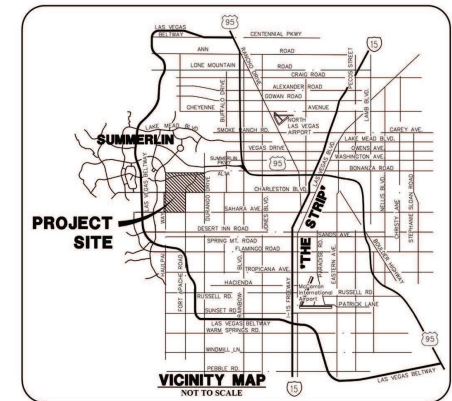


LEGEND

- R-4 - MULTI FAMILY 2400 UNITS (2600 w/ ASSIST LIVING)
- R-E - SINGLE FAMILY - R-E ZONING ALLOWS 367 LOTS (A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-PD7 WHICH @ 7.49 DU/AC ALLOWS 1376 DU's); NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1/2 ACRE LOT SIZES WITH A MAXIMUM OF 75 HOMESITES.
- 1990 PECCOLE RANCH MASTER PLAN'S PHASE ONE BOUNDARY
- 1990 PECCOLE RANCH MASTER PLAN'S PHASE TWO BOUNDARY
- 17.8 ACRE PARCEL TO BE REMOVED FROM THE PECCOLE MASTER PLAN WITH THE 2016 MAJOR MODIFICATION

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EXHIBIT J-1

2/22/2016

2016 MAJOR MODIFICATION REFLECTING RE-PURPOSED USES OF THE 250.92 ACRE PROPERTY

PRJ-63491
06/30/16