

DRAFT ONLY - IN PROGRESS 8/16/07
Comparison Summary of 'H' Sites

| Topic Maps | | | | | | | |
|--|--------------------------------|-------------------------------------|--------------------|---------------------|-------------------------|-----------------------------|---------------------------------|
| | H1 Covell Village | H2 Signature In. Curve | H3 Nishi | H4 Parlin | H5 Lin et al. | H6 Oeste Ranch | H7 W. of Stonegate |
| Contiguity with City: Light 0 - 24.9% Medium 25 - 49.9% Dark 50+% | D | D | L | M | L | L | M |
| Distance to Core Area: Light 3.0 + miles Medium 2.0 - 2.9 miles Dark 1.0 - 1.9 miles Darkest Less than 1 mile | D | L | DD | M | M | L | L |
| Ag Soils: Light 0.7 - 1.0 of site Medium 0.4 - 0.6 of site Dark 0 - 0.3 of site | M | L | L | M | D | D | M |
| LESA Rating: Light Very High Medium High Dark Moderate | M | M | D | L | M | L | M |
| Flood: Light Approx. 0.7 - 1.0 of site Medium Approx. 0.4 - 0.6 of site Dark Approx. 0 - 0.3 of site | M | D | D | L | L | M | D |
| Average Site Elevation: Light 30 - 40 feet Medium 47 - 51 feet Dark 58 - 59 feet | L | L | M | M | M | D | D |
| Opportunity to Alleviate Existing Impacts: Light No Dark Yes | Y | N | N | Y | Y | Y | N |
| Effect on Aesthetics or Scenic Resources: Light Moderate Medium Low | M | L | M | M | M | L | L |
| Potential Loss of Habitat: (Under consideration) | | | | | | | |

Notes:

1. Darker colors generally indicate greater suitability for development.

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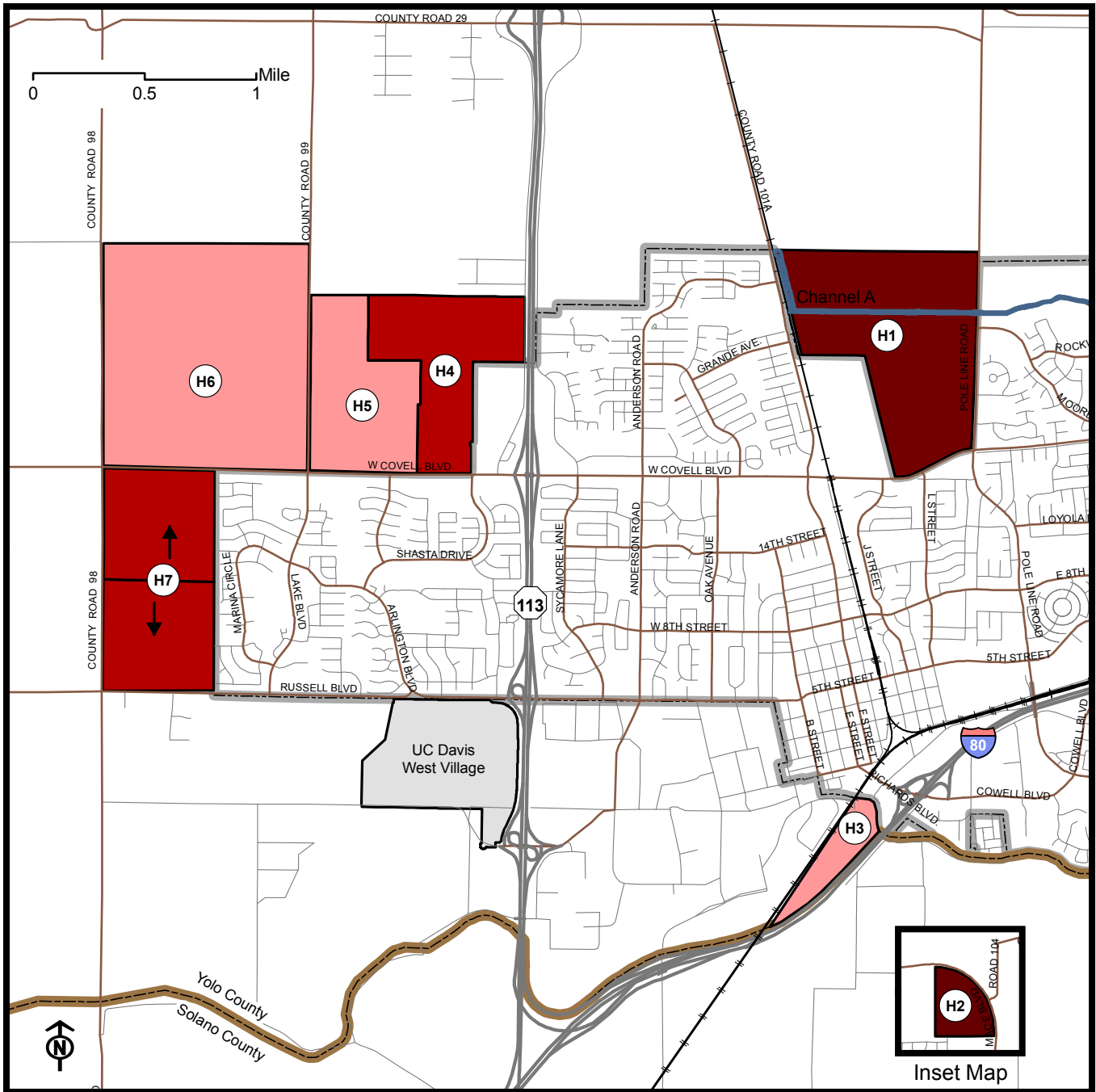
| |
|---|
| Information Maps (Under consideration, not completed) |
| Proximity to Community Facilities |
| Urban Agriculture Transition Areas (UATA) Designated in General Plan |
| Housing Potential Options with 100% On-site Ag Mitigation |
| Compatibility of Housing with Noise Environment |
| Existing and Planned Access, Connections and Circulation Systems |
| Existing Transit Routes |
| Existing Street Classifications and Levels of Service (LOS) |
| Recommended Area Plans |
| Need for Extended Sewer Facilities |

Notes continued:

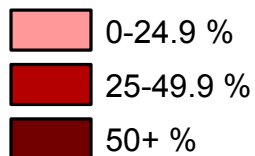
2. The Steering Committee should use this comparison summary as a general tool for analysis and discussion. Drawing conclusions by arithmetically summing a site's various individual ratings would be inappropriate. Individuals and the Steering Committee as a whole should determine what factors carry the most weight in determining the suitability of the site for development.
3. Some of the high priority factors from the first public workshop are not included in the topic or information maps because: the factors were more applicable to infill sites; the differences among "H" sites were not significant; or additional information is needed. Examples include: opportunity to provide for identified housing needs and types; opportunity to provide higher density housing in downtown and in neighborhood centers; opportunity to provide higher density housing in general; water supply and distribution; and fiscal impacts.

Comparison of 'H' Sites

Date: August 16, 2007



Contiguity With Existing City Boundary

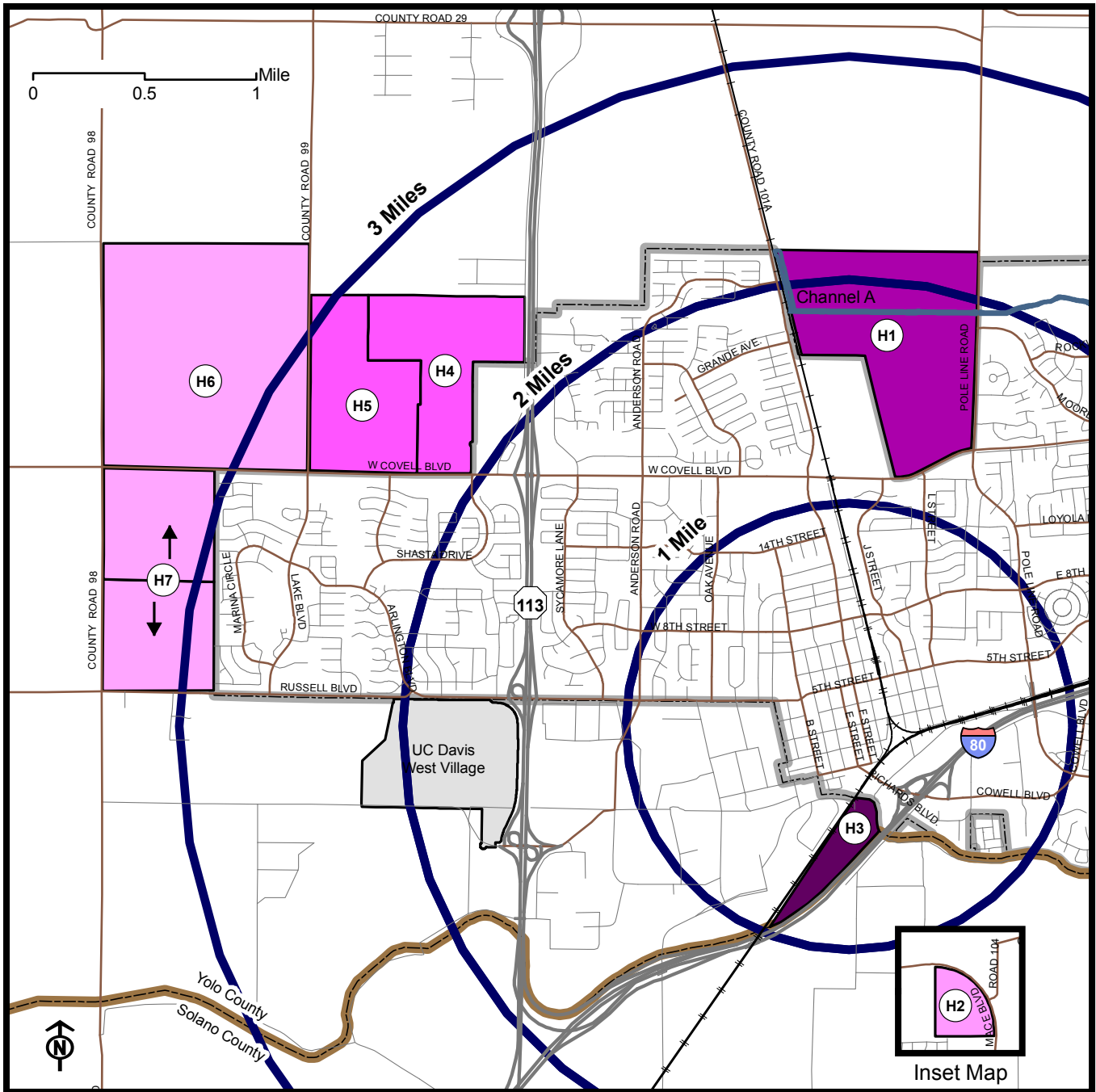


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Distance to Core Area (from Center of Site)

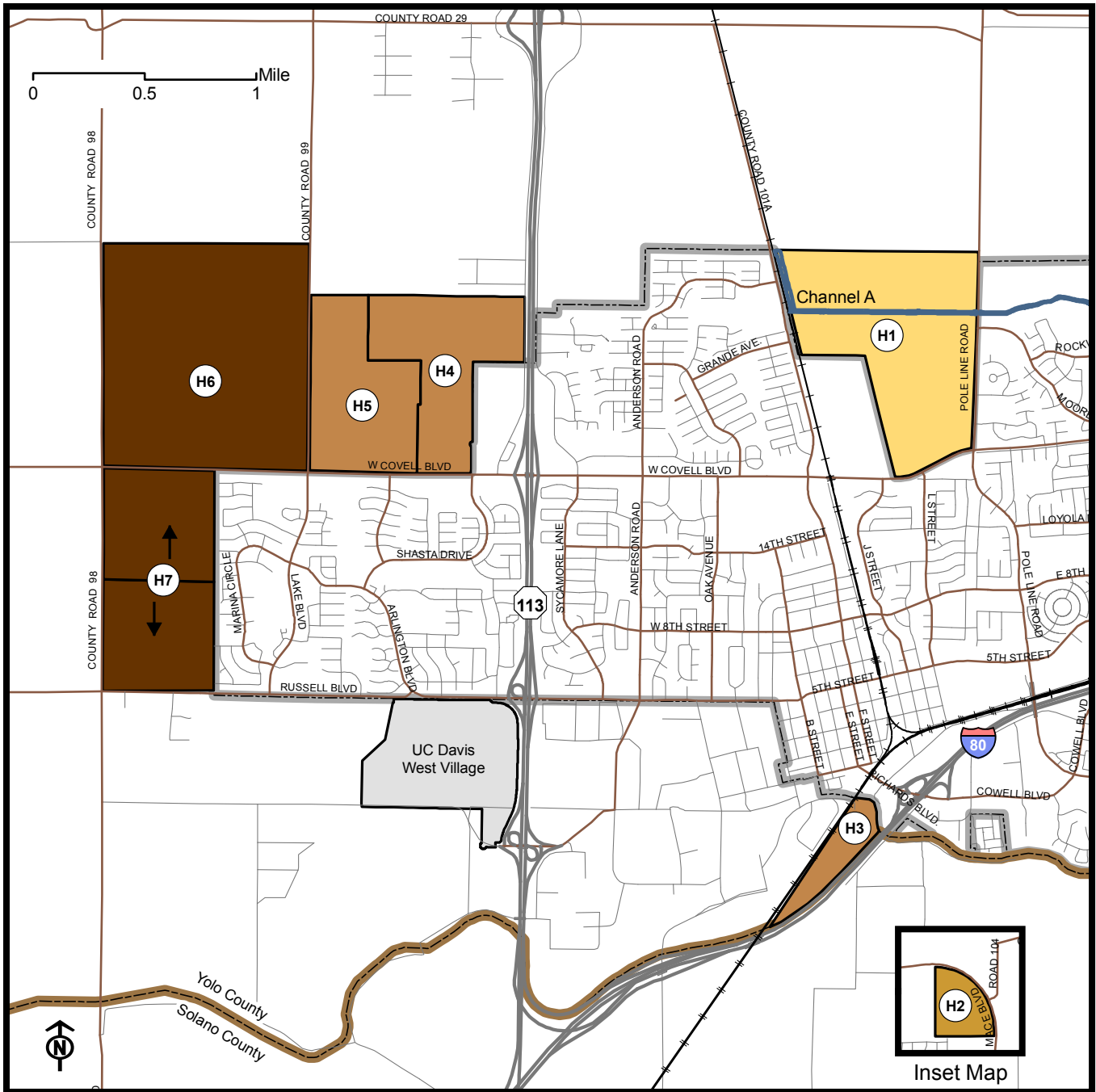
- 3.0 + miles
- 2.0 - 2.9 miles
- 1.0 - 1.9 miles
- Less than 1 mile

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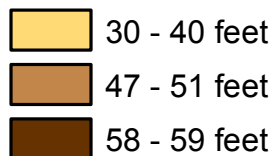


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Average Elevations

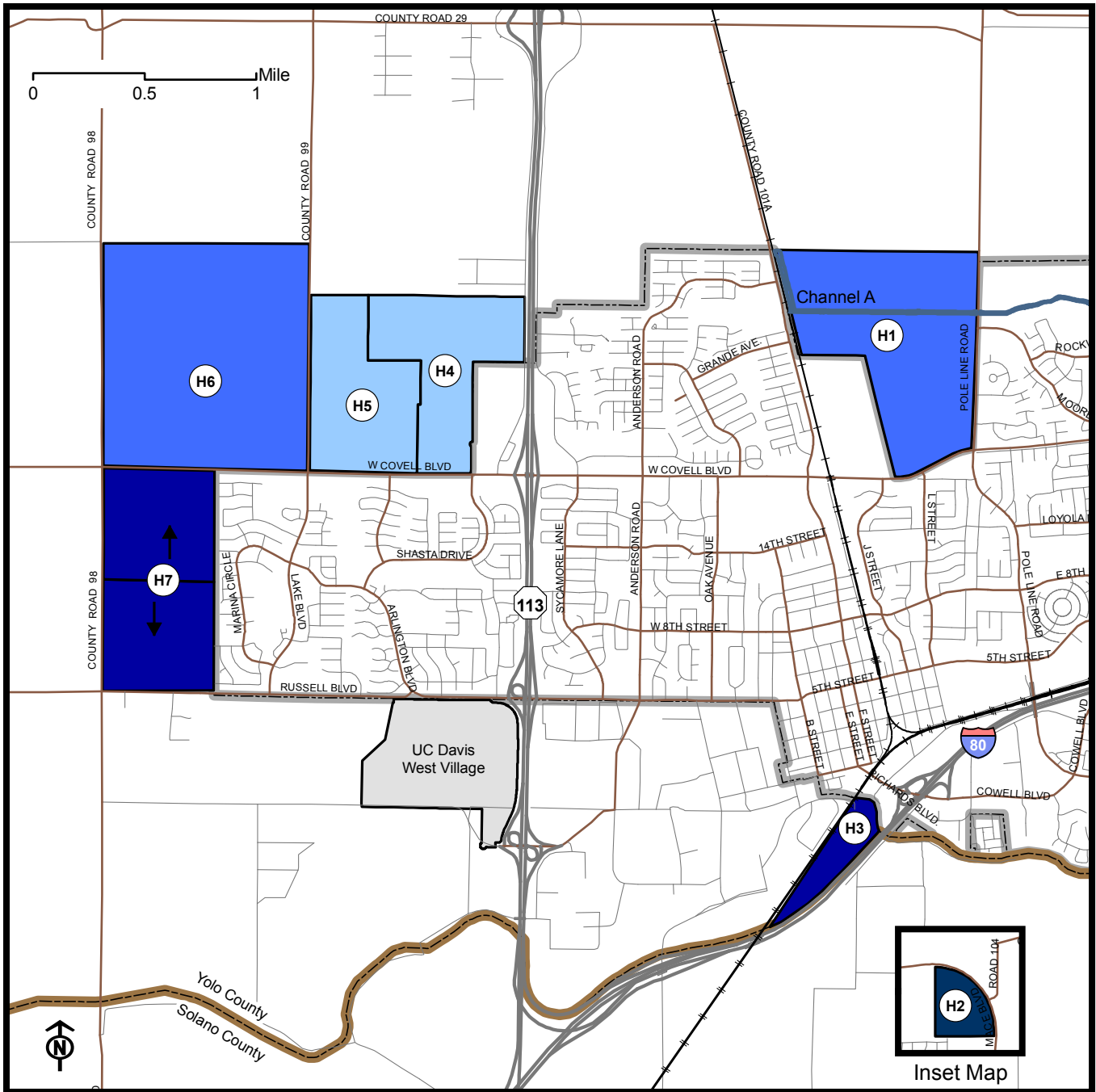


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100-Year Flood Hazard (FEMA)

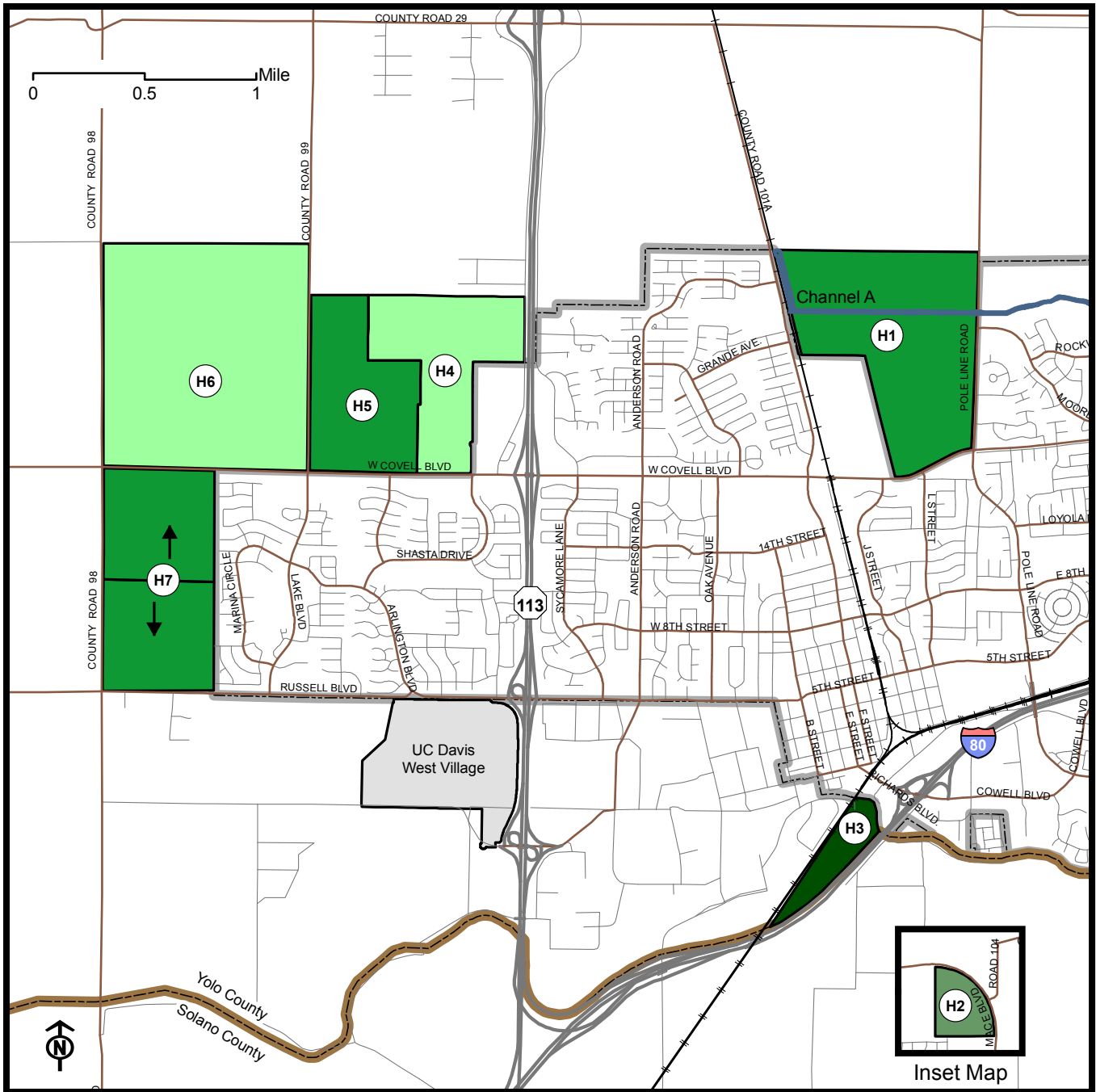
-  Approx. 0.7 - 1.0 of site is designated
-  Approx. 0.4 - 0.6 of site is designated
-  Approx. 0 - 0.3 of site is designated

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Overall Significance of Ag Resources (LESA Rating)

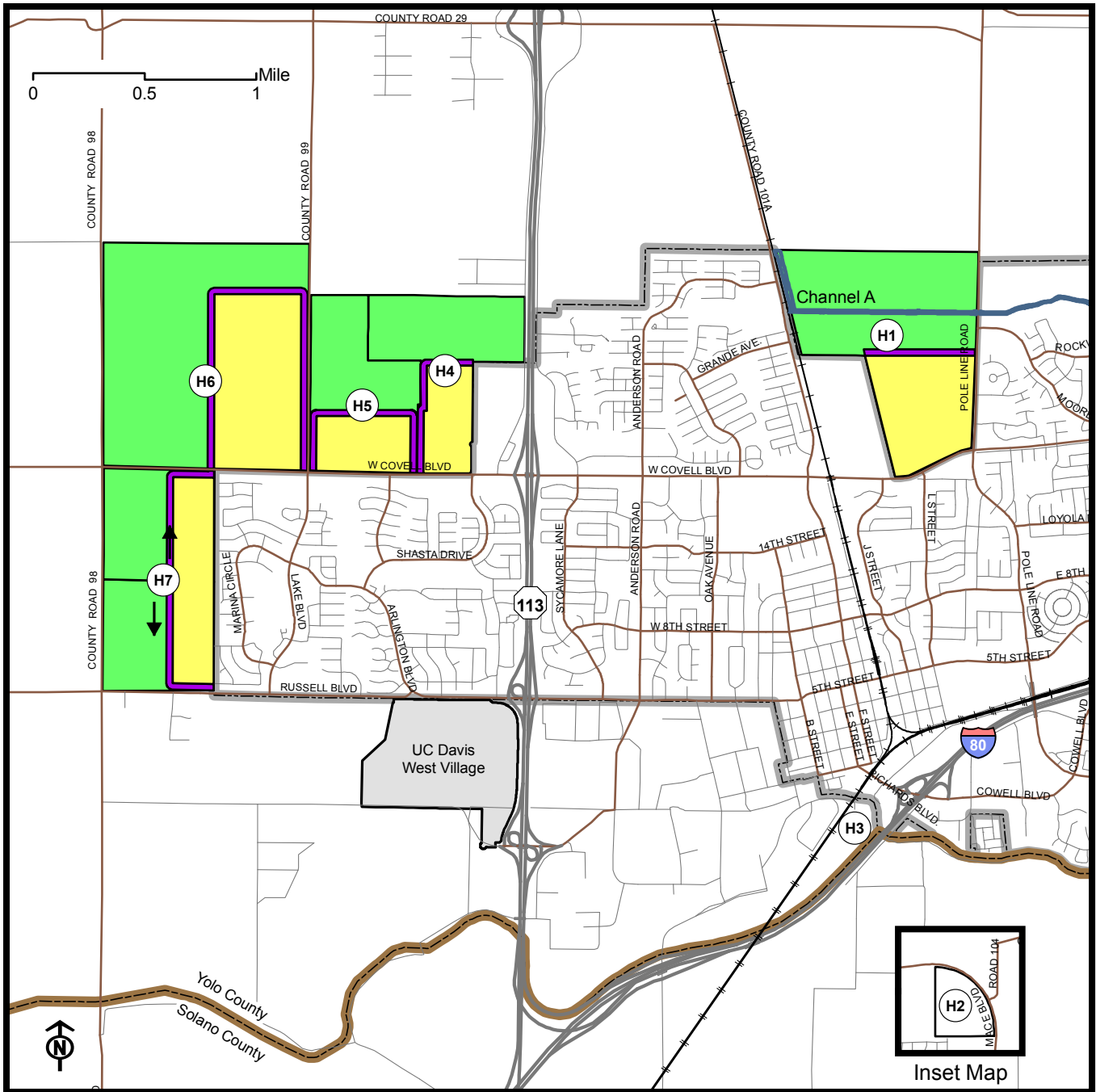
-  Very High
-  High
-  Moderate

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




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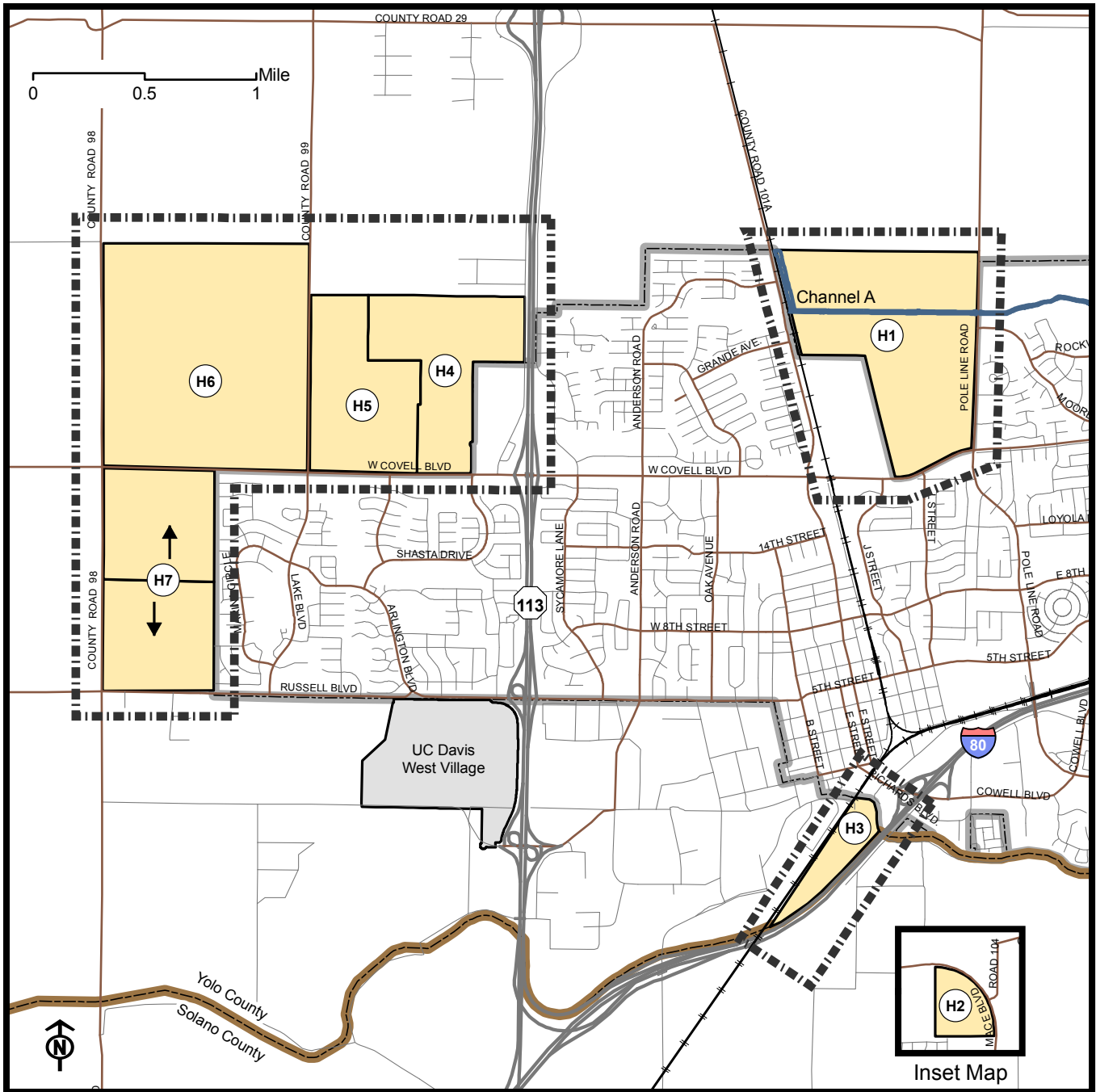
Housing Potential Options with 100% On-site Ag Mitigation Schematic Illustrations

-  Developable area
-  On-site ag mitigation
-  Ag buffer



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Recommended Area Plans

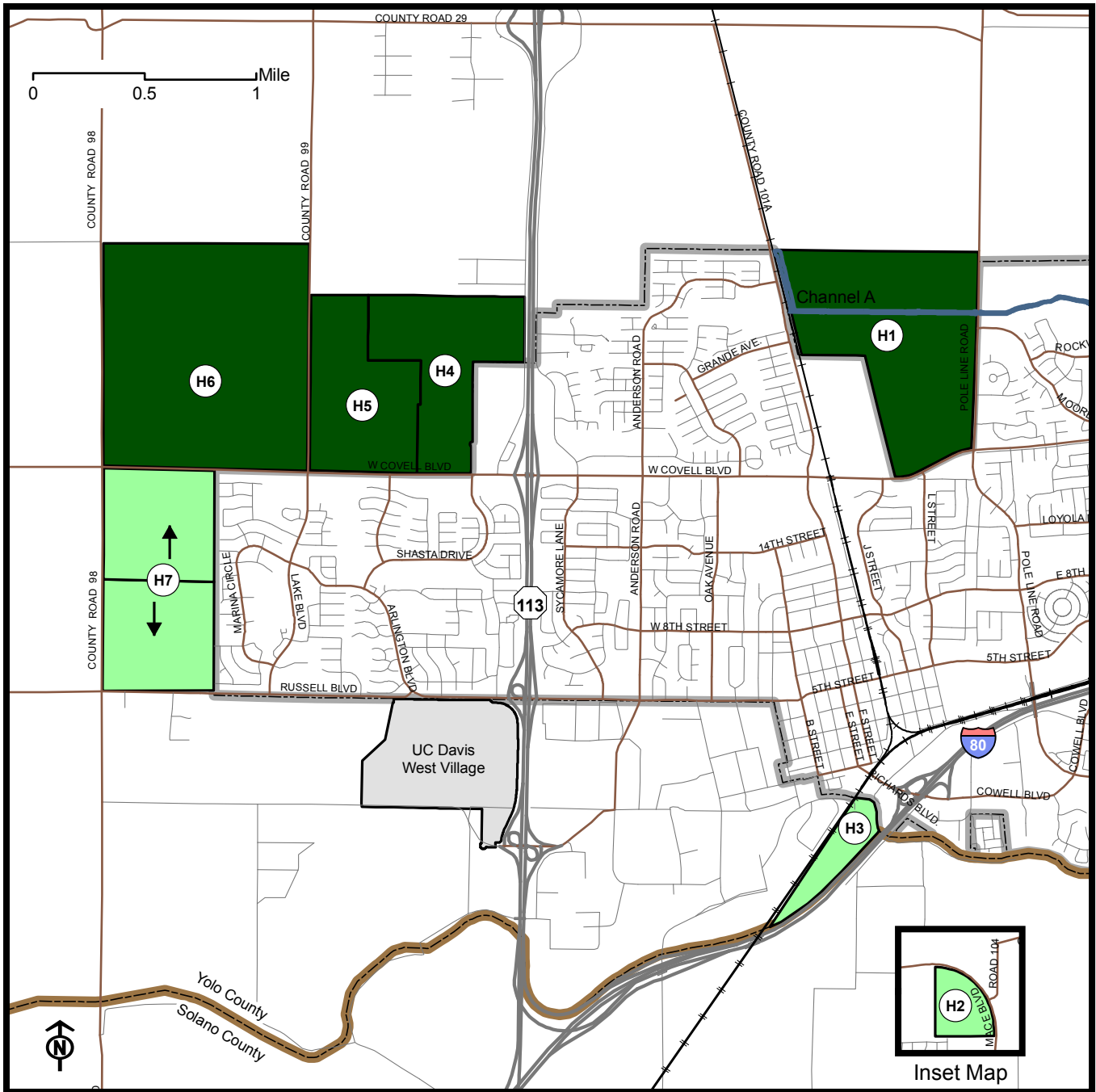


Recommended area plans to guide individual site developments



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Opportunity to Alleviate Existing Impacts (Drainage or Need for Fire Station)

- No
- Yes

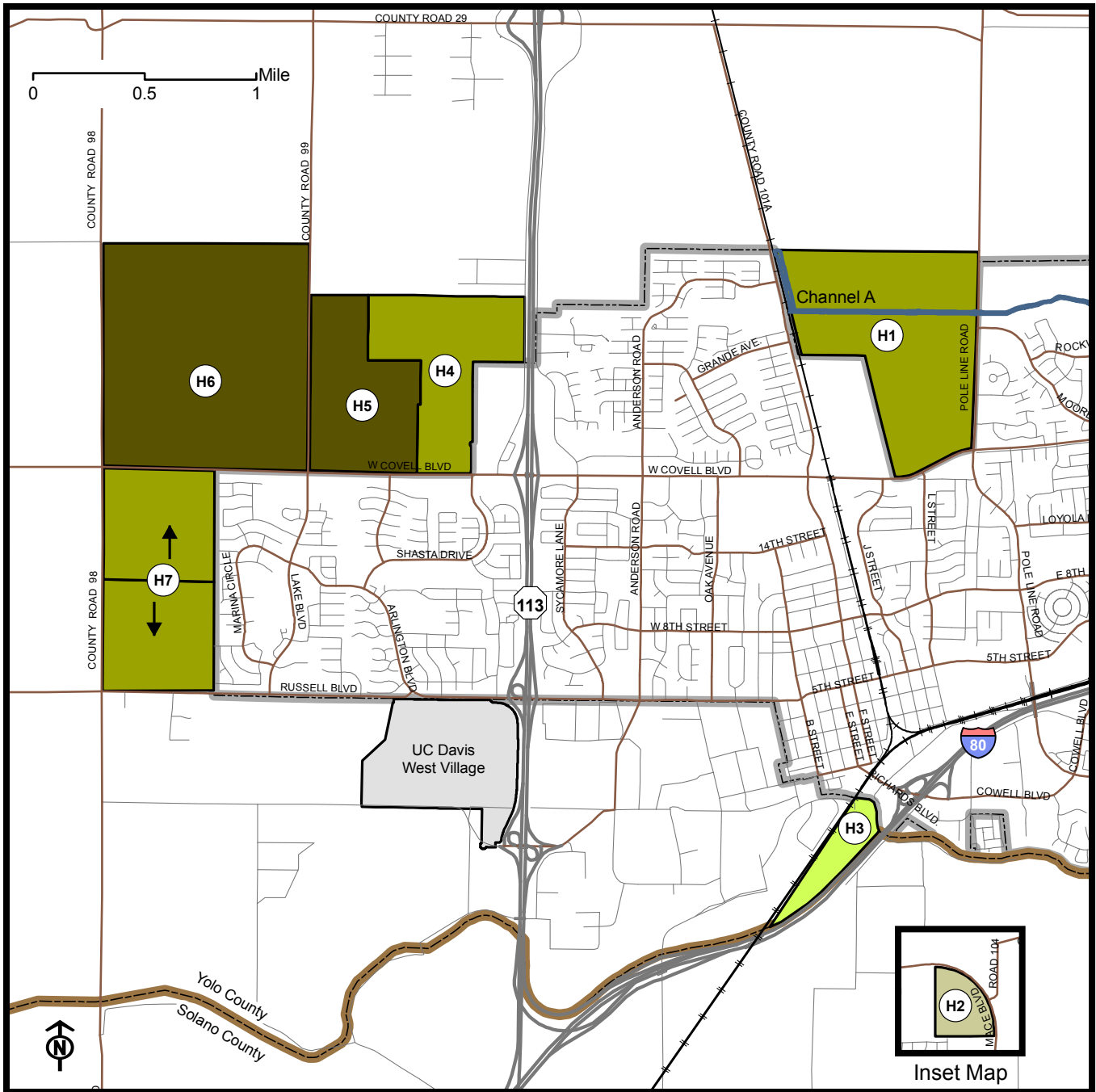
H1 - Fire station problem
 H4, H5, H6 - Drainage problem

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Prime Ag Soils (Classes I and II)

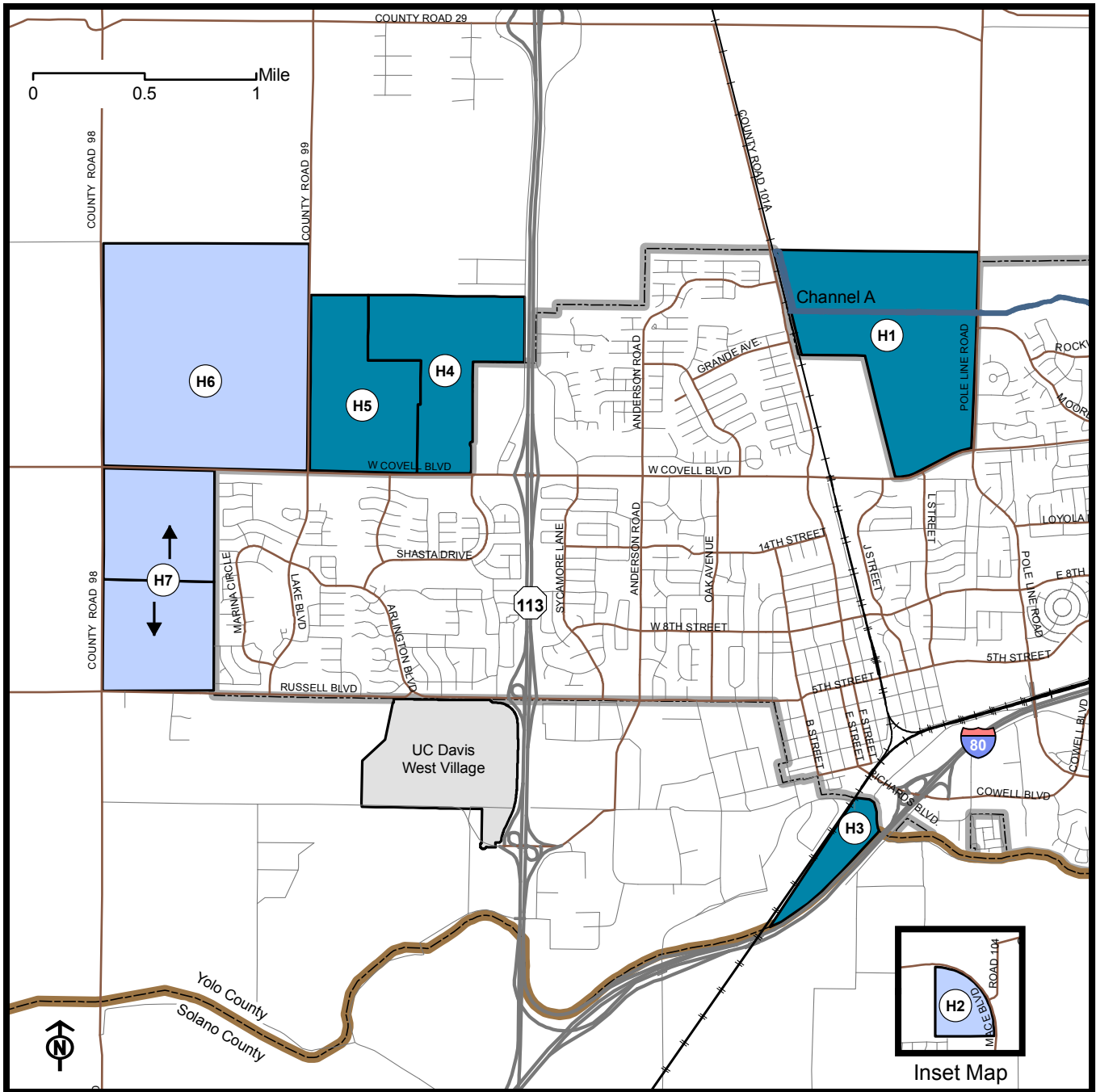
-  Approx. 0.7 - 1.0 of site
-  Approx. 0.4 - 0.6 of site
-  Approx. 0 - 0.3 of site

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Effect on Aesthetics or Scenic Resources

-  Moderate
-  Low

Notes: Views of coastal range to west or Sierra to the east used for consideration in rating.

Darker colors generally indicate greater suitability for development.

