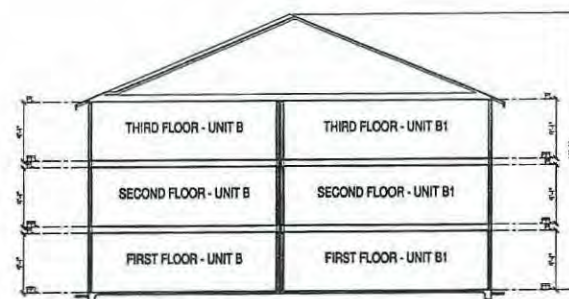


Building B100 (On-Grade)
Roof Plan
SCALE: 1/8"=1'-0"



Bldg. B100 (On-Grade)
Building Section
SCALE: 1/8"=1'-0"

CASTLEROCK

APPLICANTS: PARKER HOMES
12625 HIGH BLUFF DRIVE, SUITE 100
SAN DIEGO, CA 92130
(619) 794-2500 FAX (619) 794-2599

PLANNING AND CIVIL ENGINEER:
LANTIERE 33 PLANNING & ENGINEERING
4511 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92133
(619) 791-0533 FAX (619) 791-0534

ARCHITECT: BLOODGOOD SHARP BUSTER
555 ANTON BLVD., SUITE 800
COSTA MESA, CA 92626
(714) 435-2000 FAX (714) 435-0860

LANDSCAPE ARCHITECT: KRUM
3916 NORVAL STREET
SAN DIEGO, CA 92131
(619) 294-4477 FAX (619) 294-0985

Prepared By: _____
Name: _____
Address: _____
Phone #: _____
Fax #: _____
Project Address: _____
EAST BOULEVARD WEST OF MEDINA DRIVE

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: APRIL 3, 2004

Project Name:
CASTLEROCK
REZONE, SITE DEVELOPMENT PERMIT,
YESING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT
Sheet Title:
BUILDING 100 COMPOSITE
ROOF PLAN & SECTION

Revision 3: AUGUST 13, 2004
Revision 2: DECEMBER 16, 2003
Revision 1: 1ST SUBMITTAL
JULY 15, 2003
Original Date: JUNE 8, 2003
Sheet 50 of 53
DEP# 10046
JOB ORDER # 42-1653



Front and Rear



Sides

Craftsman

- Materials List
 • Craftsman
 • Flat Concrete Roof
 • Wood Fascia
 • Wood Decorative Braces
 • Smooth Sand Stucco Finish
 • Wood Railings
 • Stone Veneer
 • Wood Window and Door Trims



CASTLEROCK

APPLICANT: PARDEE HOMES
 12626 HIGH BLUFF DRIVE, SUITE 100
 SAN DIEGO, CA 92130
 (619) 751-2500 FAX (619) 751-2509

PLANNING AND CIVIL ENGINEER:
 LATITUDE 33 PLANNING & ENGINEERING
 4933 PARAMOUNT DRIVE 2ND FLR.
 SAN DIEGO, CA 92130
 (619) 751-0633 FAX (619) 751-0634

ARCHITECTS:
 BLOODGOOD SWAPP BLUMER ARCHITECTS AND PLANNERS
 555 AVENUE BLVD. SUITE 800
 COSTA MESA, CA 92626
 (714) 433-3000 FAX (714) 431-0880

LANDSCAPE ARCHITECTS: KTRAMA
 1816 NORMAL STREET
 SAN DIEGO, CA 92103
 (619) 254-4477 FAX (619) 294-8883

Prepared By: LATITUDE 33 PLANNING & ENGINEERING

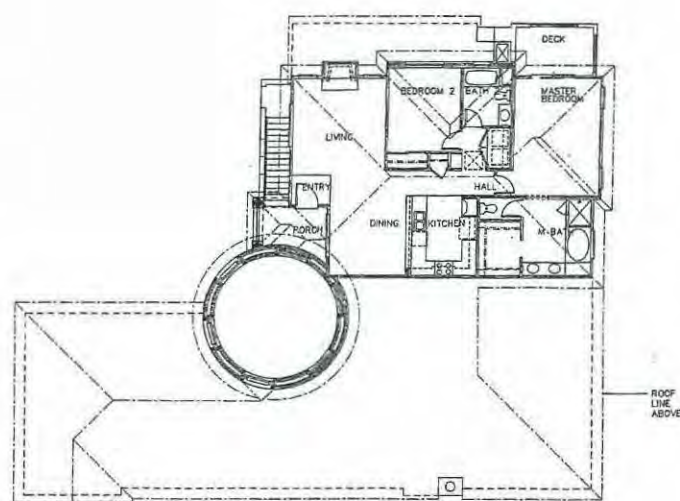
Name:	4933 PARAMOUNT DRIVE 2ND FLR.	Revision 14:	_____
Address:	SAN DIEGO, CA 92130	Revision 13:	_____
Phone #:	(619) 751-0633	Revision 12:	_____
Fax #:	(619) 751-0634	Revision 11:	_____
Project Address:	MIST BULWARK WEST OF MEDINA DRIVE	Revision 10:	_____
		Revision 9:	_____
		Revision 8:	_____
		Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
Project Name:	CASTLEROCK	Revision 4:	A PRIL 3, 2006
	REZONE, SITE DEVELOPMENT PERMIT,	Revision 3:	AUGUST 13, 2004
	VESTING TENTATIVE MAP AND	Revision 2:	DECEMBER 12, 2003
	PLANNED DEVELOPMENT PERMIT	Revision 1:	1ST SUBMITTAL JULY 11, 2003
Sheet Title:	BUILDING 100 COMPOSITE	Original Date:	JUNE 8, 2007
ELEVATION		Sheet	51 of 53
		DEP#	10046
		JOB ORDER #	42-1653

APPLICANT: PARDEE HOMES DATE

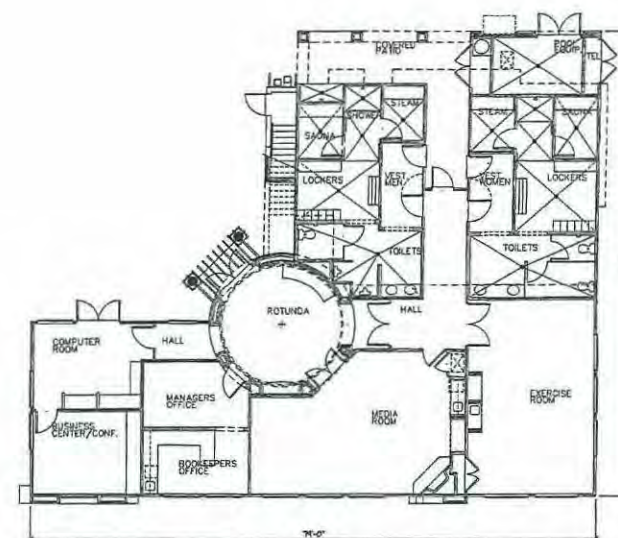
Latitude 33
 Planning and Engineering
 4933 Paramount Dr. 2nd Flr.
 San Diego, Ca. 92130
 Tel 619-751-0633 Fax 619-751-0634



MARK J. ROWSON DATE



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

CASTLEROCK

APPLICANT: PARDEE HOMES
 14000 HIGH BLUFF DRIVE, SUITE 100
 SAN DIEGO, CA 92130
 (619)791-2500 FAX (619)794-2599

ARCHITECT: BLOOMINGSHARP BUSTER
 605 ANTON BLVD., SUITE 600
 COSTA MESA, CA 92626
 (714) 435-3800 FAX (714) 435-0800

PLANNING AND CIVIL ENGINEER:
 LATRICE JJ PLANNING & ENGINEERING
 4823 PARAMOUNT DRIVE 2ND FLR.
 SAN DIEGO, CA 92123
 (619) 751-0633 FAX (619) 751-0634

LANDSCAPE ARCHITECT: KTB&A
 3318 NORVAL STREET
 SAN DIEGO, CA 92103
 (619) 294-4477 FAX (619) 294-9965

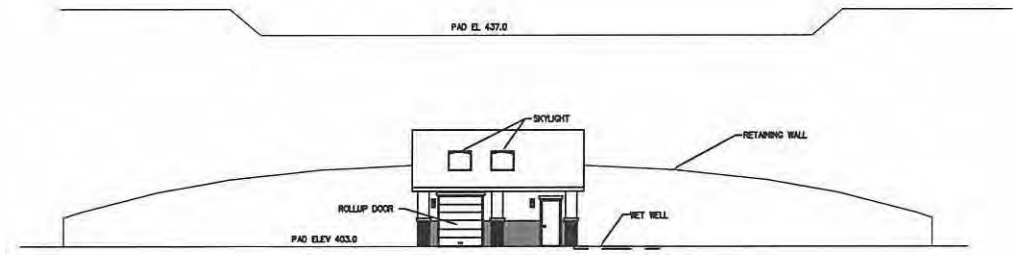
Prepared By: _____
 Name: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 Project Address: _____
 MIST BOULEVARD WEST OF MEDIA DRIVE

Project Name:
CASTLEROCK
REZONE, SITE DEVELOPMENT PERMIT,
VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

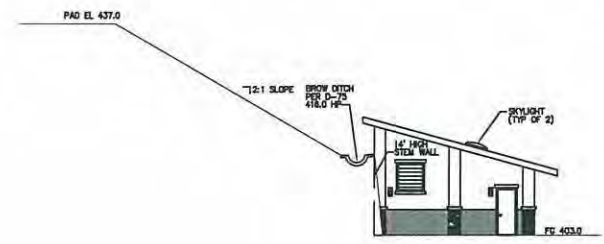
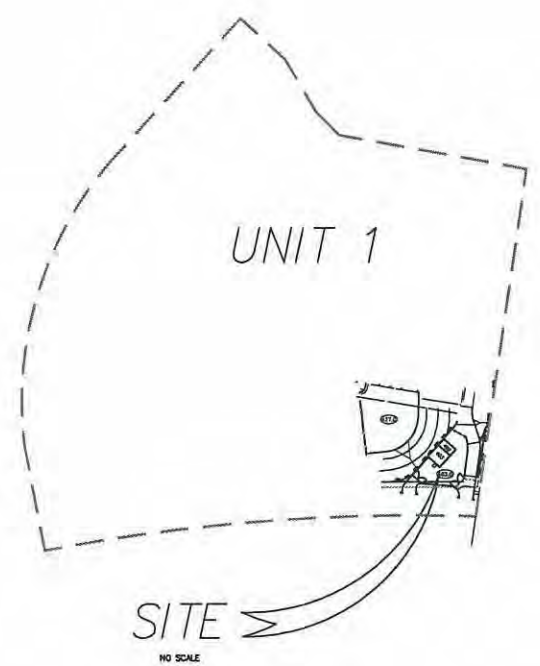
Sheet Title:
RECREATION BUILDING
1st & 2nd FLOOR PLAN
ROOF PLAN

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: **APRIL 3, 2006**
 Revision 3: **AUGUST 13, 2004**
 Revision 2: **DECEMBER 19, 2003**
 Revision 1: **1ST SUBMITTAL**
 JULY 11, 2003
 Original Date: **JUNE 8, 2003**

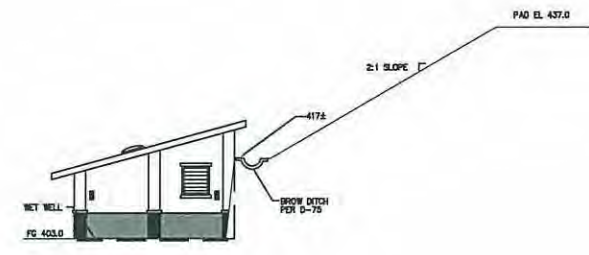
Sheet 52 of 53
 DEP# 10046
 JOB ORDER # 42-1653



EAST ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'

CASTLEROCK

APPLICANT: PARDEE HOMES
12828 HIGH BLUFF DRIVE, SUITE 100
SAN DIEGO, CA 92131
(602)794-2000 FAX (602)794-2088

PLANNING AND CIVIL ENGINEER:
LATITUDE 33 PLANNING & ENGINEERING
4628 PARANORMAL DRIVE 2ND FLR.
SAN DIEGO, CA 92131
(602) 791-0633 FAX (602) 791-0634

ARCHITECTS:
SILVERSTEIN LACON
2037 ORCHARD DR., SUITE 100
HERMISTON BEACH, OR 97130
(503) 323-9100 FAX (503) 323-2548

LANDSCAPE ARCHITECT: KTRMA
3818 NORVAL STREET
SAN DIEGO, CA 92103
(619) 294-6477 FAX (619) 294-8865

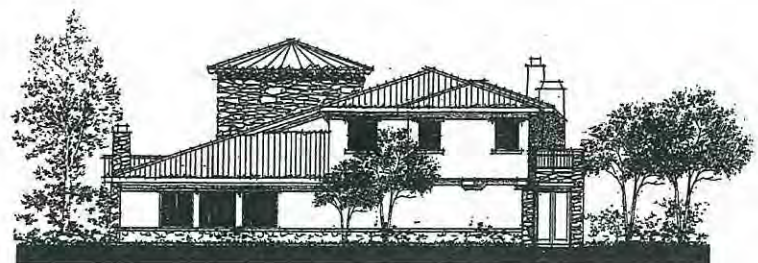
Prepared By:	LATITUDE 33 PLANNING & ENGINEERING	Revision 14:	_____
Name:	_____	Revision 13:	_____
Address:	4633 PARAMOUNT DRIVE 2ND FLR. SAN DIEGO, CA 92131	Revision 12:	_____
Phone #:	(602) 791-0633	Revision 11:	_____
Fax #:	(602) 791-0634	Revision 10:	_____
Project Address:	MIST BOLLERWOOD WEST OF MEDINA DRIVE	Revision 9:	_____
Project Name:	CASTLEROCK	Revision 8:	_____
		Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	APRIL 3, 2004
		Revision 3:	AUGUST 11, 2004
		Revision 2:	DECEMBER 12, 2003
		Revision 1:	1ST SUBMITTAL JULY 11, 2003
		Original Date:	JUNE 9, 2003
Sheet Title:	VESTING TENTATIVE MAP SEWER PUMP STATION ELEV.	Sheet	53A of 53
		DEP#	10046
		JOB ORDER #	42-1653

APPLICANT: PARDEE HOMES DATE _____

Latitude 33
Planning and Engineering
4628 Paranomol Dr. 2nd Flr.
San Diego, Ca. 92131
Tel 602-791-0633 Fax 602-791-0634



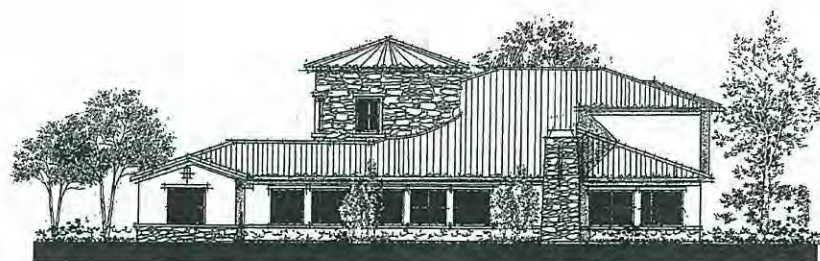
MARK J. ROSHON
RCE 30839 EXPRES 3-31-2009 DATE _____



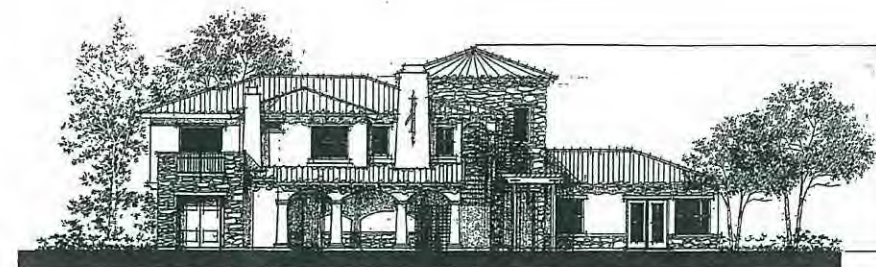
Left



Right



Rear



Front

- Materials List**
- Tuscan
 - Concrete S Tile
 - Wood Fascia
 - Decorative Recess Niches with Wrought Iron
 - Wrought Iron Railings and Pot Shelves
 - Stone Veneer
 - Decorative Wood Shutters
 - Stucco Finish Door and Window Trim

Recreation - Tuscan



CASTLEROCK

APPLICANT: PARDEE HOMES
 12625 HIGH BLUFF DRIVE, SUITE 100
 SAN DIEGO, CA 92133
 (619)794-2500 FAX (619)794-2599

PLANNING AND CIVIL ENGINEER:
 LATITUDE 33 PLANNING & ENGINEERING
 4933 PARAMOUNT DRIVE 2ND FLR.
 SAN DIEGO, CA 92123
 (619) 791-0633 FAX (619) 791-0634

ARCHITECTS:
 BLOODGOOD SHARP BUSTER ARCHITECTS AND PLANNERS
 655 AVENUE BLVD. SUITE 500
 COSTA MESA, CA 92626
 (714) 432-3000 FAX (714) 432-0860

LANDSCAPE ARCHITECT: KTIJARA
 3115 NORVAL STREET
 SAN DIEGO, CA 92103
 (619) 294-4477 FAX (619) 294-2965

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
 Address: 4933 PARAMOUNT DRIVE 2ND FLR.
 SAN DIEGO, CA 92123
 Phone #: (619) 791-0633
 Fax #: (619) 791-0634

Project Address: WEST BOULEVARD WEST OF MEDINA DRIVE

Project Name: CASTLEROCK
 REGION, SITE DEVELOPMENT PERMIT,
 VESTING TENTATIVE MAP AND
 PLANNED DEVELOPMENT PERMIT

Sheet Title: RECREATION BUILDING ELEVATIONS

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: APRIL 3, 2004
 Revision 3: AUGUST 13, 2004
 Revision 2: DECEMBER 18, 2003
 Revision 1: 1ST SUBMITTAL
 Original Date: JUNE 8, 2003

Sheet 53 of 53

DEP# 10046
 JOB ORDER # 42-1653

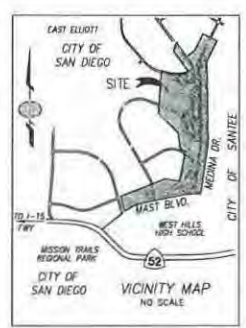
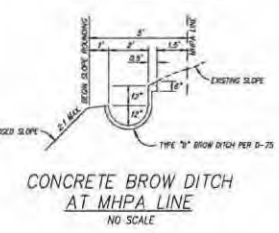
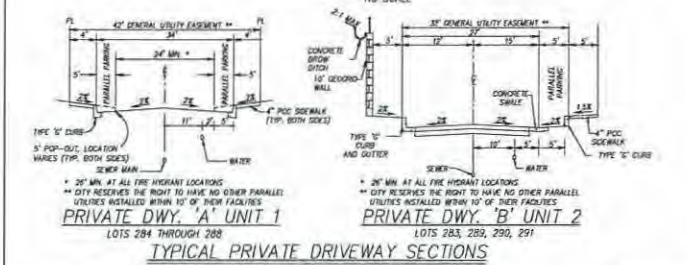
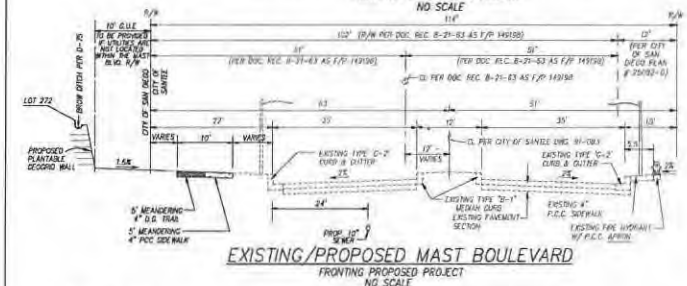
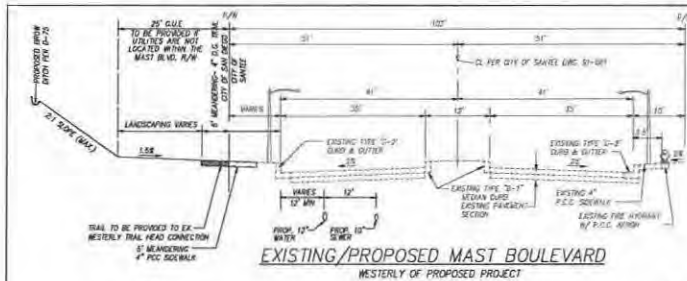
APPLICANT: PARDEE HOMES DATE

Latitude 33
 Planning and Engineering
 4933 Paramount Dr. 2nd Flr.
 San Diego, Ca. 92123
 Tel. 619-791-0633 Fax 619-791-0634



MARK J. ROISON
 RCE 2003M EXPIRES 3-31-2006 DATE

CASTLEROCK- OPTION B VESTING TENTATIVE MAP NO. 19030 CITY OF SAN DIEGO



ASSESSOR'S PARCEL NUMBERS

388-050-17, 388-050-18, 388-050-19, 388-050-20, 388-050-21, 388-050-22, 388-050-23, 388-050-24, 388-050-25, 388-050-26, 388-050-27, 388-050-28, 388-050-29, 388-050-30, 388-050-31, 388-050-32, 388-050-33, 388-050-34, 388-050-35, 388-050-36, 388-050-37, 388-050-38, 388-050-39, 388-050-40, 388-050-41, 388-050-42, 388-050-43, 388-050-44, 388-050-45, 388-050-46, 388-050-47, 388-050-48, 388-050-49, 388-050-50, 388-050-51, 388-050-52, 388-050-53, 388-050-54, 388-050-55, 388-050-56, 388-050-57, 388-050-58, 388-050-59, 388-050-60, 388-050-61, 388-050-62, 388-050-63, 388-050-64, 388-050-65, 388-050-66, 388-050-67, 388-050-68, 388-050-69, 388-050-70, 388-050-71, 388-050-72, 388-050-73, 388-050-74, 388-050-75, 388-050-76, 388-050-77, 388-050-78, 388-050-79, 388-050-80, 388-050-81, 388-050-82, 388-050-83, 388-050-84, 388-050-85, 388-050-86, 388-050-87, 388-050-88, 388-050-89, 388-050-90, 388-050-91, 388-050-92, 388-050-93, 388-050-94, 388-050-95, 388-050-96, 388-050-97, 388-050-98, 388-050-99, 388-050-100.

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 111.79 ACRES
- PERCENT OF TOTAL SITE GRADED: 5.88%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.64 ACRES
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 0.57%
- PERCENT OF THE EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 21.3%
- AMOUNT OF CUTS: 1,282,500 CUBIC YARDS
- AMOUNT OF FILL: 1,242,500 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPES: 50 FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPES: 110 FEET 2:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 40,500 CUBIC YARDS
- REINFORCING WALLS: HOW MANY: 15
- MAXIMUM LENGTH: 1,302 FEET
- MAXIMUM HEIGHT: 10 FEET
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE PLOTTING

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 67071.1 OF THE STATE SUBDIVISION ACT.

DENSITY

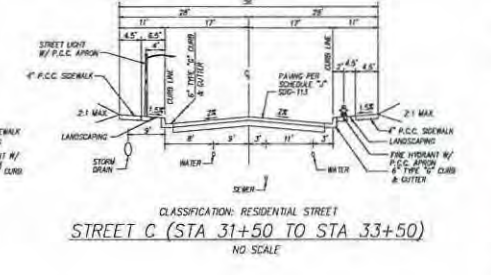
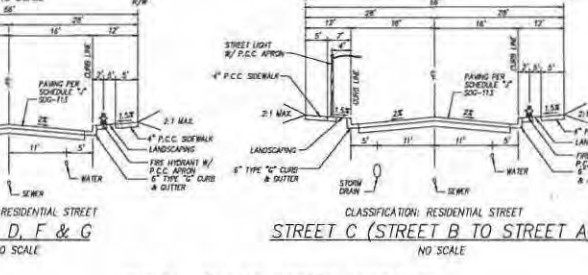
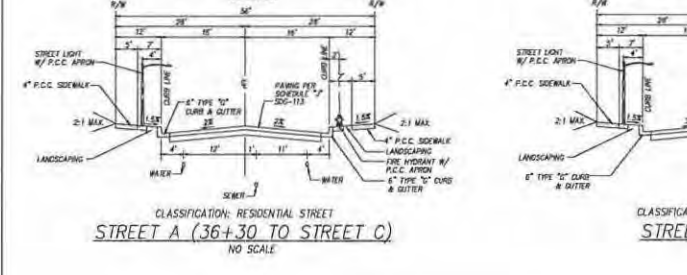
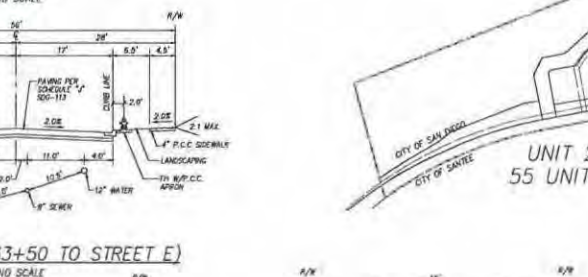
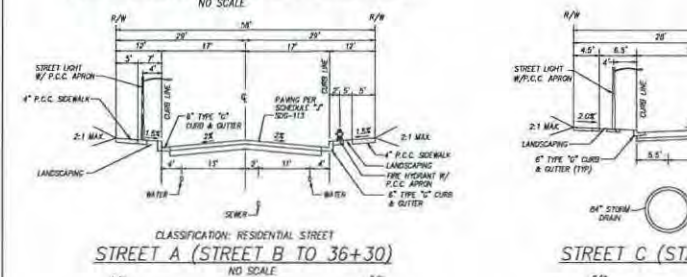
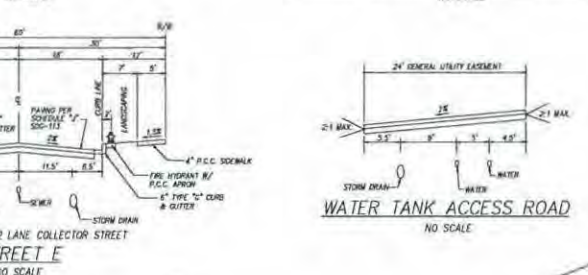
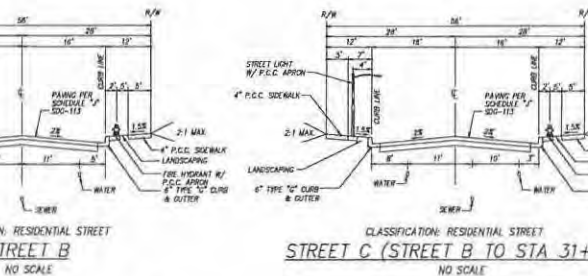
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED PER EAST ELLIOTT COMMUNITY PLAN: 500 UNITS NUMBER OF DWELLING UNITS ON SITE: 422 UNITS

BENCHMARK

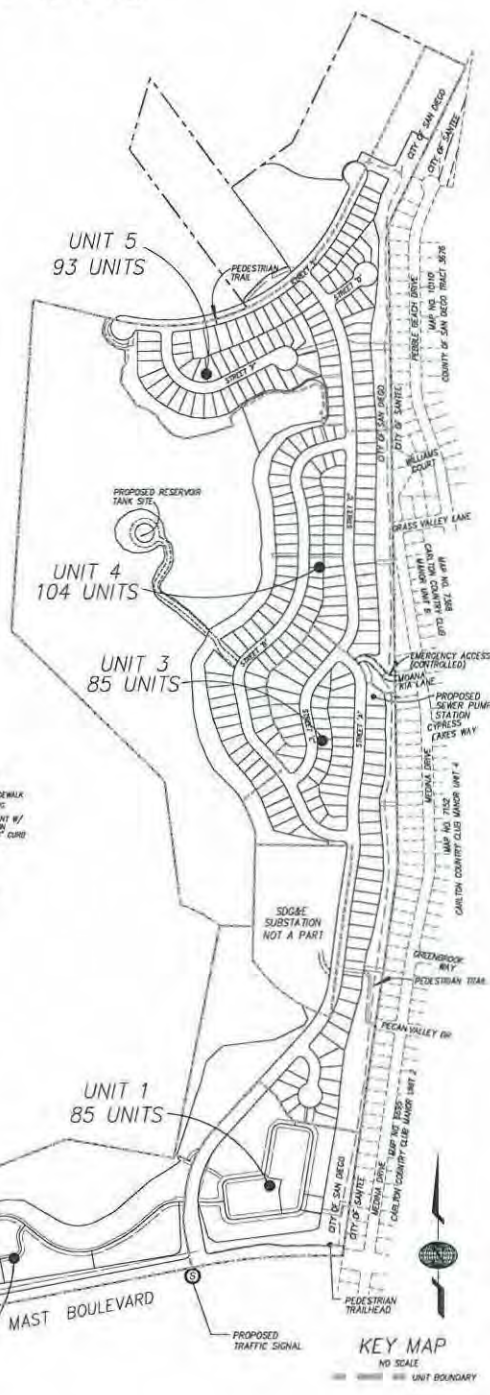
STANDARD STREET SURVEY MONUMENT STAMPED LS 2785 PER MAP 6244 CENTERLINE INTERSECTION MAST BOULEVARD AND PUEBLO BEACH DRIVE. DATUM: R.G.S. 11252 ELEV 349.63 G.P.S. POINT 2024

LAMBERT COORDINATES

251-7266



TYPICAL PUBLIC STREET SECTIONS



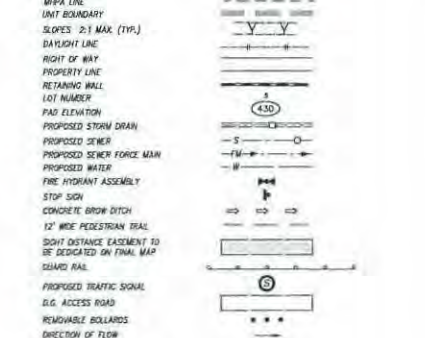
LEGAL DESCRIPTION

PORTIONS OF LOTS 4, 5, 8 AND 9 OF THE RESUBDIVISION OF A PART OF SANTA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 17253 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 28, 1918. SEE PROJECT TITLE REPORT FOR FULL PARTICULARS.

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST: REZONE, EASEMENT VACATION SITE DEVELOPMENT PERMIT, A VESTING TENTATIVE SUBDIVISION MAP AND A PLANNED DEVELOPMENT PERMIT FOR 282 SINGLE-FAMILY DETACHED DWELLING UNITS, 140 SINGLE-FAMILY DETACHED CONDOMINIUM DWELLING UNITS, AND A SENIOR LIFT STATION.
- STREET ADDRESS: NOT ASSIGNED
- SITE AREA: TOTAL SITE AREA (PROSS): 203.64 AC. 8,870,558 S.F. NET SITE AREA: 88.38 AC. 3,741,818 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- EXISTING ZONING: RS-1-B PROPOSED ZONING: RS-1-1, RA-2-4, OC
- COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 1823 AC. 794,000 S.F. TOTAL LANDSCAPE/OPEN SPACE AREA: 58.21 AC. 2,533,508 S.F. TOTAL HARDSCAPE/PAVED AREA: 13.15 AC. 572,916 S.F. FLOOR AREA RATIO (FAR): 0.40 GROSS FLOOR AREA (GFA): 1,520,834 S.F. (SINGLE FAMILY DETACHED CONDOMINIUMS OF A FAR: 378,000 S.F.)
- DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER EAST ELLIOTT COMMUNITY PLAN: 500 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE NUMBER OF PROPOSED DWELLING UNITS ON SITE: 422 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 422
- YARD/SETBACKS: ZONE: RS-1-1 FRONT YARD: REQUIRED: 15' PROPOSED: 10' REAR YARD: REQUIRED: 5' PROPOSED: 5' SIDE YARD: REQUIRED: 5' PROPOSED: 4' STREET SIDE YARD: REQUIRED: 5' PROPOSED: 4' REAR YARD: REQUIRED: 10' PROPOSED: 10' ZONE: RA-2-4 FRONT YARD: REQUIRED: 15' PROPOSED: 15' STREET SIDE YARD: REQUIRED: 10' PROPOSED: 10' REAR YARD: REQUIRED: 5' PROPOSED: 5' SIDE YARD: REQUIRED: 5' PROPOSED: 5'
- PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES PROVIDED ON SITE: 953 PRIVATE PARKING AND ACCESS TO BE DESIGNED IN ACCORDANCE WITH CHAPTER 14 OF SAN DIEGO MUNICIPAL CODE. TOTAL NUMBER OF SPACES REQUIRED ON SITE: 984 PARKING STALLS FOR SINGLE-FAMILY DETACHED CONDOMINIUM: REQUIRED 420; PROVIDED 389 PARKING STALLS FOR SINGLE-FAMILY DETACHED: REQUIRED 564; PROVIDED 564
- BURIED MANAGEMENT ZONE 1 IS: MIN. 25'; BURIED MANAGEMENT ZONE 2 IS: 85' UNLESS OTHERWISE NOTED.
- USABLE OPEN SPACE SINGLE-FAMILY: REQUIRED 180,000 S.F.; PROVIDED 302,000 S.F.
- DEVIATIONS REQUESTED: A. BUILDING HEIGHT: 1. 3' FOR RESIDENTIAL BUILDINGS WHERE 30' IS ALLOWED IN THE RS-1-1 ZONE. B. LOT AREA: 7 LOTS UNDER THE 4,000 S.F. MIN. LOT AREA. C. 15 LOTS FRONT ON A TIE-LINE COLLECTOR. D. 4'-0" INTERIOR YARDS ZONE RS-1-1, WHERE 5' IS REQUIRED. E. PARKING PROVIDED BY TOWER PARKING STALLS THAN CODE REQUIRES. F. 5 SENIOR MANHOLES DEEPER THAN 15 FEET (MIN. 18, 212, 213, 214 AND 214). G. 3 LOTS WITH DRIVEWAYS EXCEEDING 40% OF THE STREET FRONTAGE.

LEGEND



SHEET SUMMARY

- | | |
|--------------|---|
| SHEET 1 | SCENARIO 'A' VESTING TENTATIVE MAP COVER SHEET |
| SHEET 2 | EXISTING CONDITIONS |
| SHEET 3 | EASEMENT VACATIONS AND DEDICATIONS |
| SHEETS 4-7 | GRADING AND UTILITY PLAN |
| SHEET 8 | CROSS SECTIONS |
| SHEET 9 | EARTHWORK ESDBIT |
| SHEET 10 | SLOPE ANALYSIS |
| SHEET 11 | SCENARIO 'A' PLANNED DEVELOPMENT PERMIT COVER SHEET |
| SHEETS 12-17 | PLANNED DEVELOPMENT PERMIT SITE PLANS |
| SHEETS 18-26 | LANDSCAPE ARCHITECT'S PLANS |
| SHEETS 27-55 | ARCHITECT'S PLANS |
| SHEET 54 | VESTING TENTATIVE MAP COVER SHEET OPTION B |
| SHEET 55 | SCENARIO 'B' VARIATIONS |
| SHEETS 56 | SCENARIO 'B' OFFSITE SEWER AND WATER UTILITY PLAN |
| SHEETS 57-62 | SCENARIO 'B' LANDSCAPE ARCHITECT'S PLANS |

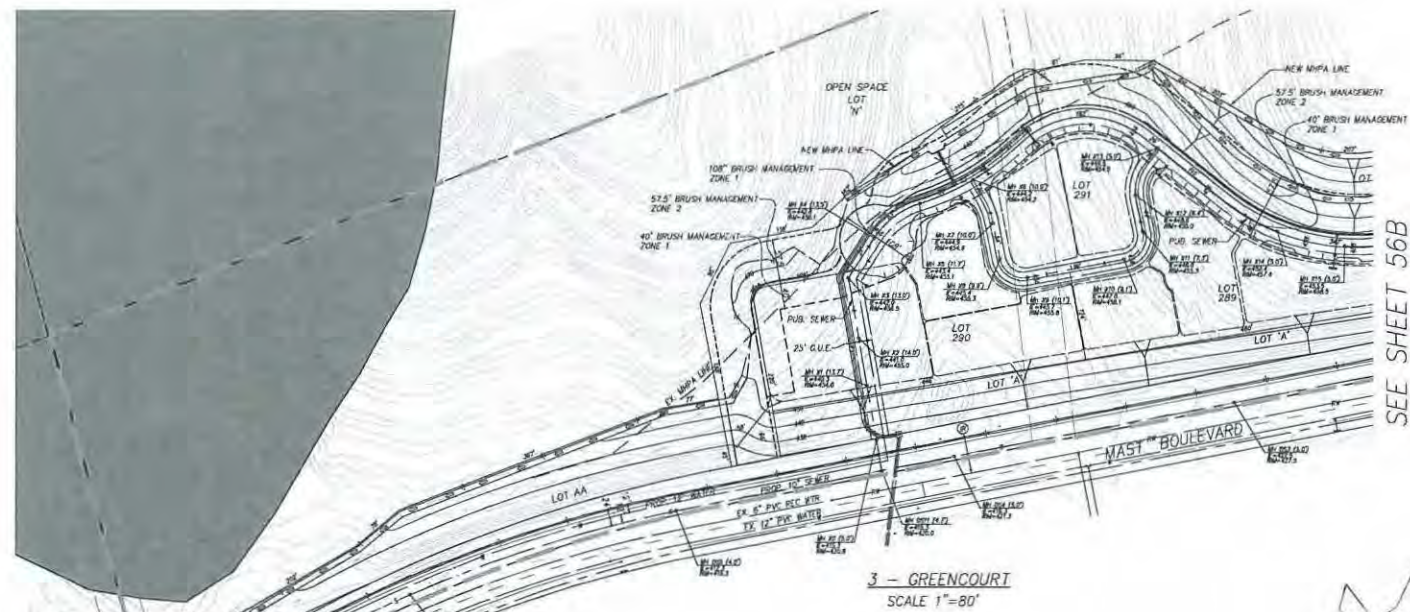
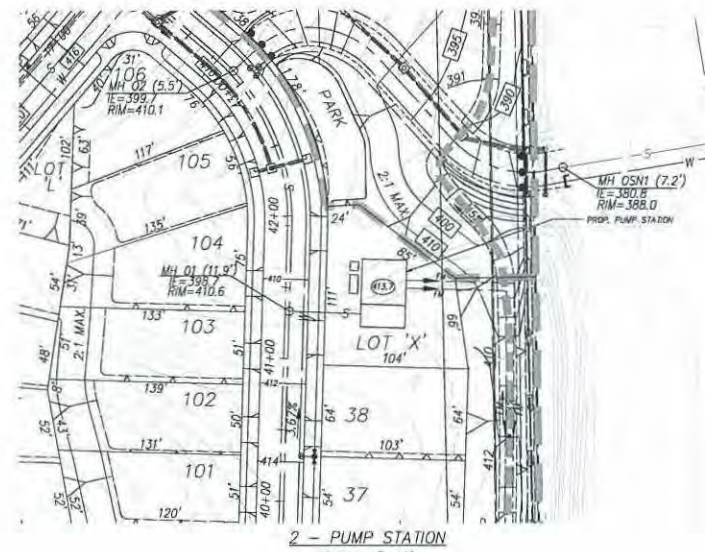
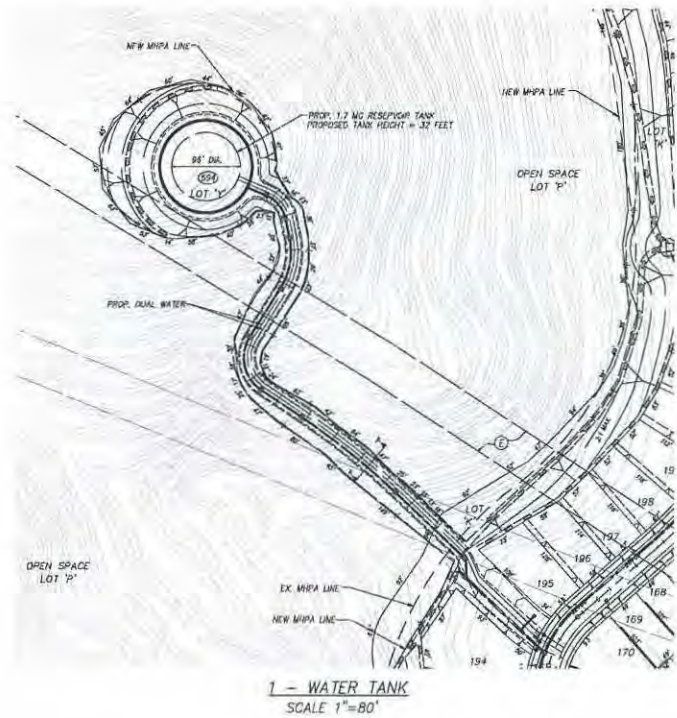
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Project Address:	MAST BOULEVARD WEST OF MEDINA DRIVE	Revision 9:	FEBRUARY 28, 2011
Project Name:	CASTLEROCK	Revision 7:	JULY 5, 2007
REZONE, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT		Revision 6:	MARCH 2, 2007
		Revision 5:	NOVEMBER 17, 2006
		Revision 4:	APRIL 1, 2005
		Revision 3:	AUGUST 13, 2004
		Revision 2:	DECEMBER 18, 2003
		Revision 1:	1ST SUBMITTAL
Original Date:	JUNE 8, 2003		
Sheet Title:	VESTING TENTATIVE MAP COVER SHEET SCENARIO 'B'	Sheet 54	of 62
DEP#	10046		
JOB ORDER #	42-1653		



CONDOMINIUM NOTE

LOTS 283 THROUGH 287 OF THIS TENTATIVE MAP ARE CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1586 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS: 140

LOT NO.	NO. OF UNITS
283	18
284	18
285	10
286	16
287	20
288	21

AREAS THAT CHANGE WITH SCENARIO 'B'

GENERAL NOTES

LOT SUMMARY

- RESIDENTIAL LOTS (1-282) TOTAL AREA: 4125 ACRES
- CONDOMINIUM LOTS (283-291) TOTAL AREA: 14.57 ACRES
- MHPA OPEN SPACE LOTS (N.O.P.U.V) TOTAL AREA: 89.21 ACRES
- H.D.A. LOTS (A-M, N-P, Q, R, X, Y, Z) TOTAL AREA: 3270 ACRES
- STREETS AND PUBLIC PARK (10) TOTAL AREA: 22.94 ACRES
- PUMP STATION TOTAL AREA: 0.21 ACRES
- WATER TANK (1) TOTAL AREA: 1.62 ACRES
- MHPA POOL LOT (A8) TOTAL AREA: 1.82 ACRES
- TOTAL AREA WITHIN SUBDIVISION IS: 20384 ACRES GROSS.
- EXISTING ZONING IS: RS-1-B, RM-2-4, CC
- PROPOSED ZONING IS: RS-1-B, RM-2-4, CC
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: PACIFIC BELL TELEPHONE COMPANY
- CABLE TELEVISION: SOUTHWESTERN CABLE TELEVISION
- SEWER: CITY OF SAN DIEGO
- WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL DISTRICT AND SANTI ELEMENTARY SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- CONTOUR INTERVAL: 2 FEET
- SOURCE: PHOTO GEODETIC CORPORATION DATE: 6-21-01
- ALL PROPOSED SLOPES ARE 2:1 MAX. UNLESS NOTED OTHERWISE.
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.
- H.D.A. LOTS "A-M, N-P, Q, R, X, Y, Z, AA" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT "A8" WILL BE USED FOR MHPA POOL RESTORATION AND MANAGEMENT PURPOSES, TO BE MAINTAINED BY THIRD PARTY.
- MHPA OPEN SPACE "N-P, Q, R, X, Y, Z, AA" AND WATER TANK "1" TO BE OWNED AND MAINTAINED BY THE CITY OF SAN DIEGO (H.A.B.A.C.)
- NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACoustICAL ANALYSIS REPORT.
- BUILDING RESTRICTION EASEMENTS SHALL BE GRANTED OVER THE PRIVATE PARKS IN LOTS "Y, H, J, L, M, R, S, AND 288".
- PUBLIC ACCESS EASEMENTS SHALL BE GRANTED OVER ALL H.D.A. LOTS WITH PROPOSED TRAIL CONNECTIONS.

NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY FOR FIRE POLICY 1-00-6 (EFC 301-4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 301.4.4.
- PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY 1-00-6 FOR MAXI FAMILY SITE.
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPROVE REASONABLE CONDITIONS RELATING TO THE PLANS OF SAID MAP UNITS.
- AT NO TIME WILL THE DEVELOPER REQUEST, OR THE CITY PERMIT, WATER METERS WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
- ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
- EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT BOUNDARY OR ADJUTING PUBLIC RIGHTS-OF-WAY SHALL BE PLACED UNDERGROUND.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- 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 (DRAINAGE REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES.
- NO STRUCTURES OR LANDSCAPES SHALL BE INSTALLED IN OR OVER ANY SEWER EASEMENT PRIOR TO THE APPLICANT OBTAINING A MAINTENANCE AND ENCROACHMENT REMOVAL AGREEMENT.
- ALL IRRIGATION SYSTEMS SERVED BY IRRIGATION METERS SHALL BE DESIGNED TO UTILIZE RECLAIMED WATER.
- THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 293376, FILED NOVEMBER 26, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-29614) SATISFACTORY TO THE CITY ENGINEER.
- ALL LOCAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY'S STREET DESIGN MANUAL.
- ALL IRRIGATION PIPING SHALL BE DESIGNED FOR RECYCLED WATER. CURRENTLY, THE CITY DOES NOT HAVE A RECYCLED WATER SYSTEM TO CONNECT TO. AS SUCH, THE IRRIGATION PIPING WILL BE CONNECTED TO THE POTABLE DISTRIBUTION SYSTEM. EACH CONNECTION SHALL BE DESIGNED WITH AN APPROPRIATE BACK FLOW PREVENTING DEVICE AND EQUIPPED TO CONNECT TO A FUTURE RECYCLED WATER SYSTEM PROVIDED BY THE CITY.
- PRIOR TO THE APPROVAL OF ANY GRADING OR PUBLIC IMPROVEMENT PLANS, THE DEVELOPER WILL BE REQUIRED TO REVISION AND OBTAIN WATER DEPARTMENT APPROVAL OF THE GASTROLOGICAL WATER STUDY. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL WATER FACILITIES, AS REQUIRED BY THE APPROVED WATER STUDY, NECESSARY TO SERVE THIS DEVELOPMENT. WATER FACILITIES SHOWN ON THE APPROVED TENTATIVE MAP MAY REQUIRE MODIFICATIONS BASED ON THE ACCEPTED WATER STUDY.
- AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR AND PRIOR TO PROPOSED IMPROVEMENTS OF ANY KIND, INCLUDING LANDSCAPE, HARDSCAPE (I.E. MEDIAN, CURBS, ETC.) AND ENRICHED PAVING, TO BE INSTALLED IN OR OVER EASEMENTS.
- 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.

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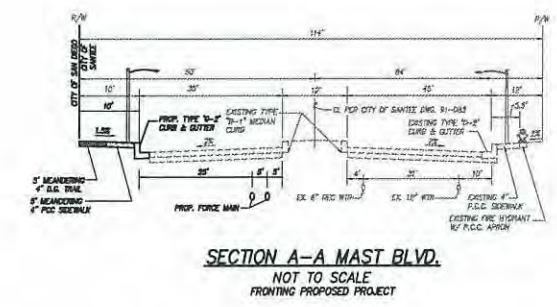
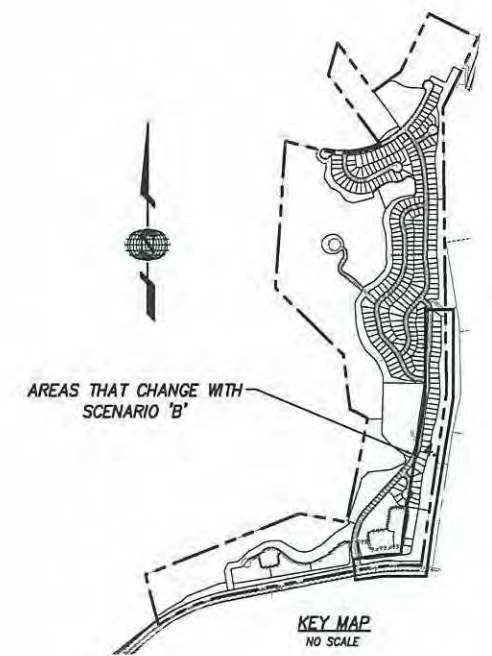
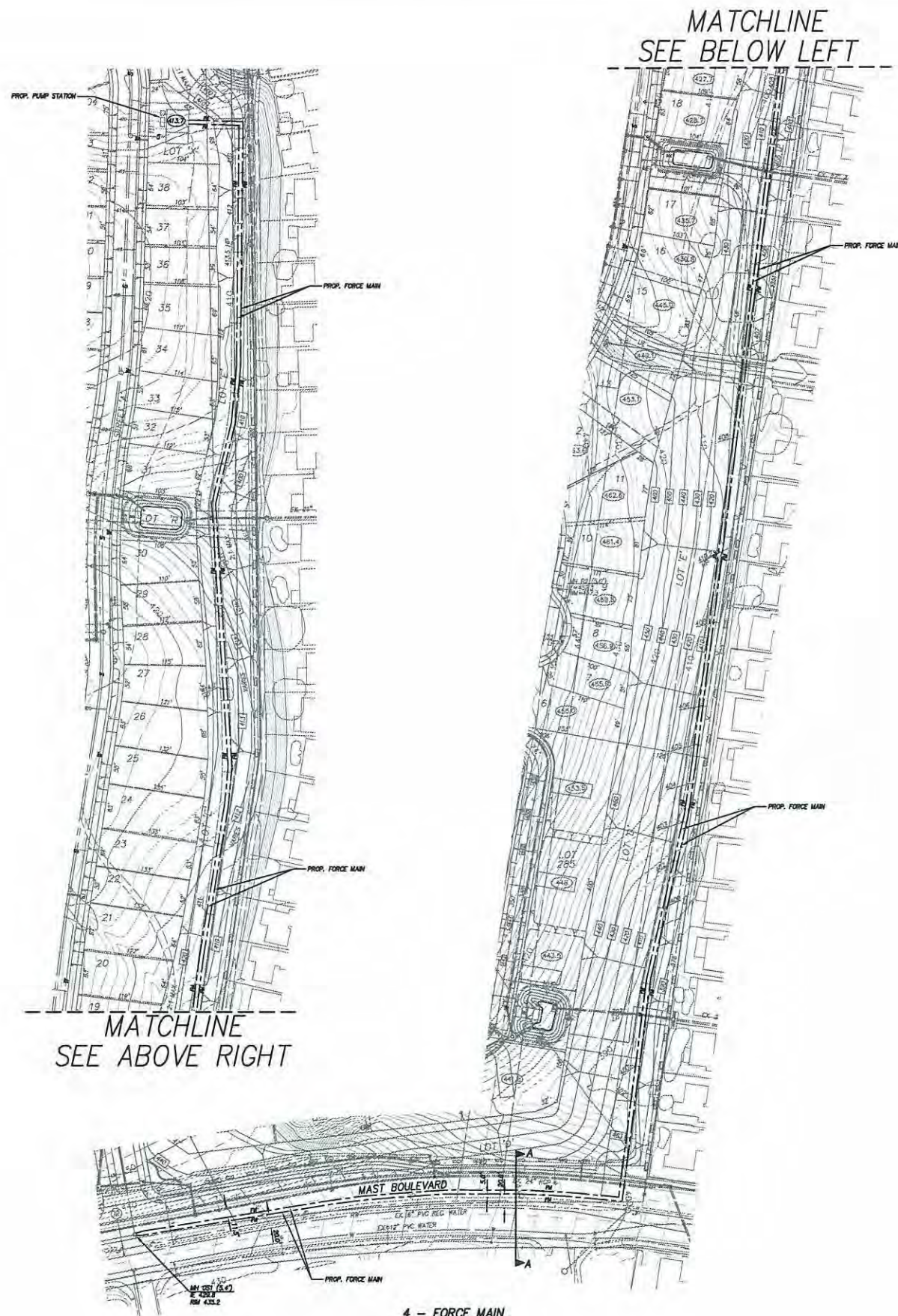
LANDSCAPE ARCHITECT: KTBRA
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Project Address:	MIRA BOULEVARD WEST OF MEDINA DRIVE	Revision 10:	_____
		Revision 9:	JUNE 30, 2011
		Revision 8:	FEBRUARY 26, 2011
		Revision 7:	JULY 5, 2007
		Revision 6:	MARCH 2, 2007
		Revision 5:	NOVEMBER 17, 2006

SEE SHEET 56C

SEE SHEET 56B



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Project Name: CASTLEROCK
REZONE, SITE DEVELOPMENT PERMIT,
VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

Sheet Title: SCENARIO 'B'
PLAN CHANGES

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: JUNE 30, 2011

Revision 8: FEBRUARY 28, 2011

Revision 7: JULY 5, 2007

Revision 6: MARCH 2, 2007

Revision 5: NOVEMBER 17, 2006

Revision 4: APRIL 3, 2006

Revision 3: AUGUST 13, 2004

Revision 2: DECEMBER 16, 2003

Revision 1: 1ST SUBMITTAL
JULY 11, 2003

Original Date: JUNE 6, 2003

Sheet 55A of 62

DEP# 10046

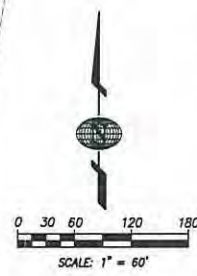
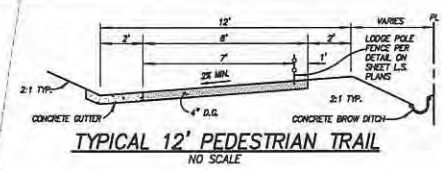
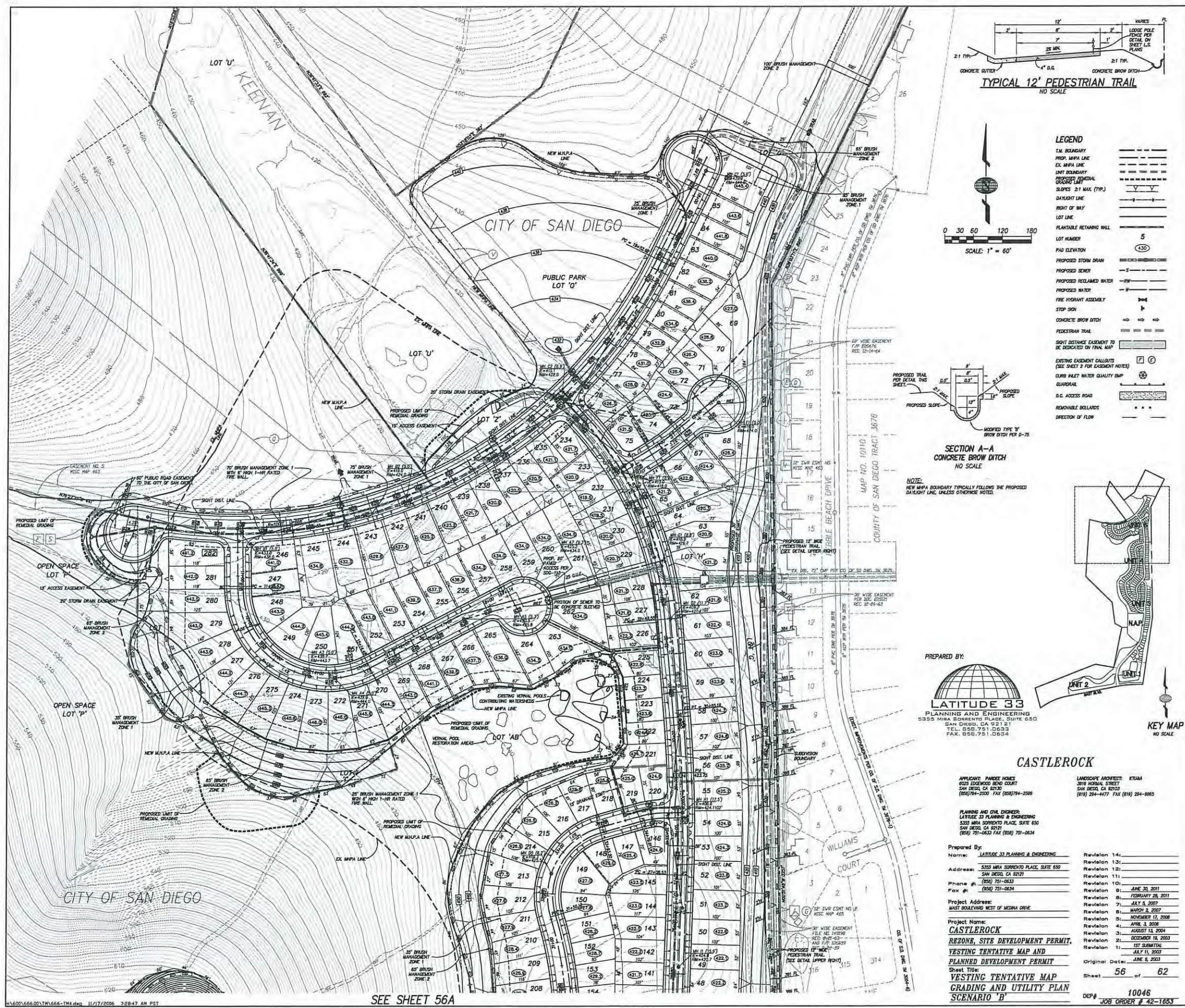
JOB ORDER # 42-1853

PREPARED BY:

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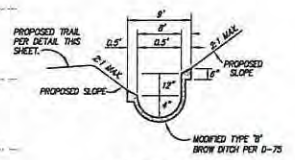
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4 - FORCE MAIN
 SCALE 1"=60'
 NOTE: PROPOSED FORCE MAIN RUNS SOUTH WITHIN TOLA TO MAST BLVD THEN FLOWS WEST TO MANHOLE C51.

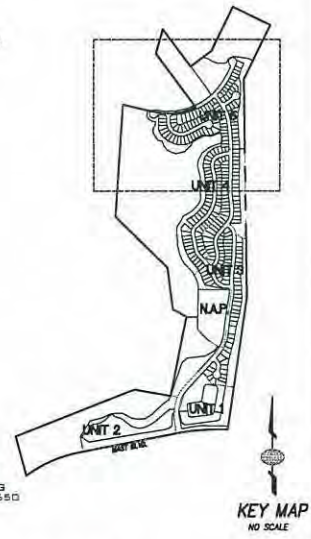


LEGEND

TM BOUNDARY	---
PROP. MALPA LINE	---
EX. MALPA LINE	---
UNIT BOUNDARY	---
PROPOSED REMEDIAL GRADING LIMIT	---
SLOPES 2:1 MAX. (TYP.)	---
DAYLIGHT LINE	---
RIGHT OF WAY	---
LOT LINE	---
PLANTABLE RETAINING WALL	---
LOT NUMBER	5
PAD ELEVATION	430
PROPOSED STORM DRAIN	---
PROPOSED SEWER	---
PROPOSED RECLAIMED WATER	---
PROPOSED WATER	---
FIRE HYDRANT ASSEMBLY	---
STOP SIGN	---
CONCRETE BROW DITCH	---
PEDESTRIAN TRAIL	---
SOFT DISTANCE EASEMENT TO BE DELETED ON FINAL MAP	---
EXISTING EASEMENT CALLOUTS (SEE SHEET 2 FOR EASEMENT NOTES)	---
CLASS INLET WATER QUALITY BMP	---
QUADRANT	---
D.C. ACCESS ROAD	---
REMOVABLE BOLLARDS	---
DIRECTION OF FLOW	---



NOTE: NEW MALPA BOUNDARY TYPICALLY FOLLOWS THE PROPOSED DAYLIGHT LINE, UNLESS OTHERWISE NOTED.



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Project Name: **CASTLEROCK**
REZONE, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT

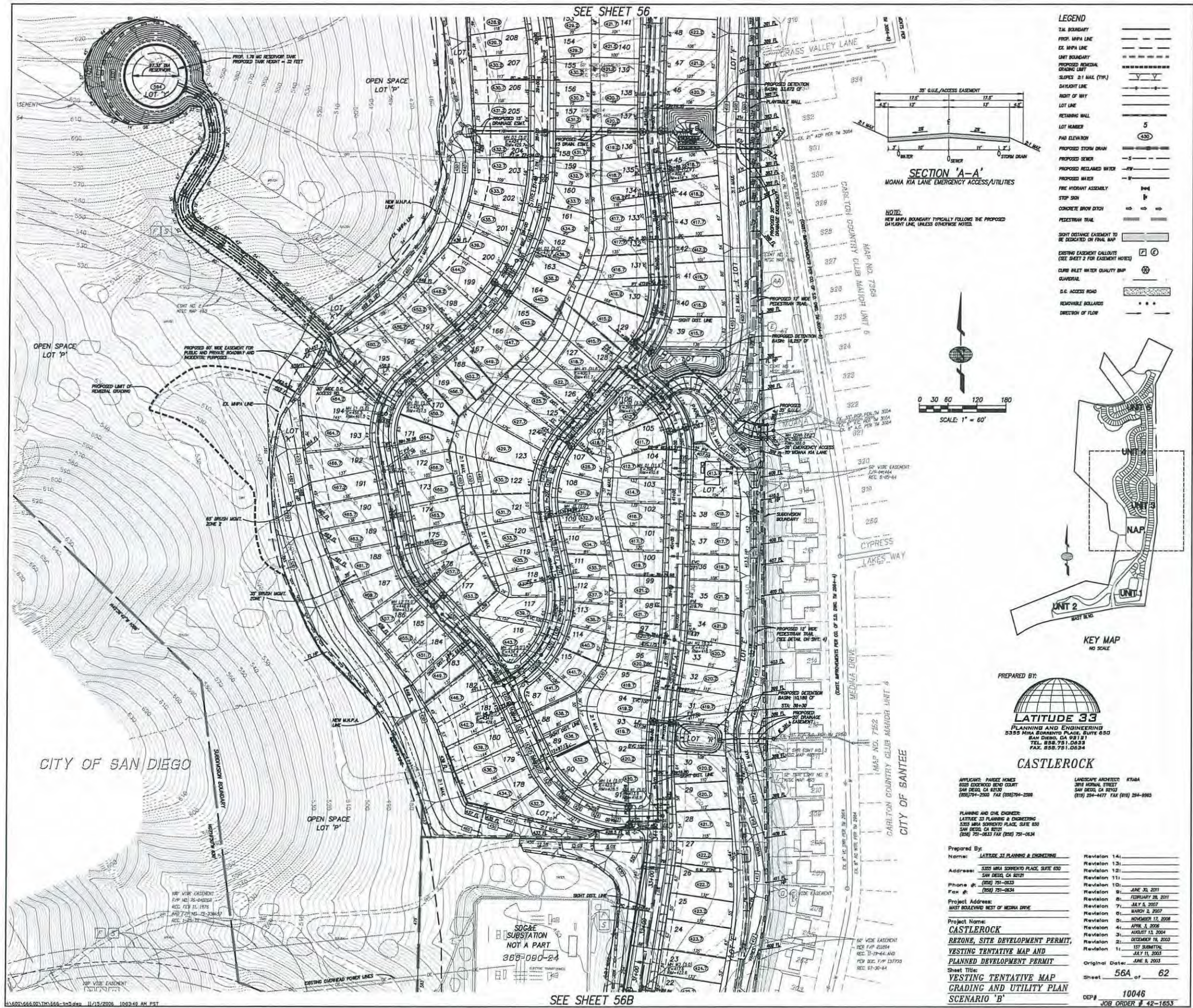
Sheet Title: **VESTING TENTATIVE MAP GRADING AND UTILITY PLAN SCENARIO 'B'**

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	JUNE 30, 2011
Revision 8:	FEBRUARY 28, 2011
Revision 7:	JULY 5, 2007
Revision 6:	MARCH 2, 2007
Revision 5:	NOVEMBER 17, 2006
Revision 4:	APRIL 1, 2006
Revision 3:	AUGUST 13, 2004
Revision 2:	DECEMBER 16, 2003
Revision 1:	1ST SUBMITTAL

Original Date: **JUNE 8, 2003**

Sheet **56** of **62**

DEP# **10046**
 JOB ORDER # **42-1653**

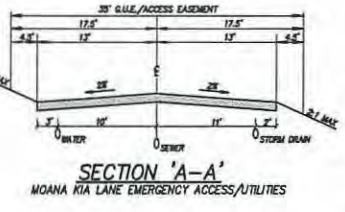


SEE SHEET 56

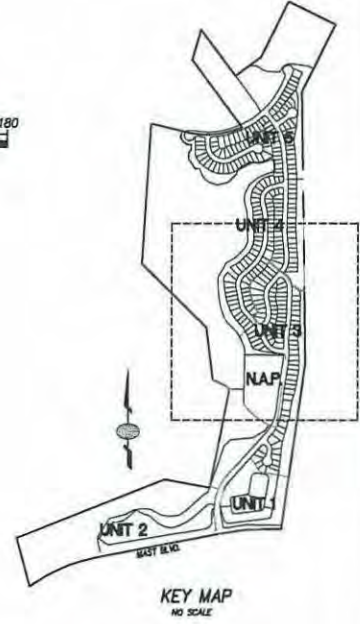
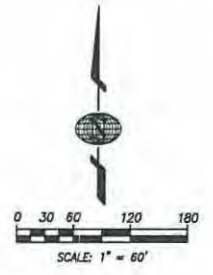
SEE SHEET 56B

LEGEND

T&E BOUNDARY	---
PROP. MAPA LINE	---
EX. MAPA LINE	---
UNIT BOUNDARY	---
PROPOSED RECREATIONAL GRADING LOT	---
SLOPES: 2:1 MAX. (TYP.)	---
DAYLIGHT LINE	---
RIGHT OF WAY	---
LOT LINE	---
RETAINING WALL	---
LOT NUMBER	5
PROP. ELEVATION	---
PROPOSED STORM DRAIN	---
PROPOSED SEWER	---
PROPOSED RECLAIMED WATER	---
PROPOSED WATER	---
FIRE HYDRANT ASSEMBLY	---
STOP SIGN	---
CONCRETE BROW DITCH	---
PEDESTRIAN TRAIL	---
SHORT DISTANCE EASEMENT TO BE DEDICATED ON FINAL MAP	---
EXISTING EASEMENT CALLOUTS (SEE SHEET 2 FOR EASEMENT NOTES)	---
CURB INLET WITH QUALITY BMP DIVERGENT	---
D.E. ACCESS ROAD	---
REMOVABLE BOLLARDS	---
DIRECTION OF FLOW	---



NOTE:
NEW MAPA BOUNDARY TYPICALLY FOLLOWS THE PROPOSED DAYLIGHT LINE, UNLESS OTHERWISE NOTED.



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Project Name: **CASTLEROCK**
REZONE, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT

Sheet Title: **VESTING TENTATIVE MAP GRADING AND UTILITY PLAN SCENARIO 'B'**

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: **JUNE 30, 2011**

Revision 8: **FEBRUARY 26, 2011**

Revision 7: **JULY 5, 2007**

Revision 6: **MARCH 2, 2007**

Revision 5: **NOVEMBER 17, 2006**

Revision 4: **JULY 3, 2006**

Revision 3: **AUGUST 13, 2004**

Revision 2: **DECEMBER 16, 2003**

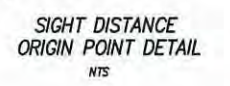
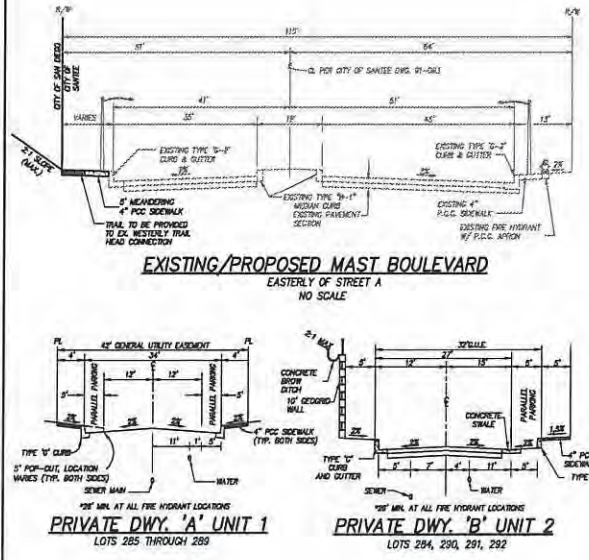
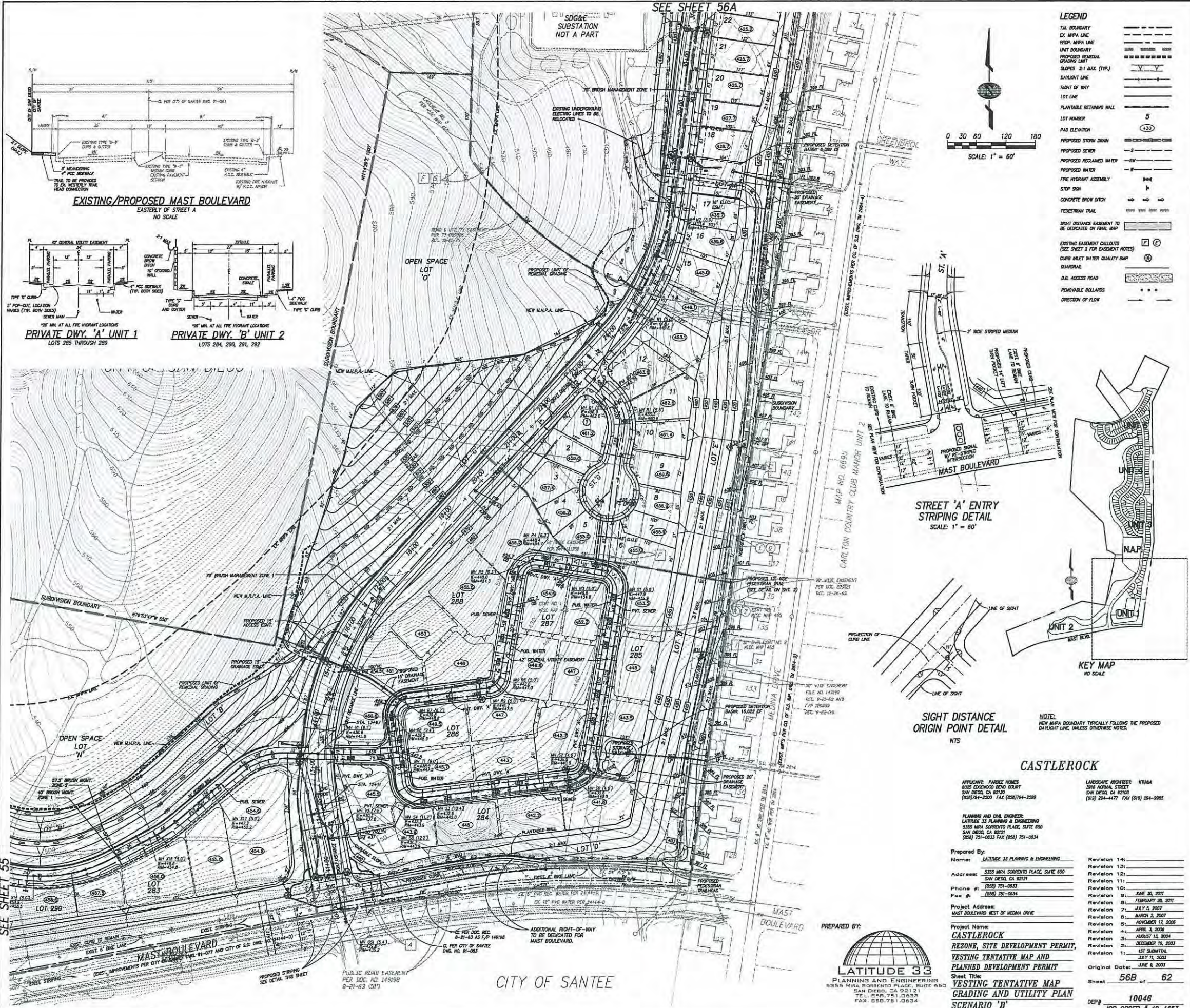
Revision 1: **1ST SUBMITTAL JULY 11, 2003**

Original Date: **JUNE 8, 2003**

Sheet **56A** of **62**

DEP# **10046**
JOB ORDER # **42-1633**

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LEGEND

- T.M. BOUNDARY
- EX. MAPA LINE
- PROP. MAPA LINE
- UNIT BOUNDARY
- PROPOSED REMEDIAL GRADING LIMIT
- SLOPES ≥ 1 MAX. (TYP.)
- DAYLIGHT LINE
- RIGHT OF WAY
- LOT LINE
- PLANTABLE RETAINING WALL
- LOT NUMBER
- PAID ELEVATION
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED RECLAIMED WATER
- PROPOSED WATER
- FIRE HYDRANT ASSEMBLY
- STOP SIGN
- CONCRETE BROW OTCH
- PEDESTRIAN TRAIL
- SIGHT DISTANCE EASEMENT TO BE DEDICATED ON FINAL MAP
- EXISTING EASEMENT CALCULUS (SEE SHEET 2 FOR EASEMENT NOTES)
- CLAS INLET WATER QUALITY BARR
- DIAPHRAGM
- A.G. ACCESS ROAD
- REMOVABLE BOLLARDS
- DIRECTION OF FLOW

CASTLEROCK

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Project Name:
CASTLEROCK
REZONE, SITE DEVELOPMENT PERMIT,
VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

Sheet Title:
**VESTING TENTATIVE MAP
GRADING AND UTILITY PLAN
SCENARIO 'B'**

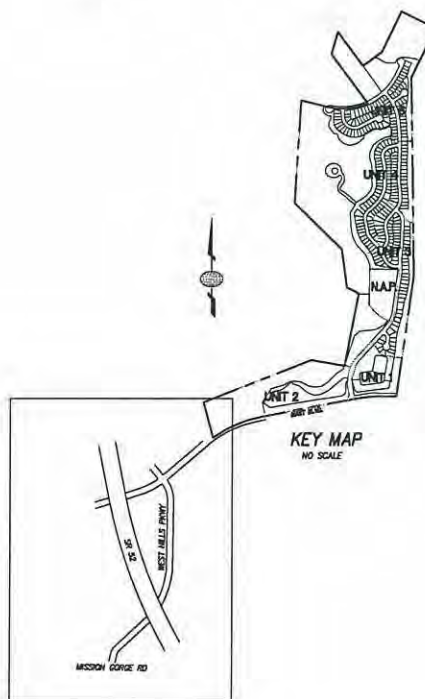
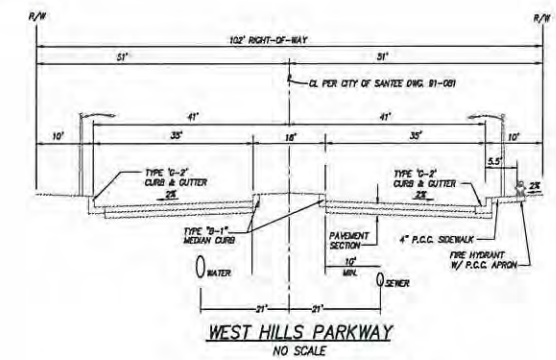
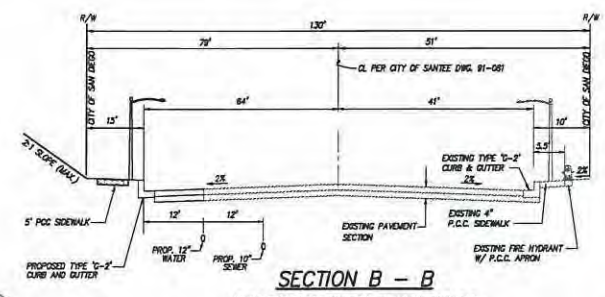
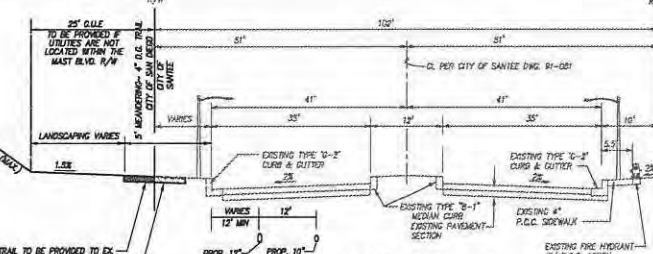
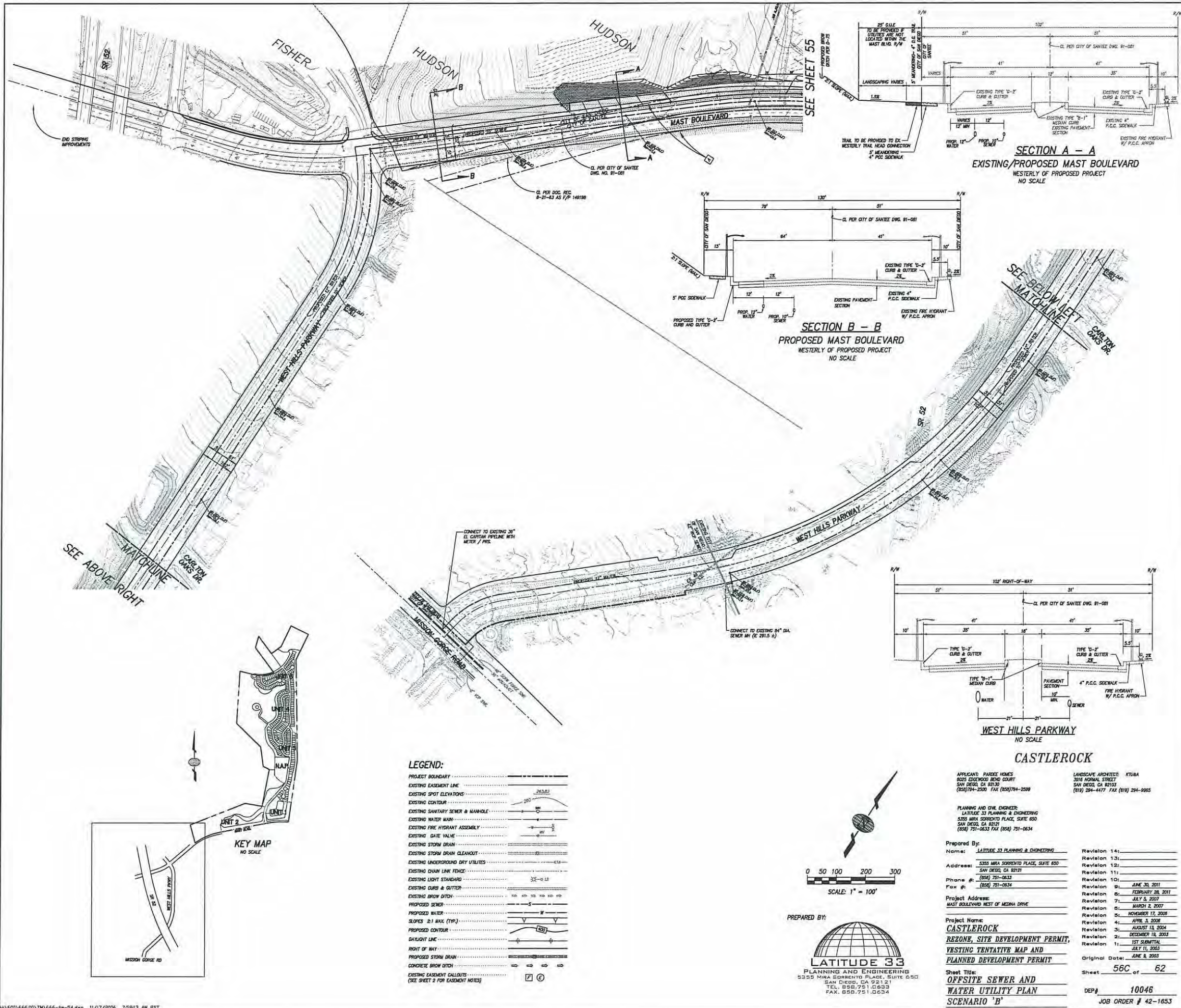
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	JUNE 30, 2011
Revision 8:	FEBRUARY 26, 2011
Revision 7:	JULY 5, 2007
Revision 6:	MARCH 2, 2007
Revision 5:	NOVEMBER 17, 2006
Revision 4:	APRIL 3, 2006
Revision 3:	AUGUST 13, 2004
Revision 2:	DECEMBER 16, 2003
Revision 1:	1ST SUBMITTA
Revision 11:	JULY 11, 2003
Original Date:	JUNE 8, 2003

Original Date: JUNE 8, 2003

Sheet: **56B** of **62**

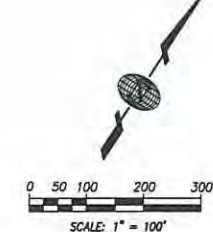
DEP# 10048

JOB ORDER # 42-1653



LEGEND:

PROJECT BOUNDARY	---
EXISTING EASEMENT LINE	---
EXISTING SPOT ELEVATIONS	.....
EXISTING CONTOUR	.....
EXISTING SANITARY SEWER & MANHOLE	.....
EXISTING WATER MAIN	.....
EXISTING FIRE HYDRANT ASSEMBLY	.....
EXISTING DATE VALVE	.....
EXISTING STORM DRAIN CLEANOUT	.....
EXISTING UNDERGROUND DRY UTILITIES	.....
EXISTING CHAIN LINK FENCE	.....
EXISTING LIGHT STANDARD	.....
EXISTING CURB & GUTTER	.....
EXISTING BROW DITCH	.....
PROPOSED SEWER	.....
PROPOSED WATER	.....
SLOPES 2:1 MAX. (TR)	.....
PROPOSED CONTOUR	.....
DAUGHT LINE	.....
RIGHT OF WAY	.....
PROPOSED STORM DRAIN	.....
CONCRETE BROW DITCH
EXISTING EASEMENT CALLOUTS (SEE SHEET 2 FOR EASEMENT NOTES)



CASTLEROCK

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Project Address:
MAST BOULEVARD WEST OF MEDINA DRIVE

Project Name:
CASTLEROCK
REZONE, SITE DEVELOPMENT PERMIT,
VESTING TENTATIVE MAP AND
PLANNED DEVELOPMENT PERMIT

Sheet Title:
**OFFSITE SEWER AND
WATER UTILITY PLAN
SCENARIO 'B'**

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Original Date: JUNE 8, 2003
Sheet: 56C of 62
DEP# 10046
JOB ORDER # 42-1633



GREEN COURT @ CASTLEROCK

EAST ELLIOT COMMUNITY



ARCHITECTURAL DESIGN GUIDELINES

APPROVED BY:

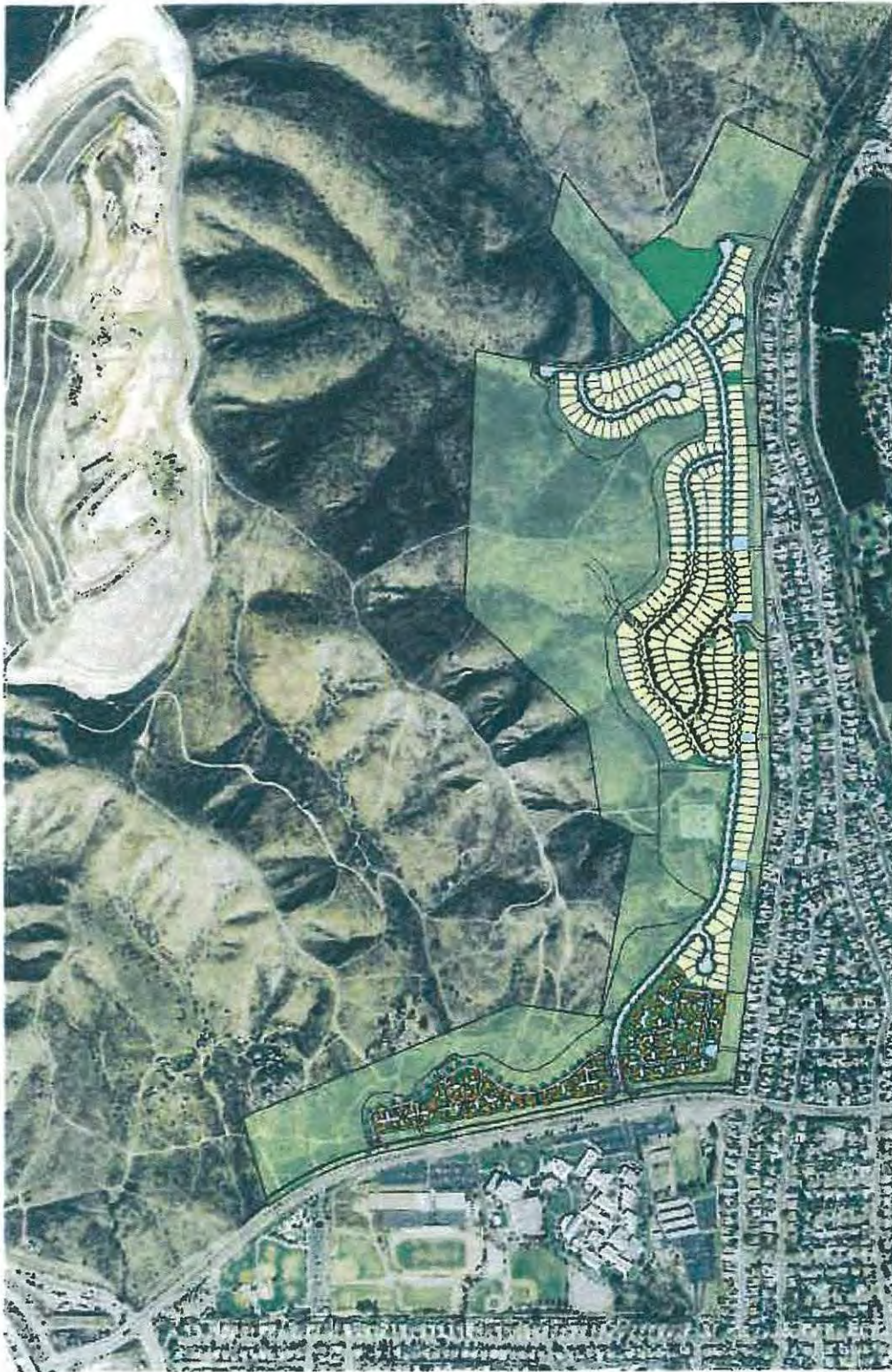
GREEN COURT @ CASTLEROCK

ARCHITECTURAL DESIGN GUIDELINES

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CASTLEROCK PROJECT



GREEN COURT @ CASTLEROCK



GREEN COURT @ CASTLEROCK



A. PROJECT DESCRIPTION

The **Green Court @ Castlerock** is located in the southeast corner of the Castlerock project which is located at the north of Mast Boulevard and west of the boundary between the Cities of Santee and San Diego within the East Elliot Community Planning Area. The project consists of approximately two-hundred-three (203) acres while the **Green Court** component is approximately eighteen (18) acres (pad and private roads) which divided into two sections.

The Castlerock project consists of four (4) elements. These elements include the following:

- Recreation element community/regional trail along the eastern boundary and pocket parks in the center of the project;
- Traditional single-family homes on individual lots;
- Single-family home sites on condominium lots (**Green Court**); and
- Multi-Habitat Planning Area (MHPA) open space.

As mentioned above, the Castlerock project is framed by Mast Boulevard to the south and the City of Santee to the east. The surrounding land uses comprise single-family dwelling units to the east, West Hills High School to the south, MHPA open space to the west and the north. The Castlerock project is accessed from Mast Boulevard which is an east-west, four-lane major public street. The entry into the project is via Public Street "A" that climbs from Mast Boulevard and extends to the northern portion of the project.

The **Green Court @ Castlerock** is located on both sides of Street "A" adjacent to the north side of Mast Boulevard. The processing of the project is occurring within the City of San Diego and anticipates annexation into the City of Santee subsequent to issuance of Certificates of Occupancy for the dwelling units. Under this scenario, one-hundred and forty-seven (147) Green Court dwelling units would be built. The plans on file with the City of San Diego include eighty-five (85) dwelling units east of Street "A" and sixty-two (62) dwelling units west of Street "A." Should annexation not occur, the Green Court element of the project would be reduced to one-hundred and forty dwelling units. The reduction of dwelling units would occur west of Street "A" which would result in fifty-five (55) dwelling units in that section of the Green Court.

For purposes of these Design Guidelines, the Green Court areas will be identified as the east and west sections.

East Green Court:

Access to the eastern section of the **Green Court** extends from Street "A" and circles through the site. Mast Boulevard is lower than the site by approximately twelve-feet (12') on the west end and approximately thirty-five feet (35') on east end while Street "A" is lower than the site at Mast Boulevard, matches grade at the entrance to the site and continues to climb into the northern reaches of the Castlerock project.

This approximately eleven (11) acre **Green Court** section is comprised of a series of internal slopes which are utilized to create individual pads for the four (4) detached, single-family dwelling unit groupings. This **Green Court** section consists of eighty-five (85) single-family homes which are generally oriented parallel to the circular drive with each of the front doors facing the abutting grouping of units. Vehicular access to the four (4) unit pods is designed as a common driveway. This design allows for horizontal and vertical separation between units and reduces the slope abutting Mast Boulevard.

West Green Court:

Access to the western section of the Green Court extends from Street "A" and extends to the western end of the site then connects to Mast Boulevard with a right in/out driveway. The development pad for this section of the Green Court is above Mast Boulevard by approximately eighteen-feet (18') at Street "A" and approximately thirty-seven feet (37') at the western driveway connection to Mast Boulevard.

The approximately (7) acre **Green Court** section is generally level with individual pads for the grouping of two to four detached, single-family dwelling units. This section of the **Green Court** consists of sixty-two (62) single-family homes (presuming annexation into the City of Santee) or fifty-five (55) dwelling units (should the proposed annexation not be completed) which are generally oriented parallel to the drive with each of the front doors facing the abutting grouping of units. Vehicular access to the pods is designed as a common driveway.

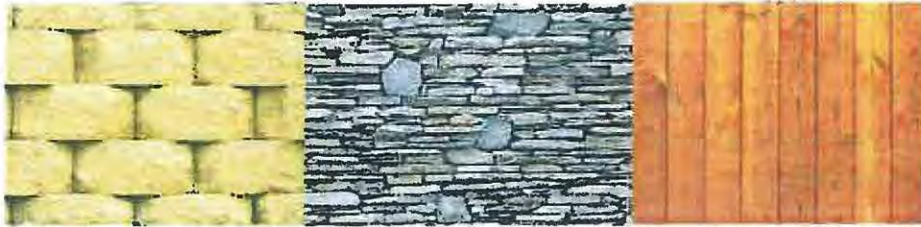
B. ARCHITECTURAL THEME

The architectural theme for the project is based upon the climatic and topographic influences that have shaped the Mission Trails Regional Park. Specifically, the homes should reflect the colors and materials discussed in the Mission Trails Design District and Design manual.

The intention of these Design Guidelines is to provide some architectural direction relative to the form, materials, and colors for the creation of each home. These Design Guidelines do not include or address the landform alteration or grading necessary to create the home site or roads which are specifically detailed in the City of San Diego, Development Services Department's Vesting Tentative Map (VTM), Planned Development Permit (PDP), and Site Development Permit (SDP) files (10046).

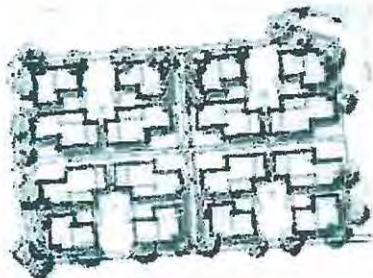
The Green Court @ Castlerock architecture form and materials should focus on capturing natural light and inland breezes and include natural or fabricated materials such as flagstone, river-rock, wood, and tile. The design of homes and siting of the amenities should seek to defuse the direct affects of sunlight. Specifically, recessed windows and doors, extended eaves, and strategic landscaping are concepts that can decrease the affects of direct sunlight. The architecture should utilize the inland breezes to provide relief from the sun.

These features may include courtyards, arcades, interior balconies, and awnings. Using varied rooflines, building heights and the number of stories, the architecture can respond to the site topography.



C. BUILDING SCALE AND MASSING

1. The buildings should reflect the human scale and create an intimate and welcoming environment. Special attention should be given to the edges and entry areas to provide visual interest and to break up the scale of the **Green Court** site plan.



NOTE: Plan is intended to show concept only; actual street layout is shown on the VTM and Site Plan.

2. The following architectural treatments should be considered relative to addressing building scale and massing:
 - Dividing the building height into one (1), two (2), and possibly three (3) story elements, subject to the height limit of 30';
 - Provide variations in the roofline and wall planes;
 - Limit the occurrence of large wall surfaces through the use of openings, windows, doors, projections, recesses and/or building details;
 - Features such as entrances, arcades, structural elements and building details should be proportioned to the height and width of the structure;
 - Utilize awnings, eaves and building shape to create outdoor spaces that are human scale;

- The elevations which face the public right-of-way should include building articulation such as, but not limited to, balconies and overhangs;

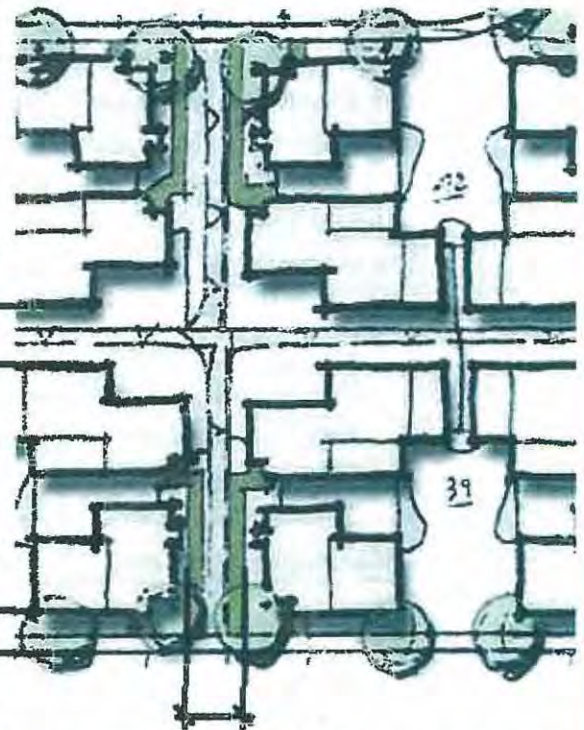


NOTE: Elevations are intended to indicate height, massing and character only.

- Vehicle access to garages should be integrated into the building and should not be the dominant element of the structure facing the internal driveway; and
- Homes should include fire retardant roof materials (wood is not permitted), eaves and overhangs shall have an exterior surface as required for one-hour fire resistive walls, and all eave vents shall be covered with wire screen not to exceed ¼-inch mesh.

3. The following architectural features should be avoided:

- Uniform building heights for non-single story structures;
- Large box shaped structures;
- Unbroken wall surfaces and glazing; and
- Excessive use of building details and/or elements that either is over or under sized relative to the size of the structure.



D. BUILDING ENVELOPES AND SETBACKS

1. Building Envelope

The building envelope for each home has been established on the VTM and the SDP/PDP Site Plan; however, the design of each home and any subsequent improvements should

incorporate articulation and a variety of orientation to the public and private drive structures may be built outside of the building envelope except mechanical equipment, walls, fences, patios, barbecues, and retaining walls. Fireplaces and media pop-outs projections are limited to eighteen-inches (18"). Eaves and overhangs may extend into the setback and shall have an exterior surface as required for one-hour fire resistive walls, and all eave vents shall be covered with wire screen not to exceed ¼-inch mesh.

10' Min. to Curb structure viewing 15' Min. height and areas. No

2. Setbacks

The VTM and SDP/PDP Site Plan graphically depict the building envelopes for all homes. The building envelope criteria are:

The building must be setback a minimum of at least ten-feet (10') from the adjacent internal face of curb for the internal driveway.

The interior building separation shall be eight-feet (8').

3. Building Height Limit

No structure may exceed a total height limit of thirty-feet (30').



4. Garages

Garages should not be the dominating architectural feature of each home relative to the internal driveway. Tandem spaces and split-level or offset design are encouraged. In all instances, landscaping should be utilized to screen the garages from the public right-of-way.

Height Limit	30'
Street Setback (curb)	10'
Building Separation:	
Ped. Court @ Street	15'
Ped. Court Rear Building	8'
Front to Rear Unit	8'
Between Rear Units, same cluster	8'
Between Rear Units, opposing clusters	15'
Maximum Floor Area	0.60

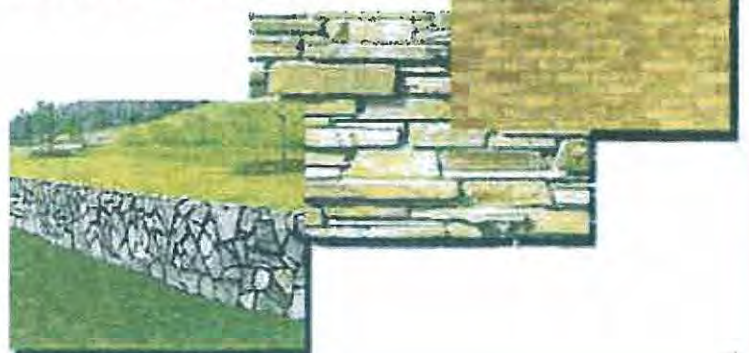


E. BUILDING MATERIALS AND FEATURES

All elements of the site plan, including accessory structures should relate to and reinforce the form and organization of the primary structure. Creation of comfortable pedestrian areas and public spaces should also be included in site planning effort.

1. Exterior Wall Surfaces

The use of natural colors and indigenous materials is strongly encouraged; however, manufactured materials may be utilized. The use of compatible



materials and textures is also encouraged. The transitions between materials and textures should be carefully designed and thoughtfully handled with construction details.

Similar treatment for all elevations of the structures is strongly encouraged. To that end, designs should employ the same types of materials on all elevations.

2. Windows and Doors

Window and door openings, as dictated by the architecture, should be recessed or framed on each elevation to accentuate the appearance of the architecture. Through recessing openings, the walls will have the appearance of depth, while creating shadows and patterns that enhance the design of each structure. Recessing of openings can be achieved through the construction of building projections and bay-windows.

The use of reflective glass is strongly discouraged.

3. Roofs

Pitched roofs should have a pitch, which is complimentary to and consistent with the structures architecture. The principal form of roofing should be hip or gable; however, alternative forms may be considered in relationship to architectural and site plans. Homes shall include fire retardant roof materials (wood is not permitted).

4. Awnings

Awnings are not required, but may be used as minor architectural elements; however, they must be incorporated into the overall architectural theme of the site and may not protrude outside of the building envelope.

5. Chimneys

Chimneys shall comply with the City of San Diego height restrictions for single-family homes (zoning and building codes). The chimney caps should be designed to complement the major architectural elements of the house and they must meet the minimum standards for spark arresting.

6. Skylights

Skylights should be flat and must be designed as an integral component of the roof. The skylight framing and flashing material must be compatible with the roof. Skylight glazing shall not be reflective.

7. Flashing and Sheet Metal

All exposed flashing and sheet metal should be colored to match the adjacent material or reflect an overall architectural theme or style.

8. Vents

All vent stacks and pipes must be colored to match the adjacent roof or wall materials or reflect an overall architectural theme or style.

9. Antennas and Satellite Dishes

Owners shall not install, or cause to be installed, any television, radio or citizen band (CB) antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior of any home. A satellite dish may be allowed if not larger than thirty-six inches (36") in diameter and hidden from public view. Antennas and satellite dishes shall be regulated by the homeowners association and subject to all applicable ordinances of the City of San Diego. All homes should be wired for cable reception and Internet access.

10. Solar Panels

Solar panels on any structures shall be integrated into the design of the roof. Panels and frames shall be compatible with the roof or wall materials or reflect an overall architectural theme or style. No plumbing or conduits are to be exposed to view. Except for solar panels, solar equipment should be screened from view from the adjacent lots and the public right-of-way.

F. FENCING AND WALL HEIGHTS

1. Fencing and walls shall not exceed heights as set forth in this section and shown on the Fence and Wall Exhibit in the City's VTM, PDP, and SDP file (10046), except as required to attenuate noise. All fence and wall heights are measured vertically from the finished grade at the base of the fence or wall.
2. All retaining walls over three-feet (3') are shown on the VTM and SDP/PDP Site Plan and are subject to the section 142.0301 of the City of San Diego, Land Development Code.
3. Open fencing is encouraged, but not required, on the property line adjacent to the right-of-way. Fencing and walls not visible from the public right-of-way may be of stucco over masonry, decorative metal, natural, or manufactured stone or brick masonry, or wood. All fencing and walls must be designed in character with the architecture.

Chain-link fencing materials are prohibited, except as required by the City of San Diego.

4. Fences and walls within areas not adjacent to Public rights-of-ways may have a height of six-feet (6').
5. No fence or wall may be installed in the HOA maintained landscape easements unless approved by the HOA.

G. TRIM ACCENTS

Exterior material accents should be of permanent materials. Wood trim and metal details should be stained and painted, respectively, if dictated by the architecture. Alternative materials are encouraged.

H. UTILITY FRANCHISE METERS

Gas, electric, cable and other franchise meters should be located within enclosures, building recesses or behind screen walls which are integral elements of the architectural theme or style and in conformance with the utility company's standards (for further details, contact the utility company). Utility meters should be located away from public areas of the site and must be screened from the public right-of-way. The utility meters must not be located behind locked fences, walls, or gates.

I. TRASH CONTAINERS

All homes shall have an architecturally integrated trash enclosure, which screens the trash containers from the abutting property, within **the Green Court @ Castlerock** development, and the public right-of-way. The trash enclosure shall not be located abutting the street. Trash containers may be placed behind side yard gates and fences, if the containers are screened from the public right-of-way, or the abutting property.

J. MECHANICAL EQUIPMENT

All air-conditioning, heating, fountain, or similar equipment and soft water tanks must be screened. The enclosure must provide a visual screen from the abutting property, within **the Green Court @ Castlerock** project and the public right-of-way and should (if possible) provide sound attenuation. The mechanical enclosure shall not be located in areas abutting the street. Mechanical equipment may be placed behind side yard gates and fences, if the equipment is screened from the public right-of-way, or the abutting property.

K. APPURTENANT STRUCTURES

All patio structures, balconies, trellises, sunshades, gazebos, mechanical equipment structures, decking, and other auxiliary structures should be designed in the same architectural theme or style and incorporate similar materials and colors.

L. COLOR AND MATERIALS PALETTE

1. Building Façade Materials

The finish materials and colors for each of the buildings shall incorporate and compliment the Mission Trails Regional Park natural materials. Specifically, the Mission Trails Design District encourages the use of natural hues from natural soils, rocks, and plant life. Homes should also include either natural or fabricated flagstone, river-rock, wood, and tile finishes in portions of the façade treatment.

2. Roof Materials

Roof materials shall reflect the Mission Trails Regional Park architectural theme; however, the materials must comply with the fire retardant requirements of City of San Diego and the Uniform Building Code.

Roof tiles should range in color from light earth tones to dark earth tones; however, the color should be consistent with the Mission Trails Design District color palette of natural soils, rocks, and plant life.

3. Wall Facing Materials - (Freestanding Patio and Landscaping Walls and Retaining Walls)

The face of walls should consist of the following materials:

- Natural or Manufactured Stone (such as flagstone or river-rock)
- Adobe Block
- Natural or Manufactured Wood
- Stucco (natural hues)
- Block (natural hues)



4. Yard Fencing

The front yard fencing should consist of the following materials and/or combination of materials:

- Natural or Manufactured Stone (such as flagstone or river rock)
- Split-rail
- Adobe Block
- Natural or Manufactured Wood
- Wrought Iron, Decorative Metal, or Aluminum
- Stucco (natural hues)
- Block (natural hues)

The following materials are prohibited:

- Chain-link
- Other materials not in keeping with the Mission Trails Design District architectural theme.

M. EXTERIOR BUILDING AND SITE LIGHTING STANDARDS

Homeowners are encouraged to install quality landscaping and exterior lighting; however, the purpose of such lighting is to ensure safety and security. Lighting fixtures should minimize the amount of glare into neighboring properties and public areas. Light sources must comply with the City of San Diego standards for low sodium bulbs. Intense and visible security or flood lighting is strictly prohibited.

All lighting must be directed away from the adjoining properties and shielded to reduce impacts to the adjacent lots. In addition, light fixtures and layouts should be designed as integral elements of the architectural theme or style of the site.

N. COMMUNITY LANDSCAPE CHARACTER

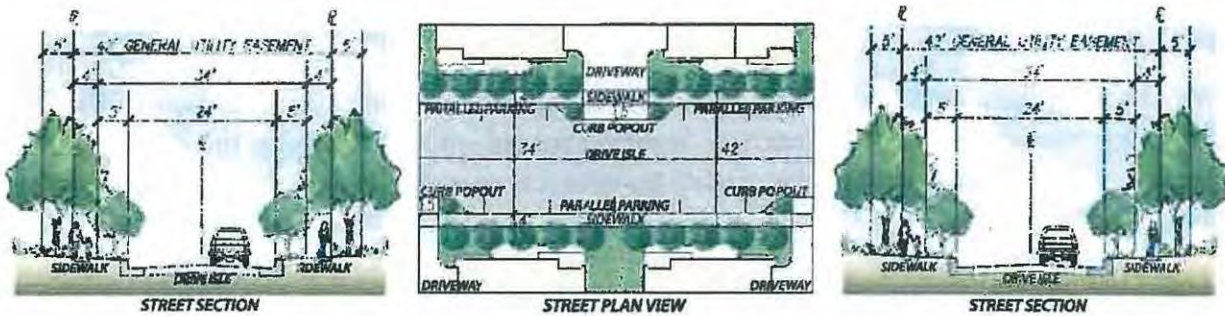
The landscape character of the **Green Court @ Castlerock** development is derived from the historic landscapes of the Mission Trails Regional Park and the ranches of old California, and shall be consistent with the overall Castlerock landscape plan/theme. Landscaping and paving materials should be designed in harmony with the architecture and landform. The landscaping shall compliment and accentuate the architecture, as well as promote water conservation.



1. Streetscape Plan

The streetscape planting provided adjacent to the right-of-way shall be maintained in "good" health at all times. Dead or damaged plant material and fencing shall be replaced with matched species, size, specimens, and design. Irrigation associated with the streetscape planting shall also be replaced with matching type and quality within 30 days of death or damage. Additionally, damage caused to curbs, gutter, sidewalks/trails, and other right-of-way improvements shall be replaced with matching type and quality.

The Vehicle Use Area (VUA) includes the area between the homes abutting the internal street. The VUA in the east section shall include not less than eighty-two (82) trees either within the forty-two foot (42') General Utility Easement roadway (GUE), or the adjacent five feet (5') on either side of the GUE. While the VUA in the west section shall include not less than eighty-two (82) trees either within the thirty-two foot (32') GUE roadway or the adjacent five-feet (5') on either side of the GUE. The final design of the streetscape and the VUA shall be determined during the Substantial Conformance Review process.



2. Slope Area

Modifications or alterations of slope areas, retaining walls, or HOA landscaping shall not occur without prior approval from **the Green Court @ Castlerock** HOA and the City of San Diego Development Services Department.

3. Landscaping Maintenance Responsibilities

The homeowners' association shall be responsible for maintaining the site landscaping and ensuring the condition of their particular lot is clean, weed and debris free beyond the limits of the private fenced areas associated with each home. Consistency and conformance with the overall landscape theme is required of the homeowners' association.

O. LANDSCAPING PLANTING AND INSTALLATION STANDARDS

The landscaping shall be drought tolerant and designed to complement the overall architectural theme or style of the community and conservation of water. Plant materials shall relate to the scale and character utilized in the community and surrounding Mission Trails Regional Park. The landscape design should incorporate the color palette of surrounding native vegetation and where possible the native vegetation should be maintained. Trees and shrubs shall provide the principal landscape image for the development.

Trees and shrubs shall be utilized on all public view sides of the structures to soften the structures from public views.

Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, shade, water conservation and aesthetics.

Selection and installation of plant materials should also consider the long-term maintenance requirements and costs as well as water conservation.



A variety of water conservation features and techniques should be designed into the project to reduce overall water consumption.

P. IMPLEMENTATION

A Substantial Conformance Review (SCR) application shall be submitted to and approved by the City of San Diego, under process one (1), prior to issuance of a Building Permit. The SCR shall be reviewed by Development Services and the Long Range Planning Division of the City Planning and Community Investment Department for conformance with these guidelines and the requirements of the VTM, PDP, and SDP (10046).

Rezone Ordinance

(O-XXXX)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 203.64 ACRES LOCATED AT THE NORTH SIDE OF MAST BOULEVARD, BETWEEN MEDINA DRIVE AND WEST HILLS PARKWAY, ADJACENT TO THE CITY OF SANTEE BOUNDARY, WITHIN THE EAST ELLIOTT COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-8 ZONE INTO THE RX-1-1, RM-2-4 AND OC-1-1, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0404, 131.0406, AND 131.0203; AND REPEALING ORDINANCE NO. 10864 (NEW SERIES), ADOPTED JUNE 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, the specific rezoning result is contingent on a final decision by the San Diego Local Agency Formation Commission (LAFCO) to approve or deny the associated reorganization proposal to detach approximately 113-acres from the City of San Diego and attach them to the City of Santee (“Reorganization”); and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, that two separate and different rezoning actions are approved, with the outcome contingent on the final decision by LAFCO to approve or deny the proposed Reorganization, as follows:

Section 1. That 203.64 acres located between Medina Drive and West Hills Parkway, adjacent to the City of Santee boundary and legally described as Portions of Lots 4, 5, 8, and 9, of the resubdivision of a part of Fanita Rancho, Map No. 1703, in the East Elliott Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4215 (1), filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RS-1-8 zone, into the RX-1-1, RM-2-4, and OC-1-1 as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Divisions 2 and 4).

This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006, by removing this acreage from the map.

Section 2. That section 1 of this ordinance shall take effect only upon a final decision by the Local Agency Formation Commission to grant the proposed Reorganization, but not less than thirty days from and after its final passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of final passage of this ordinance.

Section 3. That 203.64 acres located between Medina Drive and West Hills Parkway, adjacent to the City of Santee boundary and legally described as Portions of Lots 4, 5, 8, and 9, of the resubdivision of a part of Fanita Rancho, Map No. 1703, in the East Elliott Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4215 (2), filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RS-1-8 zone, into the RX-1-1, RM-2-4, and OC-1-1 as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Divisions 2 and 4). This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 4. That section 3 of this ordinance shall take effect only upon a final decision by the Local Agency Formation Commission to deny the proposed Reorganization or the failure of

the City of Santee or Padre Dam Municipal Water District to approve the Annexation Agreement within 30 days of the City of San Diego's approval of same (or such date as extended by mutual written consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District), or the City of Santee or the Padre Dam Municipal Water District's failure to adopt the Resolution of Application for Reorganization and Resolution of Support, respectively, within 60 days (or such date as extended by mutual consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District) of the Annexation Agreement effective date, but not less than thirty days from and after its final passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of final passage of this ordinance.

Section 5. That Ordinance No. 10864 (New Series), adopted June 29, 1972, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 6. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public prior to the day of its final passage.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

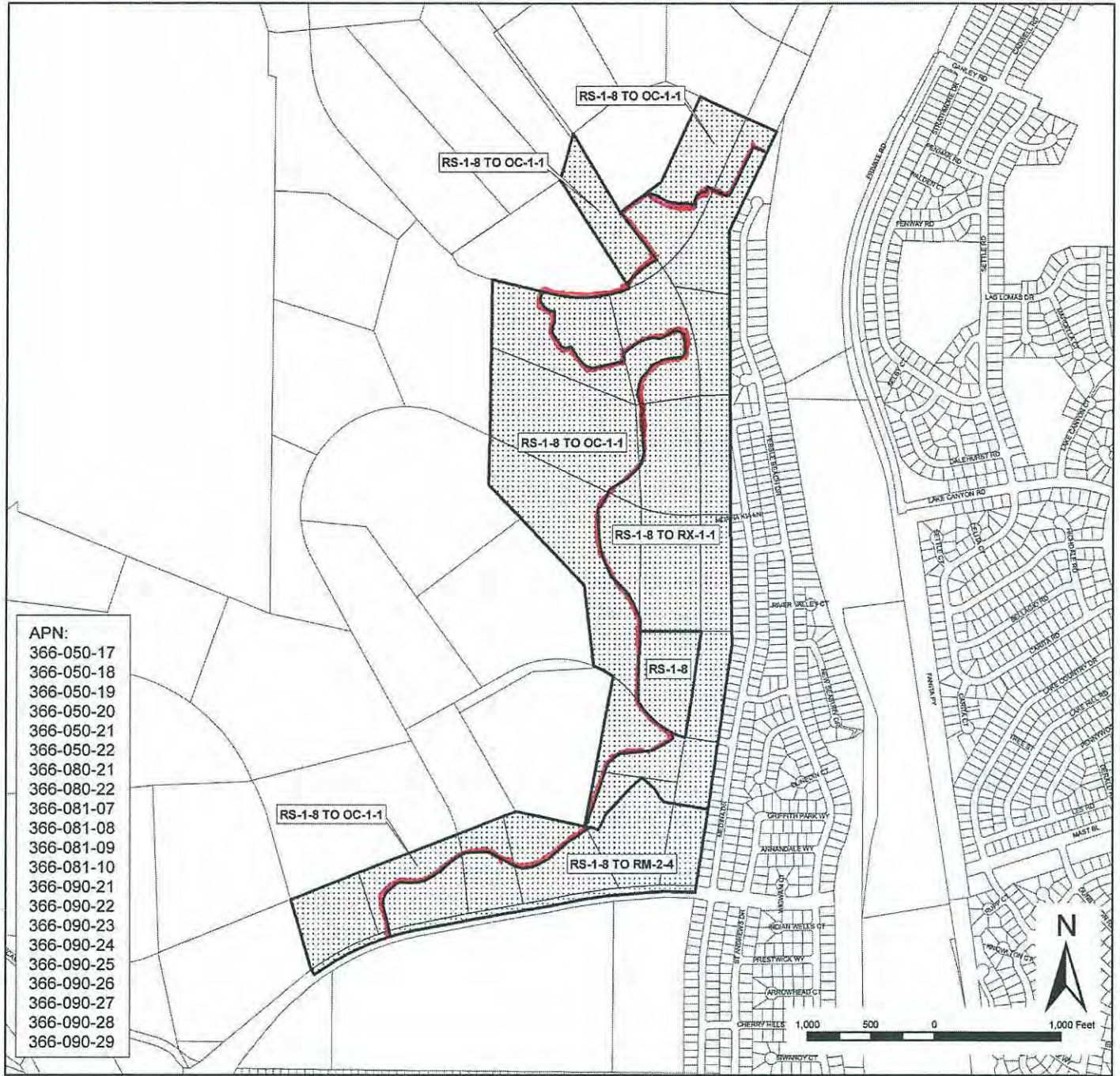
JT
(Date)
Or.Dept: DSD
Case No.10046

O-XXXX



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



Portions of Lots 4, 5, 8, and 9 of the resubdivision of a part of Fanita Rancho, in the County of San Diego, State of California, according to the Map thereof No.1703, filed in the Office of the Recorder of San Diego County, State of California, on February 28, 1918.

ORDINANCE NO. _____	REQUEST RS-1-8 TO OC-1-1, RX-1-1 and RM-2-4	CASE NO. 23421653
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4215 (i) Annexation Scenario
BEFORE DATE _____		APN: SEE LIST ON MAP
EFF. DATE ZONING _____		(248-1763) 6-21-12 LDJ
MAP NAME AND NO. CASTLEROCK NO. 10046		



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



- APN:
- 366-050-17
 - 366-050-18
 - 366-050-19
 - 366-050-20
 - 366-050-21
 - 366-050-22
 - 366-080-21
 - 366-080-22
 - 366-081-07
 - 366-081-08
 - 366-081-09
 - 366-081-10
 - 366-090-21
 - 366-090-22
 - 366-090-23
 - 366-090-24
 - 366-090-25
 - 366-090-26
 - 366-090-27
 - 366-090-28
 - 366-090-29



Portions of Lots 4, 5, 8, and 9 of the resubdivision of a part of Fanita Rancho, in the County of San Diego, State of California, according to the Map thereof No.1703, filed in the Office of the Recorder of San Diego County, State of California, on February 28, 1918.

ORDINANCE NO. _____	REQUEST RS-1-8 TO OC-1-1, RX-1-1 and RM-2-4	CASE NO. 23421653
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4215(2) No Annexation Scenario
BEFORE DATE _____	MAP NAME AND NO. CASTLEROCK NO. 10046	APN: SEE LIST ON MAP
EFF. DATE ZONING _____		(248-1763) 6-21-12 LDJ

Planning Commission Community Plan Amendment Initiation Issues

The compatibility of proposed multiple dwelling units with the remainder of East Elliott and the adjacent Santee community.

The proposed community plan amendment under the No-Annexation scenario would allow for the development of 140 detached units clustered on common lots referred to as Green Court units. The Green Court units facilitate assist in achieving the East Elliott Community Plan goal of providing 500 single-family dwelling units within the southeastern 117 acres of the East Elliott community. The dwelling units assumed in the East Elliott Community Plan are also anticipated in the City of San Diego's General Plan, Housing Element. With the exception of the Sycamore Landfill (west of the project) and commercial at the corner of West Hills Parkway, the remainder of the East Elliott Community Plan Area outside of the 117 acre development area is designated as Open Space for inclusion in the Multiple Habitat Planning Area (MHPA).

The design of the Green Court portion of the project locates them close to the existing transportation facilities (roadways and a bus route), West Hills High School, and West Hill Park; however, the units are located at distance from the existing single-family homes in the City of Santee. Additionally, there are numerous multiple dwelling unit projects are located east of the site on Mast Boulevard in the City of Santee. The bulk and scale of the proposed Green Court units are consistent with similar projects in the City of Santee within one half mile.

The location, number, and density of multiple dwelling units that should be permitted.

The project has been designed to include up to 147 Green Court units clustered on common lots. They are located along Mast Boulevard (4-lane Major Roadway) and separated from the existing single-family dwelling units in the City of Santee. The site is the least functional and efficient area for typical single-family development with the East Elliott Community Planning Area designated for residential development. As designed, the Green Court units are located abutting Mast Boulevard and a Metropolitan Transit Service (MTS) bus route, West Hills High School, West Hills Park, but are not visible from the single-family areas within the City of Santee that abut the project. The buildings are located twenty-five to thirty feet above the street which limits visibility of the buildings from Mast Boulevard and High School. The buildings are similar in bulk and scale to the multiple dwelling unit projects located easterly on Mast Boulevard in the City of Santee. The number and density of the multiple dwelling units are logically for the site and are intended to comply with the City of San Diego's goal for implementing residential development within each Community Planning Area.

The impact of multiple dwelling units on the amount of grading needed for the larger pad areas unless the units are terraced.

According to the East Elliott Community Plan, the 117 acres of designated development area may have a density of up to 5 dwelling units per acre which equates to single-family development. The proposed land use would redesignate approximately 15 acres (less dedicated Open Space and Public Roadways) of the subdivision to allow a density of 8 dwelling units per acre. Given the location of Mast Boulevard (south), the MHPA Boundary (north and west), and the site topography, the area designated for multiple dwelling units represents the most difficult site for single-family development within the area of East Elliott designated for residential development. In order to maximize single-family units, this restricted area would require roughly the same amount of grading as shown for the Green Court site. Conversely, the Green Court units were designed into the same space without increasing the graded area. The design is consistent with that necessary for a single-family development abutting natural open space.

The benefits of providing multiple dwelling units in the provision of additional dwelling units and the provision of affordable housing.

Based upon the site constraints and the East Elliott Community Plan suggestion to be similar to the adjacent development in the City of Santee, the number dwelling units discussed in the Community Plan cannot be achieved without including a multiple dwelling unit component. Including multiple dwelling units completes the palette of housing stock for the project. The project provides for traditional single-family lots and homes in three (3) sizes and a pedestrian court style of single-family homes on condominium lots. The diversity of housing options allows several alternatives for prospective homeowners in the community.

There are no affordable housing units provided on or off-site in association with the proposed project. As part of the project review, the Planning Department's staff requested the inclusion of an affordable component into the proposed project. Based on staff's direction, the applicant reviewed the City's housing policies, in particular the inclusionary housing ordinance. After analyzing the on and off-site infrastructure needs/requirement and the economics of providing an inclusionary element to the project, the applicant has determined that it would not be possible to provide inclusionary units in the project and has opted to pay the in-lieu fee.

The provision of required affordable housing on site.

The applicant reviewed the City's housing policies, in particular the inclusionary housing ordinance. After analyzing the on and off-site infrastructure needs/requirement and the economics of providing an inclusionary element to the project, the applicant has determined that it would not be possible to provide inclusionary units in the project and has opted to pay the in-lieu fee.

If the affordable housing fee provision is utilized, what would the fee be and where would it be spent.

The projected inclusionary affordable housing in-lieu fee is approximately \$6.8 million. The actual fee would be calculated at the time of building permit issuance. The San Diego Housing Commission would appropriate the fee in accordance with all applicable rules and regulations.

In considering the affordable housing issue, consider the availability of affordable housing in the City of Santee.

The City of San Diego Housing Commission must appropriate any in-lieu fees within the City of San Diego and cannot utilize those fees towards the provision of affordable housing units in any outside jurisdictions.

Consider the 50 percent affordable housing density bonus.

The East Elliott Community Plan limits development of the community to the southeastern 117 acres and 500 dwelling units. The largest constraint to utilizing the Density Bonus is the physical parameters of topography, jurisdictional boundaries, existing development, and the MHPA and East Elliott Community Plans. Specifically, the site topography consists of several slopes and limited flat areas, abutting the single-family homes in the City of Santee (easterly), the MHPA Boundary (western portion of the site), the existing Mast Boulevard (southern boundary of the site), the City of Santee stated opposition, the San Diego Gas & Electric substation (located approximately in the middle of the site), accommodating the City of San Diego's Brush Management requirements, and providing water, sewer, and storm-water infrastructure without cooperation from the City of Santee. Therefore, utilizing the fifty percent (50%) affordable housing density bonus is not appropriate.

Consider the visual impact in relation to the site's position as a backdrop to Santee Lakes, and coordinate this analysis with the City of Santee.

Preparation of the site plan related to the multiple dwelling units was based upon both the visibility of those units from Santee Lakes as well as the private views from the residents in the City of Santee. The easier and most efficient place for these units is abutting the City of Santee in the southeastern corner of the project; however, we located the units in the southwest corner of the development area. This design buffers the existing single-family dwelling units and the public views from Santee Lakes, in the City of Santee, from the Green Court units with single-family units (proposed) and the existing landform. Additionally, the Green Court units have been designed to be consistent with the Mission Trails Design District architectural guidelines, including earth tones and wood and rock finishes.

Consider pedestrian access to schools, and the library.

The project includes a pedestrian network of both non-contiguous sidewalks and multi-purpose trails within the project. The multi-purpose trails are located along the eastern boundary of the project (on the slope between the existing and proposed homes) and adjacent to Mast Boulevard

from State Route 52 to the north-south jurisdictional boundary between the Cities of San Diego and Santee. This network provides connection to West Hills High School (on the south side of Mast Boulevard at Street 'A'), Mission Trail Regional Park open space trail system, and the public streets within the City of Santee. The applicant supports the use of trails and paths for moving throughout the larger community. However, the City of Santee City Council passed an ordinance which denies access to the public streets within the City of Santee; therefore, pedestrian access to the school, libraries, and other facilities within the City of Santee may not occur.

Coordinate bicycle access to surrounding bikeways and land uses.

The project includes bicycle lanes that connect to West Hills High School (on the south side of Mast Boulevard at Street 'A'), Mission Trail Regional Park open space trail system, and the public streets within the City of Santee. This includes a multi-purpose trail outside the Mast Boulevard vehicle lanes from State Route 52 easterly to the north-south jurisdictional boundary between the Cities of San Diego and Santee as well as a north-south trail between the existing and proposed homes that connects the northern open space to Mast Boulevard. However, the City of Santee City Council passed an ordinance which denies access to the public streets within the City of Santee; therefore, access to facilities within the City of Santee may not occur.

Look at access to public transportation.

The southern boundary of the project site abuts Mast Boulevard which is designated as a four-lane major in the Circulation Element of the City of Santee General Plan and the East Elliott Community Plan. Mast Boulevard also serves as a primary east-west transit corridor in the City of Santee, connecting State Route 52 to the west and Magnolia Avenue to the east. Metropolitan Transit System (MTS) has only one bus route (834) passing by the site on Mast Boulevard. Specifically, the route connects residents of the area to the San Diego Trolley, East Line at the Santee Plaza and Mission Gorge Square shopping areas. The applicant is willing to work with MTS to accommodate the necessary bus turnout and stopping pad within the subdivision.

For internal circulation, analyze the frequency of street connections and consider traffic calming on the north-south collector street.

The area designated for development in the East Elliott Community Planning Area is located abutting the jurisdictional boundary between the Cities of San Diego and Santee in an elongated shape (north – south) with physical constraints. In spite of the narrow development area, the SDG&E substation, and the topographic limitations, the project employs the minimum number of straight streets. Rather, the applicant worked with the City of San Diego, Street Design Standards to create a road system which is based upon limiting straight road (which induce high speed vehicular traffic), working with the topography, and creating a more interesting street scene.

Consider mixed use with a small retail component.

The site is located across the street from West Hills High School and West Hills Park and abuts single-family residential homes in the City of Santee (easterly). While Mast Boulevard is one of the areas major east-west transportation corridors, no other commercial establishment located in the vicinity. Introducing a commercial component into this neighborhood would be inconsistent with existing development pattern of this residential area. Further, adding such an element would further limit the ability of the project to achieve the City of San Diego's stated goal to provide their "fair share" of housing for the region.

Consider the cumulative effects of the landfill and its proposed expansion.

The applicant and the landfill operator have met and discussed their projects on several occasions, including sharing information relative to technical documents prepared at the request of the City of San Diego staff. As planned, the expansion of the landfill will not be visible from the Castlerock project nor will it hinder the landfill's ability to implement their desired expansion plan. The Environmental Impact Reports for each project include detailed project descriptions and conclusions relative to cumulative effects on and from each project.

Obtain a letter of comment from the City of Santee.

Both the applicant team and the City of San Diego have received several letters from the City of Santee during the preparation of the project and processing of the entitlement permits through the City of San Diego, including a comment letter on the Draft Environmental Impact Report. Representatives of the City of Santee attended and participated in the Scoping meeting for the Environmental Impact Report. Additionally, the applicant met with and discussed the project with representatives of the City of Santee on several occasions.

RESOLUTION NUMBER R-xxxx

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING GENERAL PLAN AMENDMENT AND EAST ELLIOTT COMMUNITY PLAN AMENDMENT FOR THE CASTLEROCK PROJECT NO 10046.

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the East Elliott Community Plan; and

WHEREAS, Pardee Homes, requested an amendment to the General Plan and the East Elliott Community Plan to construct up to 283 Single Family detached dwelling units, 147 Multi-Family detached condominium units, and a public park on an undeveloped 203.64 acre site known as the Castlerock project, located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway, and legally described as Portions of Lots 4, 5, 8, and 9 of the Resubdivision of a part of Fanita Rancho, Map No. 1703, within the East Elliott Community Plan area, in the RS-1-8 zone which is proposed to be rezoned to the RX-1-1, RM-2-4, and OC-1-1 zones, in the City of San Diego, County of San Diego, State of California; and

WHEREAS representatives of the City of San Diego, City of Santee, Padre Dam Municipal Water District, and Pardee Homes have negotiated an agreement, for the independent review and approval of public agency decision-makers, identifying the rights and duties of said parties that would facilitate orderly development of the Castlerock project described herein (“Annexation Agreement”); and

WHEREAS, the Castlerock project is a dual scenario project; the first scenario, the Annexation Scenario, proposes the subdivision of a 203.64-acre site into a 430-unit residential development with 283 detached single-family residences and 147 multi-family detached units

clustered on larger lots (referred to as green court units), approximately 4.0 acres (gross) of public parks, 0.64 acre (0.49 acre usable) of pocket parks, a multi-use trail, public streets and private driveways, and approximately 90 acres of dedicated open space. Under the Annexation Scenario, the project site would be detached from the City of San Diego, except for an approximately 90-acre open space area, and annexed into the City of Santee's territory and the Padre Dam Municipal Water District (PDMWD) service district. In the event the San Diego Local Area Formation Commission (LAFCO) does not approve the Annexation Scenario or the Annexation Scenario is terminated by failure of the City of Santee or Padre Dam Municipal Water District to approve the Annexation Agreement within 30 days of the City of San Diego's approval of same (or such date as extended by mutual written consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District), or the City of Santee or the Padre Dam Municipal Water District's failure to adopt the Resolution of Application for Reorganization and Resolution of Support, respectively, within 60 days (or such date as extended by mutual written consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District) of the Annexation Agreement effective date, the second scenario, the No Annexation Scenario goes into effect. The No Annexation Scenario proposes the subdivision of the 203.64-acre site into a 422-unit residential development with 282 detached single-family residences, 140 multi-family green court units, approximately 4.0 acres (3.0 usable) of public parks, 0.50 acre (0.39 acre usable) of pocket parks, a multi-use trail, public streets and private driveways, approximately 90 acres of dedicated open space, and related on-site and off-site water and sewer infrastructure improvements; and

WHEREAS, the specific General Plan and East Elliott Community Plan amendment result is contingent on a final decision by the San Diego Local Agency Formation Commission (LAFCO) to approve or deny the associated proposal to de-annex approximately 113-acres from the City of San Diego to the City of Santee; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that that two separate and different General Plan and East Elliott Community Plan amendments are approved, with the outcome contingent on the final decision by LAFCO to approve or deny the proposed deannexation, as follows:

1. The amendments to the East Elliott Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____, are adopted.

2. An amendment to the General Plan for the City of San Diego to incorporate the amended plan in section 1 above is adopted.

3. The amendments in sections 1 and 2 shall take effect only upon a final decision by the San Diego Local Agency Formation Commission to grant the proposed annexation and contingent upon final passage of Ordinance No. O-_____, rezoning the site from the RS-1-8 zone, into the RX-1-1, RM-2-4, and OC-1 zones. No building permits for development inconsistent with the provisions of this resolution shall be issued unless application therefore was made prior to the passage of this resolution.

4. The amendments to the East Elliott Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____, are adopted.

5. An amendment to the General Plan for the City of San Diego to incorporate the amended plan in section 4 is adopted.

6. The amendments in sections 4 and 5 shall take effect only upon a final decision by the San Diego Local Agency Formation Commission to deny the proposed annexation, or failure of the City of Santee or Padre Dam Municipal Water District to approve the Annexation Agreement within 30 days of the City of San Diego's approval of same (or such date as extended by mutual written consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District), or the City of Santee or the Padre Dam Municipal Water District's failure to adopt the Resolution of Application for Reorganization and Resolution of Support, respectively, within 60 days (or such date as extended by mutual written consent of the City of San Diego, City of Santee, Pardee Homes, and Padre Dam Municipal Water District) of the Annexation Agreement effective date, but not less than thirty days from and after its final passage, and contingent upon final passage of Ordinance No. O-_____, rezoning the site from the RS-1-8 zone, into the RX-1-1, RM-2-4, and OC-1 zones. No building permits for development inconsistent with the provisions of this resolution shall be issued unless application therefore was made prior to the passage of this resolution.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

MJL:pev
INSERT Date
Or.Dept:DSD
R-2013-xxxx

ANNEXATION

East Elliott Community Plan



THE CITY OF SAN DIEGO

CITY PLANNING AND COMMUNITY INVESTMENT

EAST ELLIOTT COMMUNITY PLAN

San Diego Planning Department
202 C Street, MS4A
San Diego, CA 92101



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.

EAST ELLIOTT COMMUNITY PLAN

The following amendments have been incorporated into this November 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Elliott Community Plan adopted.			April 29, 1971	R-202550
East Elliott community created with the adoption of the Tierrasanta Community Plan which ceded the western portion of the Elliott community to Tierrasanta community.			July 27, 1982	R-256890
Expanded the Open Space area to coincide with the boundaries of the MSCP; reduced the residential acreage in the community; and increased the acreage associated with the landfill.			March 18, 1997	R-288456
Permitted aggregate extraction and processing associated with the landfill through a Planned Development Permit and corrected the increase in landfill acreage to <u>51749+</u> acres.			September 17 April 9, 2012 02	R- 307682 296297

EAST ELLIOTT COMMUNITY PLAN

BACKGROUND

For many years, the East Elliott area was a portion of the Elliott Community Plan. This plan was adopted in 1971. Subsequently, most of the original Elliott planning area was removed from the Elliott Community Plan and incorporated in the new Tierrasanta Community and Mission Trails Regional Park Plans. The remaining portion of the Elliott community, known as East Elliott, has remained undeveloped. The previous community plan for this area designated scattered unconnected areas of residential development surrounded by open space. Residential and other forms of urban development are impractical and uneconomical in most of East Elliott because of rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships and proximity to the Sycamore Canyon Landfill.

East Elliott is dominated by native vegetation including sage scrub, chaparral, native grassland and oak and sycamore woodland and constitutes one of the largest and biologically most important remaining open space areas in San Diego. The topography is characterized by a series of parallel north-south trending canyons and ridges. A number of endangered and threatened wildlife species inhabit this area.

LAND USE PLAN

Due to the natural resources on site and the factors described above which make urban development infeasible in much of East Elliott, a majority of this area is designated for long-term open space use. As such, a majority of the area (2,221 acres out of the 2,862 in the East Elliott planning area) will be one of the most important components of the City's Multiple Species Conservation Plan (MSCP). These open space areas will provide habitat for a number of endangered or threatened wildlife species and will provide corridors for wildlife movement from Mission Trails Park northward into the Miramar area.

An approximately ~~1179~~-acre area on the eastern fringe of East Elliott, adjacent to a residential area in Santee, is designated for residential use. A maximum of ~~50045~~ single-family residential units can be constructed in this area. Residential use is designated in this area due to its relatively level terrain, ~~and~~ proximity to residential, and the low-density limitation of 5 dwelling units per acre and residential serving land uses in Santee. The residential units should be sensitive and similar to the adjacent development in Santee in terms of siting, scale, density and design. Due to a lack of nearby residential development or services in San Diego and proximity to

residential development in Santee, deannexation of this ~~1179~~-acre area to Santee should be considered if, in the future, Santee favors such an annexation.

Seven acres of commercial office use is designated in the vicinity of State Highway 52 and Mast Boulevard. This property has excellent road access and has potential such as accounting, legal and medical offices to residents of eastern San Diego and Santee. Five hundred seventeen acres mostly in the Little Sycamore Canyon watershed in the north central portion of the planning area are designated for use as a landfill. Aggregate mining and processing with the designated landfill area is permitted by Planned Development Permit 40-0765, conditioned upon the mitigation of potential impacts. Potential biological conflicts between the landfill use and adjacent MSCP habitats will be avoided through the landfill operator's adherence to provisions of the MSCP, especially the MSCP adjacency guidelines. If any residential development is proposed within the area planned for open space, the City will encourage it to be located on lands not adjacent to the landfill. After closure of the landfill, and completion of the State-required post-closure monitoring period, the land use designation of the landfill site shall become open space.

This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed), which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill area beyond the 517 acres in Sycamore Canyon.

The land uses designated for the East Elliott area are summarized in the table below and illustrated in the attached land use map.

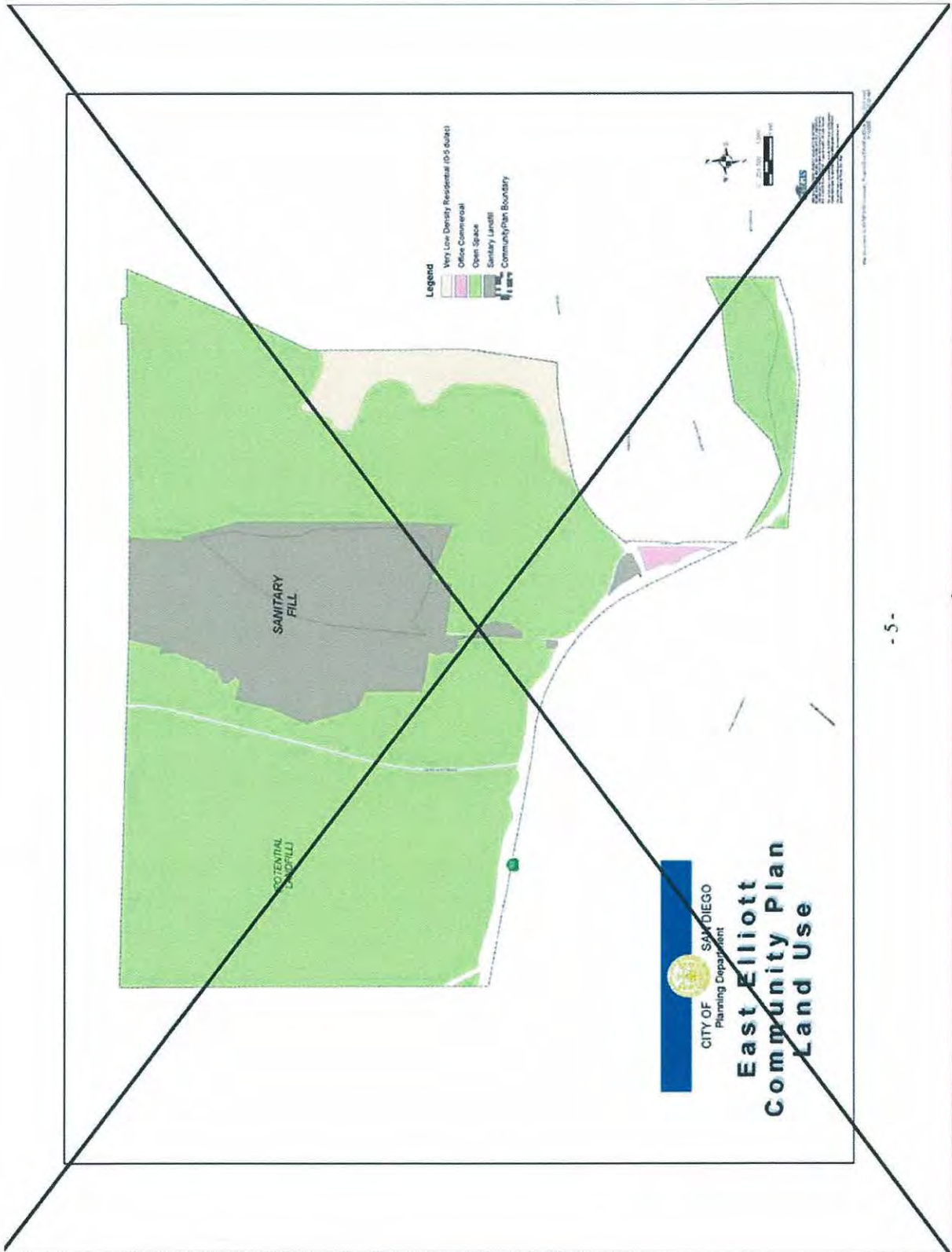
LAND USES IN EAST ELLIOTT

Use	Acres
Open Space	2,21621
Residential	1179
Commercial	7
Landfill	517
Total	2,749862

OPEN SPACE MANAGEMENT GUIDELINES

The following guidelines are designed to foster preservation and enhancement of the natural open space areas which cover a majority of this planning area:

1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
2. More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened.
3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.
4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas.
5. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other large property owners as mitigation lands for environmental impacts anticipated on other properties.
6. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP.
7. Disturbed areas designated for open space should be recontoured where feasible, to recreate the natural topography. These areas should also be restored or enhanced where feasible with natural vegetation to return these areas to a natural appearance.
8. At locations where roads, railroads or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts should be sited in lower quality habitat or in disturbed areas to the extent possible.





NO ANNEXATION

East Elliott Community Plan



THE CITY OF SAN DIEGO

CITY PLANNING AND COMMUNITY INVESTMENT

EAST ELLIOTT COMMUNITY PLAN

San Diego Planning Department
202 C Street, MS4A
San Diego, CA 92101



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Expanded the Open Space area to coincide with the boundaries of the MSCP; reduced the residential acreage in the community; and increased the acreage associated with the landfill.			March 18, 1997	R-288456
Permitted aggregate extraction and processing associated with the landfill through a Planned Development Permit and corrected the increase in landfill acreage to 491 acres.			April 9, 2002	R-296297

EAST ELLIOTT COMMUNITY PLAN

BACKGROUND

For many years, the East Elliott area was a portion of the Elliott Community Plan. This plan was adopted in 1971. Subsequently, most of the original Elliott planning area was removed from the Elliott Community Plan and incorporated in the new Tierrasanta Community and Mission Trails Regional Park Plans. The remaining portion of the Elliott community, known as East Elliott, has remained undeveloped. The previous community plan for this area designated scattered unconnected areas of residential development surrounded by open space. Residential and other forms of urban development are impractical and uneconomical in most of East Elliott because of rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships and proximity to the Sycamore Canyon Landfill.

East Elliott is dominated by native vegetation including sage scrub, chaparral, native grassland and oak and sycamore woodland and constitutes one of the largest and biologically most important remaining open space areas in San Diego. The topography is characterized by a series of parallel north-south trending canyons and ridges. A number of endangered and threatened wildlife species inhabit this area.

LAND USE PLAN

Due to the natural resources on site and the factors described above which make urban development infeasible in much of East Elliott, a majority of this area is designated for long-term open space use. As such, a majority of the area (2,221 acres out of the 2,862 in the East Elliott planning area) will be one of the most important components of the City's Multiple Species Conservation Plan (MSCP). These open space areas will provide habitat for a number of endangered or threatened wildlife species and will provide corridors for wildlife movement from Mission Trails Park northward into the Miramar area.

An approximately 117-acre area on the eastern fringe of East Elliott, adjacent to a residential area in Santee, is designated for residential use. A maximum of 500 ~~single-family~~ residential units consisting of both single-family detached and multi-family detached can be constructed in this area. Residential use is designated in this area due to its relatively level terrain and proximity to residential and residential serving land uses in Santee. The residential units should be sensitive and similar to the adjacent development in Santee in terms of siting, scale, density and design. Due to a lack of nearby residential development or services in San Diego and proximity to

residential development in Santee, deannexation of this 117-acre area to Santee should be considered if, in the future, Santee favors such an annexation.

Seven acres of commercial office use is designated in the vicinity of State Highway 52 and Mast Boulevard. This property has excellent road access and has potential such as accounting, legal and medical offices to residents of eastern San Diego and Santee. Five hundred seventeen acres mostly in the Little Sycamore Canyon watershed in the north central portion of the planning area are designated for use as a landfill. Aggregate mining and processing with the designated landfill area is permitted by Planned Development Permit 40-0765, conditioned upon the mitigation of potential impacts. Potential biological conflicts between the landfill use and adjacent MSCP habitats will be avoided through the landfill operator's adherence to provisions of the MSCP, especially the MSCP adjacency guidelines. If any residential development is proposed within the area planned for open space, the City will encourage it to be located on lands not adjacent to the landfill. After closure of the landfill, and completion of the State-required post-closure monitoring period, the land use designation of the landfill site shall become open space.

This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed), which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill area beyond the 517 acres in Sycamore Canyon.

The land uses designated for the East Elliott area are summarized in the table below and illustrated in the attached land use map.

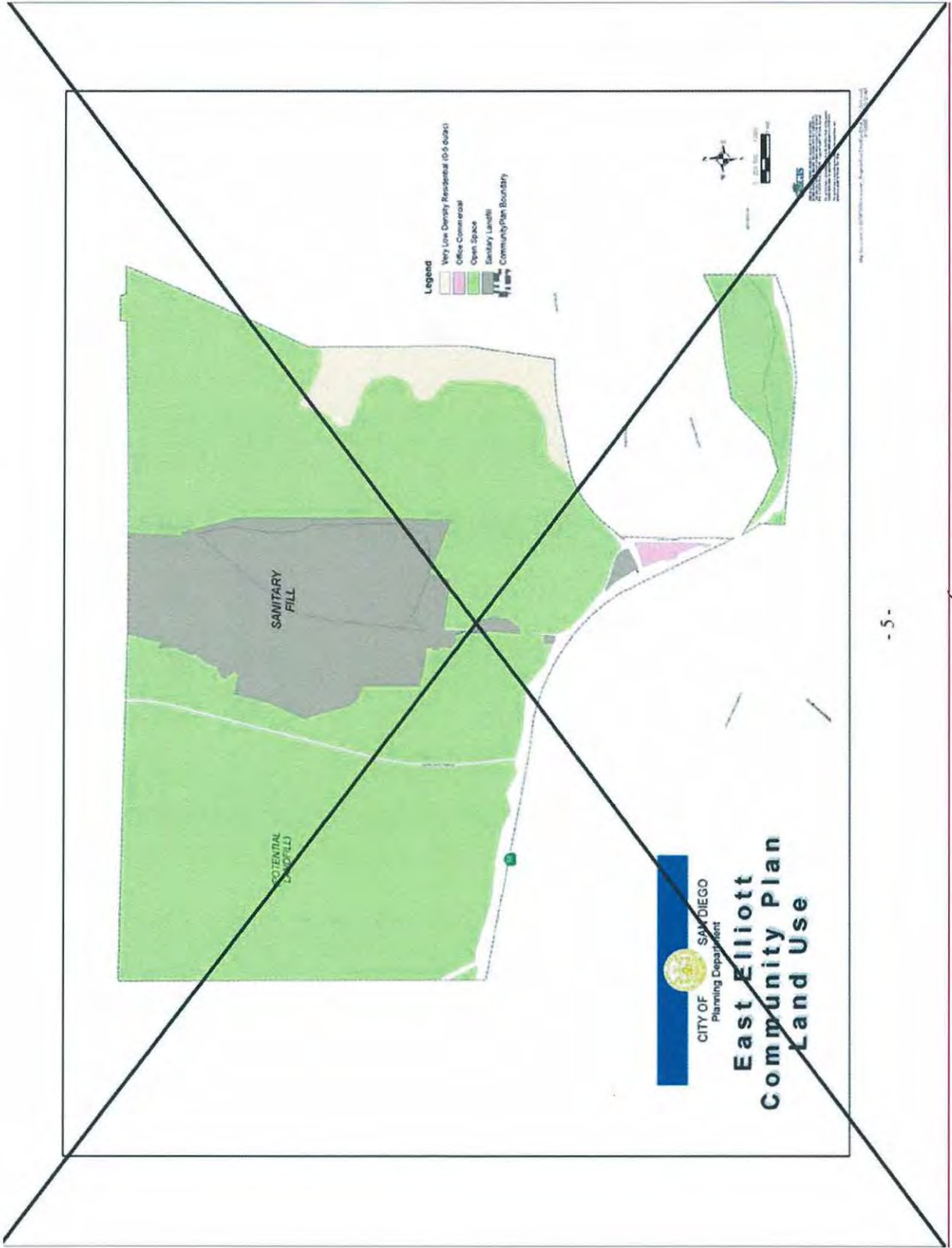
LAND USES IN EAST ELLIOTT

Use	Acres
Open Space	2,221
Residential	117
Commercial	7
Landfill	517
Total	2,862

OPEN SPACE MANAGEMENT GUIDELINES

The following guidelines are designed to foster preservation and enhancement of the natural open space areas which cover a majority of this planning area:

1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
2. More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened.
3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.
4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas.
5. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other large property owners as mitigation lands for environmental impacts anticipated on other properties.
6. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP.
7. Disturbed areas designated for open space should be recontoured where feasible, to recreate the natural topography. These areas should also be restored or enhanced where feasible with natural vegetation to return these areas to a natural appearance.
8. At locations where roads, railroads or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts should be sited in lower quality habitat or in disturbed areas to the extent possible.





RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on June 26, 2002, Pardee Homes submitted an application to Development Services Department for a General and Community Plan Amendment, Rezone, Vesting Tentative Map with Public Right-of-Way and Easement Vacations, Site Development Permit/ Planned Development Permit with a Multiple Habitat Planning Area Boundary Line Adjustment, Resolution in Support of Annexation, Establishment of Public Facilities Financing Mechanisms, potential Out-of-Service Agreement, Public Right-of-Way, and Utility Easement Vacation for the Castlerock project; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on [DATE] and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 10046 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section

15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit C.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of O-_____ rezoning the site from the existing RS-1-8 Zone into the OC-1-1, RX-1-1 and RM-2-4 Zones.

APPROVED: Jan Goldsmith, City Attorney

By: _____
Shannon Thomas, Deputy City Attorney

ATTACHMENT(S): Exhibit A & B, Findings and Statement of Overriding
Considerations
Exhibit C, Mitigation Monitoring and Reporting Program

Exhibits A & B

**DRAFT FINDINGS OF FACT AND STATEMENT OF OVERRIDING
CONSIDERATIONS REGARDING FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CASTLEROCK PROJECT
PROJECT NUMBER 10046
SCH No. 2004061029**

June 20, 2013

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VIII. CONCLUSION**4647****I. INTRODUCTION****A. Findings of Fact and Statement of Overriding Considerations**

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs §§15000, et seq.) promulgated thereunder, require that the environmental impacts of a project be examined before a project is approved. In addition, once significant impacts have been identified, CEQA and the CEQA Guidelines require that certain Findings be made before project approval. It is the exclusive discretion of the decision maker certifying the Environmental Impact Report (EIR) to determine the adequacy of the proposed Candidate Findings. Specifically, regarding Findings, Guidelines §15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially

lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to §15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in CEQA Guidelines §15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project (a.k.a. "project design features"), may include a wide variety of measures or actions as set forth in CEQA Guidelines §15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Should approval of the project nevertheless result in significant impacts, a Statement of Overriding Considerations (SOCs) must be prepared. The statement provides the lead agency's views on the ultimate balancing of the merits of approving a project despite its unavoidable environmental risks. Regarding the SOCs, CEQA Guidelines §15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Following its independent review, it is exclusively the discretion of the decision-maker certifying the Final EIR to make a final determination regarding the adequacy of the proposed Candidate Findings and Statement of Overriding Considerations.

Having received, reviewed and considered the Final EIR for the Castlerock Project, State Clearinghouse No. 2004061029 (FEIR), as well as all other information in the Record of Proceedings on this matter, the following Candidate Findings and SOCs are hereby adopted by the City in its capacity as the CEQA Lead Agency and the FEIR is certified as being completed in compliance with CEQA. These Findings and Statement of Overriding Considerations set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the project. The Findings and Statement of Overriding Considerations presented herein are based on substantial evidence in the entire record before the City and reflect the City's independent judgment and analysis as the project CEQA Lead Agency. References to the Draft EIR and FEIR set forth in these Findings and Statement of Overriding Considerations are for ease of reference, and are not intended to provide an exhaustive list of the evidence relied upon for the Findings and Statement of Overriding Considerations.

B. Record of Proceedings

For purposes of CEQA and these Findings and Statement of Overriding Considerations, the Record of Proceedings for the project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the project;
- Comments received on Notice of Preparation;
- Scoping Meeting and comments received at Scoping Meeting;
- The FEIR for the project;
- The Draft EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All written and verbal public testimony presented during a noticed public hearing for the proposed project at which such testimony was taken;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in Responses to Comments in the FEIR;
- All documents, studies, EIRs, or other materials incorporated by reference or cited to in the Draft EIR and the FEIR, including all references identified in Section 11.0 of the FEIR;

- All errata sheets prepared for the FEIR and submitted to the San Diego City Council (City Council) prior to the City Council hearing.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations;
- Any documents expressly cited in these Findings;
- City staff reports prepared for this project and any exhibits thereto;
- Project permit conditions, findings, and the Mitigation Monitoring and Reporting Program;
- Any other relevant materials required to be in the record of proceedings by Public Resources Code §21167.6(e);
- The Project's Fiscal Impact Analysis prepared by Leppert Engineering Corporation for San Diego and Santee and references cited therein;
- Employment Study prepared by DPF&G;
- Plan for Services prepared by Leppert Engineering;
- East Elliott Public Facilities Financing Plan
- The Castlerock Fire Protection Plan prepared by Firewise, Inc. and references cited therein; and
- Proposed Annexation Agreement among Pardee, Padre Dam, City of San Diego, and City of Santee.

Additionally, the Draft EIR and related technical studies were made available for review during the public review period at the following public libraries:

San Diego Public Library
Central Library
820 E Street
San Diego, CA 92101

Santee Branch County Library
9225 Carlton Hills Blvd. #17
Santee, CA 92071

II. PROJECT SUMMARY

A. Project Location

The 203.64-acre project site is located within the East Elliott Community Planning Area in the eastern portion of the City, adjacent to the City of Santee. The project site is located to the north of West Hills High School and Mission Trails Regional Park, west of a residential neighborhood and Santee Lakes Recreational Area, and east of the Sycamore Landfill. The site is locally accessed via Mast Boulevard and regionally accessed by State Route 52.

B. Project Description

The project includes two scenarios: the Annexation Scenario and the No Annexation Scenario. The Annexation Scenario includes the annexation of the proposed residential development from San Diego to the City of Santee (Santee) and Padre Dam Municipal Water District (PDMWD), while 94.92 acres would

remain in the City of San Diego. Under the No Annexation Scenario, the entire site would remain in San Diego's jurisdiction. Each of these two project scenarios are described below.

The Annexation Scenario would result in the construction of a 430-unit residential development with 283 detached single-family residences and 147 single-family detached units clustered on larger lots (referred to as green court units), approximately 4.0 acres (gross) of public parks, 0.64 acre (0.49 acre usable) of pocket parks, a pedestrian trail, and public streets and private driveways on the project site. The remaining 94.92 acres of the property would be preserved as Multiple Habitat Planning Area (MHPA) open space.

The No Annexation Scenario would result in the construction of a 422-unit residential development with 282 detached single-family residences, 140 single-family green court units, approximately 4.0 acres (3.0 acres usable) of public parks, 0.50 acre (0.39 acre usable) of pocket parks, a pedestrian trail, and public streets and private driveways and 94.73 acres of MHPA open space.

Under both scenarios, the project design features include grading, infrastructure improvements, landscaping, "green" building design, a fire protection plan, and subsurface ordnance and explosives (OE) clearance. In both scenarios, access would be provided from Mast Boulevard from the south. The No Annexation Scenario would require more substantial infrastructure improvements since the project site is not located near existing City services (i.e., water and wastewater), including a water reservoir, pump station, and off-site pipeline extensions. Refer to the FEIR Chapter 3.0 for a complete project description.

C. Discretionary Actions

The following discretionary actions are being considered by the City Council, after having received advisory votes by the Planning Commission:

Both Scenarios

- A Planned Development Permit (PDP) for lot sizes, setbacks, building height, driveways, parking, and loading zone deviations
- Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) deviations
- Rezone from RS-1-8 to RM-2-4, RX-1-1, and OC-1-1
- MHPA Boundary Line Adjustment
- Vesting Tentative Map (VTM) with Public Right-of-Way and Utility Easement Vacations
- General Plan and East Elliott Community Plan Amendment
- Certification of the FEIR, CEQA Findings, Notice of Determination (NOD) and MMRP

Annexation Scenario

- Annexation Agreement
- Resolution of Support for Santee's Resolution of Initiation of Application to LAFCO to Take Proceedings ("Resolution of Support" or "Resolution of Initiation")
- San Diego Sphere of Influence Revision

No Annexation Scenario

- Establishment East Elliott Public Facilities Financing Plan

In addition, the City may use the FEIR to approve other discretionary actions, for which the environmental impacts have been analyzed therein. The FEIR may also be used by responsible and trustee agencies in connection with project-related approvals/conditions, including, without limitation, conformance to the National Pollutant Discharge Elimination System (NDPES) Construction General

Permit (State Water Resources Control Board/Regional Water Quality Control Board [SWRCB/RWQCB]), and Municipal Storm Water Permit (RWQCB); a Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers) and Section 401 Water Quality Certification (RWQCB), if required; and a California Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Game), Annexation Agreement, and LAFCO-related approvals if required.

D. Statement of Objectives

As described in Section 3.1 of the FEIR, the following objectives are identified for the proposed project:

- Provide residential development that is consistent with the location and the goals and objectives of the adopted Community Plan.
- Meet San Diego's General Plan and Community Plan goal of developing approximately 500 units in this location by providing approximately 430 units.
- Preserve approximately 95 acres of open space consistent with the adopted Multiple Species Conservation Program (MSCP)/MHPA and the Mission Trails Regional Park (MTRP).
- Provide a project design that is consistent with the goals and objectives of the Mission Trails Design Guidelines as follows:
 - a) New development should relate to existing development pattern and landscaping in adjacent areas.
 - b) New developments shall maintain contiguous public access immediately adjacent to the park edge or boundaries.
 - c) New developments immediately abutting the park should provide open space linkages, bike/pedestrian access to the park.
- Provide new residential development which is consistent with existing residential development patterns in the surrounding area.
- Implement some "smart growth" principles of development through the provision of up to 430 residences in a community within itself that links to natural areas that surround it and would be environmentally sensitive with many energy efficient features.
- Provide infrastructure improvements and street improvements consistent with the Community Plan in an efficient manner.
- Coordinate public facilities and infrastructure of various districts in the region.
- Provide housing types which can provide suitable "move up" housing for different segments of income levels of the population and that would help the region meet its housing goals.
- Provide trail connections from MTRP to the north of the project site, and recreational venues for hiking and bicycling for San Diego residents, Santee residents, and other members of the public.
- Reduce risk from wildfires by implementing a fire protection plan and brush management program, developing hardscape such as roads to reduce fire hazards to adjacent homes, and installing fire hydrants to aid in suppressing fires.
- Minimize traffic impacts on adjacent residential streets.
- Provide primary access to the site from a four-lane major roadway and regional access via the state highway system.

- Maximize tax revenues.
- Maximize construction and permanent job creation both directly and indirectly.

III. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

A Notice of Preparation (NOP), prepared in compliance with Section 15082 of the CEQA Guidelines, was distributed for the project on June 7, 2004 and reissued on February 28, 2011. In addition, public scoping meetings were held on June 22, 2004 and March 14, 2011. The NOP, associated responses, and comments are included in the FEIR as Appendix A.

The Draft EIR for the proposed project was then prepared and circulated for review and comment by the public, agencies and organizations for a public review period that began on June 18, 2012 and concluded on August 1, 2012. Distribution included the City of Santee and LAFCO. A Notice of Completion of the Draft EIR was sent to the State Clearinghouse and the Draft EIR was circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research (SCH No. 2004061029). A Notice of Availability of the Draft EIR for review was mailed to organizations and parties expressing interest in the project. The Notice of Availability was also filed with the City Clerk and published in the *San Diego Daily Transcript*.

As noted above, the public comment period on the Draft EIR concluded on August 1, 2012. The City received comments on the proposed project. The City completed responses to those comments and the responses have been incorporated into the FEIR. The FEIR is intended as a project-level specific EIR.

On July 11, 2013, the City of San Diego Planning Commission ("Planning Commission") held a public hearing on the project. The Planning Commission recommended

IV. GENERAL FINDINGS

The City hereby finds as follows:

- The City is the "Lead Agency" for the proposed project evaluated in the FEIR.
- The Draft EIR and FEIR were prepared in compliance with CEQA and the CEQA Guidelines.
- The City has independently reviewed and analyzed the Draft EIR and FEIR, and these documents reflect the independent judgment of the City Council and the City.
- The City's review of the Draft EIR and the FEIR is based upon CEQA, the CEQA Guidelines, and the City's Significance Determination Thresholds.
- An MMRP has been prepared for the proposed project, which the City has adopted or made a condition of approval of the proposed project. That MMRP is incorporated herein by reference and is considered part of the Record of Proceedings for the proposed project.
- The MMRP designates responsibility and anticipated timing for the implementation of mitigation measures. The City will serve as the MMRP Coordinator.
- In determining whether the proposed project has a significant impact on the environment, and in adopting these Findings pursuant to §21081 of CEQA, the City has based its decision on substantial evidence and complied with CEQA §§21081.5 and 21082.2 and CEQA Guidelines 15091(b).
- The impacts of the proposed project have been analyzed to the extent feasible at the time of certification of the FEIR.
- Pursuant to Public Resources Code 21151.4, at least 30 days prior to certification, the City provided consultation to Grossmont Union High School District regarding the project's treatment of hazardous substances which are within a quarter mile of a school site.

- Pursuant to SB 18, the City provided consultation opportunity with native American tribes.
- The City reviewed the comments received on the Draft EIR and FEIR and the responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR or FEIR. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings concerning the environmental impacts identified and analyzed in the FEIR.
- The responses to the comments on the Draft EIR, which are contained in the FEIR, clarify and amplify the analysis in the Draft EIR.
- The City has made no decisions that constitute an irretrievable commitment of resources toward the proposed project prior to certification of the FEIR, nor has the City previously committed to a definite course of action with respect to the proposed project.

V. SUMMARY OF IMPACTS

In identifying the following impacts that are less than significant without mitigation, the City has considered project design features, as well as the applicable plans, programs, regulations, and policies. The project design features are part of the proposed project that the City has considered, regardless of whether they are explicitly made conditions of project approval, and the City may assume that the project will be implemented consistent with the project description, project design features, and applicable plans, programs, regulations, and policies that the proposed project is subject to. The FEIR is divided into two possible scenarios, as described above. The FEIR concludes that under both scenarios the proposed project will have **no significant impacts and require no mitigation measures** with respect to the following issues:

- Air Quality/Odors (Pollutant Emissions - Operational Emissions, Sensitive Receptors, Particulate Matter, Air Quality Plan Implementation)
- Biological Resources (Wildlife Corridors)
- Historical Resources (Religious/Sacred Uses, Human Remains)
- Energy Use and Conservation (Construction-Related Energy Use, Long-term Operational-Related Energy Use)
- Human Health/Public Safety/Hazardous Materials (Health Hazards-Wildfire, Hazardous Materials, Emergency Response/Evacuation)
- Hydrology/Water Quality (Hydrology, Water Quality)
- Geology and Soils (Unstable Soil and Geologic Hazards, Soil Erosion)
- Landform Alteration/Visual Quality/Neighborhood Character (Bulk and Scale, Light and Glare)
- Land Use (Plan Consistency, ESL Regulations)
- Noise (Ambient Noise Level Increase, Construction Noise)
- Transportation/Circulation (Traffic Hazards, Parking)
- Public Facilities and Services (Fire), Police, Parks, and Schools)

- Utilities (Water Supply, Water Systems, Sewer Systems, Solid Waste)

Annexation Scenario: The FEIR concludes that under the Annexation Scenario implementation of the proposed project would **have no significant impacts and require no mitigation measures** with respect to the following additional issues:

- Biological Resources (Invasive Species)
- Noise (Stationary Noise)
- Public Facilities and Services (Libraries)

Under both scenarios, significant impacts associated with the following issues would be mitigated to below a level of significance. In some cases, the required mitigation measures differ under each scenario. The specifics areas of mitigation are detailed below.

- Air Quality/Odors (Pollutant Emissions - Construction-Related Emissions)
- Biological Resources (Sensitive Biological Resources, Plan Consistency, Unexploded Ordnance)
- Historical Resources (Prehistoric/Historic Resources)
- Human Health/Public Safety/Hazardous Materials (Unexploded Ordnance)
- Land Use
- Landform Alteration
- Noise (Noise Exposure)
- Paleontological Resources
- Transportation/Circulation (Traffic Circulation)

*****6/21 AM review start here*****

No Annexation Scenario: The FEIR concludes that under the No Annexation Scenario implementation of the proposed project could result in additional **significant impacts that would be mitigated to below a level of significance** with respect to the following additional issues:

- Biological Resources (Invasive Species)
- Noise (Stationary Noise)
- Public Facilities and Services (Libraries - Cumulative)

Under both scenarios, some impacts have associated mitigation measures identified in the FEIR that are infeasible to fully or partially implement for reasons including economic, legal, social, and other considerations. Accordingly, these impacts will remain fully or partially significant and unavoidable, despite the adoption of all feasible mitigation measures. The adoption of feasible mitigation measures will reduce the impacts, but the following issues would remain significant despite the adoption of all feasible mitigation measures:

- Landform Alteration/Visual Quality/Neighborhood Character (Landform Alteration, Public Views)

- Greenhouse Gas (GHG Emissions, GHG Plans Consistency¹)

VI. FINDINGS REGARDING SIGNIFICANT IMPACTS

In making each of the findings herein, the City has considered the project design features and plans, programs, and policies identified throughout the FEIR. The project design features described throughout the FEIR are part of the project that the City has considered, and the project may only be constructed in accordance with the project design features regardless of whether they are explicitly made conditions of the project permits. The plans, programs, and policies discussed in the FEIR are existing regulatory plans and programs, which the project is subject to regardless of whether they are explicitly made conditions of the project permits.

The CEQA Guidelines state that an agency's findings must be "accompanied by a brief explanation of the rationale for each finding" 14 Cal Code Regs §15091(a). This requirement applies to the findings relating to mitigation of significant impacts, mitigation measures under the jurisdiction of another agency, and infeasibility of mitigation measures and alternatives required under Pub Res C §21081(a) and 14 Cal Code Regs §15091(a), (c). Detailed findings on an issue are not required if the basis for the agency's decision is found in the EIR and the agency's findings incorporate or adopt the EIR's discussion and analysis. See *Mira Mar Mobile Community v City of Oceanside* (2004) 119 Cal. App. 4th 477 (written findings on significant environmental effects of project, incorporating EIRs relied on and other reports in record by reference, were sufficient to show basis for agency's actions); *Rio Vista Farm Bureau Ctr. v County of Solano* (1992) 5 Cal. App. 4th 351, 373; *No Oil, Inc. v City of Los Angeles* (1987) 196 Cal. App. 3d 223; *City of Poway v City of San Diego* (1984) 155 Cal. App. 3d 1037 (findings adopted for a general plan amendment were adequate because they incorporated the EIR's mitigation measures by reference); *No Slo Transit, Inc. v City of Long Beach* (1987) 197 Cal. App. 3d 241 (policy decision to reject alternative found in reports in the record); *Concerned Citizens of S. Cent. L.A. v Los Angeles Unified Sch. Dist.* (1994) 24 Cal. App. 4th 826, 848 (findings on impacts remaining after mitigation and infeasibility of mitigation measures were amplified by information in EIR). Accordingly, every citation to the FEIR or other documents identified in these findings is hereby incorporated by reference as if fully set forth herein. Additionally, every response to comment (RTC) in the FEIR relating to said citations to the FEIR are also hereby incorporated by reference as if fully set forth herein.

Organizationally, these Findings will address those significant effects and proposed mitigation measures that are the same under both scenarios. Thereafter, Findings specific to the Annexation Scenario will be addressed, followed by the Findings specific to the No Annexation Scenario.

A. Findings Regarding Significant Impacts That Can be Mitigated to Below a Level of Significance (CEQA §21081(a)(1) and CEQA Guidelines §15091(a)(1))

The City, having reviewed and considered the information contained in the FEIR, and the Record of Proceedings pursuant to CEQA §21081(a)(1) and CEQA Guidelines §15091(a)(1), adopts the following Findings regarding the significant effects of the proposed project, as follows:

- (1) *Changes or alterations have been required in, or incorporated into, the project which would mitigate avoid or substantially lessen the significant environmental effects as identified in the FEIR as described below:*

¹GHG is only categorized as a significant and unmitigated impact if credit for the Low Carbon Fuel Standard program is not applied to the Project in a future circumstance where pending judicial review of the Low Carbon Fuel Standard program overturns and enjoins the program and the program is not replaced with a new Low Carbon Fuel Standard program.

AIR QUALITY/ODOR (POLLUTANT EMISSIONS - CONSTRUCTION-RELATED EMISSIONS)**ROG Emissions*****Potentially Significant Effect***

Potentially significant construction related air quality impacts could result from the project's construction activities. Although grading operations would be regulated by the Air Pollution Control District, Reactive Organic Gas (ROG) emissions could temporarily exceed applicable thresholds. This is due to the Volatile Organic Compound (VOC) content of the paints used during the architectural coating phase of construction.

Facts in Support of Finding

The potentially significant construction-related impact associated with ROG emissions would be mitigated to below a level of significance with implementation of the mitigation measure AIR-1 identified in Section 4.3.3.3 of the FEIR. Implementation of this mitigation measure requires use of exterior and interior coatings with a VOC content of 30 grams per liter or less.

Rationale and Conclusion

The mitigation measure identified as AIR-1 assures that ROG emissions remain below its applicable threshold throughout construction of the project. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.3.3

BIOLOGICAL RESOURCES (SENSITIVE BIOLOGICAL RESOURCES)**Sensitive Vegetation Communities*****Potentially Significant Effect***

The project would result in impacts to the following sensitive habitat communities: emergent wetlands (wetland), southern willow scrub (wetland; No Annexation Scenario only), southern cottonwood willow riparian forest (wetland; No Annexation Scenario only), native grasslands (Tier I), coastal sage scrub (Tier II), and non-native grasslands (Tier IIIb). The amount of habitat impacted varies between the scenarios primarily due to the need for additional infrastructure for the No Annexation Scenario. The Annexation Scenario would impact 0.07 acre of wetland, 13.74 acres of Tier I, 32.13 acres of Tier II, and 49.32 acres of Tier IIIb on- and off-site. The No Annexation would impact 0.09 acre of wetland; 13.75 acre of Tier I, 33.42 acres of Tier II, and 48.35 acres of Tier IIIb on- and off-site. Due to utility improvements, the No Annexation Scenario would also temporarily impact 1.25 acre of Tier II habitat on-site and potentially have a temporary impact to 0.43 acre of wetland off-site. Both scenarios would also potentially impact up to additional 5 acres of Tier I and Tier IIIb habitat as a result of landslide remediation. Wetland impacts are addressed below under Jurisdictional Waters.

Facts in Support of Finding

The Annexation Scenario direct impacts to sensitive vegetative communities are mitigated to below a level of significance with implementation of the mitigation measures identified as BIO-1 through BIO-4 in Section 4.4.3.3 of the FEIR. No Annexation Scenario direct impacts to sensitive vegetation communities are mitigated via BIO-2 to 4 and BIO-13.

Implementation of BIO-1 for the Annexation Scenario or BIO-13 for the No Annexation Scenario requires sensitive vegetation mitigation at rates identified in the Land Development Code (LDC) Biology Guidelines. As the project proposes all mitigation within the Multi-Habitat Planning Area (MHPA), Annexation Scenario mitigation consists of a minimum dedication of 14.08 acres of Tier I, 32.13 acres of Tier II or better habitat, and 25.88 acres of Tier IIIB or better habitat (see Tables 4.4-4 and 4.4-5 of the FEIR, and BIO-1). The No Annexation Scenario mitigation will also occur in the MHPA, but consists of

14.10 acres of Tier I, 35.90 acres of Tier II, and 26.22 acres of Tier IIIB or better habitat (See Tables 4.4-9 and 4.4-10, and BIO-13). As a part of BIO-13, the temporary impacts to 1.25 acres of coastal sage scrub (Tier II) that occur under the No Annexation Scenario shall be mitigated through a restoration plan to achieve the identified performance criteria.

For both scenarios, implementation of BIO-2 is required after landslide remediation testing but prior to issuance of permits. Specifically, final landslide remediation plan is required to identify whether any additional impacts to sensitive vegetation communities occurred as a result of landslide remediation and provide details for habitat revegetation and remediation of those areas at a 1:1 ratio. Additional details of performance criteria and specifications more maintenance and monitoring of the remediated areas are found in Section 4.4.3.3 of the FEIR.

BIO-3 requires that grading plans include specific measures focused on the education of construction crews regarding the need to avoid impacts outside of the approved development area and to protect sensitive vegetation. A biological monitor is also required to be present during all construction activities to supervise the installation of work fences intended to protect biological resources and to prevent any new disturbances to sensitive biological resources. Any unforeseen impacts are required to be mitigated pursuant to the City's LDC and MSCP, and if appropriate, wildlife agencies. Prior to the release of the construction bond, a final monitoring report is required to be submitted to the City.

BIO-4 provides the mechanism details for the dedication and preservation of habitat listed above (BIO-1). This measure requires the conveyance of habitat to the City's MSCP preserve through specific means: Irrevocable Offer of Dedication via the Final Maps; Covenant of Easement recorded against the property's title; any other method of transfer permitted by the City's MSCP Subarea Plan or Implementing Agreement. Additional details of the conveyances means are found in Section 4.4.3.3 of the FEIR.

Rationale and Conclusion

Impacts to sensitive biological resources shall be mitigated via preservation of habitat at ratios indicated in the LDC Biological Guidelines (BIO-1 and BIO-13). A Conceptual Landslide Remediation Plan (see Appendix B-4), pursuant to BIO-2, has been prepared to address sensitive habitat impacts caused by potential landslide remediation. Mitigation land will be provided within the East Elliott area. The project includes an avoidance measures such as biological monitoring and a construction worker education program to ensure those areas outside the impact will be preserved (BIO-3). To ensure proper conveyance to the City and long term preservation of the mitigated land, specific means of conveyance are identified (BIO-4). Altogether, implementation of measures BIO-1 or BIO-13, and BIO-2 through BIO-4 assure that under the Annexation Scenario, impacts to sensitive vegetation communities will mitigated to below a level of significance. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

Reference: FEIR Section 4.4.3

Sensitive Plant Species

Potentially Significant Effect

Potentially significant impacts to sensitive plants could result from the project's grading activities under both the Annexation Scenario and No Annexation Scenario. Specifically, the project could disturb three sensitive plant species: San Diego barrel cactus, variegated dudleya, and San Diego goldenstar. Impacts to San Diego barrel cactus and San Diego goldenstar within the MSCP MHPA and impacts to variegated dudleya regardless of location are considered potentially significant. It is noted that the Annexation Scenario would result in impacts to 0.04 acre of San Diego goldenstar within the MHPA, 41 San Diego barrel cactus individuals in the MHPA and 1,000 square feet of variegated dudleya, while the No Annexation Scenario would impact 0.10 acre of San Diego goldenstar within the MHPA, 40 San Diego barrel cactus individuals in the MHPA and 1,000 square feet of variegated dudleya. Both scenarios would also potentially impact up to 5 acres of San Diego goldenstar through landslide remediation.

The No Annexation Scenario off-site improvements would potentially impact 0.03 acre of San Diego ambrosia critical habitat. This area of critical habitat is not currently occupied by San Diego ambrosia. The habitat would be potentially impacted through vegetation crushing and soil compaction.

Facts in Support of Finding

The potentially significant impacts to sensitive plants will be mitigated to below a level of significance with implementation of the mitigation measure identified as BIO-5 (Annexation Scenario) in Section 4.4.3.3b or BIO-14 (No Annexation Scenario) identified in Section 4.4.3.7b of the FEIR. This mitigation measure requires that prior to issuance of construction permits, a qualified biologist submit final translocation plans providing for the transplantation of San Diego goldenstar from area impacted by development within the MHPA to suitable areas within the MHPA; the relocation of 1,000 square feet of variegated dudleya within the impact area to suitable areas within the MHPA; and the relocation San Diego barrel cacti individuals impacted in the MHPA to suitable areas within the MHPA. The landslide remediation may also impact San Diego goldenstar, which shall be mitigated through preservation due to the amount of potential impact. Additional requirements of the Translocation Plan include details for the site preparation, seed and plant collection, planting methods, maintenance and monitoring, and success criteria for each species. The specific performance criteria associated with each species is found in Section 4.4.3.3b and 4.4.3.7b of the FEIR.

Under the No Annexation Scenario, San Diego ambrosia critical habitat impacts shall be mitigated through implementation of a San Diego Ambrosia Critical Habitat Enhancement Plan (BIO-15). The mitigation measure identifies performance criteria to ensure the area is open for the potential establishment of San Diego ambrosia. Refer to 4.4.3.7b of the FEIR for the entire measure.

Rationale and Conclusion

The project will fully mitigate sensitive plant impacts through translocation as provided in conceptual form as FEIR Appendixes B-3, B-4, B-7, and B-8. By removing the plants from the construction areas and relocated them within suitable areas with detailed performance criteria for long term maintenance and monitoring, the plants ongoing survival is protected. Landslide remediation impacts to San Diego goldenstar will be mitigated via the landslide remediation plan (FEIR Appendix B-4) to ensure the San Diego goldenstar will be adequately preserved in the MHPA. A draft San Diego ambrosia enhancement plan has been prepared pursuant to the performance criteria identified in the mitigation and is included in the FEIR as Appendix B-9. With the implementation of these plans, the Annexation Scenario sensitive plant impacts shall be reduced to below a level of significance. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

Reference: FEIR Section 4.3.3

Sensitive Wildlife Species

Potentially Significant Effect

Potentially significant impacts to sensitive wildlife could result from the project's grading activities. Specifically, the project would remove habitat occupied by the coastal California gnatcatcher and San Diego fairy shrimp, and habitat used for raptor foraging. Additionally, construction activities could impact nesting birds, including raptors and the coastal California gnatcatcher. Improvements necessary to provide sewer and water service to the No Annexation Scenario would result in potential nesting and critical habitat impacts to least Bell's vireo and southwestern willow flycatcher.

Facts in Support of Finding

The potentially significant Annexation Scenario impacts to sensitive wildlife shall be mitigated to below a level of significance with implementation of the mitigation measures identified as BIO-6 through BIO-10 in Section 4.4.3.3c of the FEIR, and habitat mitigation discussed above and in FEIR Section 4.4.3.3a. The No Annexation Scenario will require implementation of the measures BIO-6 to BIO-10 identified for the Annexation Scenario and, in addition, measures BIO-16 and BIO-17 identified in FEIR Section 4.4.3.7c and habitat mitigation identified in FEIR Section 4.4.3.7a.

BIO-6 requires either construction to occur outside of the migratory bird nesting season (February 15 to August 15) or for pre-construction nesting surveys and, as necessary, implementation of nest avoidance measures. Nest avoidance measures simply consist of no active migratory bird nest removal.

BIO-7 also requires either construction occur outside of February 15 to August 15 (the raptor breeding season) or for pre-construction nesting surveys and, as necessary, implementation of raptor nest avoidance measures. If active raptor nests are present, no grading or removal of habitat shall take place within 300 feet of active nesting sites during the nesting season and no active raptor nest shall be removed.

BIO-8 for coastal California gnatcatcher similarly requires construction occur outside the coastal California gnatcatcher breeding season (March 1 and August 15) or U.S. Fish and Wildlife Service (USFWS) protocol pre-construction nest surveys and nest avoidance measures. For coastal California gnatcatcher avoidance measures, a qualified acoustician must complete a study showing that noise generated by construction activities will not exceed 60 dB(A) hourly average at the edge of occupied habitat prior to construction and prohibit take of active nests.

BIO-9 requires that prior to issuance of construction permits the applicant shall provide the City with a copy of any state or federal permit necessary for the take of San Diego fairy shrimp.

BIO-10 requires the completion of a San Diego Fairy Shrimp/Vernal Pool Restoration and Enhancement Plan and approval of the plan by the USFWS. Plan contents and performance criteria are found in Section 4.4.3.3c of the FEIR. The conceptual plan is included as Appendix B-5.

BIO-16 and BIO-17 shall be completed to mitigate impacts that occur under the No Annexation Scenario only. BIO-16 requires either construction to occur outside of the least Bell's vireo breeding season (March 15 to September 15) or pre-construction protocol survey and least Bell's vireo nest avoidance measures. BIO-17 requires either construction to occur outside of the southwestern willow flycatcher breeding season (May 1 to September 1) or pre-construction protocol survey and southwestern willow flycatcher nest avoidance measures. Southwestern willow flycatcher and least Bell's vireo nest avoidance measures each require a qualified acoustician to complete a study showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat prior to construction and prohibit take of active nests.

Rationale and Conclusion

Impacts to sensitive wildlife will be mitigated to below a level of significant by mitigation measures BIO-6 to BIO-10. Potential impacts occupied gnatcatcher habitat in the MHPA shall be mitigated through habitat mitigation as described in BIO-1 or BIO-13, depending on the scenario implemented. Additionally, the requirements for protocol and pre-construction surveys assure that sensitive nesting bird species are detected, identified and protected from construction noise. Impacts to San Diego fairy shrimp will be mitigated to below a level of significant through obtaining appropriate permits and the restoration of 1,260 square feet of vernal pools (BIO-9 and BIO-10). A Conceptual San Diego Fairy Shrimp/Vernal Pool Restoration and Enhancement Plan has been prepared and is included as Appendix B-5. This plan has been prepared by expert biologists and, as detailed in the plan, the San Diego fairy shrimp mitigation efforts are expected to achieve the performance criteria. The No Annexation Scenario shall implement least Bell's vireo and southwestern willow flycatcher avoidance mitigation (BIO-16 and BIO-17), which includes avoidance of the breeding season or nest avoidance measures. Overall, project impacts to sensitive wildlife will be mitigated to below a level of significance. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

Reference: FEIR Section 4.4.3

Jurisdictional Waters

Potentially Significant Effect

Implementation of the project would result in disturbances to areas under the jurisdiction of the Resource Agencies. The Annexation Scenario impacts would include 0.47 acre of United States Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) jurisdiction (including 0.07 acre of wetlands) and 0.44 acre of California Department of Fish and Wildlife (CDFW) jurisdiction (including 0.04 acre of riparian vegetation). The No Annexation Scenario would have an additional impacts to 0.02 acre of jurisdictional wetlands off-site and potential temporary impacts to 0.43 acre of CDFW and 0.30 acre of San Diego/USACE/RWQCB jurisdictional area. Impacts to these jurisdictional habitats would be potentially significant.

Facts in Support of Finding

The Annexation Scenario will implement mitigation BIO-11 and BIO-12 to mitigate impacts to jurisdictional habitats. BIO-11 requires the applicant to obtain USACE permit, CDFW Streambed Alteration Agreement and RWQCB Water Quality Certification, and to proceed in accordance with those permits. BIO-12 requires the preparation of a wetland mitigation plan, which shall provide a minimum of 0.07 acre wetland creation, 0.07 acre wetland preservation/enhancement, and 0.80 acre of jurisdictional drainage preservation. The mitigation shall obtain the performance criteria identified in the mitigation measure.

The No Annexation Scenario would implement mitigation BIO-18 and BIO-19 to mitigate impacts to jurisdictional habitats. BIO-18 requires the applicant to obtain USACE permit, CDFW Streambed Alteration Agreement and RWQCB Water Quality Certification, and to proceed in accordance with those permits. The measure indicates those permits require a minimum of 0.09 acre wetland creation, 0.09 acre of wetland preservation/enhancement, 0.80 acre of non-wetland preservation, and restoration of the temporary impact area to the existing conditions. The wetland creation and restoration activities shall be completed pursuant to the wetland mitigation plan and associated performance criteria required by BIO-19.

Rationale and Conclusion

The mitigation requires the applicant to obtain USACE permit, CDFW Streambed Alteration Agreement and RWQCB Water Quality Certification, and to proceed in accordance with those permits. The project will exceed the wetland and non-wetland waters/streambed impact mitigation requirements. Per San Diego's Biology Guidelines, emergent wetlands (assumed to fall into the freshwater marsh category) are required to be mitigated at a 2:1 ratio, with a 1:1 creation component. The project will create 0.37 acre of wetland, providing over a 3:1 mitigation ratio of entirely creation. In addition, the project will preserve 0.93 acre of USACE/RWQCB/CDFW jurisdictional habitat, and 0.65 acre of San Diego wetlands which exceeds the preservation mitigation requirement. The No Annexation Scenario will also restore the off-site temporarily impacted jurisdictional area to the existing conditions or better. A conceptual wetland mitigation plan has been prepared and is included in Appendix B-6. This plan has been prepared by expert biologists and, as detailed in the plan, the wetland mitigation efforts are expected to achieve the performance criteria. Ultimately, mitigation would be provided in accordance with Resource Agency permit requirements and jurisdictional impacts will be mitigated to below a level of significance. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

Reference: FEIR Section 4.4.3

BIOLOGICAL RESOURCES (INVASIVE PLANTS)**San Diego Ambrosia Critical Habitat [No Annexation Scenario Only]*****Potentially Significant Effect***

As a result of off-site improvements, the No Annexation Scenario may temporarily impact 0.03 acre of San Diego ambrosia critical habitat. The impacted area is not currently occupied by San Diego ambrosia. Impacts would include vegetation crushing that could allow opportunity for invasive species to populate.

Facts in Support of Finding

To avoid this potentially significant impact, the project will implement BIO-15 that requires enhancement of the impacted San Diego ambrosia critical habitat area to keep the area open for potential San Diego ambrosia establishment.

Rationale and Conclusion

A draft San Diego ambrosia critical habitat enhancement plan (see FEIR Appendix B-9) has been prepared pursuant to the enhancement mitigation requirement. The proposed plan requires weeding to keep invasive species from establishing within the temporarily impacted area in accordance with the performance criteria. This will allow keep the habitat area open for the potential colonization by San

Diego ambrosia and reduce the project impact to below a level of significance. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.4.5

BIOLOGICAL RESOURCES (PLAN CONSISTENCY)

MHPA Habitat Value

Potentially Significant Effect

While the project would maintain the overall habitat preserve configuration and acreage, a minor amendment to the MHPA boundary line would be required to create a vernal pool preserve within the MHPA, allow the siting of a public park, and due to design requirements. As detailed in the MHPA equivalency analysis in the FEIR Section 4.4.6, the proposed Boundary Line Adjustment (BLA) would potentially result in a reduction of habitat value and covered species, but would maintain linkages and functions, configurations, ecotones, and other species populations. Overall, the project would reduce the amount of Tier II habitat and increase the Tier IIIb habitat. As discussed above under sensitive biological resources, the project would significantly impact coastal California gnatcatcher habitat, San Diego goldenstar, San Diego barrel cactus, and variegated dudleya located within the MHPA. Since the BLA under either scenario would potentially reduce the preserve value relative to the adopted MHPA, project impacts to the MHPA would be significant.

Facts in Support of Finding

To ensure that the proposed BLA would result in a preserve that is functionally equivalent to the adopted MHPA, measures BIO-1 (Annexation Scenario) or BIO-13 (No Annexation Scenario), BIO-2, BIO-4, and BIO-5 (Annexation Scenario) or BIO-14 (No Annexation Scenario), and BIO-20 shall be implemented. As indicated above, the habitat mitigation will be provided in accordance with the LDC Biology Guidelines. Sensitive plant species shall be translocated to suitable areas within the MHPA and, if translocation is not feasible, mitigated at a ratio to ensure adequate preservation within the MHPA. To maintain the habitat value within the MHPA, the project shall complete non-native grassland restoration to native grassland (uptiering).

Rationale and Conclusion

Implementation of mitigation measures BIO-1 (Annexation Scenario) or BIO-13 (No Annexation Scenario), BIO-2, BIO-4, and BIO-5 (Annexation Scenario) or BIO-14 (No Annexation Scenario), and BIO-20 will reduce impacts associated with the Annexation Scenario BLA to below a level of significant. As indicated above, the habitat mitigation ratios shall be provided in accordance with the LDC Biology Guidelines. The No Annexation Scenario will also complete the coastal sage scrub restoration plan and associated performance criteria for temporary impacts. Sensitive plant species populations within the MHPA will be maintained with the implementation of the project through the translocation and preservation mitigation. Translocation and preservation shall proceed in accordance with translocation plans (see Appendixes B-3, B-4, B-7, and B-8) and associated performance criteria. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

A native grassland restoration plan (Appendix B-10) has been prepared to address the Annexation Scenario and No Annexation Scenario potential MHPA habitat value loss. As detailed in this plan, restoration of the non-native grassland on-site to native grassland will be achievable based on the site, proposed preparation, and proposed maintenance and monitoring. The site likely supported native perennial grasslands previously and the soils present are suitable for native grasslands. The native grassland restoration plan includes performance criteria, which includes the main criteria of achieving 90 percent cover relative to the reference sites in five years. The restoration will involve monitoring and maintenance to ensure success. With the implementation of the plan, the project (both Annexation Scenario and No Annexation Scenario) will result in increased habitat value relative to the existing MHPA, and the BLA impact will be reduced to below a level of significance. Implementation of this mitigation is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.4.6

Land Use Adjacency Guidelines

Potentially Significant Effect

The project has been designed to be consistent with the Land Use Adjacency Guidelines. However, without conditioning the project to be consistent with the Land Use Adjacency Guidelines contained in San Diego's MSCP Subarea Plan, the project could potentially result in significant indirect impacts to the MHPA.

Facts in Support of Finding

Mitigation measure BIO-21 requires the project be conditioned to be consistent with the Land Use Adjacency Guidelines. This includes conditions related to drainage, toxics, lighting, noise, barriers, invasive plants, brush management for fire hazards, and grading/land development.

Rationale and Conclusion

While the project would conform to the MSCP Subarea Plan Land Use Adjacency Guidelines, measure BIO-21 will ensure that the project would be consistent. Thus, the project will have no impact related to consistency with the MSCP Subarea Plan Land Use Adjacency Guidelines with the implementation of measure BIO-21. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.4.6

Draft Vernal Pool Management Plan

Potentially Significant Effect

Consistent with San Diego's draft Vernal Pool Management Plan (VPMP), both the Annexation and No Annexation Scenarios include management strategies to preserve the vernal pools on-site. As the San Diego VPMP is not final and may be updated prior to implementation of the project's VPMP, there is potential for the project's VPMP to conflict with the final San Diego VPMP. This potential conflict would be significant.

Facts in Support of Finding

To prevent any potentially significant inconsistencies with any revisions made to the draft VPMP, BIO-22 requires the final project VPMP shall be reviewed for consistency with the final San Diego VPMP prior to implementation.

Rationale and Conclusion

While the project would conform with the San Diego draft VPMP, this measure will ensure that the project would be consistent with any made changes to the draft VPMP between the preparation of this document and project implementation. Thus, the project will be consistent with the San Diego and USFWS Planning Agreement, and the draft VPMP with the implementation of measure BIO-22. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.4.6

BIOLOGICAL RESOURCES (UNEXPLODED ORDNANCE)

Sensitive Biological Resources

Potentially Significant Effect

Above-ground and subsurface ordnance clearance will be performed by the USACE within the project site as part of a geophysical investigation that will include mobile and advanced ground-based electromagnetic equipment that

avoids brush removal. The investigation will be performed in phases, with the first phase to be conducted at the project site using both the EM-61 and “Metal Mapper” geophysical assessment systems.

The EM-61 system is the industry’s standard technology for unexploded ordnance (UXO) geophysical investigations, and the “Metal Mapper” system is next-generation technology that will allow USACE to better differentiate between UXO from miscellaneous and harmless metal-containing debris. It is anticipated that the Metal Mapper technology will reduce the amount of investigatory “digs” needed to confirm the presence or absence of UXO based upon the geophysical data. Both the EM-61 and Metal Mapper systems will be used in combination at the project site. Once all physically accessible areas of the project site have been geophysically investigated, the USACE will evaluate the data, identify suspected UXO, remove any UXO, and continue its investigation in other areas of the East Elliott area outside the project site. The California Department of Toxic Substances Control (DTSC) is providing regulatory oversight to USACE’s UXO investigation and with respect to related hazardous materials issues.

The USACE geophysical investigations could result in secondary effects to biological resources. The USACE investigation of the project site commenced on November 28, 2012, and approximately 50 percent of the development footprint acreage has been surveyed by USACE through March 1, 2013, at which time the gnatcatcher breeding season required a seasonal discontinuance of the geophysical investigation until the breeding season concludes in the fall and the investigatory work can re-start in September 2013.

No surface or subsurface UXO has been found at the project site through March 2013; however, the extent and location of UXO, if any, remains unknown and therefore impact details are unknown until the completion of the investigation. Once USACE completes its geophysical investigation, it will prepare a Remedial Investigation/Feasibility Study and undertake the planning necessary to remove any UXO that may be located within the project site and/or outside the project site.

Potential impacts could occur to any sensitive habitats and species located on-site. The project site contains the following sensitive habitats: non-native grassland, native grassland, coastal sage scrub, coastal and valley freshwater marsh, emergent wetland, and vernal pools. UXO removal impacts could occur to San Diego barrel cactus, variegated dudleya, San Diego goldenstar, Robinson’s peppergrass, San Diego fairy shrimp, coastal California gnatcatchers, nesting raptors and other nesting birds. UXO clearance impacts may also impact jurisdictional waters, although steps have been taken during the USACE investigation to avoid impacts to sensitive areas, plants and species.

Facts in Support of Finding

Mitigation BIO-23 requires a draft Removal Action Work Plan (RAWP) be prepared by a qualified contractor that identifies methods to minimize UXO clearance activity impacts to biological resources. USACE is preparing all required work plans and remediation studies. USACE’s mitigation includes completing removal activities outside of the bird nesting season or completing nest surveys and, as appropriate, implementing nest avoidance measures. The measures also require completion of proposed biological restoration, creation, or translocation activities after site clearance. A USACE biologist has been present to identify sensitive biological resources so proper avoidance or mitigation in accordance with the LDC Biology Guidelines can be implemented.

Rationale and Conclusion

The measure BIO-23 provides sensitive biological resource avoidance measures and, as necessary, mitigation to reduce biological resource impacts from UXO clearance activities to below a level of significance. Due to the nature of UXO clearance, it is not possible to quantify impacts prior to clearance, if any clearance is required. The mitigation sets up UXO clearance requirements to avoid significant biological impacts and, if unavoidable, methods to mitigate impacts to below a level of significance. Implementation of these mitigation measures is assured through their incorporation into the project’s MMRP.

Reference: FEIR Section 4.4.7

*****June 21 AM review ends*****

*****June 21 PM review begins*****

CULTURAL RESOURCES (PREHISTORIC/HISTORIC RESOURCES)

Potential Unknown Subsurface Resources

Potentially Significant Effect

The site investigation and site record searches for the proposed project site indicate that there are five previously recorded prehistoric/archeological resources present on the site. Two of these sites were determined to not be cultural resource sites and two others were determined to be less than significant. The fifth site would be preserved in open space. Nonetheless, the FEIR acknowledges that grading or UXO clearance for the proposed project could result in significant impacts to currently unknown and buried prehistoric/archaeological resources on-site.

Facts in Support of Finding

The proposed project's potentially significant prehistoric/archaeological impacts will be mitigated to below a level of significance with implementation of the mitigation measure CUL-1 identified in Section 4.5.3.3 of the FEIR. Implementation of this mitigation measure requires that, prior to any construction permits, the City must verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction plans. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program. Implementation of this mitigation measure requires the preparation of a monitoring plan and the presence of the Archaeological Monitor and Native American Monitor during grading/excavation/trenching activities that could result in impacts to archaeological resources as identified in the monitoring plan. Included in this mitigation measure is the requirement that the Archeological Monitor document field activity via the Consultant Site Visit Record (CSVR). If a discovery is made, the monitors shall divert construction activities in the area of discovery and immediately notify the resident engineer and the principal investigator, who would notify the mitigation monitoring coordinator at the City. After following the identified protocol to determine significance, either a Archaeological Data Recovery Program (ADRP) shall be implemented for significant resources, or less than significant artifacts will be collected, curated, and documented in the Final Monitoring Report. While not anticipated to be located, human remain discovery requires that work stop in that area and the procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) are followed. The mitigation outlines final reporting requirements and, as necessary, curation requirements in accordance with the City's Historical Resources Guidelines. The Notice of Completion and/or release of the Performance Bond shall not be completed until a copy of the approved Final Monitoring Report (with Acceptance Verification from the curation institution as appropriate) is submitted to the City mitigation monitoring coordinator. Additional details of this mitigation measure are listed in Section 4.5.3.3 of the FEIR.

Rationale and Conclusion

These individual actions making up the mitigation measure CUL-1 identified in Section 4.5.3.3 of the FEIR assure the recording and recovery of important prehistoric/ archaeological information which may otherwise be lost during construction of the proposed project. The requirement for an archaeological monitor present for all grading activities, along with specified processes, assures that grading will be halted or diverted should any discovery be made. A determination of significance cannot be made at this time for buried prehistoric or archeological resources because the discovery of any such prehistoric or archeological resources has not occurred and will not occur, if at all, until such time as the project grading occurs. As discussed above, the site investigation indicates that there are no known significant prehistoric or archeological resources present within the impact area. In the event that a discovery of prehistoric or archeological resources occurs during grading for the proposed project, the determination of significance will be made consistent with City and State standards and the mitigation measures outlined in the FEIR will be implemented. Because the discovery of any buried prehistoric or archeological resources will not occur until the grading for project construction is underway, it is not feasible to pursue preservation in place as a mitigation measure in the event of the discovery of any such significant

resources. These mitigation measures will reduce potentially significant impacts to archeological resources to a less than significant level. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.5.3

Preservation of Cultural Site in Open Space

Potentially Significant Effect

Site CA-SDI-10054 is located within the proposed open space area in the City's MHPA. Per San Diego's Historical Resources Guidelines, "... indexing of the subsurface of the site is necessary to provide baseline information for the proper management of the preserved resource." Thus, without indexing, site CA-SDI-10054 would not be considered adequately preserved and potentially significant impacts could occur.

Facts in Support of Finding

CUL-2 requires CA-SDI-10054 shall be tested and indexed in accordance with the San Diego Historical Resource Guidelines. The indexing program shall include steps which shall be completed by a qualified archeologist prior to issuance of a grading permit, such as surface collection, site test pits, analysis of recovered materials, radiocarbon dating, and a final report in accordance with the San Diego Archaeological Resource Management Report format. Refer to FEIR Section 4.5.3.3 for the complete CUL-2 mitigation measure.

Rationale and Conclusion

Mitigation CUL-2 will provide sufficient information to establish a general finding with regard to the quantity, quality, and variety of the archaeological materials that are present at this location and allow for the placement of this resource into the developing model of site settlement and chronology for the East Elliott region. Thus, the potential impact to site CA-SDI-10054 will be reduced to below a level of significance with the implementation of CUL-2. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.5.3

HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS (UNEXPLODED ORDNANCE)

Unexploded Ordnance

Potentially Significant Effect

The project site lies within the southeast corner of the former Camp Elliott, a 15,000-acre World War II-era Marine Corps training facility located east of MCAS Miramar that closed in the 1960s but included firing ranges and a tank training course. Shells and ordnance fragments have been found in several locations in East Elliott, generally outside of the project area but in the generally vicinity of the Sycamore Landfill and other known target areas. Due to the potential presence of above-ground or subsurface UXO at the project site, the project would result in a significant risk to health safety to workers, residents, or visitors.

Facts in Support of Finding

Under the direction of the USACE, and in consultation with California DTSC, this UXO safety risk shall be remediated through proper removal actions. Mitigation measure HAZ-1 requires the preparation and implementation of a RAWP with a Health and Safety Plan by a qualified contractor to ensure proper handling of the removal of UXO. The RAWP performance criteria listed in the mitigation include the notification of nearby residences and school, use of a contractor with highly specialized and trained personnel, use of appropriate detection equipment, identification of located UXOs, securing the area and evacuation of non-essential personnel during UXO detonation, use of remote detonation, sandbags, water, and a containment system to reduce detonation impacts, and other requirements detailed in FEIR Section 4.6.6.3.

Rationale and Conclusion

Implementation of the mitigation measure HAZ-1 will ensure proper UXO removal in accordance with regulations to reduce safety risk impacts associated with UXO to a level that is less than significant. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.6.6

LAND USE (ENVIRONMENTAL PLANS)**MSCP*****Potentially Significant Effect***

As discussed above under Biological Resources, the project would potentially impact MHPA biological resources in a manner that would conflict with the MSCP. The proposed BLA associated with the project would not result in a preserve that is functionally equivalent to the adopted MHPA, as there would be a potential overall loss of habitat value.

Facts in Support of Finding

To mitigate the project MHPA BLA inconsistency with the MSCP, mitigation measure BIO-20 identified in FEIR Section 4.4.6.3 shall be implemented. This measure consists of the restoration of non-native grassland to native grassland to ensure the MHPA preserve with the proposed BLA is functionally equivalent to the existing MHPA.

Rationale and Conclusion

With the implementation of biological resource mitigation BIO-20 (Section 4.4.6.3), the project will be consistent with the MSCP and the potential plan inconsistency impact will be reduced to below a level of significance. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.4.6

NOISE (NOISE EXPOSURE, STATIONARY SOURCE)**Noise Exposure*****Potentially Significant Effect***

Due existing and future traffic, exterior noise levels at proposed residences along Mast Boulevard are projected to exceed San Diego's 65 Community Noise Equivalent Level (CNEL) compatibility threshold at proposed residences. This noise level would result in residential interior noise levels potentially exceeding San Diego's 45 CNEL interior noise threshold as well. These noise exposure impacts to proposed residences would be potentially significant.

Facts in Support of Finding

The proposed project's potentially significant impacts associated with exposure to increased traffic noise will be mitigated to below a level of significance with implementation of the mitigation measures NOS-1 and NOS-2 identified in Section 4.10.4.3 of the FEIR. Mitigation measure NOS-1 shall require 3- to 4-foot-high noise barriers along the southern boundary (see FEIR Figure 4.10-3). This requirement shall be incorporated into the building plans prior to the issuance of building permits. Mitigation measure NOS-2 requires the preparation of a detailed acoustical analysis with measures, such closed windows with ventilation or air conditioning provided, to ensure that proposed residences interior habitable room noise levels would be below the 45 CNEL standard.

Rationale and Conclusion

The mitigation measures identified in Section 4.10.4.3 of the FEIR assure that interior noise and exterior noise will be compatible with the proposed residential units. The requirement for an acoustical analysis prior to construction assures that steps are taken to confirm that interior noise levels are acceptable, or that steps are taken to reduce excessive noise levels. Noise walls ensure residential exterior usable space areas would be compatible with outdoor residential uses. Through this mitigation measure, potentially significant impacts associated with noise exposure will be reduced to less than significant. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.10.4

Stationary Source [No Annexation Only]***Potentially Significant Effect***

The topography of the project site prevents gravity service directly to the City's interceptor. Therefore, under the No Annexation Scenario, a new private sewer lift station will be required at the corner of Street A and the emergency access road. The pump station will consist of a 28-foot-by-25-foot building of block wall construction housing two 25-horsepower pumps. Noise generated by the sewer lift station could result in potential noise impacts to future residents of the proposed project. Impacts from the sewer lift station would be considered potentially significant.

Facts in Support of Finding

To mitigate the potential stationary noise impact from the sewer lift station to proposed residences, the project shall implement measure NOS-3. As detailed in Section 4.10.5.3b, this measure requires the lift station be designed with noise containment features to reduce noise levels to below 40 dB(A) L_{eq} at the property line per San Diego Municipal Code 59.5.0401. To ensure the lift station measures will achieve this performance criteria, the mitigation requires the preparation of an acoustical study prior to building permit issuance.

Rationale and Conclusion

Based on noise containment features at other sewer lift stations in the San Diego, there is substantial evidence to support that it is feasible to design noise containment systems for sewer lift stations that will achieve the 40 dB(A) L_{eq} performance standard. Implementation of mitigation measure NOS-3 will reduce impacts from the sewer lift station to a level below significant for the No Annexation Scenario. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.10.5

PALEONTOLOGICAL RESOURCES**Potential Subsurface Paleontological Resources*****Potentially Significant Effect***

Because the site contains formations with high sensitivity potential for paleontological resources (e.g., Friars and Stadium Conglomerate Formations), project grading could potentially destroy fossil remains, resulting in a significant impact to paleontological resources.

Facts in Support of Finding

The proposed project's potentially significant impacts to paleontological resources will be mitigated to below a level of significance with implementation of the mitigation measure identified in Section 4.11.3.3 of the FEIR. Implementation of this mitigation measure PAL-1 shall require, prior to the issuance of any construction permit the Assistant Deputy Director (ADD) of the environmental division to verify that the

requirements for paleontological monitoring have been noted on the appropriate construction plans. Thereafter, letters of qualifications of all persons involved in the paleontological monitoring program must be submitted to the Mitigation Monitoring Coordinator. This mitigation measure requires that, prior to the start of construction, the following occurs: an updated site-specific records search, identification of expectations and probabilities of discovery, and a preconstruction meeting intended to include a discussion of the Paleontological Monitoring program. The Principal Investigator is required to prepare a Paleontological Monitoring Exhibit (PME) based on the preceding information and provide a construction schedule to the Mitigation Monitoring Coordinator indicating when and where monitoring will occur.

The monitor will be required to be present full time during earthwork activities as identified on the PME. In the event of a discovery, trenching activities in the area of discovery is required to stop and the monitor to immediately notify all appropriate parties as detailed in the FEIR including the Mitigation Monitoring Coordinator. The resource is required to be studied so a determination of significance can be made. If the resource is significant, the Principal Investigator is required to submit a Paleontological Recovery Program and obtain written approval from the Mitigation Monitoring Coordinator. The Principal Investigator shall submit a letter to the Mitigation Monitoring Coordinator indicating that the resource will be collected, curated, and documented in the Final Monitoring Report before ground disturbing activities in the area of discovery will be allowed to resume.

Upon completion of construction, a Draft Monitoring Report (even if negative), is required to be prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to the Mitigation Monitoring Coordinator. Additional details are included in the FEIR; however, it should be noted that the Principal Investigator is responsible for recording any significant or potentially significant fossil resources encountered and for ensuring that all fossil remains collected are cleaned and cataloged.

Rationale and Conclusion

These individual actions making up the mitigation measure identified in Section 4.11.3.3 of the FEIR assure the recording and recovery of important paleontological information which may otherwise be lost during construction of the proposed project. The requirement for a monitor to be present for all construction activities, along with the specified processes, assures that grading will be halted or diverted should any discovery be made. Implementation of the mitigation measure assures that significance testing occurs right away and that important discoveries are reported and/or collected. A determination of significance of buried paleontological resources cannot be made at this time because the discovery of any such paleontological resources has not occurred and will not occur, if at all, until such time as the project grading occurs. In the event that a discovery of paleontological resources occurs during grading for the proposed project, the determination of significance will be made consistent with City and State standards. Because the discovery of any paleontological resources will not occur until the grading for project construction is underway, it is not feasible to pursue preservation in place as a mitigation measure in the event of the discovery of any such significant resources. Through this mitigation measure potentially significant impacts to paleontological resources will be reduced to less than significant. Implementation of this mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 4.11.3

TRANSPORTATION/CIRCULATION (TRAFFIC CIRCULATION)

Potentially Significant Effect

Mast Boulevard, between the SR-52 northbound ramps and West Hills Parkway, would operate at unacceptable levels under existing, near-term and year 2030 conditions plus project conditions. Since the addition of project traffic would cause the volume to capacity ratio to increase over San Diego's threshold in all analysis scenarios, the project would have a significant direct and cumulative impact at this segment.

Mast Boulevard at West Hills Parkway (near-term), Mast Boulevard at West Hills High School (west access; all analysis scenarios), and Mission Gorge Road at Carlton Hills Boulevard (near-term and year 2030) intersections would operate at unacceptable LOS E or F. The addition of project traffic would cause traffic conditions to exceed San Diego's threshold at the Mast Boulevard at West Hills Parkway

(near-term), and Mast Boulevard at West Hills High School (west access; all analysis scenarios). Thus, the project would have a significant direct/cumulative impact to Mast Boulevard at West Hills High School (west access) and a significant direct impact to Mast Boulevard at West Hills Parkway.

Facts in Support of Finding

For both scenarios, there is an expected capacity deficiency and significant (direct and cumulative) impact to the segment of Mast Boulevard between the SR-52 northbound ramps and West Hills Parkway. Mitigation measure TRF-1 detailed in FEIR Section 4.12.3.3 will be implemented prior to issuance of occupancy permits to mitigate this potential impact and the direct intersection impact at Mast Boulevard and West Hills Parkway. This measure requires the widening of Mast Boulevard (eastbound) between the SR-52 northbound ramps and West Hills Parkway from four lanes to five, the provision of a raised median along this segment, and signal modifications at the Mast Boulevard and West Hills Parkway intersection to account for the new lane provided.

To mitigate the direct and cumulative traffic impacts at the intersection of Mast Boulevard and West Hills High School (West Access), TRF-2 shall be implemented. This measure requires a traffic signal at the West Hills High School (West Access) and Mast Boulevard intersection be installed prior to the issuance of building permits.

Rationale and Conclusion

Implementation of mitigation measure TRF-1 will increase capacity to 45,000 ADT and improve the LOS of Mast Boulevard between the SR-52 northbound ramps and West Hills Parkway to an acceptable LOS D under the existing plus project, near-term plus project and year 2030 plus project conditions. TRF-1 will also improve the Mast Boulevard at West Hills Parkway intersection to acceptable LOS C in the near-term plus project condition. Mitigation measure TRF-2 will improve LOS at the intersection of West Hills High School (West Access) and Mast Boulevard to an acceptable LOS A in the existing plus project condition, and acceptable LOS B in the near-term plus project and year 2030 plus project conditions. As such, all Annexation Scenario and No Annexation Scenario traffic impacts will be reduced to a less than significant level after mitigation. Implementation of these mitigation measures is assured through their incorporation into the project's MMRP.

Reference: FEIR Section 4.12.3

PUBLIC FACILITIES AND SERVICES (LIBRARIES - CUMULATIVE)

Library – Cumulative [No Annexation Scenario Only]

Potentially Significant Effect

Due to the projects location on the edge of San Diego, the project would be primarily serviced through the Serra Cooperative Library System and the Bookmobile. In accordance with the San Diego Significance Thresholds (San Diego 2011), project applicants are required to make a fair share contribution to the cooperative's facilities.

Facts in Support of Finding

SER-2 will require payment of an ad hoc fee in accordance with the San Diego Significance Determination Thresholds. This per residential building permit issue paid prior to building permit issuance would be established by the East Elliott Public Facilities Financing Plan (PFFP) and would ultimately go towards personnel and equipment associated with the Serra Cooperative Library System and the Bookmobile.

Rationale and Conclusion

With the implementation of SER-2, the project's impacts to library service systems will be less than cumulatively considerable. The payment of the ad hoc fee would finance the mobile library equipment and personnel needed to service the No Annexation Scenario. As such, the cumulative library impact will

be reduced to below a level of significance. Implementation of the mitigation measure is assured through its incorporation into the project's MMRP.

Reference: FEIR Section 7.2.13

B. Findings Regarding Mitigation Measures Which are the Responsibility of Another Agency (CEQA §21081(a)(2)) and CEQA Guidelines §15091(a)(2))

The City, having reviewed and considered the information contained in the Final EIR, finds pursuant to CEQA §21081(a)(2) and CEQA Guidelines §15091(a)(2) that there are no changes or alterations which could reduce significant impacts that are within the responsibility and jurisdiction of another public agency.

C. Findings Regarding Infeasible Mitigation Measures (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

The City, having reviewed and considered the information contained in the FEIR and the Record of Proceedings, and pursuant to Public Resource Code §21081(a)(3) and State CEQA Guidelines §15091(a)(3), finds that specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the FEIR (Project No. 146803/SCH No. 2008061058) regarding Landform Alteration/Visual Quality/Neighborhood Character (Landform Alteration, Public Views) and Greenhouse Gas (GHG Emissions, GHG Plans Consistency) impacts, as described below:

While all feasible mitigation measures are proposed, these impacts have the potential to remain significant and unmitigated should the mitigation measures fail to be implemented. Therefore, they are appropriately categorized under this finding.

LANDFORM ALTERATION/VISUAL QUALITY/ NEIGHBORHOOD CHARACTER (LANDFORM ALTERATION)

Potentially Significant Effect

Both the Annexation and No Annexation Scenarios would encroach into 15 percent of the steep slope acreage on-site, which exceeds the encroachment allowance, as no encroachment into steep slopes would be permitted under the ESL. Thus, supplemental findings must be made in support of the ESL deviation. In addition, both the Annexation Scenario and the No Annexation Scenario would result in the construction of a retaining wall that exceed the 6-foot height and 50-foot length significance criteria. As such, under San Diego thresholds, there would be a significant impact associated with landform alteration.

The No Annexation Scenario would result in additional landform impacts over the Annexation Scenario due to the construction of a 1.76-million-gallon reservoir and the additional manufactured slope needed to accommodate the proposed water and sewer lines.

Facts in Support of Finding

The proposed project incorporates methods of reducing the impact, such as setbacks. To further reduce the visual landform alteration impacts of the project, mitigation measure VIS-1 will be implemented. This measure requires contour grading of manufactured slopes to be shown on the grading plans prior to issuance of a grading permit. This measure also requires landscaping techniques using plant material of varying heights in conformance with San Diego's Landscape Regulations and Manual to create an undulated slope appearance. These measures will reduce the visual impact of the proposed grading and retaining walls.