
- Paseo De Oro
- Rancho Dorado
- Rancho Santa Fe Village

- Rancho Santalina
- Rancho Vallecitos/Casa Vallecitos
- Red Rock
- Richland Hills North
- Richmar
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- SPA Industrial
- SPA Residential VLDR
- SPA/Residential (89 lots)/OS/P
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- San Marcos Plaza
- San Marcos RV Mall
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- University Commons (Old Creek Ranch)
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- Vallecitos Town Center
- Venzano
- Walnut Hills II
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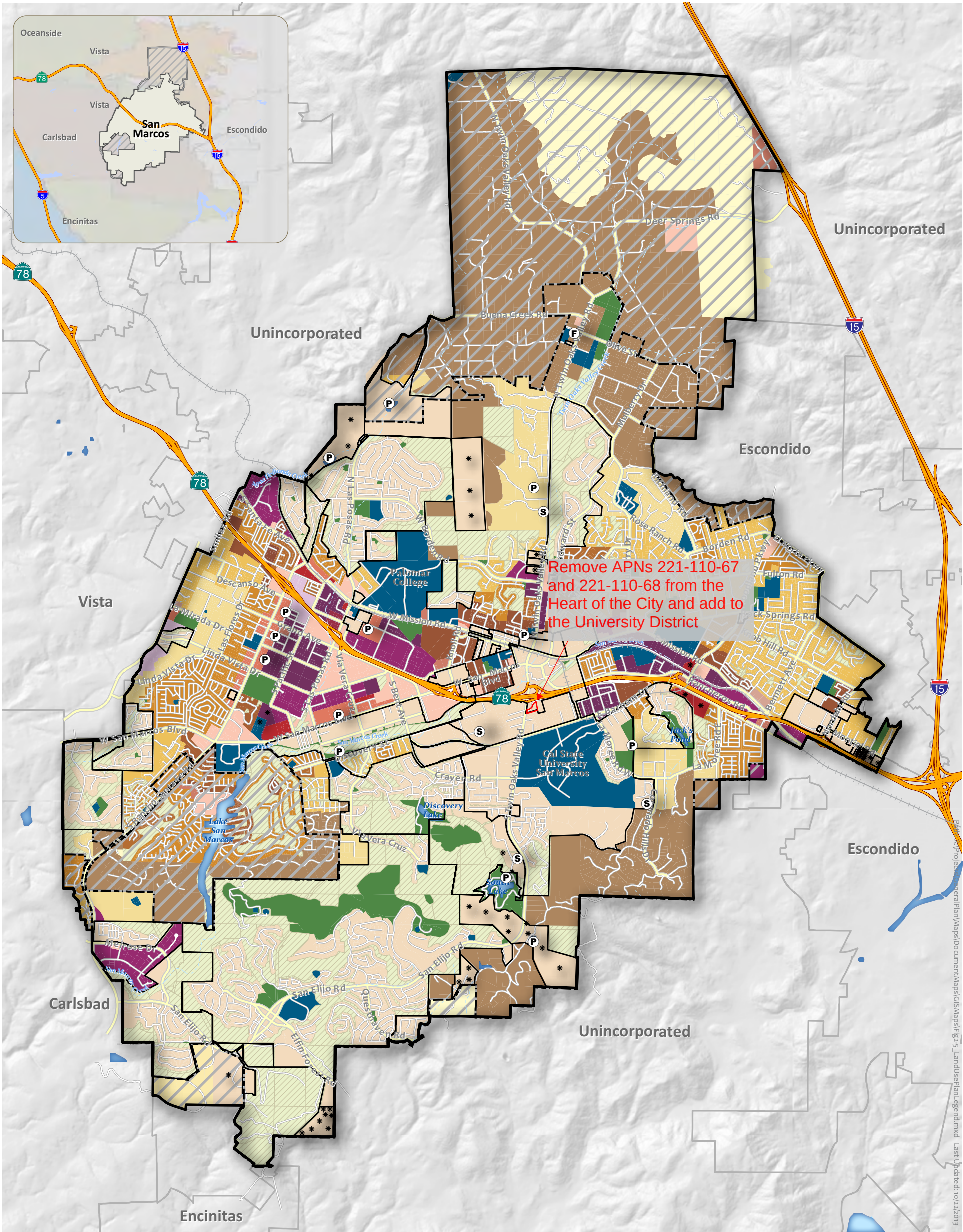


FIGURE 2-5

City of San Marcos Land Use Plan



SOURCES OF DATA:
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- Creeks
- Railroad
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- Highway
- Major Road
- Minor Road
- Future Fire Station (F)
- Future School (S)
- Future Park (P)
- Future Floating Hotel (H)
- Specific Plan Area (SPA)

General Plan Planned Land Use Types

Agricultural/Residential

Agricultural/Residential, AG (0.125 - 1 du/ac)

Residential

- County Rural Residential, COUNTY RR
- Hillside Residential 1, HR1 (0.05 - 0.25 du/ac)
- Hillside Residential 2, HR2 (0.25 - 0.5 du/ac)
- Rural Residential, RR (1 - 2 du/ac)
- Very Low Density Residential, VLDR (2.1 - 4.0 du/ac)
- Low Density Residential, LDR (4.1 - 8.0 du/ac)
- Low Medium Density Residential, LMDR (8.1 - 12.0 du/ac)
- Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac)
- Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac)

Note 1: Contact the County of San Diego Land Use & Planning Department to verify the "County Land Use Designations" for all properties that fall within the San Marco Sphere of Influence.

Note 2: Refer to Appendix D, Figure D-4 regarding the color coded properties represented on an exhibit portraying a "snap shot" in time where each recognized "transitional zone" property is located. Each property shall ultimately be removed from this exhibit pending a Rezone approval matching the adopted General Plan Land Use designation as represented on Figure 2-5.

Medium High Density Residential, MHDR (20.1 - 30.0 du/ac)

High Density Residential, HDR (30.1 - 45.0 du/ac)

Mixed Use

- Mixed Use 1, MU1 (20.1 - 30.0 du/ac)
- Mixed Use 2, MU2 (30.1 - 45 du/ac)
- Mixed Use 3, MU3
- Mixed Use 4, MU4

Commercial

- Commercial, C
- Neighborhood Commercial, NC
- Office Professional, OP

Industrial

- Business Park, BP

Light Industrial, LI

Industrial, I

Public/Institutional

Public/Institutional, PI

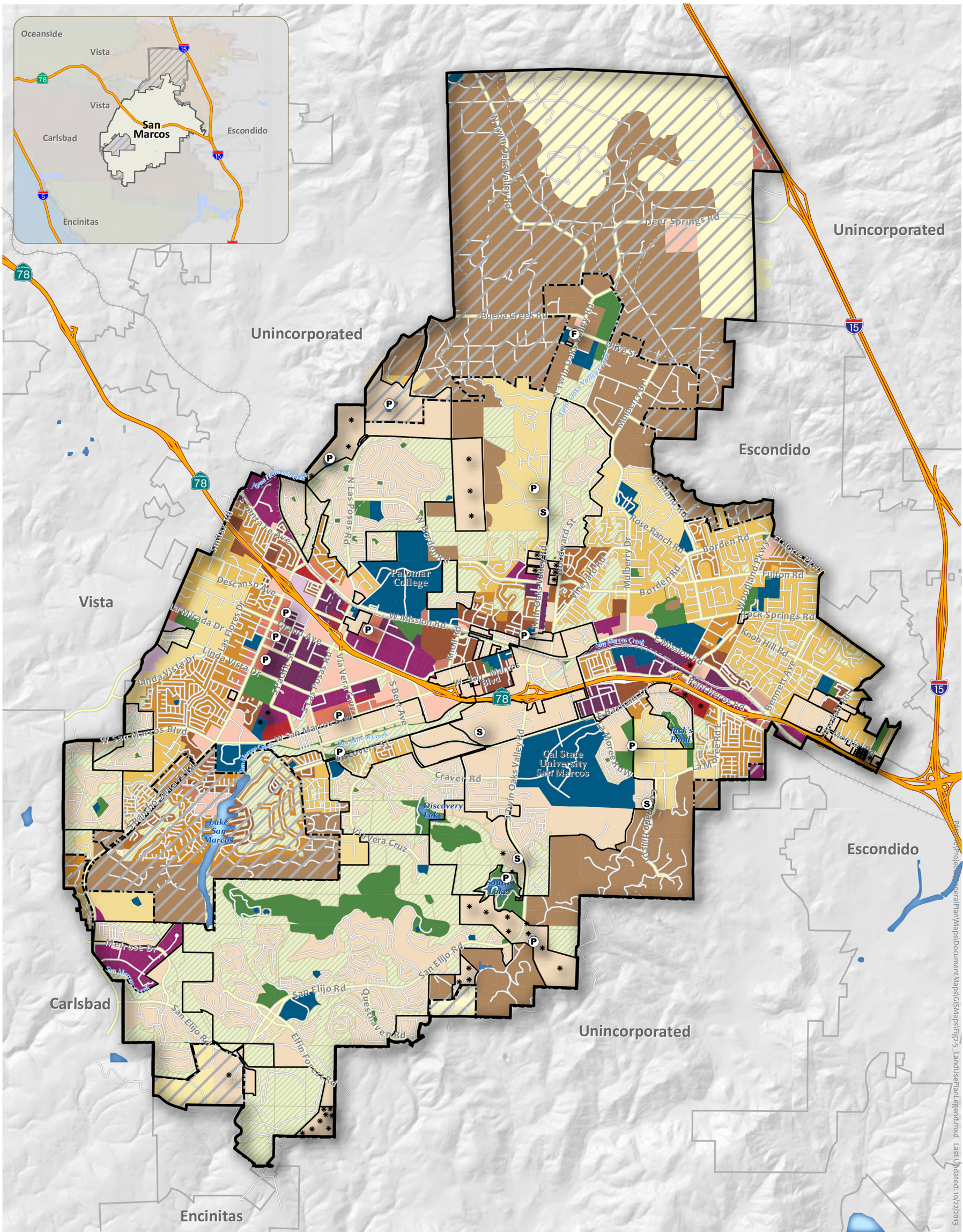
Recreation

- Parks, P
- Open Space, OS

Specific Plan Area (SPA)

Specific Plan Area, SPA (For more information regarding specific plans, refer to Figure 2-3 and Appendix D, Table D-3 in General Plan)

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2 LAND USE AND COMMUNITY DESIGN ELEMENT

FIGURE 2-5

City of San Marcos

Land Use Plan



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 - Rural Residential, RR (1 - 2 du/ac)
 - Very Low Density Residential, VLDR (2.1 - 4.0 du/ac)
 - Low Density Residential, LDR (4.1 - 8.0 du/ac)
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- Medium High Density Residential, MHDR (20.1 - 30.0 du/ac)
- High Density Residential, HDR (30.1 - 45.0 du/ac)
- Mixed Use**
 - Mixed Use 1, MU1 (20.1 - 30.0 du/ac)
 - Mixed Use 2, MU2 (30.1 - 45 du/ac)
 - Mixed Use 3, MU3
 - Mixed Use 4, MU4
- Commercial**
 - Commercial, C
 - Neighborhood Commercial, NC
 - Office Professional, OP
- Industrial**
 - Business Park, BP
 - Light Industrial, LI
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Specific Plan Areas

Specific Plans are a planning and development tool used throughout San Marcos. Figure 2-3 identifies the 48 Specific Plan Areas (SPAs) currently recorded in the City. Table D-3 summarizes these SPAs with additional plan information.

Table D-3 Specific Plan Areas

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Adopted Specific Plans		
Arbor Ranch	57 single-family units	100%
Autumn Terrace ¹ APN: 220-130-81	103 affordable apartments 7,500 s.f. commercial retail	100%
Campus Point II	108 apartments, 12,000 s.f. retail	75%
Collucci/Mobile SP	24,796 s.f. commercial center	25%
Discovery Hills	861 single-family units 122 multi-family units 366 acres total, 983 units	100%
Hanson ² (FA9)	346 single-family units 17 acres MU4 75 acres park/open space	0%
Heart of the City	7 48 ac business park (reduced by 276,954 s.f. for MU4 business park)	50%
	66 ac town center	75%
	48 ac commercial (reduced by 268,809 s.f. for MU4 commercial)	35%
	16 ac neighborhood commercial	100%
	12 ac office professional (reduced by 268,809 s.f. for MU4 office)	100%
	9 ac commercial manufacturing	0%
	36 ac hospital complex (this is the Scripps SPA - not counted as part of HOC)	100%
	2,127 multi-family units	50%
	1,335 single-family units (reduced by 346 du)	4 units remaining
	304 ac CSUSM (P/I)	CSUSM Master Plan
Home Depot/Commerce Square SP (formerly called Sylvester Development)	23.47 ac commercial	95%
Kragen SP Rancho Santa Fe/Creek/ Pawnee APN: 219-086-03, 05, 07, 08	2.83 ac commercial	50%
Las Brisas Pacificos	169 units	100%
Laurels	167 single-family units; parks	100%
Loma Alta	94 single-family units; open space	100%

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Table D-3 Specific Plan Areas, Continued

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Schenker SP Windy Way/TOV APN: 218-110-24	4.42 ac Industrial	100%
Scripps Health Care Campus	38.63 ac 607,105 sf medical care campus	0%
Senior Apartments	255 units	100%
SPA Industrial	4.45 ac industrial	100%
Specific Plan Area - Rancho Santa Fe Village APN: 219-231-14, 15, 16	120 multi-family units 12,000 sf commercial	100%
Specific Plan Area 2 (FA10)	68 residential lots	0%
Starling APN: 220-520-01	29 units	100%
SPA Movie Studio ³ (FA34)	15.28 ac SPA Movie Studio	0%
Twin Oaks Valley Ranch	1,407 units	100%
University Commons (Old Creek Ranch)	10.3 ac industrial	79%
	401 single-family units	88%
	1,123 multi-family units	60%
University District 319	345,000 sf commercial 1,120,000 sf office 5,000 sf civic/community 2,600 multi-family units 800 student housing 250 hotel rooms	15 - 20%
Vallecitos Ridge	103 single-family units Open Space	100%
Vallecitos Town Center	0.84 ac commercial	100%
Venzano	129 single-family units	100%
Walnut Hills II	137 single-family units Open Space	100%
Westlake Village ¹ (FA4)	6,140 sf commercial 106 affordable apartment units	0%

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