



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 18, 2014 **REPORT NO.** PC – 14-019

**ATTENTION:** Planning Commission Agenda of February 27, 2014

**SUBJECT:** Initiation of an Amendment to the Rancho Peñasquitos Community Plan to reclassify Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive on the north to the southern community boundary.

**OWNER/  
APPLICANT:** Black Mountain Ranch, LLC

### SUMMARY

Issue(s) – Should the Planning Commission INITIATE an amendment to the Rancho Peñasquitos Community Plan? The amendment has been requested to reclassify Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive on the north to the southern community boundary.

Staff Recommendation(s) – INITIATE the plan amendment process.

Community Planning Group Recommendation(s) – On February 5, 2014 the Rancho Peñasquitos Community Planning Group voted 11-0-1 (with one recusal) to recommend approval of the initiation of the community plan amendment process.

Other Recommendation(s) – None.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs would be paid by the applicant.

Code Enforcement Impact – None.

Housing Impact – None.

**The initiation of a plan amendment in no way confers adoption of a plan amendment; neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.**

## **BACKGROUND**

The proposed amendment site is located within the Rancho Peñasquitos planning area and is governed by the Rancho Peñasquitos Community Plan (Attachment 1). Rancho Peñasquitos is bounded by the communities of Del Mar Mesa, Torrey Highlands and Black Mountain Ranch on the north and west. It is bounded by Interstate-15 and the communities of Carmel Mountain Ranch and Sabre Springs on the east. On the south it is bounded by the Los Peñasquitos Canyon Preserve and the community of Mira Mesa.

The proposed amendment site stretches approximately 1.3 miles from Twin Trails Drive on the north to the southern community boundary adjacent to the Los Peñasquitos Canyon Preserve. The roadway is adjacent to mostly single-family residential land uses (1-5 du/acre) on the north and west, and a mixture of commercial, open space and institutional land uses on the east (Attachment 2). Black Mountain Road bisects the neighborhoods of Twin Trails and Town Center north of State-Route 56; it bisects the neighborhoods of Parkview and Ridgewood south of SR-56. The open space system to the south of the site includes the Los Peñasquitos Canyon Preserve. Black Mountain Road currently operates as a 4-lane Major with landscaped center medians, contiguous sidewalks, and Class II bike lanes. Black Mountain Road operates as a 6-lane Primary Arterial on the bridge over SR-56.

The initiation request proposes to reclassify Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive to the southern community boundary. The proposed amendment was originally discussed by the Rancho Peñasquitos Community Planning Board in 2011 through the review of the Public Facilities Financing Plans for Rancho Peñasquitos and neighboring Black Mountain Ranch. Several board members identified support for maintaining the existing roadway alignment in order to preserve existing community character. Additionally, the Board expressed support for the existing alignment because the City may need to acquire portions of private property necessary to expand the roadway to 6-lanes.

The Rancho Peñasquitos Community Plan Transportation Element identifies as a primary goal the construction and maintenance of an adequate system for vehicular, bicycle and pedestrian circulation. The Plan identified traffic circulation and congestion as one of the issues most frequently cited by residents when discussing problems facing the community. The transportation analysis of the Plan identified peak hour congestion and excessive travel times to locations south of the community, due (in part) to limited access to the south. The assumed average daily vehicle trips at buildout were 70,000 according to the Plan's traffic analysis. As a result, the Plan identified the expansion of Black Mountain Road to a 6-lane Primary Arterial south of Twin Trails Drive as a primary roadway improvement. Additionally, the expansion of Black Mountain Road to six lanes was identified in the Black Mountain Ranch Subarea Plan to mitigate impacts of the community's proposed development. The Subarea Plan's traffic analysis anticipated traffic volumes that required the widening of the facility to six lanes. The Black

Mountain Road widening is an identified project in the Black Mountain Ranch Public Facilities Financing Plan and Facilities Benefit Assessment. Black Mountain Ranch is responsible for 10.6% of the total cost of the roadway improvement. Pacific Highlands Ranch is responsible for 8% of the total cost of the roadway improvement. The majority of funding is unidentified.

If initiated, the proposed reclassification would need to address any traffic impacts resulting from not widening Black Mountain Road to six lanes. Additionally, the proposed amendment would need to address impacts to the bicycle and pedestrian network. Beyond impacts to Black Mountain Road, the proposal would need to address potential impacts to the broader circulation network, including traffic impacts on neighboring streets, resulting from not implementing the adopted roadway improvement. The potentially adverse environmental impacts associated with increased congestion - including noise, air quality and greenhouse gas emissions – would need to be addressed through alternative mitigation measures or other mobility recommendations.

In addition to the present initiation request, there is one amendment that has been initiated in Rancho Peñasquitos (Attachment 3).

- The proposed Rhodes Crossing amendment has been initiated to redesignate 26 acres from Low Density Residential and Open Space to Medium-High Density Residential located at the intersection of Carmel Mountain Road and Camino Del Sur.

## **DISCUSSION**

The City is one of few jurisdictions that require either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. The recommendation of approval or denial of the initiation is based upon compliance with the following three required initiation criteria. The Planning, Neighborhoods & Economic Development Department believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Rancho Peñasquitos Community Plan and any community plan specific amendment criteria:**

The proposed amendment would allow for the reclassification of Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive on the north to the southern community boundary. The reclassification would maintain the existing roadway alignment.

The proposed amendment would be consistent with the General Plan Mobility Element goal of a street and freeway system that balances the needs of multiple users of the public right-of-way. The proposed amendment offers the opportunity to improve efficiency of the street by means other than roadway widening or construction. The Community

Plan states that roadway design should take into account the special conditions of hillside areas. The proposed reclassification would remove potential alterations to the community landform by retaining the existing roadway configuration.

The initiation of the proposed plan amendment would provide the opportunity to comprehensively analyze and assess the impacts of the multi-modal network with the focus on enhancing pedestrian and bicycle connections while minimizing landform and community character impacts.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed amendment appears to offer additional public benefit by minimizing encroachment into open space that would result from roadway expansion. The proposed amendment would also provide an opportunity to enhance and expand multi-modal connections within Rancho Peñasquitos, with the potential to reduce impacts to air quality, noise, and greenhouse gas emissions.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The proposed amendment does not involve any increases in density or intensity. Although public services appear to be available, a full analysis of public services and facilities impacts (schools, fire stations, police stations, libraries, roads, and parks etc.) will be conducted with the review of the community plan amendment, if initiated.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Rancho Peñasquitos Community Plan be initiated.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Impacts of the Black Mountain Road reclassification on the broader circulation network;
- Impacts of the proposed reclassification on bicycle and pedestrian circulation;
- Level and diversity of community support;
- Appropriate size and boundary for the amendment site; and
- Provision of additional benefit to the community.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

[SIGNED]

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Nancy Bragado  
Deputy Director  
Planning, Neighborhoods & Economic Development

[SIGNED]

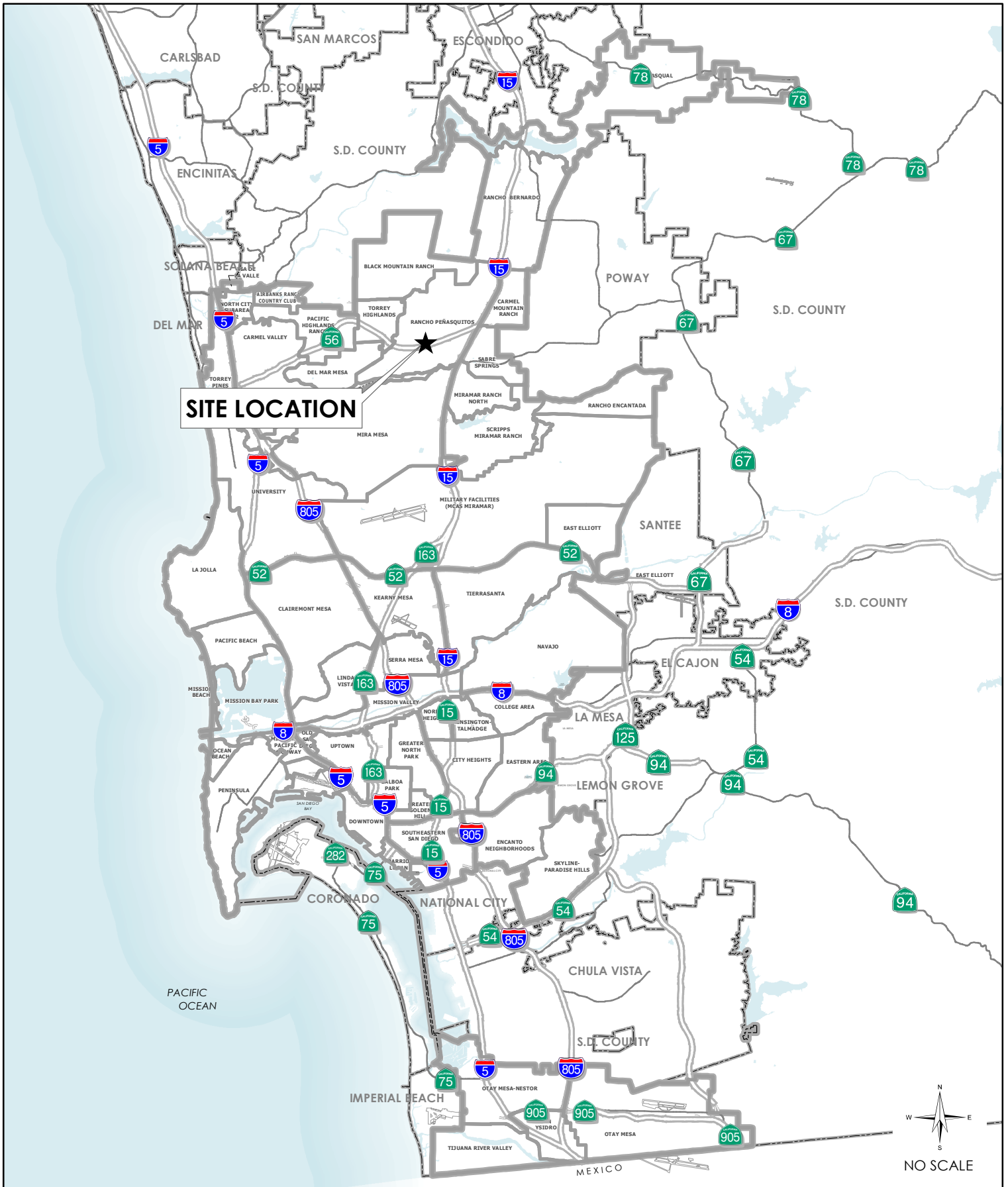
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Michael Prinz  
Senior Planner  
Planning

MJP/NB

Attachments

1. Rancho Peñasquitos Vicinity Map
2. Rancho Peñasquitos Community Plan Land Use Map
3. Rancho Peñasquitos Amendment Initiation Sites Map
4. Aerial Photo
5. Rancho Peñasquitos Community Plan Street Network
6. Ownership Disclosure Statement



San Diego State University

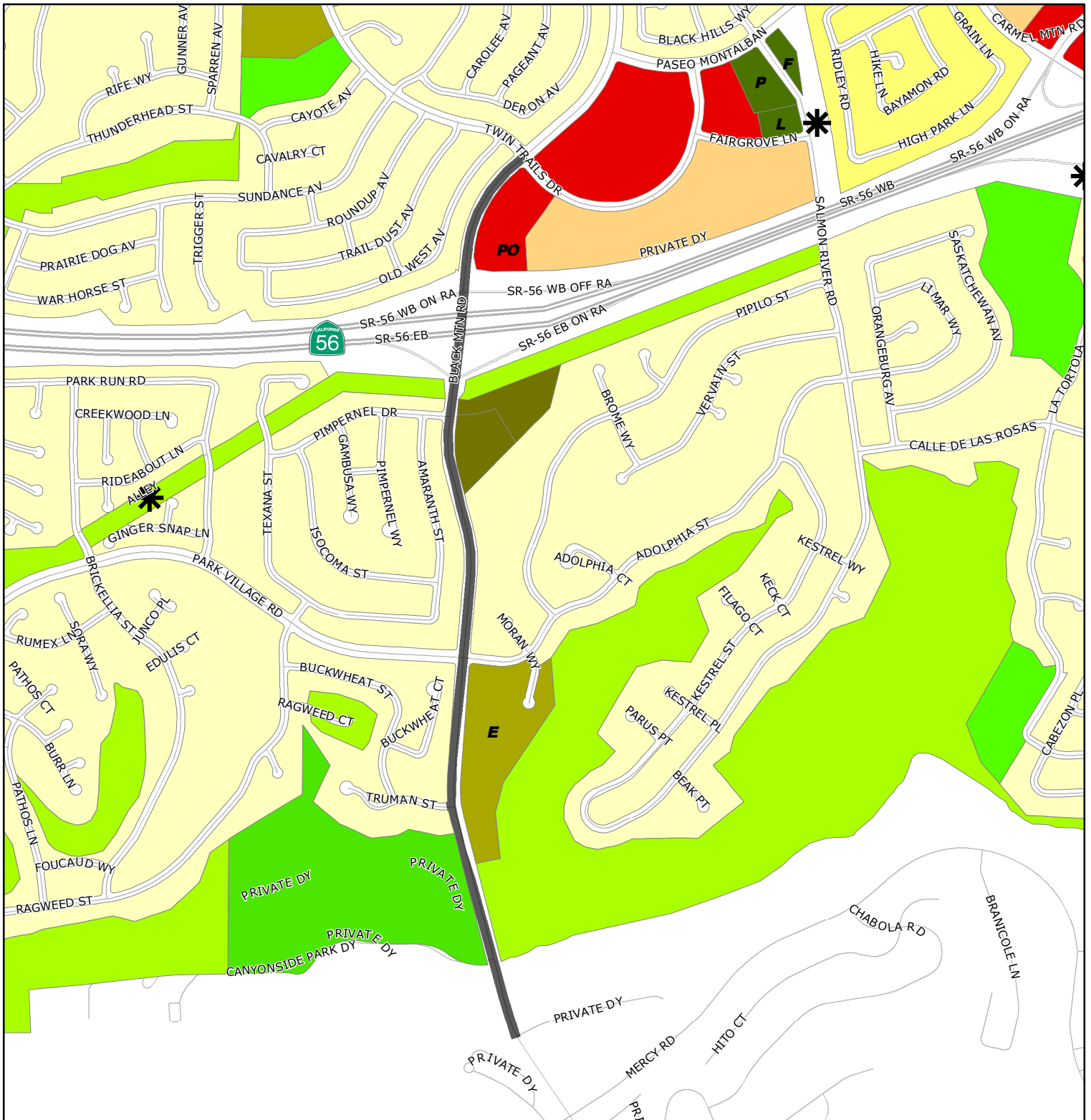


# Rancho Peñasquitos - Vicinity Map

CITY OF SAN DIEGO • Planning Neighborhoods & Economic Development Department



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**Legend**

Very Low Density 0-1 du/ac(all HR areas)	Neighborhood Commercial	Religious Facility	Middle School	Police
Low-Medium Density Residential (5-10 du/da)	Open Space	Library	Senior High School	Religious Facility
Low-Medium Density Residential (5-10 du/ac)	Community Park	Police	Post Office	Skate Park
Medium Density Residential (10-22 du/da)	Neighborhood Park	Fire Services	Library	Special Treatment Area
Medium Density Residential (10-22 du/ac)	General Institutional Healthcare Services	Elementary School	Fire Station	
Community Commercial	Elementary School			



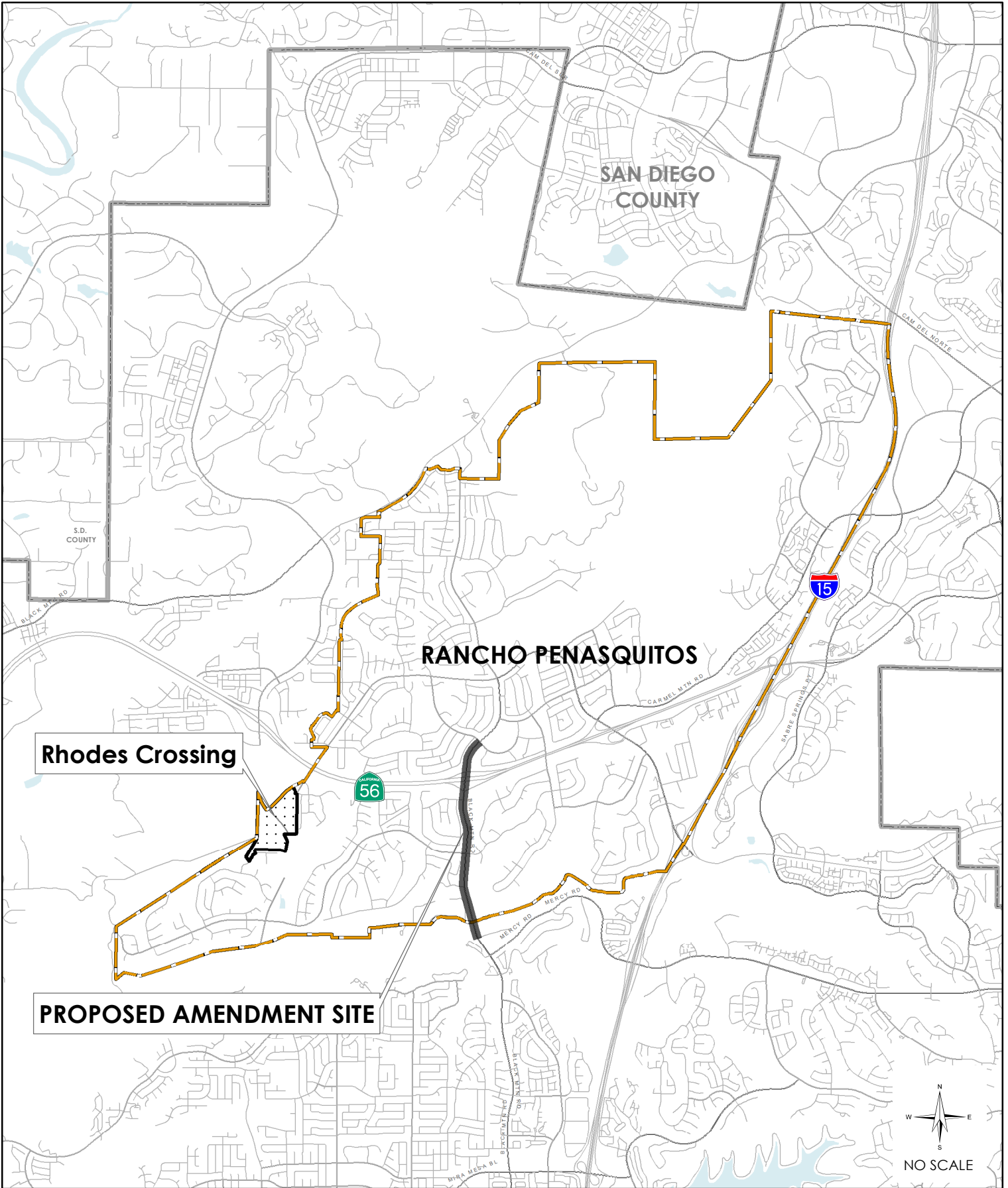
# Rancho Penasquitos:Black Mountain Road - Land Use

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Date: 2/18/2014 File: L:\GIS\GISCommunity Planning\Projects\Projects\CH\_FHS\ECTS\2014\_Amendment\SanGIS\Map\Map\_01.mxd



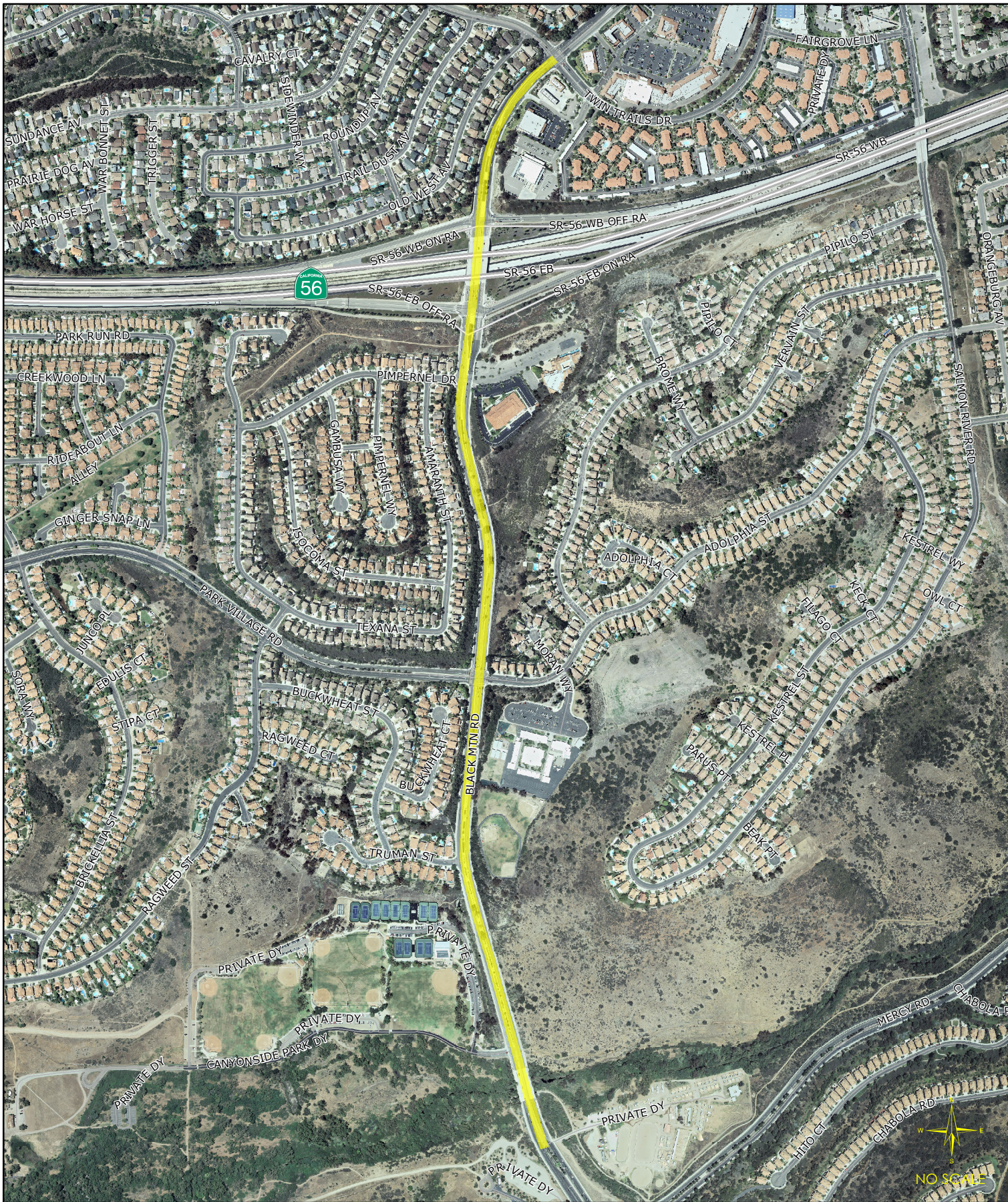
# Community Plan Amendment Initiation Site Map

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# Rancho Penasquitos: Black Mountain Road - Aerial Map

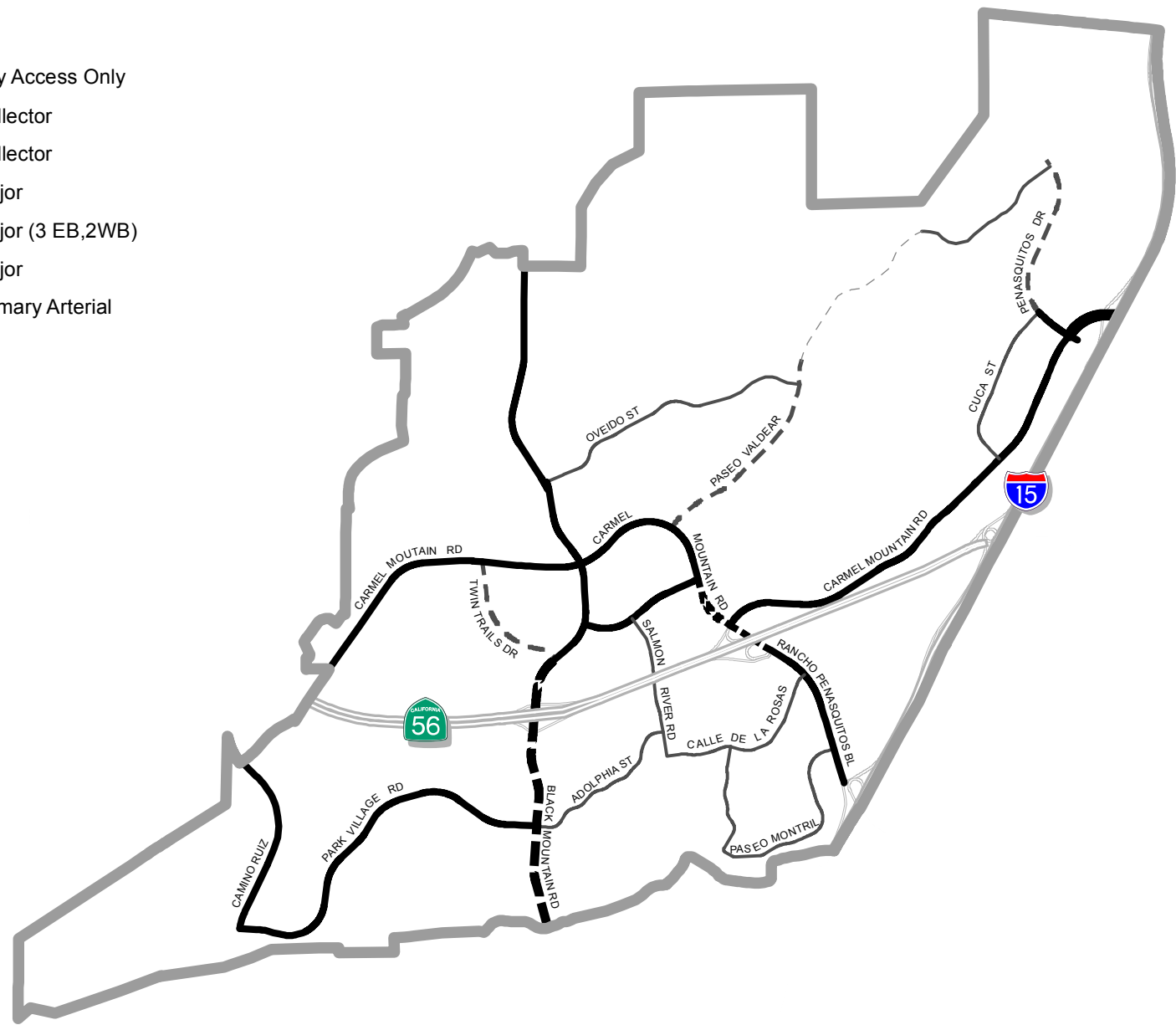
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- Emergency Access Only
- 2 Lane Collector
- - - - 4 Lane Collector
- 4 Lane Major
- 5 Lane Major (3 EB,2WB)
- 6 Lane Major
- ==== 6 Lane Primary Arterial



Date: 2/19/2014 Document Path: L:\GIS\PGIS\Community Planning\Rancho Peñasquitos\CPA\_PROJECTS\2014\_Amendment\RanchoPeñasquitos\_BlackMtnRd.mxd



## Recommended Street Classifications

### Rancho Peñasquitos Community Plan

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City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title**

Black Mountain Road Community Plan Amendment

**Project No. For City Use Only**

357262

**Project Address:**

Black Mountain Road - Rancho Peñasquitos

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached**  Yes  No

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title:  
Black Mountain Road Community Plan Amendment

Project No. (For City Use Only)

357262

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached  Yes  No

Corporate/Partnership Name (type or print):  
Black Mountain Ranch LLC

Owner  Tenant/Lessee

Street Address:  
16010 Camino Del Sur

City/State/Zip:  
San Diego, CA 92127

Phone No: ( 858-618-4910 ) Fax No: 858-618-4914

Name of Corporate Officer/Partner (type or print):  
William M. Dumka

Title (type or print):  
Authorized Representative/Vice-President

Signature:  Date: 1/29/2014

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Black Mountain Ranch LLC, a California Limited Liability Company:

Black Mountain Ranch LLC has one member:

1. **BMR Communities LLC, a California Limited Liability Company**

BMR Communities LLC has one member:

Standard Pacific Investment Corp., a Delaware Corporation

Officers & Authorized Representatives:

Scott D. Stowell, Chief Executive Officer & President  
Jeffrey J. McCall, Principal Financial & Accounting Officer & Treasurer  
Peter J. Kiesecker, Senior Vice President - Mergers & Acquisitions  
Alan V. Vitug, Corporate Controller  
Bryan Kakimoto, Assistant Corporate Controller  
John P. Babel, Secretary  
David Vazquez, Assistant Treasurer  
Thomas Atkin, Authorized Representative  
Michael C. Battaglia, Authorized Representative  
Brian K. Bencz, Authorized Representative  
Kurt Bruskotter, Authorized Representative  
Jeffrey Buffington, Authorized Representative  
David J. Bulloch, Authorized Representative  
Douglas G. Campbell, Authorized Representative  
Salvador Carlos, Authorized Representative  
Cheryl DeLaCruz-McDonald, Authorized Representative  
William Dumka, Authorized Representative  
Suzanne Ek, Authorized Representative  
Leslie A. Goodale, Authorized Representative  
Kimberly Ann Hooper, Authorized Representative  
Gary A. Jones, Authorized Representative  
Martin P. Langpap, Authorized Representative  
Lorrie Leger, Authorized Representative  
Laura D. Massas, Authorized Representative  
Edward T. McKibbin, Authorized Representative  
Ken W. Melvin, Authorized Representative  
Sandra D. Mindt, Authorized Representative  
William Ostrem, Authorized Representative  
Todd J. Palmaer, Authorized Representative  
Connie Phillips, Authorized Representative  
Penny S. Roper, Authorized Representative  
Matthew S. Schemenauer, Authorized Representative  
Steven Seibert, Authorized Representative  
Brandon Sharp, Authorized Representative  
Jon Alan Willingham, Authorized Representative  
Rick M. Wood, Authorized Representative  
Stephanie Yee, Authorized Representative

**UNANIMOUS WRITTEN CONSENT OF  
THE BOARD OF DIRECTORS OF  
STANDARD PACIFIC INVESTMENT CORP.**

The undersigned, constituting all of the directors of Standard Pacific Investment Corp., a Delaware corporation (the "Corporation"), take the following action by written consent in lieu of a meeting of the Board of Directors pursuant to Section 141(f) of the General Corporation Law of the State of Delaware:

**ELECTION OF OFFICERS**

RESOLVED, that the following persons hereby are elected as officers of this Corporation, to such office as appears opposite their respective names, their terms of office to commence immediately and to continue until their successors shall be duly chosen and qualified or until their earlier resignation or removal:

Scott D. Stowell	Chief Executive Officer & President
Jeffrey J. McCall	Principal Financial & Accounting Officer & Treasurer
John P. Babel	Secretary
David Vazquez	Assistant Treasurer
Alan V. Vitug	Corporate Controller
Bryan Kakimoto	Assistant Corporate Controller

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as designated officers of the Corporation, land purchase and option agreements, joint venture agreements, financing agreements, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation (including in its capacity as a partner in a partnership or member of a limited liability company), and

RESOLVED FURTHER, that the foregoing persons and positions are the only officers of the Corporation at this time and any other officers of the Corporation are hereby removed from office.

**AUTHORIZED REPRESENTATIVES**

RESOLVED FURTHER, that the following persons are elected as authorized representatives of this Corporation for the limited purpose of executing real estate development and construction related documents.

<b>Name</b>	<b>Title</b>	<b>Geographic Assignment</b>
Todd J. Palmaer	Regional President	California & Southwest Regions
Edward T. McKibbin	President	Southern California Coastal
Michael C. Battaglia	Vice President - Project Development	Southern California Coastal
David J. Bulloch	Vice President - Operations	Southern California Coastal
Suzanne Ek	Vice President - Sales & Marketing	Southern California Coastal
Gary A. Jones	Vice President - Land Acquisition	Southern California Coastal
Ken W. Melvin	Vice President - Project Development	Southern California Coastal
Douglas G. Campbell	Director - Customer Care	Southern California Coastal
Laura D. Massas	Director of Sales	Southern California Coastal
Leslie A. Goodale	Escrow Manager	Southern California Coastal
Peter Hemphill	Project Manager	Southern California Coastal
Martin P. Langpap	Division Manager	Southern California Inland
Jeffrey Buffington	Vice President - Customer Service	Southern California Inland
Steven Seibert	Vice President - Construction	Southern California Inland


Name	Title	Geographic Assignment
Lorrie Yates Leger	Vice President - Sales & Marketing	Southern California Inland
Rick M. Wood	Vice President - Project Development	Southern California Inland
Matthew S. Schemenauer	Area Sales Manager	Southern California Inland
Penny S. Roper	Closing Manager	Southern California Inland
Brandon Sharp	Vice President - Finance	Southern California Region
Jon A. Willingham	Regional Vice President - Purchasing	Southern California Region
Brian K. Bencz	Vice President - Land Development	Southern California Region
Salvador Carlos	Regional Purchasing Agent	Southern California Region
Sandra D. Mindt	Regional Purchasing Agent	Southern California Region
Kimberly A. Hooper	Regional Purchasing Agent	Southern California Region
Cheryl DeLaCruz-McDonald	Regional Purchasing Agent	Southern California Region
Connie Phillips	Purchasing Agent	Southern California Region
Stephanie Yee	Offsite Purchasing Agent	Southern California Region
William Ostrem	President	Black Mountain Ranch
Thomas Atkin	VP of Finance	Black Mountain Ranch
William Dumka	VP of Forward Planning	Black Mountain Ranch
Kurt Bruskotter	VP of Construction	Black Mountain Ranch

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as authorized representatives of the Corporation, deeds, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of the 14<sup>th</sup> day of August, 2013.



\_\_\_\_\_  
Scott D. Stowell



\_\_\_\_\_  
Jeffrey J. McCall