

Exhibit D

Description of Final General Plan Map Changes

The following summarizes the modifications to land use designations from the earlier Hybrid Alternative Map evaluated in the FEIR (September 2010 General Plan Map) that are reflected on the final General Plan Map. The locations described here are depicted on a map provided as Exhibit C to this Addendum.

Map

GENERAL URBAN DESIGNATIONS

Upper State Street Neighborhood

- #1 Highway 101/ La Cumbre Road Area: Areas north of Highway 101 previously proposed for Commercial/ High Density Residential and High Density Residential designations are designated Commercial/ Medium High Density Residential and Medium High Density Residential so as not to increase the residential potential along the freeway due to current air quality concerns. The area is from State Street on the west to just east of Arroyo Burro Creek on the east.

Hitchcock Neighborhood

- #2 Hitchcock Way Area south of State Street: Three parcels (APNs 051-040-038,051-040-060, 051-040-044) previously proposed for Office and High Density designations are designated Office/Medium High Density Residential on the Final General Plan Map. The area is on the eastern side of Hitchcock Way between San Roque Creek and Monterey Pine Street.

Samarkand Neighborhood

- #3 De La Vina Street, Alamar Avenue Area: Areas previously proposed for Commercial/High Density Residential and High Density Residential are designated Commercial/Medium High Density Residential and Medium High Density Residential on the Final General Plan Map to provide for neighborhood compatibility and to reduce the number of locations citywide with High Density designations. These areas are generally bounded by State Street to the north, De la Vina Street and the west side of De La Vina Street on the west, Alamar and the east side of Chapala Street on the east, and Constance Avenue on the south.

Oak Park/ Upper East Neighborhoods

- #4 Mission and Padre Streets to Sola Street Area: Areas previously proposed for Commercial/High Density Residential, Office/High Density Residential, and High Density Residential designations are designated Commercial/ Medium High Density Residential, Office/Medium High Density Residential, and Medium High Density Residential on the Final General Plan Map to provide for compatibility with existing and adjacent neighborhoods and to reduce the number of locations citywide with High Density designations. These areas are generally bounded by Mission Street and Padre Street to the north, Sola Street to the south, Highway 101 to the west, and variously Anacapa Street, Santa Barbara Street and the east side of Santa Barbara Street on the east.

Map #

Downtown, Lower State Street, and West Downtown Neighborhoods

- #5 *State Street Area from Victoria Street to Haley Street:* Areas on both sides of State Street between Victoria Street on the north and Haley Street on the south that were previously proposed for Commercial/ High Density Residential designation are designated Commercial/ Medium High Density Residential on the Final General Plan Map to provide for compatibility with historic resources. The area includes parcels on the west side of State Street between Victoria and Haley Streets bounded to the east variously by the mid-block between State and Anacapa Streets, Anacapa Street, the east side of Anacapa Street, or Santa Barbara Street. On the east side of State Street, this include parcels between Victoria and State Streets generally bounded to the west by the mid-block between State Street and Chapala Street, as well as parcels bounded by Haley Street on the south, the north side of Cota Street on the north, De La Vina Street on the west, and the east side of State Street on the east.
- #6 *North of Highway 101 Buffer Areas:* Areas along Highway 101 previously proposed for Commercial/ High Density Residential and High Density Residential are designated Commercial/Medium High Density Residential and Medium High Density Residential on the Final General Plan Map so as not to increase the residential potential along the freeway corridor due to current air quality concerns. The area north of Highway 101 for approximately 250 feet between Sola Street on the west and Anacapa Street on the east.
- #7 *South of Highway 101 Area:* Areas along Highway previously proposed for Commercial/ High Density Residential and High Density Residential are designated Commercial/Medium High Density Residential and Medium High Density Residential on the Final General Plan Map to maintain compatibility with existing development and coastal policies and due to current air quality concerns. The area south of Highway 101 is generally bounded by the south side of Montecito Street to the south and the west side of Castillo Street to the west.

East Side, Lower East, and East Beach Neighborhoods/ Milpas Street Corridor

- #8 *Allaire Street, Quinientos Street Area.* Three parcels (APNs 017-131-008, 017-131-009, 017-131-010) previously proposed for Medium High Density Residential designations are designated Commercial/ High Density Residential on the Final General Plan Map. The area is southwest of the corner of Allaire Street and Quinientos Street.
- #9 *North of Highway 101 Milpas Buffer Area:* An area north of Highway 101 previously proposed for Commercial/ High Density Residential and High Density Residential designations is designated Commercial/ Medium High Density Residential and Medium High Density Residential on the final General Plan Map due to current air quality concerns. The area is bounded on the east by the east side of Milpas Street, on the north by the south side of Quinientos Street, and on the west by Ashley Avenue.
- #10 *South of Highway 101 Milpas Street Coastal Area:* An area south of Highway 101 previously proposed for Commercial/ High Density Residential designations is designated Commercial/ Medium High Density Residential on the Final General Plan Map for compatibility with existing development and coastal policies and in light of current air quality concerns. The area is generally bounded by Nopalitos Street to the west, Calle Puerto Vallarta to the south, and Corona Del Mar Drive to the east.

OPEN SPACE AND HILLSIDE DESIGNATIONS

Cielo Neighborhood

- # 11 Sheffield Reservoir Area: The Sheffield Reservoir Open Space was previously proposed for Institutional designation and is changed to a Park/Open Space designation on the Final General Plan Map to better reflect the surface area use.

Alta Mesa Neighborhood

- #12 La Coronilla Park Area: The part of the Vic Trace Reservoir parcel known as La Coronilla Park was previously proposed for an Institutional designation, and will instead be designated Park/Open Space on the Final General Plan Map to better reflect the ongoing use.

Las Positas Valley

- # 13 Veronica Meadows Area: Annexed parcels 047-010-064 and 047-010-066 will be designated Hillside Low Density Residential (maximum 2 units/acre) and Open Space/Park respectively rather than Major Hillsides.