

**DATE ISSUED:** June 14, 2007

**REPORT NO. PC-07-090**

**ATTENTION:** Planning Commission, Agenda of June 21, 2007.

**SUBJECT:** **CARMEL VALLEY NEIGHBORHOOD TEN - PROJECT NO. 72526.**  
PROCESS 5.

**OWNER/  
APPLICANT:** Pardee Homes (Attachment 15)

### **SUMMARY**

Issue(s) - Should the Planning Commission recommend the City Council approve the Carmel Valley Neighborhood Ten project to allow development of 44.80 acres with 121 single family homes located north and south of Carmel Mountain Road west of Carmel Country Road?

#### Staff Recommendation -

1. Recommend the City Council **Certify** Addendum to an Environmental Impact Report and Subsequent EIR No. 72526, and Adopt the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council **Approve** Public Right-of-way Vacation No. 266926, Easement Vacation No. 266925, Vesting Tentative Map No. 232063, Site Development Permit No. 232067 and Coastal Development Permit No. 225393.

Community Planning Group Recommendation - On March 13, 2007, the Carmel Valley Community Planning Board voted 10:0:1 to approve the proposed actions, with concerns. For a full discussion, see the Discussion section of this report.

Environmental Review - An Addendum No. 72526 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project would provide for the development of 121 single family dwelling units on approximately 44.80 acres in Carmel Valley Neighborhood 10. Approximately 20 of the 44.80 acres are designated by the Carmel Valley Neighborhood 10 Precise Plan for Very-Low Density Residential development with a density range of 0-5 dwelling units per acre. The remainder is designated as Open Space. The project density is within the overall number of dwelling units that may be permitted for Neighborhood 10. The project represents a gain of 121 single-family dwelling units to the City's housing inventory. The project is conditioned to pay an in-lieu fee for 14 of the 121 dwelling units. The remaining 107 dwelling units are exempt from payment of the City's Inclusionary Affordable Housing Regulations per the terms of Development Agreement, Doc. #1999-0541679.

## **BACKGROUND**

The Carmel Valley Neighborhood Ten project is located within the precise plan area of Carmel Valley Neighborhood Ten. The Carmel Valley Neighborhood Ten Precise Plan (Plan) designates the site(s) for single family residential development at a density range of 1-5 dwelling units per acre (Attachment 1). The project location is north and south of Carmel Mountain Road west of Carmel Country Road (Attachment 2). The project is composed of four separate locations within the neighborhood. Unit 2 South (A) is located at the terminus of Briarlake Woods Drive south of Carmel Mountain Road and north of Los Penasquitos Canyon Preserve. Unit 5 South (B) is located south of Carmel Mountain Road and west of Gaylemont Lane and Furlong Place. Unit 9 South is located south of Carmel Mountain Road in the southwestern most corner of the Plan area west of the new Carmel Mountain Road bridge at the boundary between the Torrey Hills and Neighborhood Ten communities. Unit 12 South (B) is located north of Carmel Mountain Road, west of the new Carmel Mountain Road bridge and west of Canter Heights Drive. All four properties are located in the SF-2, SF-3 & OS Zones of the Carmel Valley Planned District of the Carmel Valley Community Plan area (Attachment 3).

A small portion of Unit 2 South (A) and Unit 5 South (B) was previously mapped, yet not developed. The Vesting Tentative Map proposes to map over those earlier lots and re-subdivide this area with a different configuration and lot pattern. Both Unit 2 South (A) and Unit 5 South (B) would also map areas not previously mapped. Unit 9 South and Unit 12 South (B) have never been mapped and are undeveloped, unsubdivided lands.

The applicant, Pardee Homes, entered into a legally binding development agreement with the City of San Diego for all development within the Pacific Highlands Ranch, Subarea III of the North City Future Urbanizing Area (Attachment 4). In return for reducing development and the associated impacts in the Pacific Highlands Ranch community Pardee was granted the right to increase the maximum density in the Carmel Valley Neighborhood Ten Precise Plan area. The

maximum increase in the single family category is 72-74 single family units (Attachment 4, page 16, Section 5.3). At the request of City staff, Pardee Homes redesigned the project to increase the total number of dwelling units to the maximum number physically possible and yet remain within the terms of the development agreement and community plan. The proposed project would realize a portion of this density increase and develop 63 dwelling units above the limit of the Plan. Site constraints prevent any additional increase above 63 units.

## **DISCUSSION**

### **Project Description**

The Carmel Valley Neighborhood Ten project would develop 44.8 acres with a total of 145 lots; 121 single family lots for single family development, six lots for dedication to the City of San Diego for open space, sixteen lots for manufactured slopes, brush management, monument entries, pocket parks, green space and a private driveway to be owned by the home owners association, and two lots for access to an adjacent property to be conveyed at fair market value. A small portion of the proposed subdivision was previously subdivided by a final map and would be reconfigured and re-subdivided by the proposed vesting tentative map and subsequent final map.

### **Grading Design**

The proposed grading design would grade 65 percent of the 44.8 acres or 29.52 acres. The earthwork would total 299,510 cubic yards; 287,970 cubic yards of excavation and 293,740 cubic yards of embankment. The design would result in 5,770 cubic yards of imported material. The design would excavate the site and create fill slopes, yet no cut slopes would be created. The maximum height of the fill slope at the highest point would be 82 feet. The average height of the fill slopes would vary from twenty-five to thirty-six feet (Attachment 5, Sheets 1, 2 & 4).

### **Architectural Design**

The project would provide four styles of architecture; Spanish, Tuscan, Monterey and French Country (Attachment 6, Sheets 13-17, 19-21, 23-25, 28-30, 32-35, 37-40 and 42-45).

In Units 2 South (A), 5 South (B) and 12 South (B), the proposed project would offer three different models of two story homes. The homes would provide a variety of roof materials, colors, massing and garage configurations. Each home would be offered with three different elevation styles. The development would offer a mixture of styles including Spanish, French and Spanish Monterey.

The Spanish elevation details would include stucco walls, concrete "S" tiled roofs, wrought iron detailing, wood shutters, recessed windows, round accent windows, and stucco corbels. The French elevation details would include stucco walls, steep roof pitches, curved roof detailing, wood shutters, corbels, pot shelves, flat concrete tiled roofs and recessed windows. The Spanish Monterey elevation details would include stucco walls, concrete "S" tiled roofs, brick veneer accents, covered wood decks and wood shutters.

The applicant would also trim the windows per elevation style on all sides as standard, offer carriage style garage doors with optional lites per elevation style, and include optional solar packages. Rear enhancements of the structures and optional stylized decks would also be included and would offer articulation from the open space canyon trails.

In Unit 9 South the proposed project would also offer three different models of two story homes. The homes would provide a variety of roof configurations, exterior materials, roof materials, colors and massing. Each home would be offered with three different elevation styles. The development would offer a mixture of styles including Spanish, French Country and Tuscan.

The Spanish elevation details would include stucco walls, concrete "S" tiled roofs, wood shutters, wrought iron pot shelves, arched openings, stucco corbels, terra cotta outlookers and half round windows. The French Country elevation details would include stucco walls, stone accent wall planes, steeply pitched dormer roofs, flat concrete tiled roofs, accent siding at the gable ends, soft arched openings and wood shutters. The Tuscan elevation styles would include stucco walls, concrete "S" tiled roofs, stone accent wall planes, exposed roof rafters, hurricane shutters, and wood shutters.

Regardless of style, the floor plan of Plan 1 would offer 1,984 square feet, the floor plan of Plan 2 would offer 2,197 square feet, and Plan 3 would offer 2,398 square feet of floor area. The combination of roof materials, wall materials, roof directions and multiple color schemes in muted earth tones would create variety in the community.

The applicant would provide trim to the windows per elevation style on all sides as standard, offer carriage style garage doors with optional lites per elevation style, and include optional solar packages. An optional trellis would be added to the rear of the Plan 1 above the sliding glass door in order to provide a separation between the first and second stories as suggested by the Carmel Valley Community Planning Board. Rear enhancements of the structures and optional stylized decks would also be included and would offer articulation when viewed from the open space canyon trails below the site.

#### Landscape Concept and Brush Management

The proposed landscape design would provide street trees, slope erosion control, pocket parks and amenities, brush management, walls, fences, noise attenuation walls and other improvements (Attachment 7, Sheets 8-12). The landscape plant list is a blend of native and ornamental species. The street tree species selected would be *Cassia leptophylla*, *Jacaranda mimosifolia*, *Koelreuteria bipinnata*, *Liquidambar styraciflua*, *Magnolia grandiflora*, *Platanus acerifolia*, *Podocarpus gracilior*, *Pyrus calleryana* and/or *Quercus ilex*. Accent trees at monument entries would include *Alnus rhombifolia*, *Magnolia grandiflora*, *Prunus* species, *Koelreuteria bipinnata* and/or *Lagerstroemia indica*. Trees to be used on manufactured slopes include *Geijera parvifolia*, *Pinus eldarica*, *Pinus torreyana* and/or *Cassia leptophylla*. The shrubs and groundcover materials are a mix of common native and ornamental species. The low profile native open space list, to be used in the disturbed areas of the site, is composed entirely of native species.

The Brush Management plan would provide the standard 100 foot depth of brush management where necessary to reduce the risks associated from wild fires. In one area of the project the Fire Department supports the proposed Zone One of 35 feet and no Zone Two. In this area, Unit 9 South between lots 18 through 28, the vegetation beyond the subdivision boundary is of a very low fuel volume and density. The vegetation on this City-owned open space in this area is very sparse. Elsewhere the project would provide the standard brush management features to reduce the risks associated with developing adjacent to canyon lands.

### Precise Plan Analysis

The proposed project conforms to the residential and open space land use objectives of the Carmel Valley Neighborhood 10 Precise Plan. The project also proposes a coherent architecture and landscape design similar to existing developments in Neighborhood 10 in order to meet the Precise Plan's design objectives for a unified neighborhood aesthetic. Two pocket parks are proposed in addition to the open space required by the Precise Plan. Therefore, the project may be supported as consistent implementation of the Precise Plan's objectives for single-family development and open space in this neighborhood.

### Planning Context

Carmel Valley Neighborhood 10 comprises 800 acres of mesa top and canyons overlooking Los Penasquitos Canyon Preserve. Neighborhood 10 is one of the 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development unit within the planning area. A precise plan was adopted for Neighborhood 10 in 1994 and subsequently amended several times to reconfigure open space, add dwelling units, and delete a sewer connection through Los Penasquitos Canyon. Approximately one-half of the planning area is designated as Open Space by the Precise Plan.

The majority of the developable area is designated for Very-Low Density Residential Development with a density range of 1-5 dwelling units per acre. Development is allocated to each of 20 development areas in order to establish a maximum yield of 1551 dwelling units for this neighborhood, and to achieve an equitable distribution of development rights for the many property owners (Attachment § . The Precise Plan also allows the transfer of density between development units with the goal of achieving the maximum amount of units. There is also a twelve acre multi-family residential site, a four acre Neighborhood Commercial site and a fifteen acre area developed with a school and a joint use park. Most parcels have been approved for development except for the multi-family and commercial sites and a one acre single-family residential parcel, the Tavelman property, within the open space corridor near the Carmel Mountain Road bridge. Pardee Homes is also processing an application for joint development of the multi-family and neighborhood commercial sites known as 'Carmel Highland Village' which was discussed at the May 10, 2007 Planning Commission meeting, and recommended for approval by the Planning Commission on June 7, 2007.

A Development Agreement (DA) between the City and Pardee Homes for the nearby Pacific Highlands Ranch community contains a provision that allows an increase in development for

Neighborhood 10 in exchange for additional open space in Pacific Highlands Ranch (1998 Pacific Highlands Ranch Subarea Plan). The DA allows Pardee Homes to propose, and the City to consider, either a nine acre increase in net developable area with a corresponding loss of open space, or an additional 72-74 dwelling units within Carmel Valley Neighborhood 10. Pardee Homes is proposing to add dwelling units within the existing developable area, rather than pursue a design that would have resulted in a loss of open space.

Pardee Homes has reconfigured their two remaining development applications to provide, at build-out, a total of 63 additional dwelling units out of the 72-74 dwelling units that may be allowed per the Development Agreement. This project is proposing 121 single-family dwelling units, the other project in process, Carmel Highlands Village, is proposing 172 dwelling units and the Tavelman property would be allowed one dwelling unit for a total of 1614 dwelling units for this neighborhood.

### Land Use

The 44.80 acre non contiguous site encompasses residential and open space Precise Plan land use designations. Approximately 20 acres of the site is designated for Very-Low Density residential development with a range of 0-5 dwelling units per acre. The Carmel Valley Community Plan allows detached dwelling units with a range of lot sizes within this land use designation, including homes clustered around shared driveways. The Precise Plan also recommends several zones to achieve a variety of single-family lot sizes. The proposed residential densities are generally within the range allowed by the Precise Plan. The density transfer provision is proposed to slightly exceed the density range for the Precise Plan development areas that are part of Units 9 South and 12 South (B) on the proposed subdivision. Proposed lot sizes meet the minimums required by the CVPDO SF-2 and SF-3 zones.

Approximately 24 acres of the site is designated as Open Space by the Precise Plan, including twelve acres of 'natural open space' and seven acres of 'revegetated slope' area. The remaining open space consists of landscape buffers and entry monuments. The proposed subdivision will conserve these open space areas and incorporate ornamental landscaping and slope revegetation with native plants as required by the Precise Plan. Therefore, the proposed project is consistent with the residential and open space land use objectives of the Precise Plan and the Community Plan.

### Neighborhood Design

The Precise Plan contains a grading plan that depicts the limits of grading within and adjacent to designated open space, pad elevations and the relative size and shape of fill slopes (Attachment 9). The Precise Plan also contains qualitative grading and hillside standards to reduce the visibility of fill slopes higher than ten feet that are adjacent to open space and major roads. These standards include: creating undulating, natural appearing slopes; incorporating variable slope ratios between 2:1 and 4:1 gradients; planting all manufactured slopes with erosion control, fire resistant, and self-sufficient plants; blending plant material between transitional and natural slopes; and landscape plans that do not require excessive irrigation.

The proposed grading plan is generally within the limits of grading allowed by the Precise Plan. Grading and development limits are also reduced at two key areas near Los Penasquitos Preserve and at the wildlife undercrossing at Carmel Mountain Road. The size and shape of the proposed fill slopes generally conform to those slopes identified by the Precise Plan's grading exhibit. Variable slope ratios have been incorporated into the project design where feasible. Transitional slopes adjacent to open space are proposed to be revegetated with native plants.

The project also identifies a trail alignment for the public trail identified by the Precise Plan (Attachment 10). The proposed alignment would connect with the existing trail segment at Carmel Mountain Road utilizing an existing dirt path that would provide future access to Los Penasquitos Canyon Preserve. Three pocket parks are provided as a project benefit. The pocket park at the intersection of Canter Heights Drive and Carmel Mountain Road would provide a park amenity for the neighborhood and also serve as a valuable staging area to access the existing public trail in the canyon. The pocket park at the southern edge of Unit 9 would provide a park accessible to the 88 homes in this area and is also at the junction with a public trail planned within the adjacent SDG&E easement.

### Environmental Analysis

An Addendum No. 72526 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

The decision to produce an Addendum to the original Environmental Impact Report (EIR) and Subsequent EIR rather than prepare a second subsequent EIR is supported since none of the conditions described in Title 14, CCR, Section 15162 calling for preparation of a subsequent EIR have occurred. The Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. In particular, the new proposed project would not have one or more new significant effects, or any environmental effects which would be significantly more severe than shown in the previous Precise Plan EIRs, Nos. LDR 96-0736, 96 0737 and 91-0834.

The environmental process considered the potential for impacts to Air Quality, Biological Resources, Land Use as it relates to MHPA Land Use Adjacency Guidelines, Landform Alteration/Visual Quality, Paleontological Resources, Transportation/Circulation, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise and Public Services. Based upon review of the proposed project, it has been determined that:

- A. There are no new significant environmental impacts not considered in the previous EIR;
- B. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- C. There is no new information of substantial importance to the project.

Of the areas studied through the environmental review process, the project would require mitigation for issues or potential issues associated with Air Quality, Biological Resources, Landform/Visual Quality, Land Use, Public Services and Paleontological Resources. The draft

conditions of approval and the proposed mitigation monitoring and reporting program would require conditions to address these concerns. For an indepth consideration of the environmental analysis, please refer to Addendum to an Environmental Impact Report (EIR) & A Subsequent EIR, Project No. 72526 Addending EIR No. 91-0834 and Subsequent EIR No. 96-0736, 96 0737, SCH #s 88033019 & 97-011032

### Carmel Valley Community Planning Board

On March 13, 2007, the Carmel Valley Community Planning Board (Board) voted 10:0:1 to approve the proposed actions, with concerns (Attachment 11). The Board has expressed five areas of concern; Change in residential product mix and intensity, Pocket parks, Tavelman property, SDG&E right-of-way and pedestrian trails, and other trail issues. All the Board's concerns have been resolved with the exception of the Tavelman property item.

#### Change in residential product mix and intensity:

The Board has stated no objections to the increase in the total dwelling units developed by the project. Pardee was requested to create a product with no "back side" where units are planned adjacent to the open space and to increase the interest of the garage. Pardee has made changes to the product type facing the open space to increase the level of interest and not build units with flat or uninteresting facades. The garage detailing was increased to add interest there as well. Pardee Homes continues to offer energy saving incentives and upgrades with all their homes.

#### Pocket Parks:

The Board has requested pocket parks to supplement the usable open space for active recreation by future residents of the proposed development. Pardee Homes has proposed three locations for pocket parks within the proposed development. One pocket park in Unit 12 South (B), one in Unit 9 South and the last is located within Unit 5 South (B). All pocket parks would be owned and maintained by the homeowners association.

The first pocket park would be located north of Carmel Mountain Road and east of Canter Heights Drive in Unit 12 South (B). This location would also allow a direct connection to the open space trail system in Carmel Valley Neighborhood Ten. Pardee Homes has agreed to provide the specific design features listed in the Board's letter. Wood-crete fencing and benches facing in and out of the park space would be included in the final design.

The second pocket park is shown on the plans in Unit 9 South in the southeast corner of the unit in the location mentioned by the Board's letter. The location also offers an open space trail connection to the City-owned open space immediately to the south.

The third pocket park is shown on the drawings within Unit 5 South (B) north of the cul-de-sac of Gaylemont Lane. While Unit 2 South (A) has no pocket park, there are two trail connections for a SDG&E easement access which could be used by residents to access the open space to the south. No changes to the proposed design of the project are necessary to address these issues and were incorporated into the design by Pardee Homes.



## Tavelman Property:

The Tavelman property is a land-locked parcel without any legal or physical access to a dedicated public right-of-way. The property is not included in the proposed development, is not within the boundaries of the tentative map and is not part of the present application. The parcel is located south of the Carmel Mountain Road bridge and east of Unit 9 South. The parcel is shown on sheet 2 of 45 as adjacent parcel as required by staff and is identified as APN 307 100 14. The owner of the Tavelman property has yet to submit any development proposals to the City for review and is not a party to the current Pardee application. In an effort to accommodate the needs of the property owner, the owner and Pardee Homes have been in dialog to facilitate legal access to the land-locked parcel. While Pardee has made accommodations on the current tentative map to provide a lettered, non-building lot to provide both physical and legal access to the Tavelman property, negotiations regarding the value of such legal access continue. The discussion of value is a private matter between property owners. The proposed lettered lot would begin on the south side of Carmel Mountain Road west of the bridge and cross private land ending adjacent to the Tavelman parcel. This lot would not cross any publicly owned open space. If the owner of the Tavelman property submits a proposal to develop the property the City would review the application at that time in relationship to the adopted City Council policies and current regulations. Under the currently adopted regulations, the Tavelman property would require a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations before any development could occur.

At this time a design proposal has not been presented to the City for this property. Should a development application be submitted for the Tavelman property, it would be reviewed against all applicable adopted City policies and regulations. Although Pardee Homes has cooperated to find a solution for the owner of the Tavelman property, the matter of the Tavelman property is not before the decision-maker with the proposed project.

The Precise Plan designates a portion of the one acre property within the open space canyon adjacent to Unit 9 for development of one single-family home. Access to this land-locked parcel is not specifically identified. However, the Precise Plan identifies entry access from Carmel Mountain Road. When Canter Heights Drive was built, the intersection was relocated west away from the boundary with open space, creating useable area for the proposed pocket park and reducing grading within open space. A curb cut with utilities was installed closer to the original location of the planned intersection with Carmel Mountain Road to provide access to the Tavelman property. The applicant has provided a concept plan that illustrates how access could be proposed if the Tavelman property is developed (Attachment 12). The City would also consider working with the owner on relocating a portion of the future home site toward the toe of the proposed fill slope in order to widen the open space corridor and reduce grading impacts within the canyon, should an application be filed.

#### SDG&E Right-of-way and Pedestrian Trails:

Pardee has agreed to provide a pedestrian connection to the City-owned open space south of Unit 9 South. This trail connection is shown on sheet 2 of 45 from Street "S" through Lot "E" in the southeast corner of the map. This is also the location of one of the proposed pocket parks.

#### Other Trail issues:

The Board is requesting Pardee Homes to place trail markers within their development in coordination with the Los Penasquitos Canyon Trail Committee and City Park and Recreation Department staff. Pardee has agreed to facilitate this coordination and install trail markers.

The development of the Tavelman property will be reviewed at the time an application is submitted. Any proposal will be evaluated in relationship to the adopted City Council policies and current regulations, including yet not limited to open space trails in the community. Under the current adopted regulations, the Tavelman property would require a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations. Under current regulations a noticed public hearing will be required to decide the matter of any Tavelman proposal.

#### CONCLUSION

Staff has reviewed the request for a public right-of-way and easement vacation, Vesting Tentative Map, Site Development Permit and Coastal Development Permit to subdivide and develop 44.80 acres into 145 lots and construct 121 single family homes. All issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the vacations, subdivision map and development permits (Attachment 13 and 14) and draft conditions of approval (Attachment 13 and 15). Staff recommends the Planning Commission recommend to the City Council approval of the project as proposed.

#### ALTERNATIVES

1. **Approve** Public Right-of-way Vacation No. 266926 and Easement Vacation No. 266925 Vesting Tentative Map No. 232063, Site Development Permit No. 232067 and Coastal Development Permit No.225393, **with modifications.**
2. **Deny** Public Right-of-way Vacation No. 266926 and Easement Vacation No. 266925 Vesting Tentative Map No. 232063, Site Development Permit No. 232067 and Coastal

Development Permit No.225393, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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Mike Westlake  
Program Manager  
Development Services Department

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John S. Fisher  
Development Project Manager  
Development Services Department

ESCOBAR-ECK/JSF

Attachments:

1. Carmel Valley Neighborhood Ten Precise Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Development Agreement, Doc. 1999-0541679, under separate cover
5. Vesting Tentative Map, Sheets 1, 2 & 4
6. Project Plans, Sheets 1-45, under separate cover
7. Landscape & Brush Management, Sheets 8-12
8. Carmel Valley Neighborhood Ten Precise Plan, Land Use Map, Figure 8
9. Carmel Valley Neighborhood Ten Precise Plan, Grading Plan, Figure 17
10. Carmel Valley Neighborhood Ten Precise Plan, Alternative Transportation Facilities, Figure 15A
11. Community Planning Group Recommendation, letter dated March 28, 2007
12. Tavelman Exhibit, prepared by Project Design Consultants
13. Draft Map Conditions and Subdivision Resolution
14. Draft Resolution with Findings
15. Draft Permit with Conditions
16. Ownership Disclosure Statement
17. Project Chronology
18. Project Data Sheet