



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 20, 2009

REPORT NO. PC-09-026

ATTENTION: Planning Commission, Agenda of May 28, 2009

SUBJECT: CARMEL VIEW TENTATIVE MAP, PROJECT NO. 72282
PROCESS 5

**OWNER/
APPLICANT:** Carmel View LLC (Attachment 12)

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of the subdivision of a 14.43 acre site to create 13 residential lots, two lots for private roads and an Easement Vacation? The project site is located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan area.

Staff Recommendations:

1. **RECOMMEND CERTIFICATION** by the City Council of Findings to Master Environmental Impact Report No. 95-0353, Project No. 72282 and **Adoption** of the Mitigation, Monitoring and Reporting Program.
2. **RECOMMEND APPROVAL** by the City Council of Tentative Map No. 224656, Planned Development Permit No. 575065 and Site Development Permit No. 575066.

Community Planning Group Recommendation: The project was approved by the Del Mar Mesa Community Planning Board on April 16, 2009 by a vote of 10-0, subject to conditions which are discussed on page nine of this report (Attachment 11).

Environmental Review: Findings to Master Environmental Impact Report No. 95-0353, Project No. 72282, have 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 to reduce, to a level of

insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The proposed project would provide for 13 market rate housing units. The North City Future Urbanizing Area (NCFUA) Framework Plan and the Del Mar Mesa Specific Plan require new development to provide housing to accommodate the needs of low income households, as certified by the Housing Commission. The applicant has chosen the option of paying an in-lieu fee to the Housing Commission's NCFUA Affordable Housing Trust Account to meet their affordable housing requirement rather than provide the dwelling units. The Del Mar Mesa Specific Plan allows an in-lieu fee option in the amount of \$2,420 per unit.

BACKGROUND

The Carmel View Tentative Map project is located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Community. The proposal is to subdivide the existing three undeveloped lots into 13 residential parcels, two lots for private roads, and vacate a portion of a recreational easement which currently serves as a public recreation and horse trail and dedicate a new public recreation easement (Attachment 7). Two of the existing lots are located north of Little McGonigle Ranch Road (APN No.'s 308-020-48 and 68), and one lot is located south of this road (APN No. 308-020-85) within the Del Mar Mesa Specific Plan (DMMSP), Subarea V. The project site is designated Estate Residential within the DMMSP and is zoned AR-1-1 and AR-1-2.

The Sunset Ranch project (Project No. 3501) approved on November 2008, borders this project on the west. The Multi-Habitat Planning Area (MHPA) is located directly adjacent to and on the north corner of lot APN 308-020-48. The portions of the project within the MHPA are not proposed for any residential development. The majority of the development site is zoned AR-1-2. A small portion (0.73 acres) of parcel number APN 308-020-85 in the southern most portion of the development is zoned AR-1-1(Attachment 1).

DISCUSSION

Discretionary Actions:

The project requires the approval of a Tentative Map for the subdivision of land; a Planned Development Permit to allow deviations to the development regulations; a Site Development Permit to allow development on a site containing environmentally sensitive lands and a Easement Vacation for a portion of a public accessed horse trail which bisects the property. Design Guidelines have also been prepared to provide future direction and compliance with the development regulations and the Del Mar Mesa Specific Plan.

Project Description:

The entire project site area is 15.63 acres. Approximately 13.69 acres of the development site is zoned AR-1-2, excluding 1.18 acres of Little McGonigle Ranch Road which is not included as part of the development calculation. Therefore, the total development area is 14.43 acres. According to the Del Mar Mesa Specific Plan (DMMSP), the AR-1-2 zone has a permitted density of one dwelling per acre allowing the 13 units. The total build-out of the project site is 13 units.

Approximately 11.07 acres or 70 percent of the site would be graded for the proposed development. The maximum height of fill slopes would be 29.5 feet and the maximum height of the cut slopes would be 17-feet based on the created pad elevation. Most of the slopes created would maintain a 2:1 slope ratio except slopes adjacent to lots 10-13 where the slope ratio is 4:1 and is within Brush Management Zone One. This ratio is being recommended and permitted in order to help maintain the existing character of the hillside and minimize grading.

Standard brush management would be applied to lots 10, 11 and the southern portions of lots 12 and 13; however a modified Brush Management Plan would be applied to the rear (northern) portions of lots 12 and 13. The Brush Management on the remaining portions of the site will be maintained by the adjacent property owner/homeowners association according to the existing Brush Management Program and/or in accordance with the Bush Management Regulations of the Land Development Code.

Planned Development Permit

The goal of the Del Mar Mesa Specific Plan (DMMSP) is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. In order to meet this goal, the project is requesting deviations from the DMMSP related to side yard setbacks, lot size, street frontage and minimum lot width. The specific plan anticipated that deviations may be required due to specific site conditions. The Specific Plan states that a Planned Development Permit (PDP) is an appropriate means when requesting these deviations provided they do not negatively impact the rural character of the community (Attachment 6).

Setback Deviations

The site contains both steep hillsides, as well as, portions of the Multi-Habitat Planning Area (MHPA). The proposed development utilizes the area least impacted by these resources. According to the DMMSP, the side-yard setbacks may be reduced to 15-feet provided there is a 30 foot separation between structures. A deviation is requested for all proposed lots, except lots 5 and 6 to allow a 15-foot side-yard setback option and all dwelling units will maintain the 30-foot separation between structures as required. Lots adjacent to Little McGonigle Ranch Road will maintain a 25-foot minimum street side-yard set back.

A deviation from the minimum lot size pursuant to the Del Mar Mesa Specific Plans' s conversion Table 8 for citywide zone AR1-1 (1.0 acres) and AR 1-2 (1.0 acre) zone is also being requested. The proposed lots range in size from 0.55 to 3.40 acres and meet the minimum lot size of 0.50 acres pursuant to the DMMSP. According to the DMMSP, the reduced lot size is permitted when the request is made via a PDP for individual consideration.

Deviations to both "street" frontage and lot width are also being requested. The DMMSP encourages access via private roads, however private roads do not qualify as "street" frontage as defined by the Land Development Code. The Carmel View project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage. Therefore, a deviation is required for lots 1-3 and 8-13 which all front private roads and do not meet the minimum street frontage by definition. Additionally, lots 10-13 do not meet the minimum lot width of 100 feet by definition of the code due to the reduced lot size and parcel configuration. The irregular shaped lots are fronting a cul-de-sac and are pie shaped. They also have topographical restrictions to the rear making it impractical to reconfigure the lot frontage in an alternate manner.

Site Development Permit

A Site Development Permit is required for the projects proximity to Environmentally Sensitive Lands (ESL) as defined by the San Diego Municipal Code (SDMC) Section 143.0110. The project site has mapped Multi-Habitat Planning Area (MHPA), as well as sensitive vegetation and steep hillsides. Development within or in proximity to the ESL was anticipated by the original Master Environmental Impact Report. The projects site specific Mitigation, Monitoring and Reporting Program (MMRP) has delineated all potential impacts and mitigated for these impacts to an acceptable level of insignificance. Grading has been minimized and occurs within the least sensitive part of the site. A non-building easement will be placed on portions of lot 13 and adjacent to Little McGonigle Ranch Road to protect the slope and sensitive vegetation.

The approval includes both onsite and offsite mitigation for impacts to the Multi-Habitat Planning area (MHPA) Tier I. The mitigation will include both onsite and off site Conservation Easements pursuant to the Environmentally Sensitive Lands guidelines. All Tier II and III impacts are located outside the MHPA. The project will provide a 2.13 acre conservation easement within the project site area (1.37 acres of open space would be outside the MHPA; and 0.07 acres would be within the MHPA).

Easement Vacation

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The trail will effectively remain for public access. The trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional

dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience.

General / Community Plan Analysis:

The project site is located within the Del Mar Mesa Specific Plan (Subarea V of the City’s former North City Future Urbanizing Area [NCFUA]). Subarea V remains part of the future urbanizing area, and the allowable development density within the Subarea is subject to the provisions of either the AR-1-1 or AR-1-2 agricultural zones. The Del Mar Mesa Specific Plan (DMMSP) was adopted in 1997 to guide development of Subarea V with the overall goal that the development be clustered to preserve the Multiple Species Conservation Program (MSCP) core resource area within the eastern portion of the community. The DMMSP also contains community design guidelines and regulations to implement large-lot developments with a semi-rural character. The DMMSP’s Community Design Guidelines are intended to maintain Del Mar Mesa’s rural character and include standards for grading, landscaping, fencing, lighting, and lot size, in addition to the development standards of the agricultural zones. The proposed subdivision and associated design guidelines incorporate these standards.

This project was reviewed and analyzed in the same context as two adjacent projects that went before the Planning Commission in 2008. Below is a chart that compares the two previously approved projects with the proposed project:

Project Name	Hearing Date	# of DU	Acres	Density (du/ac)
Valley Ridge	4/17/2008	10	18.78	0.51
Sunset Ranch	11/6/2008	9	19.61	0.48
Carmel View	5/28/2009	13	14.43	0.90

As indicated, the proposed project would have a density of 0.90 dwelling units per acre, which is allowable per the Specific Plan. Staff has determined that the proposed project would uphold the community’s semi-rural character feel.

The DMMSP designates most of this site for Estate Residential development and a portion as Resource-Based Open Space. The project proposes to develop the residentially designated portion of the site and conserve the remainder as open space. The proposed project would not encroach into a swath of existing open space located north of Little McGonigle Road. Although the approximate 2-acre piece is designated Estate Residential, this area is proposed as a non-developable easement and would be maintained by the Homeowner’s Association. This arrangement falls in line with the Specific Plan’s grading design principles to “preserve the steep slopes” by encouraging “the flatter portions of the mesa for development.” The objective is to “minimize the grading necessary for development” and that “lot configuration and site design shall adapt to the existing topography and complement the natural features of the site.”

In addition, the DMMSP identifies a multi-use trail along Little McGonigle Ranch Road, and the project would improve this existing 8 foot trail by adding a 4 foot wide landscape area that, together with a 6-foot parkway, would act as a buffer between the trail and the street. In addition, a watering station would be incorporated at the trail's end at the corner of Del Mar Mesa and Little McGonigle Ranch Road along with a directional sign. The trail would continue on and connect to a future trail that was required to be constructed as part of the recently-approved Sunset Ranch project. Also part of the proposed project is an agreement between the applicant and community to improve and maintain another trail that currently bisects the site (see discussion on *Recreation Easement Vacation*).

The proposed site plan would establish a buffer between Little McGonigle Ranch Road and the developable portions of the residential lots to reduce the visual effects of the development, contributing to the preservation of the rural character of the community as envisioned by the DMMSP. Heavily-landscaped parkways would act as a buffer for lots abutting Little McGonigle Ranch Road (Lots 4-7), with buffers ranging from 20-25 feet.

The DMMSP's grading objectives recommend that development be sited on the flatter areas of the sites to preserve steep slopes and canyons. Generally, large quantities and large areas of grading are to be avoided and special care taken when sites develop to preserve landforms adjacent to open space. Where grading is necessary at the edges of the open space, daylight grading and excavations without manufactured slopes, is preferred. The DMMSP also recommends new slopes be contoured to blend with natural landforms.

Within the residentially designated portion of the site, grading is proposed to obtain useable lot area similar to surrounding developments. The proposed grading plan would establish vertical separation between some lots following the sloping landform of the site. Terraces would also be incorporated within some lots to reduce the size of several proposed fill slopes. The proposed fill slopes would be contoured to mimic and replicate the natural landform. Slope ratios would vary between the typical 2:1 vertical ratio and a shallower 4:1 ratio to create a rounded edge and a more gradual transition with natural landforms. These slopes would also be landscaped with native and compatible non-native plant species to blend the manufactured and natural slopes.

The Community Design Guidelines Element within the DMMSP also states that "gates shall not be permitted where their placement would preclude access to open space and trails" and that it "shall be consistent with Council Policy 600-42, Council Policy on Gated Communities." Although a gate is proposed for the southern neighborhood, it is only intended to control vehicular traffic, and the gate would not restrict pedestrian access (see Permit Condition 27). The proposed gate adheres to both the DMMSP and Council Policy. Also, the DMMSP encourages the use of shared streets and driveways to minimize access points and pavement in order to create the openness feel of a rural community. This project is proposing shared access for Lots 4 and 5.

General Plan Analysis

The project was submitted and deemed complete prior to the updated 2008 General Plan and was therefore primarily reviewed for consistency with the previous Progress Guide and General Plan, including the 2002 Strategic Framework Element. While the current application was submitted prior to the adoption of the update to the General Plan, the following analysis is provided in support of those project features consistent with the updated General Plan. Provided below are discussions of how the project is compatible with the City's recently updated General Plan.

The General Plan identifies the project site as "Residential' and Park, Open Space, and Recreation" and the project adheres to the land use designation within the General Plan. Also, the project would comply with the affordable housing objectives in the **Housing Element**, and would be paying an in-lieu fee calculated on a per unit basis (see Housing Statement discussion). A condition will be placed on the project to ensure this fee will be paid.

The **Urban Design Element** establishes a set of design principles from which future physical design decisions can be based. Policies call for respecting San Diego's natural topography and distinctive neighborhoods and guiding the development of walkable communities, to name a few.

The design philosophy of the Carmel View neighborhood is based on Early California architectural character and design guidelines for this project (Attachment 10). This design philosophy has been established to further reiterate the objectives of the Subarea and General Plan by encouraging the use of high-quality materials, prohibiting blank walls, discouraging two or more stucco colors, and requiring side-loaded garages (not facing the street), to name a few. The design guidelines allow for design flexibility in the residential homes, while maintaining the rural character feel of Del Mar Mesa.

The **Mobility Element** strives to improve mobility through development of a balanced transportation system that addresses walking, bicycling, transit, and roadways in a manner that strengthens the City of Villages land use vision. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly street, site, and building design. Although one gate is proposed, it is in-line with the intent of the Mobility Element and conforms to Council Policy 600-42 (Gated Access) by meeting the following criteria: the controlled access project provides a community and/or internal project benefit or satisfies a specific internal community need, such as enhancing community safety and security; does not significantly displace the existing or projected traffic circulation or parking impacts to adjacent areas; public access is not denied to open spaces, parks, trails, major streets, or public facilities which are available for public use or access; the street system, gated entry, and premises identification meet all criteria established in state regulations, city ordinances, policies, and design manuals.

Additionally, the project would fulfill the objectives of the **Mobility and Recreation Elements** by improving two multi-use trails (one measuring approximately 750 feet in length, and another measuring about 400 feet) that would be used for pedestrian, hiking, and equestrian activities. This portion of the trail would be an integral part of the vast trail network within Del Mar Mesa and NCFUA.

The **Public Facilities, Services, and Safety Element** calls for new growth to pay its fair share.

The proposed project would pay fees that would fund community services and facilities related to police, fire, libraries, schools, and parks. Properties and land being developed in the City of San Diego are assessed a certain amount that would be used towards public facilities. The assessment is determined by the type, size, and location of the development for the permit being issued. Monies collected are placed in a City special fund by community, to be used solely for those major public facilities shown in the financing plan for each community.

The **Noise Element** contains policies addressing compatible land uses and the incorporation of noise abatement measures for new uses to protect people from living and working in an environment with excessive noise. It includes a matrix that identifies compatible, conditionally compatible, and incompatible land uses by noise decibel level. The City of San Diego conducted an Initial Study to determine whether the Carmel View Tentative Map project would cause any significant impact. It was determined that measures such as berms and walls would be implemented to mitigate potential noise impacts to a level that would be less than significant (see Environmental Analysis discussion in this report).

Environmental Analysis:

In 1995, the San Diego City Council directed the City Manager to assume the lead in the preparation of the Del Mar Mesa Specific Plan (DMMSP) and accompanying (Subarea V) Master Environmental Impact Report (MEIR). The DMMSP MEIR No. 95-0353 was prepared by the City of San Diego, as Lead Agency under the California Environmental Quality Act (CEQA), and finalized on June 6, 1996. On July 30, 1996, the San Diego City Council adopted the Specific Plan for Del Mar Mesa and certified the (Subarea V) MEIR.

The City of San Diego conducted an Initial Study to determine whether the Carmel View Tentative Map project would cause any significant impact that was not examined in the MEIR and whether the project was described as being within the scope of the DMMSP. The proposed project has been determined to be within the scope of the MEIR and the implementation is not expected to result in any additional significant impacts beyond those identified in the MEIR. All applicable mitigation measures set forth in the MEIR have been incorporated into the proposed project through a project-specific Mitigation, Monitoring and Reporting Program (MMRP). All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: *Biological Resources, Landform Alteration/Visual Quality, Paleontological Resources, Noise, and Public Facilities and Services (Schools)*. Therefore a Mitigation, Monitoring and Reporting Program (MMRP) has been established to address these issues.

Del Mar Mesa Community Planning Board Recommendation:

The project was approved by the Del Mar Mesa Community Planning Board on April 16, 2009 by a vote of 10-0, (Attachment 11) subject to the following conditions:

Condition No. 1: A Home Owners Association (HOA) shall be responsible for maintaining

the trails, right-of-way landscaping and parkway landscaping until a maintenance assessment district is formed.

Staff Response: All landscaping indicated on the approved plans would be required to be maintained by the applicant and subsequent property owners. Staff has included a condition to address this concern (see Permit Condition Nos. 22 and 23). No further action is recommended.

Condition No. 2: The project's Design Guidelines incorporate all changes suggested by the board including adoptions of the Board sanctioned Fence and Wall Standards.

Staff Response: All changes communicated to staff have been incorporated into the Design Guidelines. Page 9 of the Design Guidelines includes the "Board sanctioned Fence and Wall Standards".

Condition No.3: The Board's approval is contingent upon appropriate CEQA clearance issued by the City.

Staff Response: Findings to Master Environmental Impact Report 95-0353, Project 72282, have been prepared for the project in accordance with the 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.

Condition No. 4: Horse keeping shall be allowed on the subdivided residential lots in accordance with City guidelines.

Staff Response Staff has included Permit Condition No. 30 to address this concern.

Condition No. 5: Designate on the Tentative Map that the areas of landscaping on lots 4, 5, 6, and 7 adjacent to Little McGonigle Ranch Road are no build areas. Only "softscape" elements (planting) are permitted in these areas.

Staff Response: Staff has included Permit Condition No. 19 of the permit to address conformity to the Exhibits and preclude development in the landscaped areas of lots 4, 5, 6, and 7.

Condition No. 6: Persuade City Staff to approve a proposed median in Little McGonigle

Ranch Road including landscaping with native and or indigenous plants with non-evasive root systems. This condition may be waived if efforts by all parties including the Del Mar Mesa Planning Board are unsuccessful; unable to gain support from the Planning Commission: or costs with the median and modification to existing sewer line becomes cost prohibitive.

Staffs Response: The median proposal would not be supported by staff and is problematic with the current infrastructure.

Condition 7: The applicant shall adhere to the community signage program and incorporate these into their community CC &R's

Staff Response Permit Condition No. 31 is included to insure the signage will be required to be consistent with the Exhibit A and/or the Del Mar Mesa Specific Plan.

Conclusion:

The proposed Carmel View project conforms to the land use density, land use designation and community design guidelines of the Del Mar Mesa Specific Plan. The project is in conformance with the D Del Mar Mesa Specific Plan with respect to maintaining the required rural character and established design features for estate residential development. The project as proposed is compatible with the existing surrounding developments and all deviations proposed can be supported by staff.

ALTERNATIVE 'S

1. **Recommend Approval** by the City Council of Tentative Map No. 224656; Planned Development Permit No. 575065; Site Development Permit No. 575066, **with modifications.**
2. **Recommend Denial** by the City Council of Tentative Map No. 224656; Planned Development Permit No. 575065; Site Development Permit No. 575066, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Helene Deisher
Project Manager
Development Services Department

KGB/HRD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Project Plans Landscape and building exhibit/development area
7. Draft Map Conditions and Subdivision Resolution
8. Draft Permit with Conditions
9. Draft Permit Resolution with Findings
10. Carmel View Design Guidelines.
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Staff Memo Regarding Median



Aerial Map

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

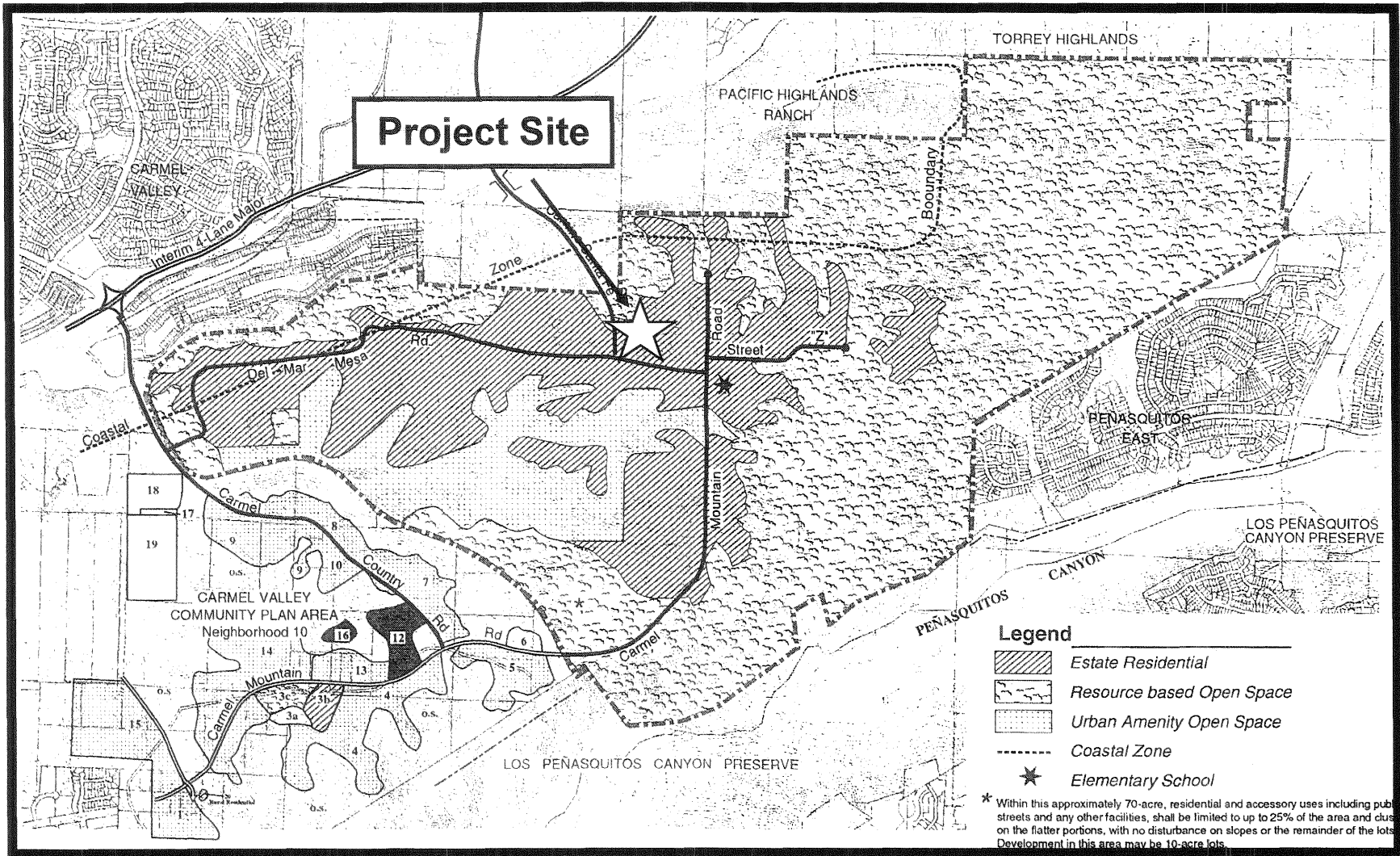
CARMEL VIEW TENTATIVE MAP – PROJECT NO. 72282
Little McGonigle Ranch Road



Map Copyright © 2009 by SDC, Project No. 41551-001
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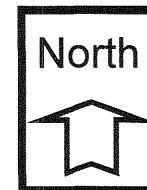


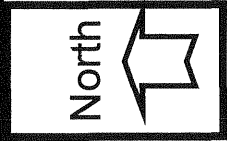
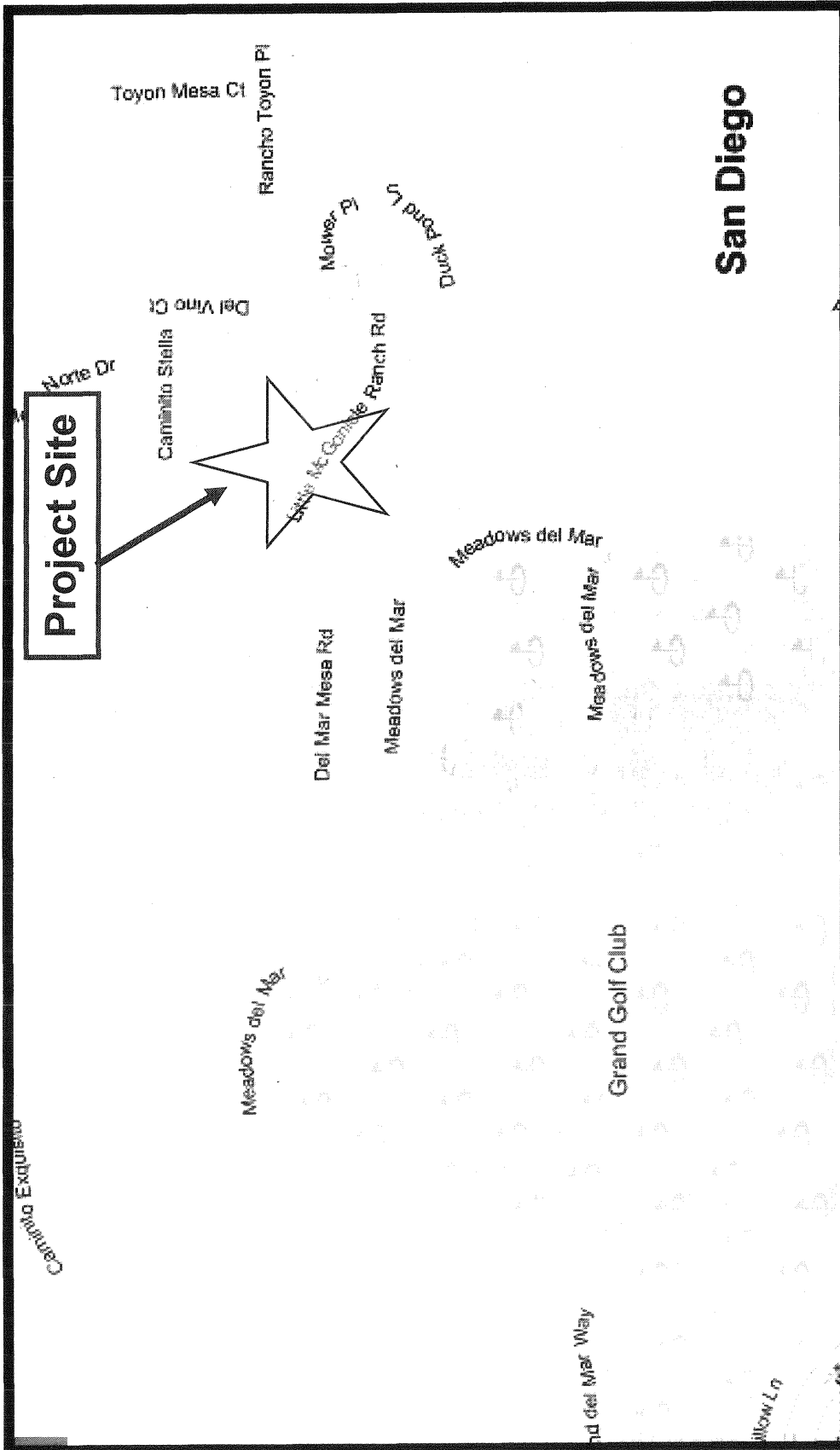
THIS MAP IS AN OFFICIAL PUBLIC UTILITY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS MAP. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS MAP. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS MAP.



Del Mar Mesa Land Use Map

CARMEL VIEW TENTATIVE MAP – PROJECT NUMBER 72282
 Little McGonigle Ranch Road





Project Location Map

CARMEL VIEW TENTATIVE MAP - PROJECT NUMBER 72282

Little McGonigle Ranch Road

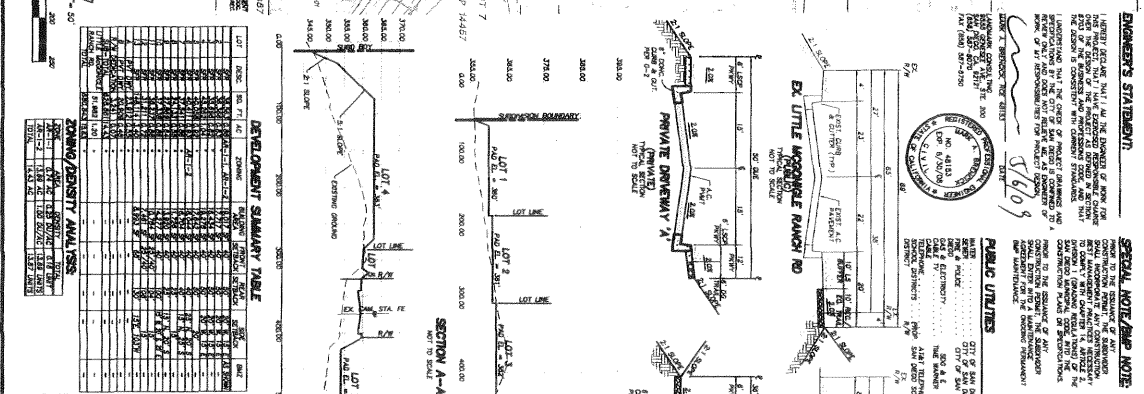
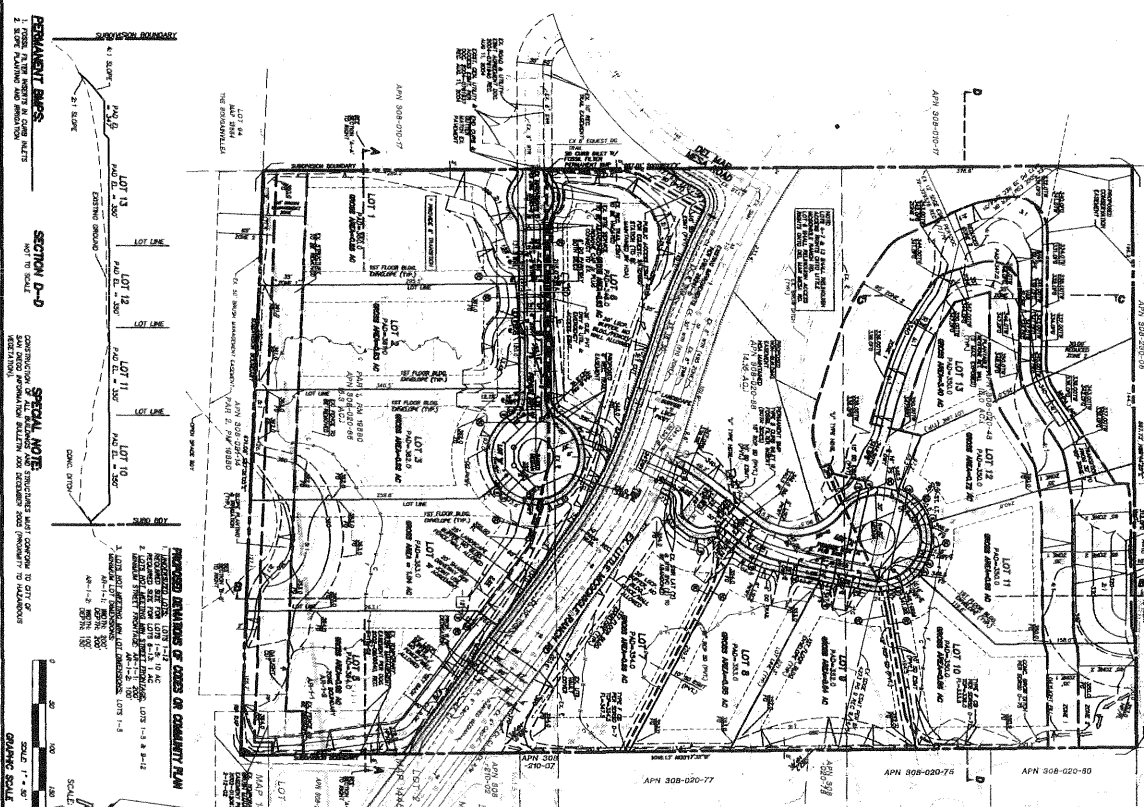


PROJECT DATA SHEET

PROJECT NAME:	Project No. 72282 – Carmel View Tentative Map	
PROJECT DESCRIPTION:	Subdivision of 15.63-acre site to create 13 custom single-dwelling unit lots.	
COMMUNITY PLAN AREA:	Del Mar Mesa	
DISCRETIONARY ACTIONS:	Tentative Map, Planned Development Permit, Site Development Permit, & Easement Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Estate Residential (1 du/2.5 acre) and Resource Based Open Space	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-1 & AR-1-2		
HEIGHT LIMIT: 30-feet		
LOT SIZE: 10-acre minimum (AR-1-1) & 1-acre minimum (AR-1-2) PER Del Mar Mesa Specific Plan		
FLOOR AREA RATIO: n/a		
FRONT SETBACK: 25-feet		
SIDE SETBACK: 20-feet		
STREETSIDE SETBACK: 25-feet		
REAR SETBACK: 25-feet		
PARKING: 2 spaces per dwelling unit,		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Estate Residential; AR-1-2	Estate Residential
SOUTH:	Estate Residential; AR-1-1	Estate Residential
EAST:	Estate Residential; AR-1-2	Estate Residential
WEST:	Estate Residential; AR-1-1	Estate Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to minimum street frontage, side yard setbacks, lot size and minimum lot width	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 16, 2009, the Del Mar Mesa Community Planning Group voted 10-1 to approve the project subject to conditions.	

CARMEL VIEW TENTATIVE MAP NO. 224656/PDP/SDP

MAP NOTE
 1. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF CARMEL'S REVIEW AND APPROVAL. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP.



ENGINEER'S STATEMENT

I HEREBY DECLARE THAT I AM THE HOLDER OF A PROFESSIONAL ENGINEERING LICENSE IN THE STATE OF CALIFORNIA, LICENSE NO. 51609, AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I HAVE REVIEWED THE TENTATIVE MAP AND THE INFORMATION SHOWN THEREON, AND I HEREBY CERTIFY THAT THE INFORMATION SHOWN THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING.

SPECIAL NOTE/APP NOTE

THE CITY OF CARMEL HAS REVIEWED AND APPROVED THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP.

PUBLIC UTILITIES

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GRADING DATA

THE CITY OF CARMEL HAS REVIEWED AND APPROVED THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP.

SECTION C-6

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DEVELOPMENT SUMMARY TABLE

LOT	ZONE	AREA (SQ. FT.)	AREA (AC.)	TYPE OF DEVELOPMENT	ESTIMATED COST (\$)	ESTIMATED VALUE (\$)
LOT 1	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 2	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 3	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 4	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 5	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 6	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 7	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 8	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 9	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 10	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 11	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 12	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 13	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000
LOT 14	RESIDENTIAL	10,000	0.23	Single-Family Detached	100,000	150,000

GENERAL NOTES

1. THE CITY OF CARMEL HAS REVIEWED AND APPROVED THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP.

PROJECT DESCRIPTION

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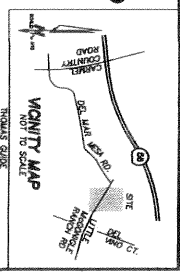
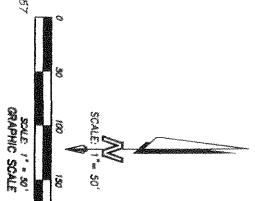
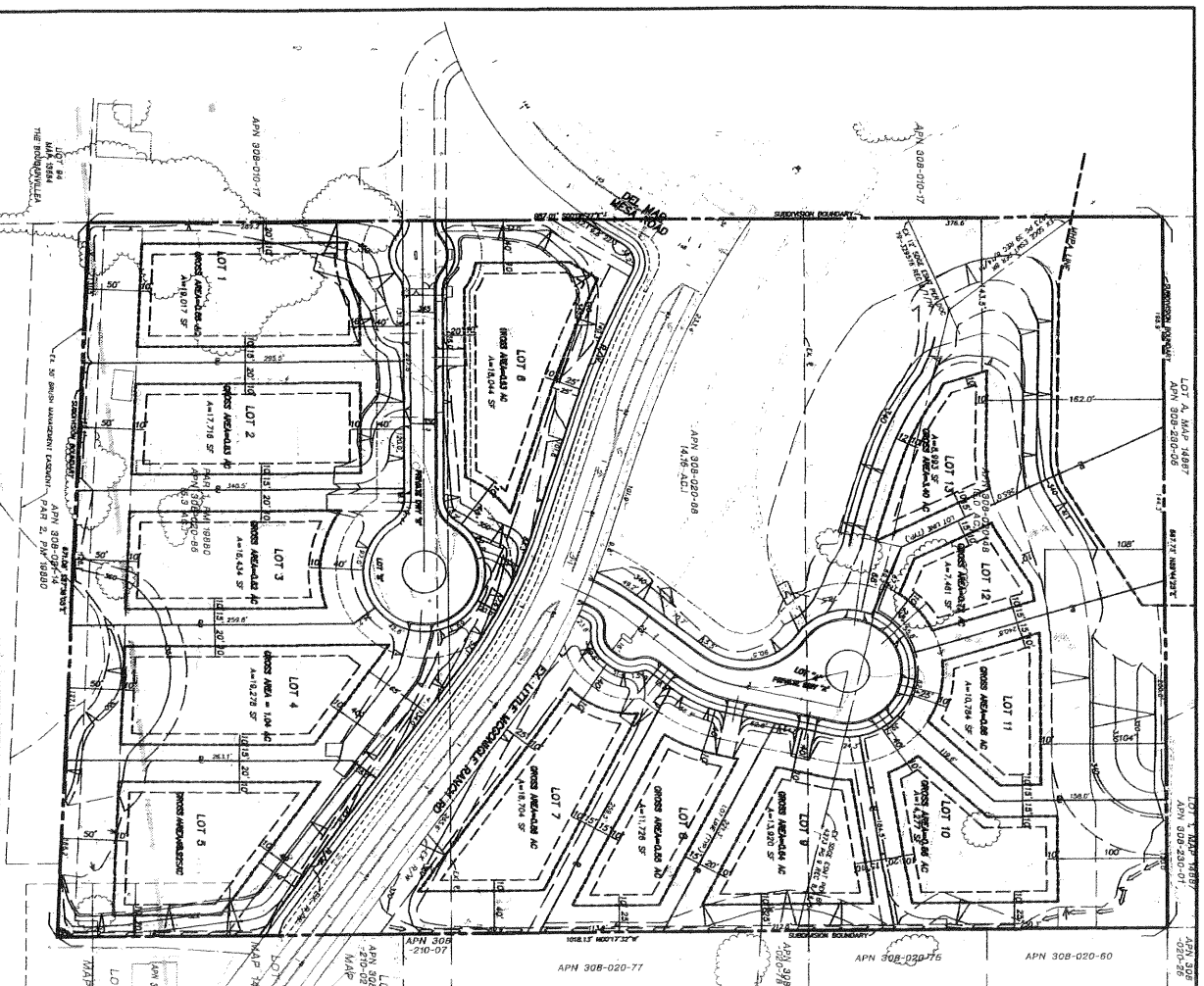
LEGAL DESCRIPTION

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PREPARED BY

THE CITY OF CARMEL HAS REVIEWED AND APPROVED THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP. THE CITY OF CARMEL'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS TENTATIVE MAP.

CARMEL VIEW TENTATIVE MAP NO. 224656/PDP BUILDING AREA EXHIBIT



LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	---
LOT LINE	---
EXISTING CONTOUR LINES	---
EASEMENT	---
CUT / FILL SLOPE (2:1)	---
BUILDING ENVELOPE	---
2ND STORY ENVELOPE	---
1ST STORY ENVELOPE	---

OWNER/DEVELOPER:
CARMEL VIEW, LLC, DMB & LLC
500 DEL MAR ROAD, SUITE 200
CARMEL, CA 95008
650-763-7744

PREPARED BY:
LANDMARK CONSULTING
MARK A. BRONKHORST, P.E.
1000 DEL MAR ROAD, SUITE 200
CARMEL, CA 95008
(831) 923-4577

DEVELOPMENT SUMMARY TABLE

LOT	DISC.	SO. FT.	AC.	ZONING	BUILDING ENVELOPE	2ND STORY ENVELOPE	1ST STORY ENVELOPE	NET AREA	BLDG. AREA	BLDG. AREA PER AC.
1	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
2	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
3	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
4	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
5	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
6	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
7	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
8	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
9	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
10	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
11	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
12	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
13	30'	100'	0.28	MS-2	100' x 100'	100' x 100'	100' x 100'	100'	100'	357.14
TOTAL			3.64					364	100	27.47

PREPARED BY:
LANDMARK CONSULTING
MARK A. BRONKHORST, P.E.
1000 DEL MAR ROAD, SUITE 200
CARMEL, CA 95008
(831) 923-4577

ADDRESS:
1000 DEL MAR ROAD, SUITE 200
CARMEL, CA 95008

PHONE NO.:
(831) 923-4577

FAX NO.:
(831) 923-4577

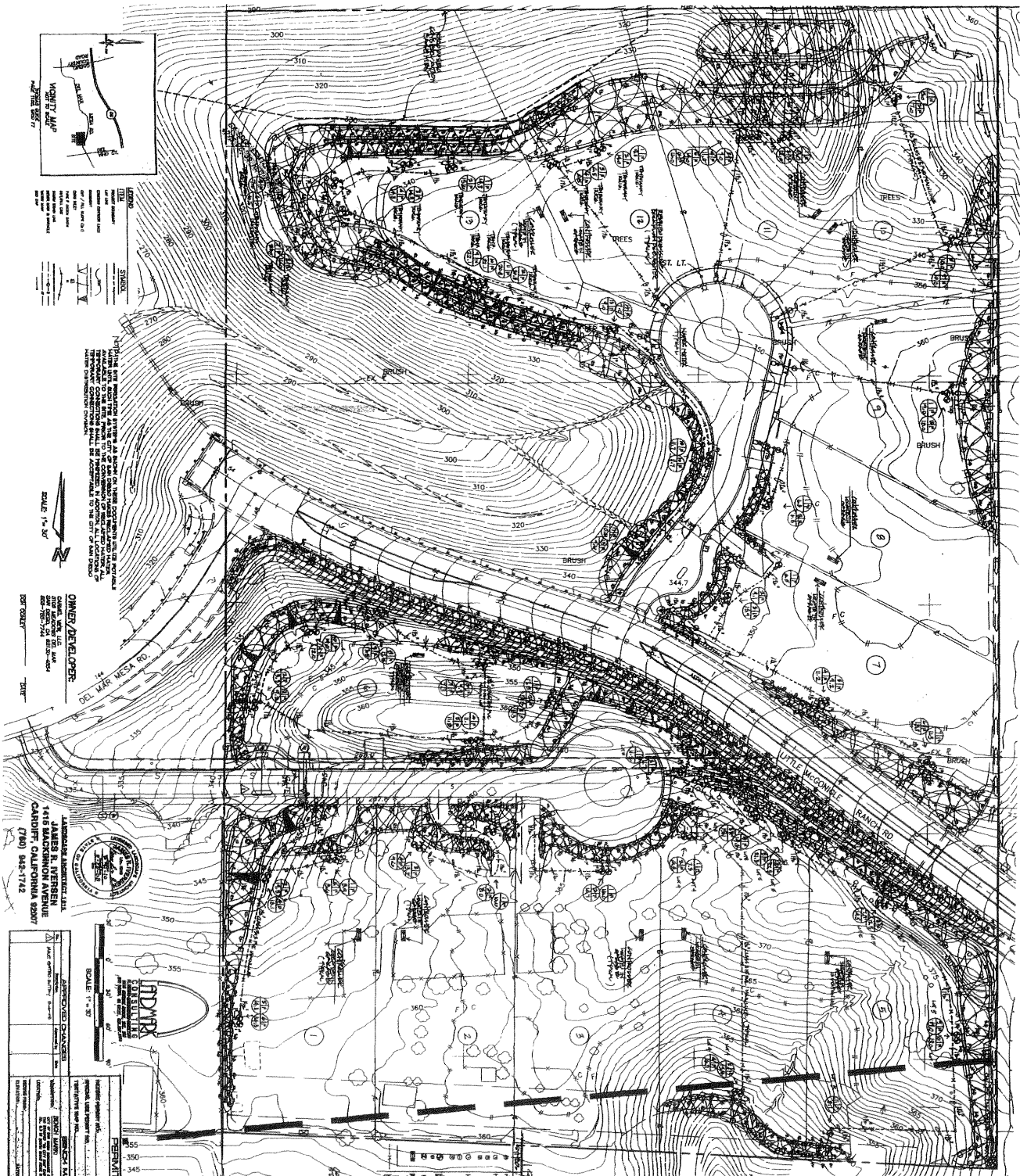
PROJECT ADDRESS:
1000 DEL MAR ROAD, SUITE 200
CARMEL, CA 95008

PROJECT NAME:
CARMEL VIEW, LLC TENTATIVE MAP
DEVELOPMENT AREA EXHIBIT

SHEET TITLE:
CARMEL VIEW, LLC TENTATIVE MAP
DEVELOPMENT AREA EXHIBIT

ORIGINAL DATE:
2/21/2008





GENERAL INFORMATION NOTES

1. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS ARE TO BE MEASURED TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR WATER SUPPLY AND IRRIGATION CONSTRUCTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR RAILROAD CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR AIRPORT CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR MARINE CONSTRUCTION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR POWER CONSTRUCTION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR TELEPHONE AND TELEGRAPH CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR FURNACE AND BOILER CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR STEEL STRUCTURE CONSTRUCTION.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR WOOD STRUCTURE CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR CONCRETE CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR MASONRY CONSTRUCTION.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR METAL ROOFING CONSTRUCTION.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR PAINTING AND FINISHING CONSTRUCTION.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR ELECTRICAL CONSTRUCTION.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR MECHANICAL CONSTRUCTION.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR PLUMBING CONSTRUCTION.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR HEATING AND AIR CONDITIONING CONSTRUCTION.

IRRIGATION LEGEND

Symbol	Description	Notes
1	1/2" - 1/4" (1/2" - 1/4")	1/2" - 1/4" (1/2" - 1/4")
2	1/4" - 1/2" (1/4" - 1/2")	1/4" - 1/2" (1/4" - 1/2")
3	1/2" - 3/4" (1/2" - 3/4")	1/2" - 3/4" (1/2" - 3/4")
4	3/4" - 1" (3/4" - 1")	3/4" - 1" (3/4" - 1")
5	1" - 1 1/4" (1" - 1 1/4")	1" - 1 1/4" (1" - 1 1/4")
6	1 1/4" - 1 1/2" (1 1/4" - 1 1/2")	1 1/4" - 1 1/2" (1 1/4" - 1 1/2")
7	1 1/2" - 1 3/4" (1 1/2" - 1 3/4")	1 1/2" - 1 3/4" (1 1/2" - 1 3/4")
8	1 3/4" - 2" (1 3/4" - 2")	1 3/4" - 2" (1 3/4" - 2")
9	2" - 2 1/4" (2" - 2 1/4")	2" - 2 1/4" (2" - 2 1/4")
10	2 1/4" - 2 1/2" (2 1/4" - 2 1/2")	2 1/4" - 2 1/2" (2 1/4" - 2 1/2")
11	2 1/2" - 2 3/4" (2 1/2" - 2 3/4")	2 1/2" - 2 3/4" (2 1/2" - 2 3/4")
12	2 3/4" - 3" (2 3/4" - 3")	2 3/4" - 3" (2 3/4" - 3")
13	3" - 3 1/4" (3" - 3 1/4")	3" - 3 1/4" (3" - 3 1/4")
14	3 1/4" - 3 1/2" (3 1/4" - 3 1/2")	3 1/4" - 3 1/2" (3 1/4" - 3 1/2")
15	3 1/2" - 3 3/4" (3 1/2" - 3 3/4")	3 1/2" - 3 3/4" (3 1/2" - 3 3/4")
16	3 3/4" - 4" (3 3/4" - 4")	3 3/4" - 4" (3 3/4" - 4")
17	4" - 4 1/4" (4" - 4 1/4")	4" - 4 1/4" (4" - 4 1/4")
18	4 1/4" - 4 1/2" (4 1/4" - 4 1/2")	4 1/4" - 4 1/2" (4 1/4" - 4 1/2")
19	4 1/2" - 4 3/4" (4 1/2" - 4 3/4")	4 1/2" - 4 3/4" (4 1/2" - 4 3/4")
20	4 3/4" - 5" (4 3/4" - 5")	4 3/4" - 5" (4 3/4" - 5")
21	5" - 5 1/4" (5" - 5 1/4")	5" - 5 1/4" (5" - 5 1/4")
22	5 1/4" - 5 1/2" (5 1/4" - 5 1/2")	5 1/4" - 5 1/2" (5 1/4" - 5 1/2")
23	5 1/2" - 5 3/4" (5 1/2" - 5 3/4")	5 1/2" - 5 3/4" (5 1/2" - 5 3/4")
24	5 3/4" - 6" (5 3/4" - 6")	5 3/4" - 6" (5 3/4" - 6")
25	6" - 6 1/4" (6" - 6 1/4")	6" - 6 1/4" (6" - 6 1/4")
26	6 1/4" - 6 1/2" (6 1/4" - 6 1/2")	6 1/4" - 6 1/2" (6 1/4" - 6 1/2")
27	6 1/2" - 6 3/4" (6 1/2" - 6 3/4")	6 1/2" - 6 3/4" (6 1/2" - 6 3/4")
28	6 3/4" - 7" (6 3/4" - 7")	6 3/4" - 7" (6 3/4" - 7")
29	7" - 7 1/4" (7" - 7 1/4")	7" - 7 1/4" (7" - 7 1/4")
30	7 1/4" - 7 1/2" (7 1/4" - 7 1/2")	7 1/4" - 7 1/2" (7 1/4" - 7 1/2")
31	7 1/2" - 7 3/4" (7 1/2" - 7 3/4")	7 1/2" - 7 3/4" (7 1/2" - 7 3/4")
32	7 3/4" - 8" (7 3/4" - 8")	7 3/4" - 8" (7 3/4" - 8")
33	8" - 8 1/4" (8" - 8 1/4")	8" - 8 1/4" (8" - 8 1/4")
34	8 1/4" - 8 1/2" (8 1/4" - 8 1/2")	8 1/4" - 8 1/2" (8 1/4" - 8 1/2")
35	8 1/2" - 8 3/4" (8 1/2" - 8 3/4")	8 1/2" - 8 3/4" (8 1/2" - 8 3/4")
36	8 3/4" - 9" (8 3/4" - 9")	8 3/4" - 9" (8 3/4" - 9")
37	9" - 9 1/4" (9" - 9 1/4")	9" - 9 1/4" (9" - 9 1/4")
38	9 1/4" - 9 1/2" (9 1/4" - 9 1/2")	9 1/4" - 9 1/2" (9 1/4" - 9 1/2")
39	9 1/2" - 9 3/4" (9 1/2" - 9 3/4")	9 1/2" - 9 3/4" (9 1/2" - 9 3/4")
40	9 3/4" - 10" (9 3/4" - 10")	9 3/4" - 10" (9 3/4" - 10")
41	10" - 10 1/4" (10" - 10 1/4")	10" - 10 1/4" (10" - 10 1/4")
42	10 1/4" - 10 1/2" (10 1/4" - 10 1/2")	10 1/4" - 10 1/2" (10 1/4" - 10 1/2")
43	10 1/2" - 10 3/4" (10 1/2" - 10 3/4")	10 1/2" - 10 3/4" (10 1/2" - 10 3/4")
44	10 3/4" - 11" (10 3/4" - 11")	10 3/4" - 11" (10 3/4" - 11")
45	11" - 11 1/4" (11" - 11 1/4")	11" - 11 1/4" (11" - 11 1/4")
46	11 1/4" - 11 1/2" (11 1/4" - 11 1/2")	11 1/4" - 11 1/2" (11 1/4" - 11 1/2")
47	11 1/2" - 11 3/4" (11 1/2" - 11 3/4")	11 1/2" - 11 3/4" (11 1/2" - 11 3/4")
48	11 3/4" - 12" (11 3/4" - 12")	11 3/4" - 12" (11 3/4" - 12")
49	12" - 12 1/4" (12" - 12 1/4")	12" - 12 1/4" (12" - 12 1/4")
50	12 1/4" - 12 1/2" (12 1/4" - 12 1/2")	12 1/4" - 12 1/2" (12 1/4" - 12 1/2")

OWNER/DEVELOPER
 CAROL ANN, LLC
 1418 MARSHALL AVENUE
 CARLETT, CALIFORNIA 92007
 (760) 943-1742

DESIGNER/CONSULTANT
 JAMES I. ANDERSON, INC.
 1418 MARSHALL AVENUE
 CARLETT, CALIFORNIA 92007
 (760) 943-1742

APPROVED CONTRACT
 ALPHE BROADBENT, F.A.S.
 1418 MARSHALL AVENUE
 CARLETT, CALIFORNIA 92007
 (760) 943-1742

PERMITS
 COUNTY OF SAN DIEGO
 WATER DIVISION
 1418 MARSHALL AVENUE
 CARLETT, CALIFORNIA 92007
 (760) 943-1742

LEGAL DESCRIPTION
 THE TRACT OF LAND BEING THE
 1418 MARSHALL AVENUE
 CARLETT, CALIFORNIA 92007
 (760) 943-1742

BUSH MANAGEMENT PROGRAM

4.1 INTRODUCTION

The City of Los Angeles has a long history of maintaining its parks and recreation areas. The City's commitment to providing high quality parks and recreation facilities is a key element of its overall mission. The City's Parks and Recreation Department is responsible for the day-to-day management and maintenance of the City's parks and recreation facilities. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.2 ALTERNATIVE COMPLIANCE

Proposed alternatives to the Bush Management Program are presented in this section. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.3 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



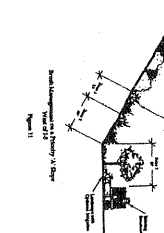
4.4 SPECIAL CONCERN REDUCTIONS

The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.5 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



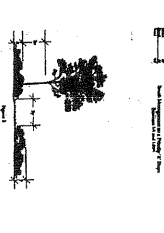
4.6 SPECIAL CONCERN REDUCTIONS

The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.7 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



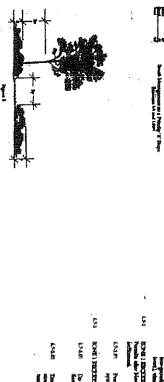
4.8 SPECIAL CONCERN REDUCTIONS

The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.9 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



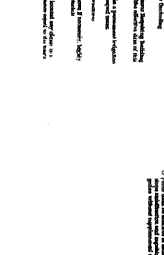
4.10 SPECIAL CONCERN REDUCTIONS

The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.11 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



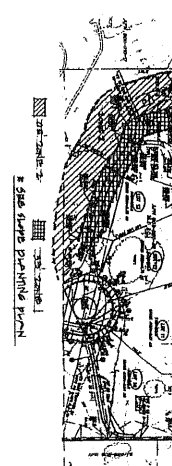
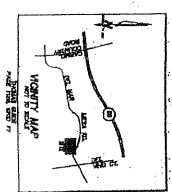
4.12 SPECIAL CONCERN REDUCTIONS

The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents. The City's Parks and Recreation Department is committed to providing high quality parks and recreation facilities for all of its residents.

4.13 BUSH MANAGEMENT PROGRAM DESCRIPTION

Part of Bush	Zone 1	Zone 2	Zone 3	Zone 4
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%
Area of Bush	100%	100%	100%	100%

The Bush Management Program is a comprehensive program that provides for the maintenance and management of the City's parks and recreation facilities. The program includes a variety of activities, including the maintenance of the City's parks and recreation facilities, the management of the City's parks and recreation facilities, and the management of the City's parks and recreation facilities.



OWNER/DEVELOPER:
 JAMES B. HERBEN
 1418 MADONNIN AVENUE
 CAROLINA, CALIFORNIA 92007
 (760) 942-1742

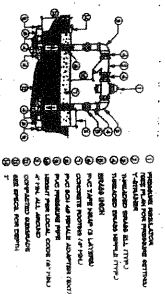
LABORER/ARTISAN/UNIT:
 JAMES B. HERBEN
 1418 MADONNIN AVENUE
 CAROLINA, CALIFORNIA 92007
 (760) 942-1742

APPROVED CHANGES	DATE	BY

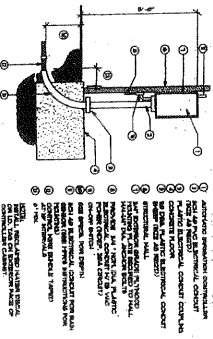
PERMITS	DATE	BY

PERMITS	DATE	BY

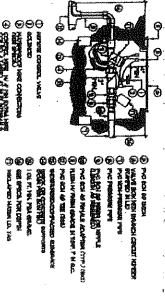
LOCAL DESCRIPTION:
 THE PROJECT IS A BUSH MANAGEMENT PROGRAM FOR THE CITY OF LOS ANGELES. THE PROJECT INCLUDES THE MAINTENANCE AND MANAGEMENT OF THE CITY'S PARKS AND RECREATION FACILITIES. THE PROJECT INCLUDES A VARIETY OF ACTIVITIES, INCLUDING THE MAINTENANCE OF THE CITY'S PARKS AND RECREATION FACILITIES, THE MANAGEMENT OF THE CITY'S PARKS AND RECREATION FACILITIES, AND THE MANAGEMENT OF THE CITY'S PARKS AND RECREATION FACILITIES.



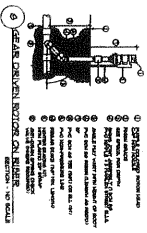
J REPAIRABLE SEAL AT ROOF/WT STRAINERS
SECTION - NO SCALE



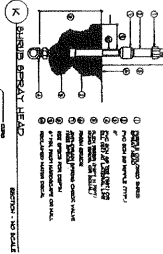
P AUTOMATIC CONTROLLER
SECTION - NO SCALE



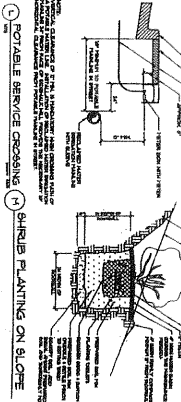
Q SERVICE CONTROL VALVE
SECTION - NO SCALE



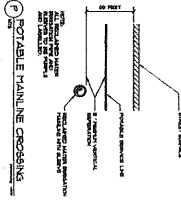
R LEAK DETECTION SWITCH ON SLOPE
SECTION - NO SCALE



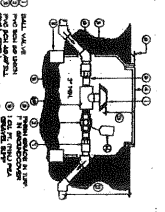
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SECTION - NO SCALE



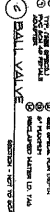
N SHIELD FLASHING ON SLOPE
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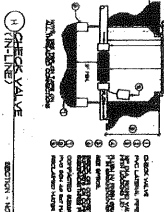
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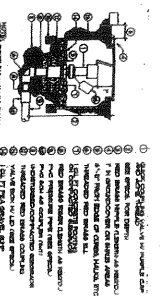
S BALL VALVE
SECTION - NO SCALE



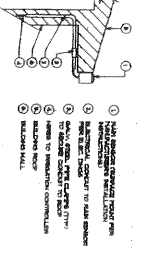
T CHECK VALVE
SECTION - NO SCALE



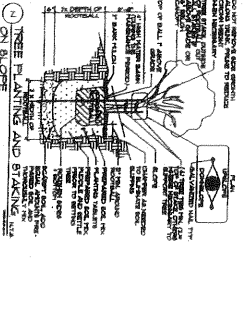
U RAIN SENSOR ON EDGE OF ROOF
SECTION - NO SCALE



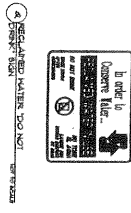
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SECTION - NO SCALE



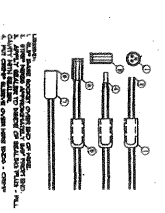
W TRENCH DETAIL - PVC PIPE (3\"/>



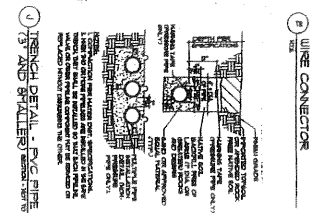
X TREE FLASHING AND STAINING ON SLOPE
SECTION - NO SCALE



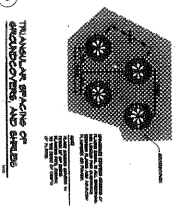
Y REGULATED WATER TAP
SECTION - NO SCALE



Z URSE CONNECTOR
SECTION - NO SCALE

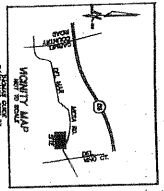


AA TRENCH DETAIL - PVC PIPE (3\"/>



AB TRENCH DETAIL - PVC PIPE (3\"/>

WE ARE COMING FROM OUR POINT OF VIEW AND ARE NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR PROPERTY OR PERSONS. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR PROPERTY OR PERSONS. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR PROPERTY OR PERSONS.



OWNER/DEVELOPER:
CORNELIUS, INC.
1415 MARSHWORTH AVENUE
CANNONVILLE, CALIFORNIA 92007
(760) 945-1742



<p>INDIANAS CONCRETE PRODUCTS PLUMBING & IRRIGATION DETAILS CARMEL VIEW</p>	
<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p>	<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p>
<p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>DATE _____</p>	<p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>DATE _____</p>

CITY COUNCIL RESOLUTION NO. – RESO NO.
TENTATIVE MAP NO. 224656
CARMEL VIEW TENTATIVE MAP - PROJECT NO. 72282
DRAFT

WHEREAS, CARMEL VIEW, LLC, Applicant/Subdivider, and MARK A. BRENCICK, Engineer, submitted an application with the City of San Diego for a Tentative Map, No. 224656 and Easement Vacation, to create 13 residential parcels, two private road lots, vacation of an easement and dedication a public recreation easement. The project is known as the Carmel View Tentative Map project and is located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road, and legally described as that portion of the southwest quarter of the northwest quarter of Section 22, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, within the Del Mar Mesa Specific Plan area in the AR-1-1 and AR-1-2 zones according to official plat thereof (APN No. 308-020-48-00, 308-020-68-00, 308-020-85-00);

WHEREAS, the Map proposes the subdivision of a 14.43 site into 13 residential parcels, two private road lots, vacation of an easement and dedication of a public recreation easement; and

WHEREAS, Findings to Master Environmental Impact Report (EIR) No. 95-0353 have been prepared and reflects the independent judgment of the City of San Diego as lead agency; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego;

WHEREAS, on May 28, 2009, the Planning Commission of the City of San Diego considered Carmel View Tentative Map No. 224656 and Easement Vacation, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the map; and

WHEREAS, on XXXX, the City Council of the City of San Diego considered Tentative Map No. 224656, and Easement Vacation, and pursuant to Sections 125.0440 (tentative map) and 125.0430 (easement vacation) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 224656 and Easement Vacation:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).**

The proposed subdivision would provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the Del Mar Mesa Community Plan. Therefore, the proposed subdivision and its design and proposed improvements would be consistent with the policies, goals, and objectives of the applicable land use plan

- 2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).**

The proposed subdivision would comply with the development regulations of the underlying zone and as modified by the Del Mar Mesa Specific Plan with an approved Planned Development Permit in conjunction with this subdivision approval. Deviations to the applicable development regulations of the Land Development Code are permitted with a Planned Development Permit. The deviations are considered consistent with the goals of the Del Mar Mesa Specific Plan. The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. In order to meet this goal, the project is requesting deviations from the Del Mar Mesa Specific Plan related to side yard setbacks, lot size, street frontage and minimum lot width. The specific plan anticipated deviations may be required due to specific site conditions. The Specific Plan states that a Planned Development Permit is an appropriate means when requesting these deviations provided they do not negatively impact the rural character of the community

- 3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).**

The proposed subdivision would be consistent with the recommended estate residential land use and density range of the Del Mar Mesa Specific Plan and would comply with the applicable development of the underlying AR-1-1 and AR-1-2 zones. Design Guidelines have also been adopted as part of the approval to regulate the design of each single family lot. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and

future surrounding land uses and the site is physically suitable for the type and density of the proposed development

4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).**

The City of San Diego conducted an Initial Study to determine whether the Carmel View Tentative Map project would cause any significant impact that was not examined in the Master Environmental Impact Report (MEIR) and whether the project was described as being within the scope of the Del Mar Mesa Specific Plan. The proposed project has been determined to be within the scope of the MEIR and the implementation is not expected to result in any additional significant impacts beyond those identified in the MEIR. All applicable mitigation measures set forth in the MEIR have been incorporated into the proposed project through a project-specific Mitigation, Monitoring and Reporting Program (MMRP). All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: City staff has determined that the following project-specific issues of *Biological Resources, Landform Alteration/Visual Quality, Paleontological Resources, Noise, and Public Facilities and Services (Schools)* require mitigation measures. Therefore a Mitigation, Monitoring and Reporting Program (MMRP) has been established to address these issues. Therefore, the design of the subdivision nor the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. **The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).**

The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code Therefore, the design of the subdivision or the proposed improvements would not be detrimental to the public health, safety, and welfare

- 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).**

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The trail will effectively remain for public access. The trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience. The project is also required to improve the existing public rights-of-ways and general utility easements therefore, the design of the subdivision; the associated improvements; replacement of the vacated trail and improvements to the existing trail would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- 7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).**

The design of the proposed subdivision through building materials, site orientation, architectural treatments and the placement and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

- 8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).**

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 13 residential lots for private development is consistent with the housing needs of the Del Mar Mesa Community Planning area.

9. The property contains a right-of-way easement which must be vacated to implement the Final Map in accordance with San Diego Municipal Code 125.0430.

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The trail will effectively remain for public access. The trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience.

10. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated; and

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. In the easements present location is inappropriate for the proposed design of the project. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The proposed development area has been designed to utilize the least environmentally sensitive portion of the site. A new easement will be dedicated therefore the trail will effectively remain for public access.

11. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment; and

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. In the easements present location is inappropriate for the proposed design of the project. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The proposed development area has been designed to utilize the least environmentally sensitive portion of the site. Since a new easement will be dedicated which aligns with the proposed development layout the public will benefit by the abandonment and relocation. Additionally, the trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience.

12. The abandonment is consistent with any applicable land use plan; and

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The trail will effectively remain for public access. Maintaining the trail system is consistent with the City's adopted General Plan as well as the Del Mar Mesa Specific Plan. The trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience.

13. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

There is an existing easement for a public recreation/horse trail which bisects the proposed development site. A portion of the horse trail breaks off from the main trail which runs parallel to Little McGonigle Ranch Road. The portion of the trail which bisects the development site is proposed to be vacated as part of this project approval and relocated to coincide with the proposed subdivision layout. The original trail dedication could not anticipate all the needs of the future development of the surrounding private property. The trail will effectively remain for public access. The trail adjacent to Little McGonigle Ranch Road will also remain and will receive an additional dedicated landscape buffer with additional regionally appropriate landscaping to enhance the trail experience.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 224656 and Easement Vacation, is hereby granted to CARMEL VIEW, LLC, Applicant/Subdivider, subject to;

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of a public recreation easement, located within the project boundaries as shown in Tentative Map No. 224656, shall be vacated, contingent upon the recordation of the approved final map for the project.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Carmel View Tentative Map No. 224656 is granted to CARMEL VIEW, LLC, subject to the conditions attached hereto and made a part hereof.

GENERAL

1. This Tentative Map will expire on XXXX
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The Final Map, shall conform to the provisions of Planned Development Permit No. 575065 and Site Development Permit No. 575066.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against any Indemnified Party to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

AIRPORT AUTHORITY

7. The proposed project does not propose any structures; therefore, in order to determine if structures comply with the height limitations of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP), any future structures must be submitted to the San Diego County Airport Land Use Commission (ALUC) for review.

ENGINEERING

8. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
9. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
10. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
11. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
12. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.
13. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.
14. The subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
15. Prior to the issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Job Order Number and Drawing Number. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended

location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over-excavation depth, and limits of remedial grading.

16. Prior to the issuance of grading permits, a Demolition/Removal permit shall be obtained for removal of existing building structures.
17. The Subdivider shall grant a mutual access easement for the proposed shared access driveway of lots 4, and 5.
18. The Subdivider shall underground any existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
19. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
20. The Subdivider shall reconstruct/regrade the existing eroded decomposed granite (DG) trail adjacent to the project's Little McGonigle Ranch Road street frontage, satisfactory to the City Engineer.
21. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for private storm drain pipe/connections located in the Little McGonigle Ranch Road public Right-of-Way.
22. The Subdivider shall vacate the Easements for Recreation and Incidental Purposes, per Doc. 2004-0761938 and Doc. 2004-0761942, both recorded August 11, 2004, to the satisfaction of the City Engineer.
23. The Subdivider shall reconstruct/regrade the existing eroded DG trail adjacent to the project's Camino Santa Fe street frontage, satisfactory to the City Engineer.
24. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for private storm drain pipe/connections located in the Camino Santa Fe public right-of-way.
25. The Subdivider shall dedicate a 6-foot wide public recreation easement (trail) to be located in agreement with that shown on the Tentative map.
26. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

27. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376

MAPPING

28. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
29. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
30. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER

31. The Subdivider shall install all sewer facilities necessary to serve this development, satisfactory to the Metropolitan Wastewater Department Director.
32. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
33. The Subdivider shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights of way, satisfactory to the Metropolitan Wastewater Department Director. The easements shall be located within single lots.

34. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material, satisfactory to the Metropolitan Wastewater Department Director.
35. No structures or landscaping shall be installed in or over any sewer easement that would inhibit vehicular access to replace a section of main or provide access to any manhole or isolated section of main.
36. No approved improvements or landscaping, including private sewer facilities, grading and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
37. No trees shall be installed within ten feet of any sewer facilities or in any sewer access easement. No shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any public sewer main or within access easements.
38. No other utilities, including gas, electric, telephone and fiber optic cable, shall be located within 10 feet of any public sewer main when these utilities are installed parallel to the sewer main. General Utility Easements (GUE) in private roads and driveways shall be sized with sufficient width to provide for other agencies facilities. In side yards or other non street areas, a GUE must be dedicated for the exclusive use of the City of San Diego or the Metropolitan Wastewater Department. Other agencies will require separate easements.
39. All onsite sewer facilities serving a single lot shall be private.
40. For public on-site sewer facilities located within a gated community, the developer shall provide the Wastewater Collection Divisions with keyed access satisfactory to the Metropolitan Wastewater Department Director. The City will not be held responsible for any issues that may arise relative to possession of the keys.

WATER

41. Prior to the recordation of the Final Map, the Subdivider shall assure, by permit and bond, the design and construction of new 8-inch diameter water mains and services as needed, and the removal of all existing unused services, within the proposed Street "A", private driveway west of Street "B" and Camino Santa Fe right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
42. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead end main then the Subdivider shall install a redundant water system satisfactory to the Director of Public Utilities.

43. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights of way, satisfactory to the Director of Public Utilities. Easements shall be located within single lots.
44. Grants of water easements shall have the following minimum widths: water mains with no appurtenances including valves - 20 feet; water mains with services or fire hydrants - 30 feet with 24 feet of paving and full height curbs. Easements or lack thereof, as shown on the approved Tentative Map, will require modification based on standards at final engineering.
45. The Subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments, including, but not limited to, structures, enhanced paving, and private utilities or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
46. The Subdivider shall provide keyed access, to the Water Operations Division in a manner satisfactory to the Director of Public Utilities on all gates located within easements containing public water facilities. The City will not be held responsible for any issues that may arise relative to the availability of keys.
47. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
48. The Subdivider agrees to design and construct all proposed public water facilities, including services, meters, and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards, and practices pertaining thereto. Proposed facilities that do not meet the current standards for construction, operation, maintenance and access, shall be private or modified at final engineering to comply with standards.
49. The Subdivider shall design and construct all irrigations systems to utilize reclaimed water in a manner satisfactory to the Director of Public Utilities

GEOLOGY

50. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."

LANDSCAPE

51. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
52. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
53. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

TRANSPORTATION

54. The Subdivider shall conform to the Del Mar Mesa/Subarea IV Transportation Phasing Plan to the satisfaction of the City Engineer.
55. Prior to recordation of Final Map, the Subdivider shall provide evidence that the "Existing Road & Utility Easement Agreement Document 2004-0761940 recorded August 11, 2004" and/or that the "Existing General Utility& Access Easement Agreement Document 2004-0761937 recorded August 11, 2004" allow the applicant to provide the proposed access to lots 1-6 as shown on the July 14, 2009 Tentative Map to the satisfaction of the City Engineer.
56. The Subdivider shall construct Private Driveway "A" as a 30- foot roadway on a 50-foot easement with curb and gutter, ending with a 50-foot radius cul-de-sac, with an 8-foot landscaped parkway and a 12-foot graded parkway to the satisfaction of the City Engineer.
57. The Subdivider shall construct Private Driveway "B" as a 24-foot roadway on a 36-foot easement with curb and gutter, ending with a 50 foot radius cul-de-sac, with two 6 foot decomposed granite parkways to the satisfaction of the City Engineer.
58. The Subdivider shall dedicate four feet on the southern side of Little McGonigle Ranch Road and construct a 10- foot recreation/equestrian trail along the project's frontage to the satisfaction of the City Engineer.

59. The Subdivider shall relinquish all access rights onto all public streets except for Private Driveway "A" and the easement connection with Private Driveway "B" to the satisfaction of the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA, ON XXXX.

APPROVED: Jan Goldsmith, City Attorney

By _____

Project No. 72282
TM No. 224656
Approved XXX

NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE

R- INSERT
Reviewed by Helene Deisher

Job Order No. 42-4531

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-4531

PLANNED DEVELOPMENT PERMIT NO. 575065
SITE DEVELOPMENT PERMIT NO. 575066

CARMEL VIEW TENTATIVE MAP PROJECT [MMRP] NO. 72282
City Council

This Planned Development Permit (PDP) No. 575065 and Site Development Permit (SDP) No. 575066 is granted by the City Council of the City of San Diego to Carmel View LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502 and 126.0602. The 14.43 acre development site is located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road, and legally described as that portion of the southwest quarter of the northwest quarter of section 22, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, within the Del Mar Mesa Specific Plan area in the AR-1-1 and AR-1-2 zones according to official plat thereof (APN No. 308-020-48-00, 308-020-68-00, 308-020-85-00); and

The project shall include:

- a. The subdivision, grading and improvement of a 14.43 acre site to allow construction of 13 custom single family homes in conformance with the Carmel View Design Guidelines;
- b. Deviations to minimum street frontage, setbacks, minimum lot size;
- c. Pedestrian and equestrian trails;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the

ATTACHMENT 8

City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant

regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

12. Prior to the issuance of any building permit for construction of any structures plans must be submitted to the San Diego County Airport Land Use Commission (ALUC) for review for compliance with the height limitations of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

13. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

15. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in the Findings to Master Environmental Impact Report (EIR) No. 95-0353, Project No. 72282, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Findings to Master Environmental Impact Report (EIR) No. 95-0353, Project No. 72282, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Biological Resources
Paleontological Resources
Land Form/Visual Character
Public Facilities and Services
Noise

17. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

18. All residences shall be sprinklered in lieu of a six-minute emergency first response time.

LANDSCAPE REQUIREMENTS:

19. Prior to the approval of any building permits, each custom home shall submit for a Substantial Conformance Review [SCR] for Landscape, Revegetation/Erosion Control and Brush Management. The review shall be in substantial conformance to the approved Design Guidelines, Exhibits, Permits, Section 142.0402 of the Land Development Code, and the Landscape Standards of the Land Development Manual. Where any conflicts occur between any of the aforementioned, the Development Permit, Del Mar Mesa Specific Plan and the Land Development Code shall prevail.

20. The Landscape Construction Plan shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

24. Prior to the application for building permits, plans for each custom single dwelling unit shall be approved through a Process 2 review. Approval shall be based on substantial conformance to the approved Permit, Exhibits, and Carmel View Design Guidelines. Should any conflicts exist among the aforementioned documents, the Permit and the Del Mar Mesa Specific Plan shall prevail.

25. No fewer than two off-street parking spaces per lot shall be provided in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

ATTACHMENT 8

26. A multi-purpose trail shall be located on the south side of Little McGonigle Ranch Road. The trail shall include a 10-foot wide pathway and a 6-foot wide landscaped buffer that separates the trail from the roadway. In order to direct trail users away from the landscaped parkway, the 10-foot trail shall be separated from the 6-foot parkway by a 3-foot high split-rail fence.

27. All gates associated or approved with this project are to control vehicular access only. Separate unrestricted pedestrian and bicycle access entrances shall be provided adjacent to the vehicular gate, which is located at the entrance of southerly neighborhood of this project. The pedestrian/bicycle entrances shall provide permanent, barrier-free access.

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. All proposed development within the Carmel View subdivision shall be consistent with the approved Design Guidelines for Carmel View, stamped Exhibit 'A'.

30. Disclosure shall be made to all future homebuyers that Del Mar Mesa is a semi-rural community which permits residents to maintain horses and horse stables on their residential property subject to the horse-keeping provisions of the San Diego Municipal Code Section 44.0308.

31. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" and Del Mar Mesa Specific Plan.

32. The Owner/Permittee shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.

33. In order to preserve the rural character and dark night skies of Del Mar Mesa, all outdoor lighting from homes for the purposes of safety and security shall be designed to minimize the emission of light rays onto neighboring lots and open space. The lighting of private recreational facilities, such as tennis courts, shall not be permitted. Swimming pools may be lighted for safety purposes, using ground lighting that does not project more than six feet from the lighting source.

TRANSPORTATION REQUIREMENTS

34. This project will conform to the Del Mar Subarea V Specific Plan, Transportation Phasing Plan and Public Facilities Financing Plan to the satisfaction of the City Engineer.

WASTEWATER REQUIREMENTS:

35. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

ATTACHMENT 8

36. Prior to the issuance of any grading or building permits, the developer shall grant adequate sewer, and/or access easements for all public sewer facilities that are not located within public rights of way, satisfactory to the Metropolitan Wastewater Department Director.
37. Prior to the issuance of any public improvement or building permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for all approved structures or landscaping, including private sewer facilities, grading, enhanced paving and retaining walls, installed in or over any sewer easement.
38. No structures or landscaping shall be installed in or over any sewer easement that would inhibit vehicular access to replace a section of main or provide access to any manhole or isolated section of main.
39. No trees shall be installed within ten feet of any sewer facilities or in any sewer access easement. No shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any public sewer main or within access easements.
40. No other utilities, including gas, electric, telephone and fiber optic cable, shall be located within 10 feet of any public sewer main when these utilities are installed parallel to the sewer main. General Utility Easements (GUE) in private roads and driveways shall be sized with sufficient width to provide for other agencies facilities. In side yards or other non street areas, a GUE must be dedicated for the exclusive use of the City of San Diego or the Metropolitan Wastewater Department. Other agencies will require separate easements.
41. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
42. All onsite sewer facilities serving a single lot shall be private.
43. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [date and resolution number] .

ATTACHMENT 8

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Helene Deisher
TITLE: Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Carmel View,, LLC
Owner/Permittee

By _____
NAME Nitzan Reouveni, Manager
TITLE Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Rev. 02/04/08 rh

(R-XXXX)

RESOLUTION NUMBER R-XXX

ADOPTED ON DATE

WHEREAS, Carmel View LLC, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit (PDP) 575065, Site Development Permit (SDP) 575066 to create 13 residential lots and two private road lots known as the Carmel View Tentative Map project, located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road, and legally described as that portion of the southwest quarter of the northwest quarter of section 22, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, within the Del Mar Mesa Specific Plan area in the AR-1-1 and AR-1-2 zones according to official plat thereof (APN No. 308-020-48-00, 308-020-68-00, 308-020-85-00); and

WHEREAS, on May XXXX, the Planning Commission of the City of San Diego considered PDP No. 575065, SDP No. 575066, and pursuant to Resolution No. XXXX-PC voted to INSERT EITHER "recommend City Council approval of the permit" OR "approved/denied the permit"; and

WHEREAS, the matter was set for public hearing on DATE, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 575065, SDP No. 575066:

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.**

The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads will provide enhanced landscaping to the existing public trail system which runs parallel with Little McGonigle Ranch Road. The Del Mar Mesa Specific Plan (DMMSPP) designates this site as Estate Residential. The Multi-Habitat Planning Area is located directly adjacent and to the north of the site and includes the northerly portion of the project site. The northerly portions of the project site located within the MHPA are not proposed for development. The project will provide a 2.13 acre conservation

easement within the project site area (1.37 acres of open space would be outside the MHPA; and 0.07 acres would be within the MHPA).

The project would implement the goals of the Plan by providing Estate Residential development that is compatible with the surrounding Estate Residential uses and consist with the Plan's Community Design Standards.

Objectives contained in the Del Mar Mesa Specific Plan Estate Residential include the preservation of rural residential characteristics, views and open space. The project meets these objectives by clustering development sites minimized grading and not impacting the Multiple Habitat Planning Area. The project is consistent in character, scale and intensity with the established residential development of adjacent projects.

The project will preserve a 1.35 acre area with native and restored coastal sage scrub in a steep slope area adjacent to Little McGonigle Road (within lot 13). The project will also enhance the aesthetic character along the frontage of Del Mar Mesa Road and Little McGonigle Ranch Road with a proposed 25-foot wide non-building /landscape buffer area and the 4-foot enhanced landscape buffer between the trail and Little McGonigle Ranch Road.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan, has been conditioned to address project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to public health, safety and welfare. The proposed project will provide for the health, safety and welfare of the residents by providing for the orderly development of the area consistent with the Del Mar Mesa Specific Plan. The development is sensitive to the natural open space both within and surrounding the site. The proposed project will provide the sewer and water facilities necessary to serve the residents and the public transportation facilities necessary to provide access to the neighborhood.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan, complies with the AR-1-1 and AR 1-2 zones property development regulations as modified by the Del Mar Mesa Specific Plan, with the respect to minimum street frontage, lot size, side-yard setbacks. Deviations from these regulations can be granted through a Planned Development Permit.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads will provide enhanced landscaping to the existing public trail system which runs parallel with Little McGonigle Ranch Road. The project will contribute to the region's housing supply by providing 13 residential lots and will pay all applicable public facilities financing and school fees. The development will also pay an in-lieu affordable housing fee for the production of affordable housing units as specified in the Plan. For these specific reasons, the proposed development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan complies with the applicable regulations of the Land Development Code except as requested through the approval of a Planned Development Permit. The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. In order to meet this goal, the project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage regulations of the AR-1-1 and AR-1-2 zones. For this reason the following deviations have been requested.

The site contains both steep slopes, as well as, portions of the Multi-Habitat Planning Area (MHPA). The proposed development utilizes the area least impacted by these resources. According to the Del Mar Mesa Specific Plan, the side-yard setback requirement is 20-feet. A deviation is requested for all proposed lots, except lots 5 and 6 to allow a 15-foot side-yard setback, however all dwelling units will maintain a 30-foot separation between structures as required by the Specific Plan. Lots adjacent to Little McGonigle Ranch Road will maintain a 25-foot minimum street side-yard set back.

A deviation from the minimum lot size pursuant to the underlying AR1-1 and AR 1-2 zone is also being requested. The proposed lots range in size from 0.55 to 3.40 acres and meet the minimum lot size pursuant to the Del Mar Mesa Specific Plan. According to the Del Mar Mesa Specific Plan, the reduced lot size is permitted when the request is made via a Planned Development Permit for individual consideration.

The Del Mar Mesa Specific Plan encourages access via private roads, however private roads do not qualify as "street" frontage as defined by the Land Development Code. The

Carmel View project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage. Therefore, a deviation is required for lots 1-3 and 8-13 which all front private roads and do not meet the minimum street frontage by definition. Additionally, lots 10-13 do not meet the minimum lot width by definition of the code. The irregular shaped lots are fronting a cul-de-sac and are pie shaped. They also have topographical restrictions to the rear making it impractical to reconfigure the lot frontage.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan, will not adversely affect the Del Mar Mesa Specific Plan and has been determined to be in conformance with the policies and regulations of the plan. See Planned Development Permit Finding A.1 above.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa has been conditioned to address project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to public health, safety and welfare. See Planned Development Permit Finding A.2 above.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa Specific Plan complies with the applicable regulations of the Land Development Code except as requested through the approval of a Planned Development Permit. The goal of the Del Mar Mesa Specific Plan is to preserve the rural character of Del Mar Mesa while accommodating clustered development and the preservation of open space. In order to meet this goal, the project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage regulations of the AR-1-1 and AR 1-2 zones. For this reason the following deviations have been requested.

The site contains both steep slopes, as well as, portions of the Multi-Habitat Planning Area (MHPA). The proposed development utilizes the area least impacted by these resources. According to the Del Mar Mesa Specific Plan, the side-yard setback requirement is 20-feet. A deviation is requested for all proposed lots, except lots 5 and 6 to allow a 15-foot side-yard setback, however all dwelling units will maintain a 30-foot separation between structures as required by the Specific Plan. Lots adjacent to Little McGonigle Ranch Road will maintain a 25-foot minimum street side-yard set back.

A deviation from the minimum lot size pursuant to the underlying AR1-1 and AR 1-2 zone is also being requested. The proposed lots range in size from 0.55 to 3.40 acres and meet the minimum lot size pursuant to the Del Mar Mesa Specific Plan. According to the Del Mar Mesa Specific Plan, the reduced lot size is permitted when the request is made via a Planned Development Permit for individual consideration.

The Del Mar Mesa Specific Plan encourages access via private roads, however private roads do not qualify as "street" frontage as defined by the Land Development Code. The Carmel View project has been designed to limit the number of driveways accessing public streets and to preserve open space, resulting in a more desirable project than would be achieved if designed in strict conformance with the minimum street frontage. Therefore, a deviation is required for lots 1-3 and 8-13 which all front private roads and do not meet the minimum street frontage by definition. Additionally, lots 10-13 do not meet the minimum lot width by definition of the code. The irregular shaped lots are fronting a cul-de-sac and are pie shaped. They also have topographical restrictions to the rear making it impractical to reconfigure the lot frontage. See Planned Development Permit Finding A.3 above.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa, is proposed on the least sensitive area of the site and preserve the most valuable biological resources. The northwesterly portion of the northerly parcel (approximately 0.68 acres) which is within the Multi Habitat Planning Area will not be disturbed as part of the development other than 0.41 acres of Zone 2 Brush Management and will otherwise be preserved through a conservation easement. The project will provide a 2.13 acre conservation easement within the project site area (1.37 acres of open space would be outside the MHPA; and 0.07 acres would be within the MHPA).

The development will also follow the natural gradient of the terrain to minimize grading and disturbance of resources. Lot 13 was designed to employ varying wall heights to mimic the natural land forms. The project also minimizes the use of steep 2:1 slopes in favor of 4:1 or 5:1 slopes to further reduce the visual impacts of the project and smoothly transition to the surrounding natural land formations. One hundred feet of fire

management zone will be strictly observed as part of the proposed development to reduce fire danger. The proposed development will not alter the existing drainage pattern leaving the site and will direct runoff away from homes and eliminate flood hazards. The project is conditioned to conform with all applicable Best Management Practices such as site design, source control and treatment control of BMP's to reduce/eliminate potential erosion.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa, has been located to minimize erosion, flood and fire hazards. The project grading and drainage was designed for the subdivision to adhere to the current topography and hydrology of the sites. The project is conditioned to conform with all applicable Best Management Practices such as site design, source control and treatment control of BMP's to reduce/eliminate potential erosion.

All manufactured slopes will be planted with species capable of reducing and preventing soil erosion from wind and rain, and the appropriate brush management zones have been applied to the project. As such, the proposed development will balance the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road within the Del Mar Mesa, is located mainly on the flat, previously disturbed mesa areas that are closest to the existing public facilities and adjacent development. The pad areas, to the greatest extent feasible, avoid the sensitive habitat that composes a portion of the property. The projects siting design includes measures that ensure that all impacts from erosion and water quality issues are mitigated. The proposed project is sited and designed to prevent adverse impacts to any environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road where the MHPA is located within the north, north-west portion of the property. No residential development will occur within the MHPA; however, the MHPA Land Use Adjacency Guidelines (Subarea Plan Section 1.4.3) have been applied to the project. Therefore, the proposed development would conform to the City's Multiple Species Conservation Program

(MSCP) Subarea Plan, and the proposed project would incorporate mitigation measures to reduce potentially significant indirect impacts. The project will provide a 2.13 acre conservation easement within the project site area (1.37 acres of open space would be outside the MHPA; and 0.07 acres would be within the MHPA)

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed subdivision of a 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road, is located a significant distance east of the Pacific Ocean's beaches and local shoreline. Development of the site includes erosion control measures, a storm water management plan, and the adoption of best management practices as required by conditions of the permit. The proposed development will not contribute to erosion of public beaches or adversely impact shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The Del Mar Mesa Specific Plan (DMMSP) and accompanying (Subarea V) Master Environmental Impact Report (MEIR) No. 95-0353 was prepared by the City of San Diego, as Lead Agency under the California Environmental Quality Act, and finalized on June 6, 1996. On July 30, 1996, the San Diego City Council adopted the Specific Plan for Del Mar Mesa and certified the (Subarea V) MEIR. The DMMSP (Subarea V) MEIR analyzed the impacts that would potentially result from the development described in the Specific Plan.

An initial study has been conducted for the proposed development of the 14.43 acre site to create 13 residential lots and two lots for private roads located at the corner of Del Mar Mesa Road and Little McGonigle Ranch Road, and concluded that the Del Mar Mesa Subarea V MEIR addressed all environmental impacts associated with this project. Findings to support the conclusions in the MEIR have been made and are part of this project's record. In addition, all mitigation measures identified within the MEIR have been incorporated into the development permit for this project. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development have been or will be incorporated into the conditions of the development permit.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

ATTACHMENT 9

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit (PDP) 575065, Site Development Permit (SDP) 575066 is granted to Carmel View LLC, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

Form=permitr.frm(61203wct)

Reviewed by Helene Deisher, Development Project Manager

Carmel View Design Guidelines

Provided under separate cover

Del Mar Mesa Community Planning Board
3525 Del Mar Heights Road, Box 246, San Diego, California 92130
Phone 858-361-8555 fax 858-755-1209 e-mail gary@seabreezproperties.com

Sent by email Only - HDeisher@sandiego.gov

April 21, 2009

Ms. Helene Deisher, Development Project Manager
City of San Diego, Development Services
1222 First Avenue MS 501
San Diego, California 92101

Re: Carmel View Project No. 97083 PTS 77282 6360 Shaw Ridge Rd

Dear Helene:

The above referenced project was presented to our Board on April 16 2009. The project was unanimously approved (10-0) subject to following conditions:

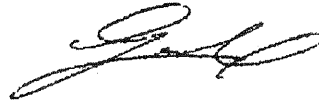
1. The HOA shall maintain slope landscaping and trails adjacent to the public rights-of-way as well as the trail through the property, until such time as a community wide Maintenance Assessment District (MAD) is established and takes over this responsibility.
2. The project's Design Guidelines incorporate all changes suggested by the Board including adoptions of the Board sanctioned Fence and Wall Standards.
3. The board's approval is contingent upon appropriate CEQA clearance issued by the city.
4. Horse keeping shall not be prohibited on the subdivided residential lots subject to and in accordance with city and health department guidelines.
5. Designate on the Tentative Map that the areas of landscaping on lots 4, 5, 6 and 7 adjacent to Little McGonigle Ranch Road (LMcGRRd) are no build areas. Only "softscape" elements (planting) are permitted in these areas (the areas colored green on the landscaping exhibit used at the presentation).
6. That the applicant continue to work diligently to persuade City Staff to approve the proposed median in Little McGonigle Ranch Road as shown in the graphic presented by the applicant to the Community Group (a copy of which is attached) or a similar version of this median modified to address concerns expressed by City Staff, including a revised landscaping planting plan which eliminates all trees and uses only native and or indigenous plants with non-invasive root systems. In coordination with the Applicants efforts to persuade

City Staff to allow a median, the Del Mar Mesa Community Planning Board will use its influence and its prior experience, as well as seek to involve the influence of Council District 1's Office, to persuade City Staff to accept a median in this location. If these efforts become unsuccessful in persuading City Staff to accept any median, and / or it is unable to obtain the support of the Planning Commission to support this median, or the costs of median become excessive because extensive modification to or protection of the sewer line, is required by City Staff, then this requirement will be waived.

7. The applicant shall adhere to the community signage program and incorporate these into their community CC&R's.

If you have any questions, please contact me at your earliest convenience.

Yours truly

A handwritten signature in black ink, appearing to read 'Gary Levitt', written in a cursive style.

Gary Levitt, Chair

Cc: Applicants - Daniel Silverstein

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

- Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 2004-17410027 Recorder No
 Partnership

Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
CARMEL VIEW, LLC
 Owner Tenant/Lessee

Street Address:
5106 Meadows Del Mar
 City/State/Zip:
San Diego CA 92130

Phone No: 858 229-5529 Fax No: 858 755-5196

Name of Corporate Officer/Partner (type or print):
Donald W. Conley NITZAN REOUVENI
 Title (type or print):

Signature :  Date: 4/29/05

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
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Street Address:

City/State/Zip:

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Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

its rights or remedies constitutes a waiver of (or otherwise impairs) such right or remedy. A consent to or approval of an act does not waive or render unnecessary the consent to or approval of any other or subsequent act.

17.19. Drafting Ambiguities. Each party to this Agreement and its legal counsel have reviewed and revised this Agreement. The rule of construction that ambiguities are to be resolved against the drafting party or in favor of the party receiving a particular benefit under an agreement may not be employed in the interpretation of this Agreement or any amendment to this Agreement.

MANAGER: NR TRADING, LLC

*OWNERS
OF CARMEL VIEW, LLC*

By: _____
Nitzan Reouveni, Manager

Address for notices: 5106 Meadows Del Mar Drive
San Diego, CA 92130

MEMBER: ^{MAURETIA}
HAROLD TREGER, AS TRUSTEE OF THE
HAROLD TREGER IRREVOCABLE TRUST
U/T/D DECEMBER 27, 2000

By: _____
Harold Tregger, Trustee

Address for notices: 5106 MEADOWS DEL MAR
SAN DIEGO CA 92130

MEMBER: DONALD W. CONLEY AND CYNTHIA LEE
CONLEY, CO-TRUSTEES OF THE DONALD W.
CONLEY AND CYNTHIA LEE CONLEY
TRUST U/T/D JANUARY 23, 1978

*200 PACIFIC AVE
SOLANA BEACH CA 92075*
By: _____
Donald W. Conley, Trustee

By: _____
Cynthia Lee Conley, Trustee

Address for notices: _____

Exhibit A - Initi

Managers

NR Trading, LLC
Lisasi Capital Partners, LLC

Members

NR Trading, LLC
5106 Meadows Del Mar Drive
San Diego, CA 92130

Lisasi Capital Partners, LLC
3525 Del Mar Heights Road, #230
San Diego, CA 92130

DWC Investment, Inc.
200 Pacific Highway Ave.
Solana Beach, CA 92075

Jean Jacques Abitbol
5258 Meadows Del Mar Drive
San Diego, CA 92130

Harold and Mauretia Treger
Living Trust dated 12/04/02
5802 Meadows Del Mar Drive
San Diego, CA 92130

One-Security Holding, LLC
200 Pacific Highway
Solana Beach, CA 92075

Total:

*owners of
D + D VIEWS, LLC
+
D + D II, LLC*

DEVELOPMENT SERVICES
Project Chronology
 Carmel View –Project No. 72282

Date	Action	Description	City Review Time Calendar Days	Applicant Response Calendar Days
6-8-05	First Submittal	Project Deemed Complete		
7-22-05	First Assessment Letter		44	
5-11-06	Second Submittal			293
7-24-06	Second Assessment Letter		74	
11-17-06	Third Submittal			116
1-05-07	Third Assessment Letter		49	
3-14-07	Fourth Submittal			68
4-25-07	Fourth Assessment Letter		42	
1-03-08	Fifth Submittal	Project Scope modified		253
3-11-08	Fifth Assessment Letter		68	
7-16-08	Sixth Submittal			127
9-02-08	Sixth Assessment Letter		48	
9-25-08	Seventh Submittal	Project modified again for CPG		23
10-27-08	Seventh Assessment Letter		32	
2-06-09	Findings to MEIR Distributed	Minor modifications to biology report required.	102	
5-28-09	Public Hearing	Planning Commission Recommendation		
TOTAL STAFF TIME			459	
TOTAL APPLICANT TIME				880
TOTAL PROJECT RUNNING TIME		From deemed complete date to Planning Commission Hearing	3 years, 11 months, 21 days	

Time based on calendar days




THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 25, 2009

TO: David Yeh and Mark Brencick

FROM: Helene Deisher, Project Manager-Development Services 

SUBJECT: Request for a raised median in Little McGonigle Ranch Rd. Related to PTS 72282- Carmel View Tentative Map

Staff has reviewed the exhibit related to your request for a raised median within the Little McGonigle Ranch Road in response to the request by the Del Mar Mesa Planning Group.

According to the wastewater reviewer, our records show an existing public sewer main located where the median is proposed. Per the City Sewer Design guide all medians are required to be 5 feet from sewer mains and all trees and shrubs exceeding three feet in height at maturity are required to be 10 feet from sewer mains.

The Transportation review only supported the 4 inch white line outlining the curve at the intersection of Little McGonigle Ranch Rd/Del Mar Mesa Rd as acceptable.

The reviewer also required the removal of any stop signs and limit lines at Little McGonigle Ranch Rd/Del Mar Mesa Rd intersection.

The net result of the proposal from City staff is that the median and the six trees proposed boxes at the end of Little McGonigle Ranch Road west of Del Mar Mesa Road blocking the end of the street would not be supported by staff and is problematic with the current infrastructure.