



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 29, 2024 REPORT NO. PC-24-006

HEARING DATE: March 7, 2024

SUBJECT: CANDLELIGHT, Process Four Decision

PROJECT NUMBER: [PRJ-0691625](#)

REFERENCE: [Candlelight Environmental Impact Report No. 40329/SCH No. 2013101036](#)
[Candlelight Project No. 40329](#) (Tentative Map No. 114999, Site Development Permit No. 1183455, Planned Development Permit No. 115000)

OWNER/APPLICANT: Candlelight Villages LLC Owners/Applicant

SUMMARY

Issue: Should the Planning Commission approve the Extension of Time to Tentative Map No. 114999 for a five-lot subdivision of an undeveloped 44.19-acre site and approve the amendment to Planned Development Permit No. 115000 and Site Development Permit No. 1183455 to allow for the development of 450 multiple-dwelling units on 23.7 acres at the [southern terminus of Caliente Avenue](#), south of Airway Road within the [Otay Mesa Community Planning Area](#)?

Proposed Actions:

1. APPROVE Extension of Time No. PMT-2609199 to Tentative Map No. 114999;
2. APPROVE Planned Development Permit No. PMT-2556192 (amendment to Planned Development Permit No. 115000) and Site Development Permit No. PMT-3269844 (amendment to Site Development Permit No. 1183455).

Fiscal Considerations: None with this action. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: No code violations are pending.

Housing Impact Statement: The project would allow for the construction of 450 multiple-dwelling units within an undeveloped site. The 44.19-acre site is designated by the Otay Mesa Community Plan (OMCP) as Residential Medium Density and Open Space. The site is constrained by environmentally sensitive lands and 23.7 acres is proposed for residential use in order to conserve

open space onsite. The allowable density within the developable portion of the site is 15-29 dwelling units per acre (du/ac). The development of 450 units on 23.7 acres equates to 19 dwelling units per acre, within the allowable density range of the Otay Mesa Community Plan.

The project amends the residential development portion of the project to reduce the total unit count and density and increase the size of the multiple-dwelling units. The Planned Development Permit amendment would reduce the total units from 475 multiple-dwelling units to 450 multiple-dwelling units. The revised site plan would modify the residential unit type from two-bedroom multiple-dwelling units to a mix of two, three and four-bedroom multiple-dwelling units. The larger units would increase the size of the residential buildings and result in a reduction of 25 residential units on the developable portion of the site.

The project also proposes nine (9) of the 450 units to be affordable. The Inclusionary Affordable Housing Regulations require the applicant to provide nine units ($450 \text{ units} \times 2\% = 9 \text{ units}$) affordable to median-income households at 100% of the Area Median Income. By providing those affordable units, the project will meet the requirements of San Diego Municipal Code Section 142.1304(b). The inclusionary requirement was 2% at the time the project was submitted, and staff calculated the requirements based off that requirement. From July 1, 2020 through June 30, 2024, the requirements of Subsections (a) and (b) of this Section 142.1304 shall be implemented incrementally as set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual on file with the San Diego Housing Commission.

The project will be in compliance with the Inclusionary Housing Regulations of San Diego Municipal Code (SDMC) [Chapter 14, Article 2, Division 13](#) and the Inclusionary Housing Procedures Manual at the time the project was submitted. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the SDMC.

Community Planning Group Recommendation: On May 18, 2022, the Otay Mesa Planning Group voted unanimously 10-0-0 to recommend approval of the project with no conditions (Attachment 5).

Environmental Impact: The project site was previously analyzed within the Candlelight Environmental Impact Report (EIR) No. 40329/SCH No. 2013101036, certified on July 26, 2018, Resolution No. 4949A-PC. A consistency evaluation was prepared to determine if conditions specified in California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15162 would require preparation of additional CEQA review for the project. As outlined in the evaluation, the project is consistent with the original certified EIR No. 40329/SCH No. 2013101036 and would not result in new impacts. A Mitigation, Monitoring, and Reporting Program was prepared for the EIR and will be implemented for the following issues areas: Land Use (MPHA Land Use Adjacency), Biological Resources, Historical Resources (Archeology), Transportation and Circulation, and Paleontological Resources. Based on the CEQA Section 15162 consistency analysis, the project would not require any additional environmental review (Attachment 9).

BACKGROUND

The project site consists of 44.19 acres of undeveloped land at the southern terminus of Caliente Avenue, south of Airway Road and State Route 905 (SR-905) in the Otay Mesa Community Planning area. The rectangular site is accessed from Caliente Avenue to the north and is 1.2 miles north of the international border with Mexico (Attachment 1).

The site is located in the Southwest District of the Otay Mesa Community Plan (OMCP), which designates the majority of the site for Residential use, allowing for Medium Density development with a density range of 15-29 dwelling units per acre (Attachment 2). A small portion of the eastern part of the site adjacent to Spring Canyon is designated Open Space. The portion of the project site proposed for development is located in the RM-2-5 zone. The western third of the site which would be preserved as open space Lot No. 4 is located in the RM-1-1 zone. The site contains environmentally sensitive lands (ESL) in the form of disturbed, upland, wetland/riparian and vernal pool habitats as well as steep hillsides.

The most environmentally sensitive areas are located on the far east and west ends of the site and include portions of Spring Canyon to the east and Dillon Canyon to the west. A total of 2.47 acres of these onsite canyon areas are designated as Multi-Habitat Planning Area (MHPA) lands and are located adjacent to offsite MHPA lands. The site is also located in the Transit Priority Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area and FAA Part 77 Noticing Area for Brown Field.

Previous Permits: The site is currently entitled by Tentative Map No. 114999, Planned Development Permit (PDP) No. 115000, and Site Development Permit (SDP) No. 1183455 (Candlelight, Project No. 40329), approved by the Planning Commission on July 26, 2018. This project included:

1. A five-lot subdivision;
2. A 475-unit, 23.7-acre multiple-dwelling unit development on lots 1, 2, and 3, for an average density of over 20 dwelling units per acre;
3. Two open space preserves totaling 17.9 acres on lots 4 and 5, to protect sensitive biological habitats; and
4. Additional improvements, including access trails, a trailhead, 2.5 acres of public roads, and private infrastructure to serve the residential development.

The approved project would develop approximately 60 percent of the site and leave approximately 40 percent as open space to be added to the MHPA.

The site is within the OMCP and the Santee Investments Otay Mesa Precise Plan (Precise Plan) which includes the site and surrounding area. The Precise Plan requires a Process Four PDP to implement its development standards and requires the creation of project-specific design guidelines for new development. PDP No. 115000 included the Candlelight Development Guidelines (Guidelines), which outline conceptual architectural, building, and landscape design for project implementation. The

Guidelines also contain fence and wall treatment requirements adjacent to the open space preserves (Attachment 13).

Approved public road improvements include the extension of Caliente Avenue through the project site, ending at a new public street, Abrams Avenue (also referred to as Public Street "A"), which runs east and west at the southern edge of the project. The intersection of Caliente Avenue and Abrams Avenue would be configured as an all-way stop-controlled intersection.

Previous Tentative Map

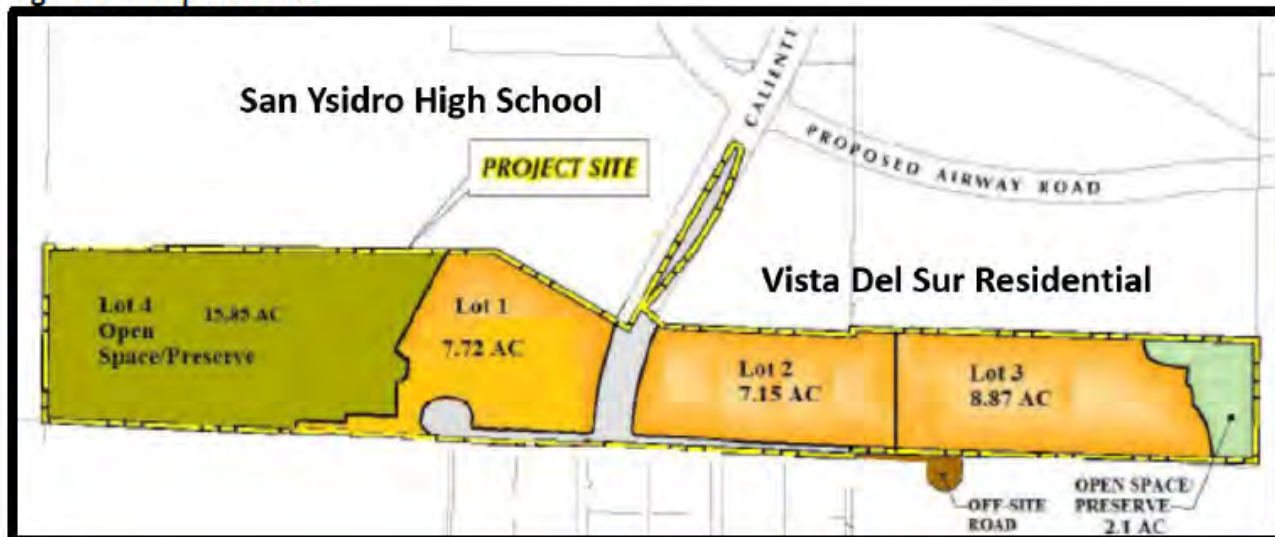
Tentative Map Tentative Map No. 114999 was approved in accordance with San Diego Municipal Code (SDMC) Section 125.0410, The Tentative Map was approved to subdivide the project site into five lots for the construction of 475 residential units and the preservation of two open space lots. The Tentative Map includes conditions for a Covenant of Easement to ensure the preservation of Environmentally Sensitive Lands and on-site Multiple Habitat Planning Area, a Public Access Easement for trail access to open space, an Encroachment Maintenance and Removal Agreement for private storm drain, landscape and irrigation located within the City's right-of-way, permanent Best Management Practices maintenance, streetlights, and proposed public facilities and utilities.

DISCUSSION

Project Description: The proposed project includes the following approvals:

1. An Extension of Time to Tentative Map No. 114999, which will continue to allow the subdivision of the 44.19-acre site into five lots, three lots (Lots 1, 2, and 3) for residential development, and two lots (Lots 4 and 5) for open space;
2. An amendment to PDP No. 115000 and SDP No. 1183455 to revise the residential component of the project. There are no changes proposed to the preservation of the open space lots or trail infrastructure.

Figure 1 - Proposed Lots



Extension of Time for the Tentative Map

The Tentative Map's original expiration date was August 9, 2021. State Assembly Bill 1561 allowed for an automatic 18-month extension pursuant to California Government Code sections 65914.5 (b)(1) and (2). The extension applies pursuant to housing entitlement and housing development project definitions in California Government Code section 65914.5 (d)(1)(B) and (d)(3)(A), and therefore, the new expiration date was February 9, 2023. The project has not received any other extensions allowed per California Government Code section 66452.6 (Subdivision Map Act), and therefore, California Government Code section 65914.5 (d)(2)(b) does not apply. The request for an Extension of Time was submitted prior to the February 9, 2023 expiration date and therefore the Tentative Map expiration date may be extended three years to February 9, 2026 pursuant to SDMC 125.0461(a), which allows the expiration date of a Tentative Map to be extended up to 72 months (six years).

No changes are proposed to the Tentative Map except for the expiration date. The extension of time to the Tentative Map includes new conditions that require the final map to identify brush management boundaries, dedicate roadway improvements and an Irrevocable Offer to Dedicate for a future western extension of Abrams Avenue to the satisfaction of the City Engineer. These new conditions require adequate access for residents and emergency services and document the location of brush management areas which buffer development and manage adjacent vegetated areas to reduce fire risk.

Revised Residential Component

Lots 1, 2, and 3 are designated by the OMCP as Residential Medium Density (15-29 du/ac) and zoned RM-2-5 (Residential – Multiple Unit). The PDP and SDP amendment would reduce the total units from 475 multiple-dwelling units to 450 multiple-dwelling units on the 23.7 acres reserved for residential development.

The revised site plan for Lots 1, 2 and 3 would modify the arrangement of units and the residential unit type from two-bedroom multiple-dwelling units to a mix of two, three, and four-bedroom multiple-dwelling units. The larger units would increase the size of the residential buildings and result in a 25-unit reduction in the total units to 450 units across the three lots. The project also proposes to include nine (9) affordable units into the 450 units on site, in compliance with the Inclusionary Housing Regulations of SDMC Chapter 14, Article 2, Division 13. The unit reduction would decrease the density to 19 du/ac, which remains consistent with the land use designation.

Residential buildings would be designed using the approved Candlelight Development Guidelines and continue to be three stories in height with each unit featuring exterior usable open space. The project includes deviations from the RM-2-5 development regulations related to the rear yard and side yard and street yard setbacks, retaining wall heights, and loading spaces. Both resident and guest parking would be provided at ratios that comply with SDMC requirements. No changes to the originally proposed grading limits, open space preserves on Lots 4 and 5, access trail, trailhead and trail improvements and public road improvements are proposed.

Required Approvals

The project requires the following discretionary approvals, which are consolidated and processed concurrently as a Process Four approval per San Diego Municipal Code (SDMC) Section [112.0103](#).

- **Extension of Time to Tentative Map** – In accordance with SDMC Section [125.0461](#), a Process Two Extension of Time to the Tentative Map is required to subdivide the project site into five lots for residential development and the preservation of two open space lots; and
- **Amendment to Planned Development Permit** - In accordance with the Precise Plan a Process Four PDP is required. The PDP process is the mechanism by which the development standards outlined in the Precise Plan and the project site's design guidelines, Candlelight Development Guidelines, and the Land Development Code are implemented.

The PDP amendment is also required for new deviations to the development regulations per SDMC Section [126.0602\(b\)\(1\)](#). Per SDMC Section [131.0431\(e\)](#), Table 131-04G the project is requesting to deviate from the required rear yard, side yard and street yard setbacks; deviate from SDMC Section [142.0340](#) from the maximum allowed height of a retaining wall within the street side and rear yard setback; and deviate from SDMC Section [142.1010](#), Table 142-10B which requires dedicated off-street loading spaces.

- **Amendment to Site Development Permit** - In accordance with SDMC Section 143.0110, Table 143-01A, a Process four SDP is required due to the presence of ESL in the form of sensitive biological resources per SDMC Section [143.0141](#) and steep hillsides per SDMC Section [143.0142](#), on the project site. No changes to the originally proposed grading limits or open space preserves on Lots 4 and 5 are proposed and the original SDP findings have been carried forward as part of this permit amendment.

Deviations

The deviations from the RM-2-5 development regulations that are proposed with the PDP amendment include deviations to rear, side and street yard setbacks, retaining wall heights and loading spaces and are as follows:

- **Setbacks** – Deviation to SDMC Section 131.0431(e), Table 131-04G to allow:
 - 5 feet rear yard setback where a 15 feet rear yard setback is required;
 - 5 feet side yard setback where a minimum 10 percent of lot width is required per Section 131.0443(e)(2);
 - 10 feet street yard setback where a minimum 10 percent of lot width is required per SDMC Section 131.0443(e)(3).
- **Retaining Wall Height** - Deviation to SDMC Section 142.0340 to allow 15.5-foot retaining walls along the street side and rear where the maximum is six (6) feet.
- **Loading Spaces** - Deviation to SDMC Section 142.1010, Table 142-10B to allow private alleys for short-term loading where dedicated off-street loading spaces are required;

The project clusters the residential development on 23.7-acre of the site to preserve 17.9 acres of open space. The amended site plan for Lots 1, 2, and 3 requires deviations to reduce rear, side, and street yard setbacks to allow for a larger development footprint to cluster the proposed 450-unit development and maintain consistent with the planned land use density. Sheet 16 of 23 of the Project Plan is the Setback Plan for the proposed project. This exhibit illustrates the required and proposed setbacks for the project. The setback deviations help achieve a development footprint for a housing type that meets the community's needs while maintaining the planned land use density (15-29 dwelling units per acre), preserving open space, and achieving the requirements of the Candlelight Development Guidelines. The Guidelines will not change with the proposed project and will remain the same.

The deviations to reduce setbacks are requested to help the project achieve a compact community-oriented site plan while meeting the minimum density designated for this site. The project proposes a wall height of 15.5 feet where six (6) feet is otherwise allowed. The walls that exceed the maximum height limits are proposed to optimize the development footprint and to minimize the manufactured slopes in order to create the necessary area to allow for more square footage and more bedrooms within the units as well as provide an area for private courtyards, common area amenities, and stormwater basins. The Development Guidelines require walls and fencing to appear as architectural façade elements instead of freestanding and detached, and similar building finishes shall be incorporated into walls and fencing. All project walls are proposed as masonry walls and integrated into the project's architecture. Retaining walls visible from the public streets will be screened with landscaping shrubs and vines as identified on the proposed Exhibit A Landscape Plans (Attachment 14).

The project also proposes a deviation from the loading space requirement of providing six designated loading spaces. Due to the configuration of the units, the project proposes that the residences be allowed temporary use of the private alleys for short-term loading, which will be self-governed by the project's homeowners association. Allowing the private alleys to be used for short-term loading provides more flexibility of where loading may occur on-site instead of designating six spaces that may not be as accessible or convenient to some units. Since the alleys are also private, the development is able to self-govern the short-term loading.

The reduced setbacks, wall height, and reduced off-street loading space deviations help the project achieve a community-oriented site plan that is supported by the Candlelight Development Guidelines, while also meeting the minimum density designated for this site.

Community Plan Analysis: The proposed project is located within the OMCP, which designates the site for Residential and Open Space uses. The site is located in the Southwest District of the OMCP, which includes opportunities for residential development and sensitive habitat resource preservation. A majority of the site, approximately 42.19 acres, is designated Residential - Medium, with a density range of 15 to 29 dwelling units per acre. The remainder of the site, approximately 2.1 acres, is designated Open Space.

The project proposes to develop 450 multiple-dwelling units on 23.7 acres, resulting in a residential density of 19 dwelling units per acre, consistent with the Medium Density land use designation of

the OMCP. The project's Tentative Map will create five lots, two of which will add 17.9 acres of land designated Residential to the City's MHPA lands to be preserved as open space. The addition of 17.9 acres of land containing sensitive biological resources would help implement the OMCP Conservation Element goals to preserve the community's open space network and protect the community's biological resources. The project would help implement the Land Use and Conservation goals of the OMCP.

In addition to the OMCP, precise plans have been adopted throughout the planning area to help implement community plan goals related to residential development, mobility, urban design, and resource protection. The northern portion of the Southwest District of the Otay Mesa Community Planning area is within the Santee Investments Otay Mesa Precise Plan, which also includes the project site. The Precise Plan provides area-specific densities, road-alignments, grading limits, and locations for facilities. The goals and policies of the Precise Plan apply to the project site in conjunction with the goals and policies of the OMCP. The Precise Plan designates most of the site for Medium Density Residential (allowing up to 30 dwelling units per acre) with two relatively small areas on the southwest and one small area on the southeast portion of the site designated as open space. The project proposes to conserve more open space than intended by the Precise Plan due to the presence of vernal pool wetlands and the conservation requirements of the Biological Opinion from the State and Federal wildlife agencies.

The Precise Plan also requires the creation of specific design guidelines for each development. As required by the approved Candlelight Development Guidelines, the project would include a system of interconnected sidewalks that provide pedestrian access to all units as well as scenic overlooks and landscaped areas facing the open space to the east and west, which includes existing Spring Canyon to the west, Dillon Canyon to the east and the onsite open spaces areas. The proposed mobility network would help implement the OMCP mobility goal to create a pedestrian sidewalk network that allows for safe and comfortable walking through the community. The project has been designed to use the open space as a focal point, providing residents with amenities that connect with the natural environment.

The project would help implement OMCP Conservation and Recreation Element policies to create a close relationship between the natural environment of Spring Canyon and development, and to locate scenic overlooks adjacent to Spring Canyon. The project would further OMCP policies to support efforts to designate trails and create a comprehensive trails system by providing a public access trail that connects to the Spring Canyon trail system. The site contains sensitive biological resources and steep hillsides which would be maintained as open space to help implement the OMCP Urban Design Element goal of an urban form that reflects land and topography as an amenity.

The project furthers implementation of both the General Plan Conservation Element and OMCP Conservation Element's goals by incorporating design features and standards identified in the project Development Guidelines, including cool roof technology, electric vehicle charging infrastructure, and drought-tolerant landscaping with street trees to reduce the urban heat island effect.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies, the OMCP, General Plan, Candlelight Development Guidelines and regulations in the Land Development Code. Staff has provided draft findings to support the proposed development and draft conditions of approval. Staff recommends the Planning Commission approve the project as presented and conditioned.

ALTERNATIVES

1. Approve Extension of Time No. PMT-2609199 to Tentative Map No. 114999, Planned Development Permit No. PMT-2556192 (amendment to Planned Development Permit No. 115000) and Site Development Permit No. PMT-3269844 (amendment to Site Development Permit No. 1183455), with modifications.
2. Deny Extension of Time No. PMT-2609199 to Tentative Map No. 114999, Planned Development Permit No. PMT-2556192 (amendment to Planned Development Permit No. 115000) and Site Development Permit No. PMT-3269844 (amendment to Site Development Permit No. 1183455), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



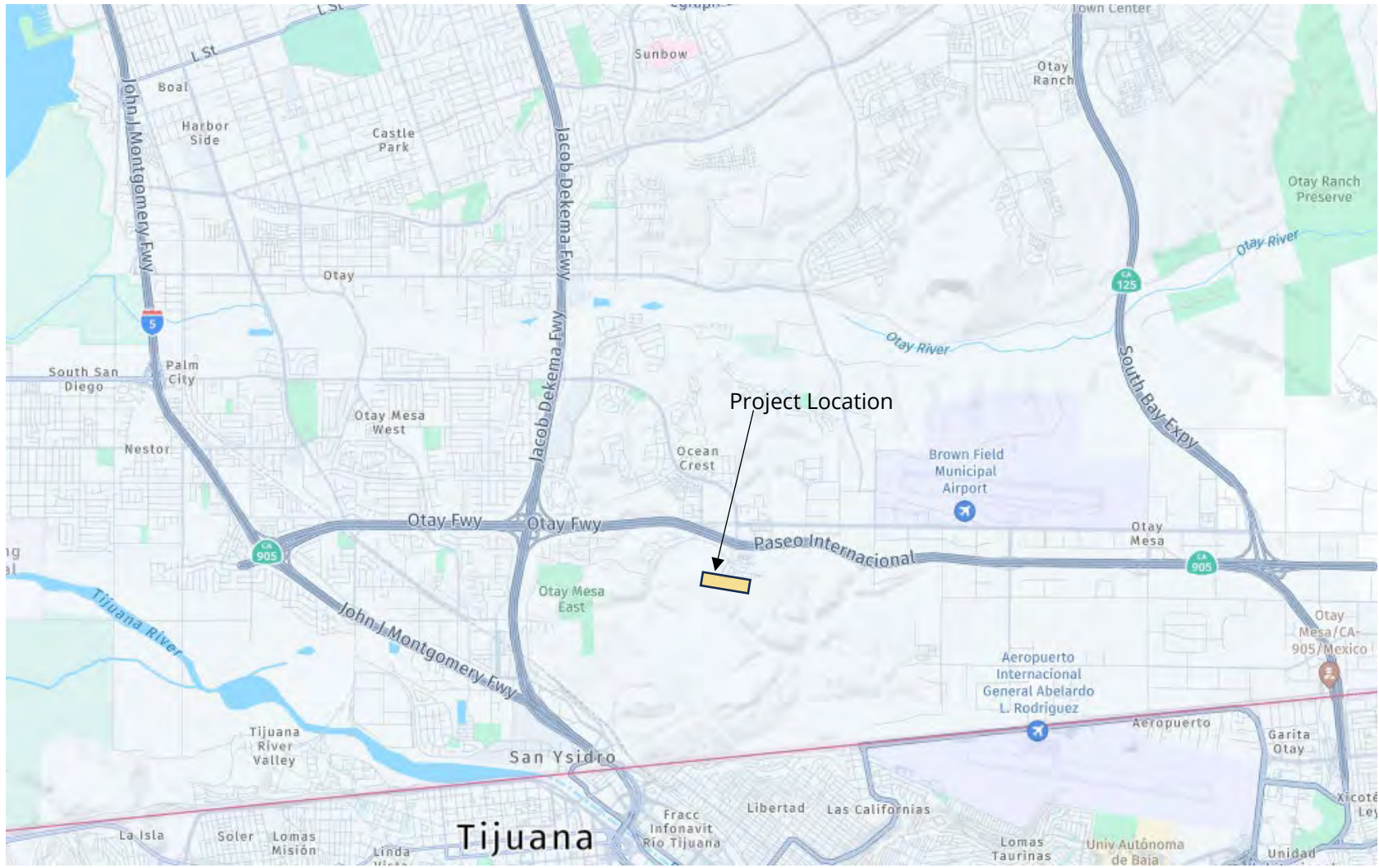
Leslie M. Gallagher
Deputy Director
Development Services Department



Sara Osborn
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Map
3. Community Plan Land Use Map
4. Santee Investment Precise Plan Map
5. Community Planning Group Vote
6. Draft Permit with Conditions
7. Draft Permit Resolution with Findings
8. Draft Extension of Time Tentative Map Resolution with Findings
9. 15162 Consistency Evaluation Memo and MMRP
10. Ownership Disclosure Statement
11. Copy of Recorded Permit for Project No. 40329
12. Copy of Tentative Map Conditions for Project No. 40329
13. Copy of Approved Exhibit A - Tentative Map and Candlelight Development Guidelines for Project No. 40329
14. Project Plans

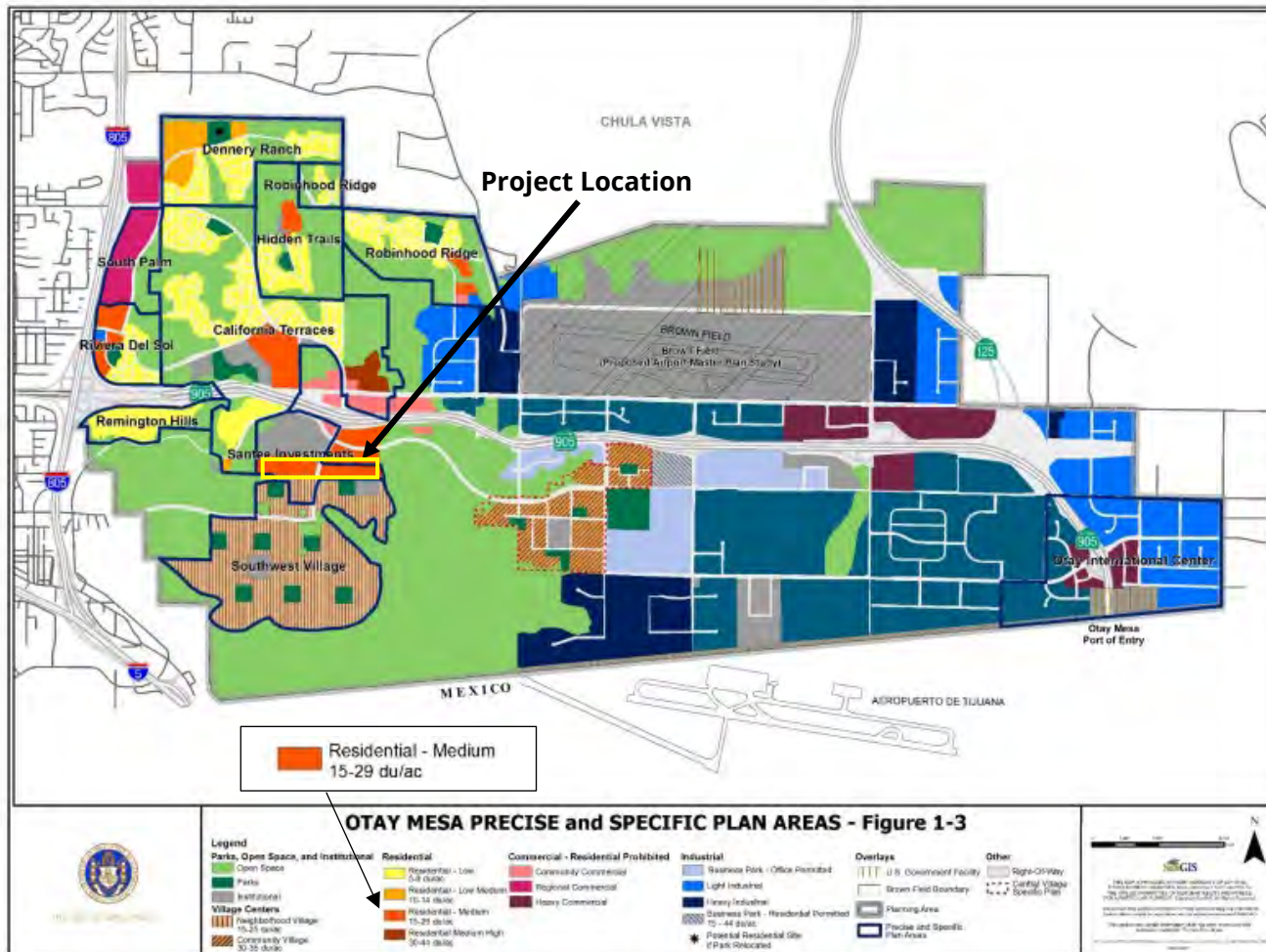


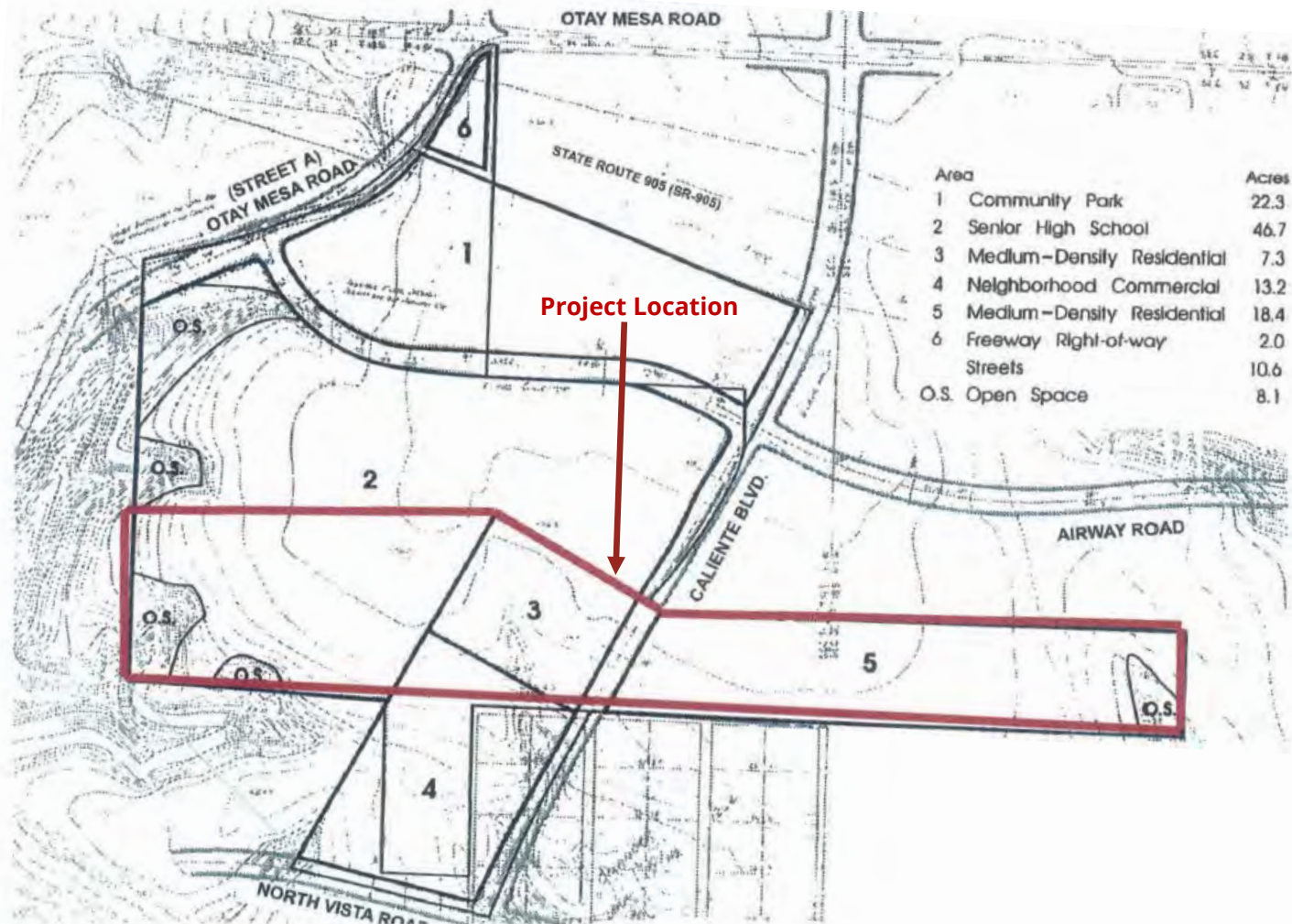
Location


Candlelight/PRJ-0691625
Development Services Department

FIGURE
No. [1]







Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: Candlelight		Project Number: 691625	
Community: Otay Mesa			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: May 18, 2022
# of Members Yes 10	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Rob Hixson, III			
TITLE: Otay Mesa Planning Group, Chair			DATE: June 01, 2022
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008909

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. PMT-2556192

SITE DEVELOPMENT PERMIT NO. PMT-3269844

CANDLELIGHT PROJECT NO. PRJ- 0691625 [MMRP]

AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 115000

AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1183455

PLANNING COMMISSION

This Planned Development Permit (PDP) No. PMT-2556192 and Site Development Permit (SDP) No. PMT-3269844 is an amendment to Planned Development Permit No. 115000 and Site Development Permit No. 1183455 is granted by the Planning Commission of the City of San Diego to Candlelight Villages LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0602 and 126.0502. The vacant 44.19-acre site is located at the terminus of Caliente Avenue, south of Airway Road and State Route 905, in the RM-1-1 and RM-2-5 (Residential-Multiple Unit) zones, within the Otay Mesa Community Plan area. The project site is legally described as a Parcel A1: A portion of the west half of the northeast quarter of Section 31, Township 18, South Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California according to the official plat thereof; Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof; Parcel C2: The northerly 400.00 feet of southerly 420.00 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof, measured at right angles to the southerly line of said northwest quarterly Section 32. Assessor's Parcel Numbers 645-060-3200, 645-060-3500, 645-060-3800, and 645-080-0800.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to amend PDP No. 115000 and SDP No. 1183455 to subdivide the project site into five lots, including two lots for open space preservation and amend the development of 475 multiple dwelling units on Lots 1, 2 and 3, to 450 multiple dwelling units with deviations to setbacks, retaining wall heights, and loading spaces, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 7, 2024, on file in the Development Services Department.

The project shall include:

- a. Compliance with Tentative Map No. 114999 approved by the Planning Commission on July 26, 2018, Resolution No. 4949-PC and Extension of Time Tentative Map No. PMT-2609199;
- b. The previous Planned Development Permit No. 115000 and Site Development Permit No. 1183455 (Doc No. 2018-0473612) is superseded by this amendment.
- c. The creation of five lots, including three multiple dwelling lots totaling 23.7 acres and two open space lots totaling 17.9 acres, with 2.5 acres of public roads, to allow for the development of 450 multiple dwelling units, including nine (9) affordable dwelling units;
 - Lot 1: 127 multiple dwelling units
 - Lot 2: 95 multiple dwelling units
 - Lot 3: 228 multiple dwelling units
 - Lot 4: preservation of open space
 - Lot 5: preservation of open space
- d. Allowable deviations from the development regulations pursuant to the following sections of the SDMC:
 - Setbacks – Deviation to SDMC Section 131.0431(e), Table 131-04G to allow:
 - 5 feet rear yard setback where a 15 feet rear yard setback is required;
 - 5 feet side yard setback where a minimum 10 percent of lot width is required per Section 131.0443(e)(2);
 - 10 feet street yard setback where a minimum 10 percent of lot width is required per SDMC Section 131.0443(e)(3).
 - Retaining wall height - Deviation to SDMC Section 142.0340 to allow 15.5-foot retaining walls along the street side and rear where the maximum is six (6) feet.
 - Loading spaces - Deviation to SDMC Section 142.1010, Table 142-10B to allow the use of private alleys for short-term loading where dedicated off-street loading spaces are required;
- e. The project may be constructed in phases, with the required sewer infrastructure to be constructed with the first lot developed. The remaining two lots could then be developed independently after sewer infrastructure construction;
- f. Compliance with the Candlelight Development Guidelines to regulate the design of the development and ensure compliance with the development regulations and the Santee Investments Otay Mesa Precise Plan;
- g. Trail and trail access improvements to include fencing, surfacing and kiosk improvements;
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Off-street parking; and

- j. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 21, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third

Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to

conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 40329/SCH No. 2013101036, Certified on July 26, 2018, Resolution No. 4949A-PC, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified Environmental Impact Report No. 40329/SCH No. 2013101036, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP updated and provided as part of the Candlelight (Project No. 691625) California Environmental Quality Act – Section 15162 Evaluation Memorandum dated January 11, 2024, shall be implemented for the following issue areas:

Land Use (MPHA Land Use Adjacency), Biological Resources, Historical Resources (Archeology), Transportation and Circulation, and Paleontological Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

16. A 220-amp outlet shall be installed in each garage to facilitate electric vehicle charging.

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The Inclusionary Affordable Housing Regulations require the applicant to

provide nine (9) units ($450 \text{ units} \times 2\% = 9 \text{ units}$) affordable to median income households at 100% of Area Median Income. By providing those affordable units, the project will meet the requirements of San Diego Municipal Code (SDMC) Section 142.1304(b). The nine (9) required affordable units must be provided in a comparable mix to the total development. Comparability will be determined by the San Diego Housing Commission.

18. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide nine (9) affordable units with prices at 100% AMI.

AIRPORT REQUIREMENTS:

19. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

20. The Permit shall comply with all conditions of the Tentative Map No. 114999 and Extension of Time Tentative Map No. PMT-2609199.

21. Prior to the issuance of any building permits, the Owner/Permittee shall provide Peak flow attenuation calculations are required to demonstrate that post-project peak flows from the proposed condition site are less than pre-project peak flows at the points of compliance for the project site. Calculations must follow conjunctive use requirements for mixed use basins. Specifically, peak flow attenuation storage volumes may not overlap with storage areas designated for water quality treatment control (treatment of the 85th percentile water quality volume). For the proposed basins proposing R=Tanks, the required peak flow attenuation must be attained within the R-Tank and no resultant water surface elevations should extend above into the biofiltration soil mix. Attenuation will be determined by using a 6-hour inflow hydrograph and routed outflow hydrograph using only the R-Tank storage.

22. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence the project complies with the following: For all projects draining to Mexico, including this project, peak flow attenuation is required for the 5-year, 10-year, 25-year, 50-year and 100-year design flow events (mitigated post-project peak flows must be less than pre-project peak flows).

23. Safety fencing, protective riser grates and maintenance access must be provided for each proposed surface biofiltration basin to the satisfaction of the City Engineer.

24. Each proposed storm drain discharge location must extend to a defined low point in the receiving conveyance and include properly sized energy dissipation per City and regional design standards.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

26. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the

Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' on file in the Office of the Development Services Department.

32. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC Sections 142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 20-foot. to 39-foot. in width shown on Exhibit "A." Where composite brush management zone(s) are less than standard minimums, alternative compliance measures shall be implemented per 142.0412(i) through U) to include upgraded openings with Dual-Glazed, Dual-Tempered Panes along brush side of structures plus a 10-foot perpendicular return along adjacent wall faces as alternative compliance for the reduced brush management zones.

- Lot 1 – Zone One of 35 feet to the west of Units 1-4. Zone One of 39 feet to the south of Unit 1, as shown on Exhibit "A."
- Lot 3 – Lot 3 – Zone One of 20 feet and an off-site Zone Two of 35 feet to the south of Units 33-50, as shown on Exhibit "A."
- Lot 3 – Zone One of 35 feet to the east of Units 50 and 51, as shown on Exhibit "A."

33. Prior to issuance of any Building Permits, a recorded easement shall be obtained from the adjacent property owner of APN 645-080-0300 for the purposes of performing off-site Zone Two brush management. Said easement shall remain in effect until such a time as the adjacent lot is developed and the fuel-load no longer exists.

34. Prior to issuance of any Construction Permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

35. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

36. Prior to issuance of any Construction Permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in

substantial conformance with Exhibit 'A' on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

37. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

38. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

39. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM:

40. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A."

41. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City. Prior to issuance of any construction permit for grading, documentation demonstrating the remainder MHPA would be adequately managed and monitored in a manner consistent with the City's MSCP Preserve Management Framework shall be submitted and approved by the Development Services Department and Planning Department/MSCP Section. Documentation shall consist of either a Habitat Management Plan (HMP) or Covenant of Easement Grantor's Duties specific language and either document would identify the responsible entity, Habitat Manager, and funding source for long term-maintenance and management.

42. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens.

43. For all property approved for conveyance in fee title to the City for MHPA purposes: prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

44. Compliance with the Vernal Pool Habitat Conservation Plan (VPHCP) is required for impacts to and the protection of onsite and adjacent vernal pool habitats, in perpetuity.

VERNAL POOL HABITAT CONSERVATION PLAN:

VERNAL POOL COMPLEX EVALUATION AND MANAGEMENT - J 34 (CANDLELIGHT)

45. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall implement applicable conditions of the Biological Opinion (FWSSDG-08B0715-08F0817) prepared for the Candlelight Villas project and current requirements of the Candlelight Project (PTS No. 40329) including implementation of the Final Vernal Pool Restoration Plan and Final Long-term Management Plan in conjunction with issued state and federal aquatic resources permits.

VPHCP SECTION 5.2.1 VERNAL POOL AVOIDANCE AND MINIMIZATION REQUIREMENTS

46. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

1. Any development adjacent to the MHPA shall be constructed to slope away from the extant pools to be avoided, to ensure that runoff from the project does not flow into the pools.
2. Covered projects shall require temporary fencing (with silt barriers) of the limits of project impacts (including construction staging areas and access routes) to prevent additional vernal pool impacts and prevent the spread of silt from the construction zone into adjacent vernal pools. Fencing shall be installed in a manner that does not impact habitats to be avoided. Final construction plans shall include photographs that show the fenced limits of impact and all areas of vernal pools to be impacted or avoided. If work inadvertently occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied to the satisfaction of the City. Temporary construction fencing shall be removed upon project completion.
3. Impacts from fugitive dust that may occur during construction grading shall be avoided and minimized through watering and other appropriate measures.
4. A qualified monitoring biologist that has been approved by the City shall be on-site during project construction activities to ensure compliance with all mitigation measures identified in the CEQA environmental document. The biologist shall be knowledgeable of vernal pool species biology and ecology. The biologist shall perform the following duties:
 - a. Oversee installation of and inspect the fencing and erosion control measures within or upslope of vernal pool restoration and/or preservation areas a minimum of once per week and daily during all rain events to ensure that any breaks in the fence or erosion control measures are repaired immediately.

- b. Periodically monitor the work area to ensure that work activities do not generate excessive amounts of dust.
 - c. Train all contractors and construction personnel on the biological resources associated with this project and ensure that training is implemented by construction personnel. At a minimum, training shall include (1) the purpose for resource protection; (2) a description of the vernal pool species and their habitat(s); (3) the conservation measures that must be implemented during project construction to conserve the vernal pool species, including strictly limiting activities, and vehicles, equipment, and construction materials to the fenced project footprint to avoid sensitive resource areas in the field (i.e., avoided areas delineated on maps or on the project site by fencing); (4) environmentally responsible construction practices as outlined in measures 5, 6 and 7; (5) the protocol to resolve conflicts that may arise at any time during the construction process; and (6) the general provisions of the project's mitigation monitoring and reporting program (MMRP), the need to adhere to the provisions of FESA, and the penalties associated with violating FESA.
 - d. Halt work, if necessary, and confer with the City to ensure the proper implementation of species and habitat protection measures. The biologist shall report any violation to the City within 24 hours of its occurrence.
 - e. Submit regular (e.g., weekly) letter reports to the City during project construction and a final report following completion of construction. The final report shall include as-built construction drawings with an overlay of habitat that was impacted and avoided, photographs of habitat areas that were avoided, and other relevant summary information documenting that authorized impacts were not exceeded and that general compliance with all conservation measures was achieved.
5. The following conditions shall be implemented during project construction:
- a. Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.
 - b. The project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site.
 - c. Disposal or temporary placement of excess fill, brush, or other debris shall be limited to areas within the fenced project footprint.
6. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering the vernal pools or their watersheds and shall be shown on the construction plans. Fueling of equipment shall take place within existing paved areas greater than 100 feet from the vernal

pools or their watersheds. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. A spill kit for each piece of construction equipment shall be on-site and must be used in the event of a spill. "No-fueling zones" shall be designated on construction plans.

7. Grading activities immediately adjacent to vernal pools shall be timed to avoid wet weather to minimize potential impacts (e.g., siltation) to the vernal pools unless the area to be graded is at an elevation below the pools. To achieve this goal, grading adjacent to avoided pools shall comply with the following:
 - a. Grading shall occur only when the soil is dry to the touch both at the surface and 1 inch below. A visual check for color differences (i.e., darker soil indicating moisture) in the soil between the surface and 1 inch below indicates whether the soil is dry.
 - b. After a rain of greater than 0.2 inch, grading shall occur only after the soil surface has dried sufficiently as described above, and no sooner than 2 days (48 hours) after the rain event ends.
 - c. To prevent erosion and siltation from storm water runoff due to unexpected rains, best management practices (i.e., silt fences) shall be implemented as needed during grading.
 - d. If rain occurs during grading, work shall stop and resume only after soils are dry, as described above.
 - e. Grading shall be done in a manner to prevent runoff from entering preserved vernal pools.
 - f. If necessary, water spraying shall be conducted at a level sufficient to control fugitive dust but not to cause runoff into vernal pools.
 - g. If mechanized grading is necessary, grading shall be performed in a manner to minimize soil compaction (i.e., use the smallest type of equipment needed to feasibly accomplish the work).
8. Prior to project construction, topsoil shall be salvaged from the impacted vernal pools or road ruts with fairy shrimp on-site consistent with the requirements of the approved restoration plan (e.g., free of versatile fairy shrimp [*Branchinecta lindahli*]). Vernal pool soil (inoculum) shall be collected when dry to avoid damaging or destroying fairy shrimp cysts and plant seeds. Hand tools (i.e., shovels and trowels) shall be used to remove the first 2 inches of soil from the pools. Whenever possible, the trowel shall be used to pry up intact chunks of soil, rather than loosening the soil by raking and shoveling, which can damage the cysts. The soil from each pool shall be stored individually in labeled boxes that are adequately ventilated and kept out of direct sunlight to prevent the occurrence of fungus or excessive heating of the soil and stored off-site at an appropriate facility for vernal pool inoculum. Inoculum from different source pools shall not be mixed for seeding any restored pools, unless otherwise approved by the City and Wildlife Agencies. The collected soils shall

be spread out and raked into the bottoms of the restored pools. Topsoil and plant materials salvaged from the upland habitat areas to be impacted shall be transplanted to, and/or used as a seed/cutting source for, the upland habitat restoration/creation areas to the maximum extent practicable as approved by the City.

9. Permanent protective fencing along any interface with developed areas and/or use other measures approved by the City to deter human and pet entrance into on- or off-site habitat shall be installed. Fencing shall be shown on the development plans and should have no gates (except to allow access for maintenance and monitoring of the biological conservation easement areas) and be designed to prevent intrusion by pets. Signage for the biological conservation easement area shall be posted and maintained at conspicuous locations.

VERNAL POOL MANAGEMENT & MONITORING PLAN ADMINISTRATION AND REPORTING REQUIREMENTS

47. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Qualified Vernal Pool Project Biologist, permitted in accordance with the USFWS protocol, has been retained to implement the project's Vernal Pool Management and Monitoring Plan. The letter shall include the names and contact information of all persons involved in the monitoring of the project.

48. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section identifying an approved third-party Preserve Manager who shall implement and achieve long-term management objectives, goals and metrics for the preserve if the preserve is not dedicated in fee title to the City Parks and Recreation Department Open Space Division. Preserve Managers must meet the City's qualifications and be approved by the City and Wildlife Agencies (California Department of Fish and Wildlife [CDFW] and U.S. Fish and Wildlife Service [USFWS]).

ANNUAL REPORTS AND PRESERVE MANAGEMENT PLAN

49. Prior to January 31 following the Year One of management and annually thereafter, a brief annual report summarizing the status of the preserve, monitoring survey results, and all major management tasks will be prepared and provided to the City of San Diego Planning Department. The report shall discuss the previous year's management and monitoring activities as well as management/monitoring anticipated in the upcoming year. It shall provide a concise and complete summary of management and monitoring methods, monitoring results, rainfall totals, identify new management issues and the need for any adaptive management resulting from monitoring, address management issues raised in the previous year's report, report on the success or failure of management approaches (based on monitoring). New sensitive species or significant changes in status of sensitive species in the preserve should be discussed in the annual report. Photos from the photo monitoring stations shall be attached to the report. The annual report shall also provide a financial summary describing expenditures for the year, and the status of the endowment.

DATA MANAGEMENT

50. Prior to January 31 following the Year One of management and annually thereafter, the Qualified Preserve Manager shall submit monitoring data collected utilizing the City's standardized data collection method to the Planning Department. Monitoring data shall be collected by qualified consultants, nonprofits, or other trained individuals that have been approved by the City and Wildlife Agencies. Collection of the information shall be done in a standardized method, consistent with the VPMMP, and would include sufficient information needed to determine the status of a complex.

BUDGET/ENDOWMENT MANAGEMENT

51. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) confirming that implementation of the VPMMP shall be paid for by funds provided by a start-up payment for the first three years of management, as well as an annual operation fund or non-wasting cash endowment, unless otherwise approved by the City. Candlelight Villages LLC, or their successors and assigns, would be responsible for funding in accordance with VPHCP, Table E-1, Level 1 Monitoring and Management Costs annually, which is the annual cost identified by the City for Level 1 management (City 2020). If an endowment is used for the funding, the endowment shall be held by a qualified entity, such as The San Diego Foundation. The Preserve Manager shall have a duty of loyalty and shall not use the funds for its own personal benefit. The entity is expected to act as a prudent investor of the funds. These safeguards shall ensure that the funds shall be available for long-term management in perpetuity.

OPERATIONS AND STAFFING

52. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) identifying a City-approved Preserve Manager who meets the City's qualifications shall be responsible for implementation of in the field management and monitoring efforts. Weeding and specific management efforts requiring significant labor shall be conducted by landscape maintenance crews overseen by the Preserve Manager. The Preserve Manager shall oversee implementation of the VPMMP, as well as provide budget oversight.

PLANNING/DESIGN REQUIREMENTS:

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

54. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

55. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

56. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

57. Future development of the site shall comply with the Candlelight Development Guidelines a part of the Exhibit "A" approved by the Planning Commission on July 26, 2018, Resolution No. 4949-PC.

58. Prior to issuance of building permits for the residential units, Owner/Permittee shall demonstrate that noise levels for any required, useable, exterior open space located on the ground level grassy/landscaped space between the buildings is controlled to less than 65 dBA CNEL. If necessary to control noise to less than 65 dBA CNEL, a noise control fence along the outer edge of the area facing the roadway shall be installed. The noise control fence would need to be a minimum of six feet above the level of the outdoor use area adjacent the fence. The fence would need returns along the north and south end or walkways entering from the street 10-feet in length.

59. If the ground level grassy/landscaped areas described in the preceding Condition do not require noise control fencing but there are ground-level decks adjacent to the buildings facing the roadways, these ground-level decks shall require foot high noise control barriers around the deck space to control roadway noise impacts to less than 65 dBA CNEL.

60. Prior to issuance of building permits for the residential units, Owner/Permittee shall demonstrate that noise levels for any second-floor decks included as required, useable, exterior open space does not exceed 65 dBA CNEL.

PARK AND RECREATION REQUIREMENTS:

61. Prior to issuance of any certificate of occupancy, the Owner/Permittee shall construct all trail and trail access improvements on Lots 3 and 5. Improvements shall include those indicated on the plans and in the Candlelight Development Guidelines including, but not limited to, access path surfacing; bollards; step-over rails; trailhead improvements (kiosk); and fencing (including chain link and peeler log/split rail) as shown on the Tentative Map No. 114999.

62. Prior to issuance of a certification of occupancy, the Owner/Permittee shall obtain approval of trail and trail improvements by the Parks and Recreation Department Open Space Deputy Director, or assigned appointee. The trail improvements are contingent upon approval by the U.S. Fish and Wildlife Service, to be confirmed by the City Park and Recreation Department.

63. The Owner/Permittee shall ensure that no project brush management is located on City fee-owned open space.

64. The Owner/Permittee shall ensure Parks and Recreation review and approval of the grading plans prior to permit issuance.

GEOLOGY REQUIREMENTS:

65. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

66. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

TRANSPORTATION REQUIREMENTS

67. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

68. Prior to the issuance of the first building permit, the Owner/Permittee shall dedicate and improve 142 feet of right-of-way and assure by permit and bond the construction of Caliente Avenue along the project frontage as a six-lane Major (striped as a five lane Major with two southbound lanes and three northbound lanes due to the southbound two lane pavement width constraint alongside the San Ysidro School parcel), with a full width raised median within 98 foot curb-to-curb width, curb, gutter, 22-foot wide parkway with non-contiguous sidewalk and buffered Class II bike lanes and Class I bike path (Class I on the east side only) as shown on Exhibit 'A' per current City standards satisfactory, to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

69. Prior to the issuance of the first building permit, the Owner/Permittee shall dedicate and improve 30-39 feet (half width) of right-of-way and assure by permit and bond the construction of Abrams Avenue (formerly Public Street "A") east of Caliente Avenue along the project frontage as a two-lane collector with center left turn lane with 28-37 foot of pavement width, curb, gutter and 12 foot wide parkway (on the north side), and temporary asphalt berm on the south side, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

70. Prior to the issuance of the first building permit, the Owner/Permittee shall dedicate and improve 30 feet (half width) of right-of-way and assure by permit and bond the construction of Abrams Avenue (formerly Public Street "A") west of Caliente Avenue along the project frontage as a two-lane collector with 28 foot of pavement width, curb, gutter and 12 foot wide parkway (on the

north side), and temporary asphalt berm on the south side, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

71. Prior to the issuance of the first building permit, the Owner/Permittee shall dedicate and improve 124 feet of right of way and shall assure by permit and bond the construction of a temporary cul-de-sac bulb at the eastern end of Abrams Avenue (formerly Public Street "A") with 100 feet pavement width (50 feet radius) and 12-foot parkway as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer.

72. Prior to the issuance of the first building permit, the Owner/Permittee shall dedicate and improve 134 feet of right of way and shall assure by permit and bond the construction a temporary cul-de-sac bulb at the western end of Abrams Avenue (formerly Public Street "A") with 110 feet pavement width (55 feet radius) and 12-foot parkway as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

73. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Caliente Avenue and Abrams Avenue (formerly Public Street "A"), satisfactory to the City Engineer. The signal shall be installed when warranted and may be assured though a Deferred Improvement Agreement, satisfactory to the City Engineer.

74. Prior to the issuance of the first grading permit, the Owner/Permittee shall record a 30-foot Irrevocable Offer to Dedicate (IOD) for a future western extension of Abrams Avenue (formerly Public Street "A") within the project site as shown on Exhibit "A", satisfactory to the City Engineer. The City will accept the IOD at the appropriate time for development of the south side of Abrams Avenue to construct the roadway.

75. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of two (2) 25-foot wide driveways along Abrams Avenue (formerly Public Street "A") (one east of Caliente Avenue and one west of Caliente Avenue) as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

76. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two (2) emergency only access with rolled curb along Caliente Avenue as shown on Exhibit 'A', satisfactory to the City Engineer and Fire Marshal. All improvements shall be completed and operational prior to first occupancy.

77. Prior to the issuance of any building permit, the Owner/Permittee shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) in favor of Lots 2 and 3, to the satisfaction of the City Engineer.

78. Prior to the issuance of any building permit, the Owner/Permittee shall record reciprocal access easements in favor of Lots 2 and 3, to the satisfaction of the City Engineer.

79. Prior to the issuance of any building permit, the Owner/Permittee shall record a shared parking agreement to share 23 automobile parking spaces from Lot 2 with Lot 3, satisfactory to the City Engineer.

80. Prior to the issuance of any building permit, the Owner/Permittee shall record a shared parking agreement (DS-267) to share four motorcycle spaces from Lot 3 with Lot 2, satisfactory to the City Engineer.

81. Prior to first occupancy, the Owner/Permittee shall provide and maintain onsite the following Vehicle Miles Traveled (VMT) reduction measures totaling at least five points as shown in Exhibit 'A', satisfactory to the City Engineer:

- Two (2) bike repair stations (3 points)
- Ten (10) shade trees (2 Points)

82. The project shall relinquish all access rights onto Caliente Avenue, with the exception of two emergency only access as shown on Exhibit 'A', satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

83. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

84. All on-site water and sewer mains will be "private".

85. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Public Utilities Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Owner/Permittee shall install a redundant water system, in a manner satisfactory to the Public Utilities Department and the City Engineer.

86. Prior to approval of public improvement plans, the Owner/Permittee is required to provide an accepted amended water study for all proposed public water facilities (and proposed private water facilities serving more than one lot), in accordance with the current edition of the City of San Diego Water Facility Design Guideline.

87. Prior to approval of public improvement plans, the Owner/Permittee will be required to provide an accepted amended sewer study, satisfactory to the Public Utilities Department and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

88. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as required in the accepted water and sewer study for this project, necessary to serve this development in a manner satisfactory

to the Public Utilities Department and the City Engineer. Public water and sewer facilities and associated easements, as shown on the approved Exhibit 'A', shall be modified at final engineering to comply with standards.

89. Prior to the issuance of any certificates of occupancy, public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

90. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of two 16-inch parallel water main extensions within the Caliente Avenue right-of-way from the existing facilities to the southern project boundary, in a manner satisfactory to the Public Utilities Department and the City Engineer.

91. The proposed development is currently subject to the following sewer reimbursement fee: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus six percent simple interest from March 12, 2008 (21351-D-O).

92. The proposed development is currently subject to the following water reimbursement fee: The South San Diego/Otay Mesa Water Reimbursement fee of \$1,066.00 per EDU for Zone 680 plus six percent interest from December 5, 2000 (30867-D-B).

93. In lieu of designing and constructing either alone or in conjunction with other developers similarly conditioned to construct the next pending phase of the Otay Mesa Trunk Sewer (OMTS), the Owner/Permittee will be required to design and construct segment(s) of the OMTS just to the south of existing Manhole No. 27 (from existing Manhole No. 27 to Manhole No. 5). The existing 10-inch pipe should be replaced by a 24-inch pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Department and the City Engineer.

94. If the first two segments upstream of the Manhole No. 27 are not installed by the Southview and Southview East projects prior to Certificate of Occupancy, in lieu of installing the segments, the Owner/Permittee will be required to install two segments of the OMTS just to the south of existing Manhole No. 200 (from existing Manhole No. 200 to Manhole No. 27). The existing 10" pipes should be replaced by a 24-inch pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Department and the City Engineer.

95. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

96. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Backflow Prevention Device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.

97. Prior to the issuance of any certificate of occupancy, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public Right-of-Way.

98. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

99. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 7, 2024, and [Approved Resolution Number].

ATTACHMENT 6

PLANNED DEVELOPMENT PERMIT No. PMT-2556192
Amendment to PLANNED DEVELOPMENT PERMIT No. 115000
SITE DEVELOPMENT PERMIT No. PMT-3269844
Amendment to SITE DEVELOPMENT PERMIT No. 1183455
Date of Approval: March 7, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sara Osborn
Development Project Manager

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

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

**Candlelight Villages LLC, a California
limited liability company**
Owner/Permittee

By: Cornerstone Communities LLC,
a California limited liability company

Its: Manager

By: _____
Ure R. Kretowicz, Manager

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

PLANNING COMMISSION RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. PMT-2556192
SITE DEVELOPMENT PERMIT NO. PMT-3269844
CANDLELIGHT – PROJECT NO. PRJ-0691625 [MMRP]
AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 115000
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1183455

WHEREAS, Candlelight Villages LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide an undeveloped site into three residential and two open space lots for the development of 450 multi-family residential units through the implementation of development guidelines with deviations to setbacks, retaining wall heights, and loading spaces (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-2556192 and PMT-3269844), on portions of a 44.19-acre site;

WHEREAS, the project site is located at located at the southern terminus of Caliente Avenue, south of Airway Road and State Route 905, in the RM1-1 and RM-2-5 zones, within the Otay Mesa Community Plan area;

WHEREAS, the project site is legally described as a Parcel A1: A portion of the west half of the northeast quarter of Section 31, Township 18, South Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California according to the official plat thereof; Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof; Parcel C2: The northerly 400.00 feet of southerly 420.00 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof, measured at right angles to the southerly line of said

northwest quarterly Section 32. Assessor's Parcel Numbers 645-060-3200, 645-060-3500, 645-060-3800, and 645-080-0800;

WHEREAS, on March 7, 2024, the Planning Commission of the City of San Diego considered Planned Development Permit No. PMT-2556192 (amendment to Planned Development Permit No. 115000) and Site Development Permit No. PMT-3269844 (amendment to Site Development Permit No. 1183455) pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. PMT-2556192 and Site Development Permit No. PMT-3269844:

A. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0605]

1. Findings for all Planned Development Permits [SDMC Section 126.0505(a)]:

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

The undeveloped 44.19-acre site was previously approved for a Tentative Map, Site Development Permit (SDP) and Planned Development Permit (PDP) for a five-lot subdivision, 475 multiple-dwelling units on 23.7 acres, two open space preserves on 17.9 acres, trail improvements, 2.5 acres of public road improvements, and private infrastructure to serve the residential development. The project proposes an Extension of Time to the Tentative Map and amends the PDP and SDP to revise the site plan for Lots 1, 2, and 3. The new site plan modifies the arrangement of units and the residential unit type from two-bedroom multiple-dwelling units to a mix of two, three-, and four- bedroom multiple-dwelling units. The larger units would increase the size of the residential buildings, require deviations to setbacks, wall height, and loading spaces and would reduce the unit count to 450 units across the three lots. The project also proposes nine (9) affordable units. There are no changes proposed to the preservation of the open space lots or trail infrastructure.

The project will provide 450 total units. The Inclusionary Affordable Housing Regulations require the applicant to provide nine (9) units ($450 \text{ units} \times 2\% = 9 \text{ units}$) affordable to median income households at 100% of Area Median Income. By providing those affordable units, the project will meet the requirements of San Diego Municipal Code Section 142.1304(b). These conditions associated with the permit amendment shall replace any prior affordable housing conditions described in Planned Development Permit No. 115000.

The proposed project is located within the Otay Mesa Community Plan (OMCP), which designates the site for Residential and Open Space uses. The site is located in the Southwest District of the OMCP, which includes opportunities for residential development and sensitive habitat resource preservation. Most of the site, approximately 42.1 acres, is designated Residential - Medium, with a density range of 15-29 dwelling units per acre (du/ac). The remainder of the site, approximately 2.1 acres, is designated Open Space.

The project proposes to develop 450 multiple-dwelling units on 23.7 acres, resulting in a residential density of 19 dwelling units per acre. The project's residential density would be consistent with the Medium Density land use designation of the OMCP. The project's Tentative Map will create five lots, two of which will add 17.9 acres of land designated Residential to the City's Multiple Habitat Planning Area (MHPA) lands to be preserved as open space. The addition of 17.9 acres of land containing sensitive biological resources would help implement the OMCP Conservation Element goals to preserve the community's open space network and protect the community's biological resources.

In addition to the OMCP, precise plans have been adopted throughout the planning area to help implement community plan goals related to residential development, mobility, urban design, and resource protection. The northern portion of the Southwest District of the Otay Mesa Community Planning area is within the Santee Investments Otay Mesa Precise Plan (Precise Plan), which also includes the project site. The Precise Plan provides area-specific densities, road-alignments, grading limits, and locations for facilities. The goals and policies of the Precise Plan apply to the project site in conjunction with the goals and policies of the OMCP.

The Precise Plan designates most of the site for Medium Density Residential (allowing up to 30 dwelling units per acre) with two relatively small areas on the southwest and one small area on the southeast portion of the site designated as open space. The project proposes to conserve more open space than intended by the Precise Plan due to the presence of vernal pool wetlands and the conservation requirements outlined in the environmental document.

The Precise Plan also requires the creation of specific design guidelines for each development. As required by the previously approved Candlelight Development Guidelines, the project would include a system of interconnected sidewalks that provide pedestrian access to all units as well as scenic overlooks and landscaped areas facing the open space to the east and west, which includes Spring Canyon to the west, Dillon Canyon to the east and the onsite open spaces areas.

The proposed mobility network would help implement the OMCP mobility goal to create a pedestrian sidewalk network that allows for safe and comfortable walking through the community. The project has been designed to use the open space as a focal point, providing residents with amenities that connect with the natural environment.

The project would help implement OMCP Conservation and Recreation Element policies to create a close relationship between the natural environment of Spring Canyon and development, and to locate scenic overlooks adjacent to Spring Canyon. The project would further OMCP policies to support efforts to designate trails and create a comprehensive trails system by providing a public access trail that connects to the Spring Canyon trail system. The site contains sensitive biological resources and steep hillsides which would be maintained as open space to help implement the OMCP Urban Design Element goal of an urban form that reflects land and topography as an amenity.

The project furthers implementation of both the General Plan Conservation Element and OMCP Conservation Element's goals by incorporating design features and standards identified in the Candlelight Development Guidelines, including cool roof technology, electric vehicle charging infrastructure, and drought-tolerant landscaping with street trees to reduce the urban heat island effect.

The proposed project will implement the land use designation for the site and not adversely affect the community plan land use. The project is consistent with the land use designation and density and achieves land use, open space conservation, mobility and urban design policies of the OMCP and Precise Plan. Therefore, the project does not adversely affect the land use plan.

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

The project's permit contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

The project's permit conditions also ensure that infrastructure will be constructed to City and industry standards. Conditions of approval require compliance with operational constraints and development controls, the review of all construction plans by professional staff to determine whether construction will comply with all regulations, and the inspection of construction to ensure construction permits are implemented in accordance with the approved plans and that the final product will comply with all regulations. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The project provided updated project-specific technical reports for traffic, drainage, and stormwater quality that were determined to be consistent with the Mitigation Framework required by the certified Final Environmental Impact Report No. 40329 and provided evidence to support the consistency analysis. These technical studies are located in the project's official file within the Development Services Department.

The project has an approved Mitigation Monitoring Reporting Program (MMRP), which will be implemented with this project and mitigate for transportation infrastructure, noise, biology, and air quality impacts to ensure public health and safety.

Proper infrastructure is proposed to ensure the project will be provided with potable water, sanitary sewer, and fire sprinkler supply lines. The project proposes a fuel modification Brush Management zone at the interface of the open space area. Furthermore, the project proposes sufficient accessibility for emergency vehicles to access all portions of the site from multiple points of entry.

The PDP, SDP and Tentative Map include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Therefore, the design of the subdivision or the type of improvement will not be detrimental to public health, safety, and welfare.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project proposes an Extension of Time to the Tentative Map for a five-lot subdivision which includes three lots for residential development, two lots for open space preserves, trail improvements, public road improvements, and private infrastructure to serve the residential development. The project amends the PDP and SDP to revise the site plan for residential Lots 1, 2, and 3. The new site plan modifies the number of units from 475 to 450 multiple-dwelling units and requires deviations from the development regulations for setbacks, wall height, and loading spaces. There are no changes proposed to the preservation of the open space lots or trail infrastructure.

The deviations from the RM-2-5 development regulations that are proposed with the PDP amendment include deviations to rear, side and street yard setbacks, retaining wall heights and loading spaces and are as follows:

- Setbacks – Deviation to SDMC Section 131.0431(e), Table 131-04G to allow:
 - 5 feet rear yard setback where a 15 feet rear yard setback is required;
 - 5 feet side yard setback where a minimum 10 percent of lot width is required per Section 131.0443(e)(2);
 - 10 feet street yard setback where a minimum 10 percent of lot width is required per SDMC Section 131.0443(e)(3).

The 44.2-acre project subdivides the site into five lots, with two of the lots (17.9 acres) preserved for open space and the remaining 23.7 acres of Lots 1, 2 and 3, located on the disturbed portions of the site, reserved for residential development. The project is clustering the development on 23.7-acre of the site to preserve 18 acres of open space. The amended site plan for Lots 1, 2, and 3 requires deviations to reduce rear, side, and street yard setbacks to allow for a larger development footprint to cluster the proposed 450-unit development. Sheet 16 of 23 of the Project Plans is the Setback Plan for the proposed project. This exhibit illustrates the required and proposed setbacks for the project. The setbacks deviations help achieve a development footprint for a housing type that meets the community's needs while maintaining the planned land use density, preserving open space, and achieving the requirements of the Candlelight Development Guidelines (Development Guidelines). The Development Guidelines will not change with the proposed project.

The project is required to comply with the Candlelight Development Guidelines which provides guidance in shaping the Candlelight neighborhood to take advantage of its scenic location and strengthen links to adjacent communities and natural open space, as well as promote pedestrian activity. The deviations provide for a more desirable project by allowing for larger units to meet the needs of the community while maintaining the planned land use density and achieving the Development Guidelines. The Development Guidelines emphasize the importance of site design that configures housing units around internal courtyards, gathering areas, and open spaces. The Development Guidelines also direct development to protect the natural open space which occurs on the easterly and westerly perimeter of the development area. The deviations support a more compact clustered development that promotes internal walkability and space for community recreational facilities for residents. The community facilities proposed include a tot lot, two community pools, picnic tables, and recreational turf areas, and additional trees and landscaping to provide neighborhood amenities and achieve the Candlelight Development Guidelines' intent of promoting neighborhood compatibility, integration with the surrounding community, opportunity for social interaction, and safe, comfortable, and interesting environment for residents.

Clustering multiple buildings on the disturbed portions of the site in exchange for deviations from the zoning requirements achieves a higher quality development by preserving on-site open space, providing areas for recreational amenities, space for pedestrian and vehicular circulation, enhanced stormwater management and trails that might not otherwise occur without the deviations. Additionally, clustering development and preservation of open space is supported by the General Plan, the Otay Mesa Community Plan, the Multiple Species Conservation Program, the Santee Investment Precise Plan, and the Candlelight Development Guidelines. Therefore, the deviations to reduce rear, side, and street yard setbacks will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

- Retaining Wall Height - Deviation to SDMC Section 142.0340 to allow 15.5-foot

retaining walls along the street side and rear where the maximum is six (6) feet.

The development regulation requires a maximum wall height of six feet, and the proposed deviation is requesting a maximum wall height of 15.5 feet. The project is required to comply with the Candlelight Development Guidelines, which provide guidance in shaping the Candlelight neighborhood. Chapter 6 of the Development Guidelines requires walls and fencing to appear as architectural façade elements instead of freestanding and detached, and similar building finishes shall be incorporated into walls and fencing. All project walls are proposed as masonry walls and integrated into the project's architecture. Walls, including those over height and that are visible from the public streets, will be screened with landscaping shrubs and vines and be integrated into the overall landscape plan and site design as illustrated on the Exhibit A Landscape Plans.

The wall height deviation also supports the proposed project's compact clustered development and is consistent with the Candlelight Development Guidelines intent of opportunities for social interaction, and a safe, comfortable, and interesting environment for residents. Walls that exceed the maximum height limits and require a deviation from the regulations are proposed to maximize the development footprint and to minimize the manufactured slopes to create the necessary area to allow for a larger development footprint. A larger development footprint allows for larger units while still providing community area amenities, stormwater basins, and the preservation of on-site open space. Therefore, the deviation to wall height will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

- Loading Spaces - Deviation to SDMC Section 142.1010, Table 142-10B to allow private alleys for short-term loading where dedicated off-street loading spaces are required;

The project is deviating from SDMC Section 142.1010, Table 142-10B which requires six dedicated off-street loading spaces. Due to the configuration of the units, the project proposes that the residences be allowed temporary use of the private alleys for short-term loading, which will be self-governed by the project's homeowners' association. The proposed project's compact clustered development is consistent with the Candlelight Development Guidelines and reduces the overall development footprint to preserve 17.9 acres of onsite open space. By clustering the development, it reduces the area that can be developed to meet the required density, offer on-site amenities, and provide site circulation. Since the site is also long, allowing the private alleys to be used for short-term loading provides more flexibility of where loading can occur on-site instead of designating six spaces that may not be as accessible or convenient to some units. Since the alleys are also private, the development is able to self-govern the short-term loading.

The reduced setbacks, wall height, and reduced off-street loading space deviations help the project achieve a community-oriented site plan that is supported by the

Candlelight Development Guidelines, while also meeting the minimum density designated for this site.

The proposed residential development substantially complies with the LDC. The project shall meet all of the development standards within the Land Development Code with the exception of setbacks, retaining wall heights, and loading spaces. Therefore, the proposed subdivision complies with the regulations of the Land Development Code, including the proposed deviations that are appropriate for this location, and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

B. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0504]

2. Findings for all Site Development Permits [SDMC Section 126.0505(a)]:

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

See Finding A.1.a above, herein incorporated by reference, which demonstrates the proposed development will not adversely affect the applicable land use plan.

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

See the response to finding A.1.b. above, herein incorporated by reference, which demonstrates that the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

See the response to finding A.1.c. above, herein incorporated by reference, which demonstrates that the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

3. Supplemental Findings - Environmentally Sensitive Lands [SDMC Section 126.0505(b)]:

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

The undeveloped 44.19-acre project site would be subdivided into five lots for the

development of 450 multi-family units. The site contains ESL including steep hillsides, wetland, vernal pool, upland and disturbed habitats. The project would develop 23.7 acres of the site with residential units and 2.5 acres for road construction. The remaining 18 acres are canyon areas to the far east and west of the site which contain steep slopes and are the most biologically sensitive areas onsite. This acreage would be preserved as open space in Lots 4 and 5 to be added to the City's MHPA lands with all project impacts mitigated onsite as identified in EIR No. 40329. Additionally, the project amendment does not propose any changes to the preservation of the open space lots or trail infrastructure from the previous approval.

The existing topographical slope for the developable lots ranges from 3.5 percent at the southwest to 1.5 percent to the southeast. Grading would be sensitive to the existing topography and not require extensive landform changes. Less than five percent of the site would require grading in excess of 1.5 feet of cut or fill. Onsite grading would be balanced at approximately 57,000 cubic feet of cut and fill.

The site contains ESL steep hillsides as defined by SDMC Section 113.0103 on the canyon areas located at the far west and east portions of the site. These steep hillside areas would be maintained as protected open spaces in Lots 4 and 5. Therefore, there would be no impact to ESL steep hillsides.

The development has been clustered on the flat to gently inclined central portion of the site, which consists primarily of non-native grasslands and disturbed habitat, adjacent to existing school and multi-family development to the north. Onsite project biological impacts are identified in the certified EIR No. 40329 and would total 26.37 acres consisting of 0.37 acres of wetland/riparian impacts, 0.20 acres of Tier I Maritime succulent scrub upland habitat, 20.7 acres of Tier IIIB non-native grassland upland habitat and 5.1 acres Tier IV disturbed and eucalyptus woodland habitat. Offsite project impacts related to the construction of a public road at the southern property line would total 1.31 acres consisting of 0.01 acres of wetland habitats, 0.50 acres of Tier IIIB non-native grassland upland habitat, and 0.80 acres of Tier IV disturbed habitat.

The project includes a landscape plan that provides for required street trees, street yard and vehicular use landscaping and MHPA Land Use Adjacency Guideline compliance. The landscape plan also requires compliance with the Candlelight Development Guidelines and the development of refined landscape plans during construction phase. Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase and may include dual glazed/pane windows, use of fire rated/non-combustible building materials and other acceptable measures subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the brush management conforms with the MHPA Land Use Adjacency Guidelines.

The certified EIR No. 40329 included technical reports prepared by individuals qualified to practice in their respective technical fields. These reports included an Air Quality Assessment, Biological Technical Report, Geotechnical Investigation, Cultural Resources Report, Paleontological Resources Report, Drainage Study, Storm Water Quality Management Plan, Sewer Study, Acoustical Report, Traffic Impact Analysis, Vernal Pool Restoration Plan, Habitat Management Plan, USFWS Biological Opinion, Waste Management Report, Quino Checkerspot Survey, Wet Season Fairy Shrimp Survey and Burrowing Owl Survey. These reports are appendices of EIR No. 40329.

The project provided updated project-specific technical reports for traffic, drainage, and stormwater quality that were determined to be consistent with the Mitigation Framework required by the certified Final Environmental Impact Report No. 40329 and provided evidence to support the consistency analysis. These technical studies are located in the project's official file within the Development Services Department. The project has an approved Mitigation Monitoring Reporting Program (MMRP), which will be implemented with this project and mitigate for Land Use (MHPA), Biological Resources, Cultural Resources, Transportation & Circulation and Paleontology to ensure public health and safety impacts.

Additionally, the project amendment does not propose any changes to the preservation of the open space lots or trail infrastructure from the previous approval. Based on the project's location adjacent to existing multi-family and school development, the conclusions of the technical studies and the overall project design which preserves the most sensitive onsite habitat, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The existing topographical slope for the developable lots ranges from 3.5 percent at the southwest to 1.5 percent to the southeast. Grading would be sensitive to the existing topography and not require extensive landform changes. Less than five percent of the site would require grading in excess of 1.5 feet of cut or fill. Onsite grading would be balanced at approximately 57,000 cubic feet of cut and fill. The site contains ESL steep slopes as defined by SDMC Section 113.0103 on the canyon areas located at the far west and east portions of the site. These steep slope areas would be maintained as protected open space in Lots 4 and 5, therefore there would be no impact to ESL steep hillsides.

A Geotechnical Investigation dated April 2013, was prepared by Geocon for the project certified with the Final Environmental Impact Report No. 40329. The site is designated as Geologic Hazard Categories 53 and 27. Category 53 is described as level or sloping terrain, unfavorable geologic structure with low to moderate risk and Category 27 is described as Otay, Sweetwater and others. No active potentially active

or inactive faults are known to exist onsite. Potential geologic impacts will be reduced to an acceptable level by design and construction in accordance with prevailing building codes and the recommendations discussed in the Geotechnical Investigation. The project will comply with the recommendations of the investigation and the applicable building and grading regulations to ensure that less than significant geologic impacts will result with project implementation.

All slopes will be stabilized and planted with appropriate vegetation to prevent erosion by wind, rainfall or drainage. The plant species used in erosion control will be selected for their variation of rooting depth to provide additional stability in addition to the engineering practices and standards applied in the creation of artificial slopes. As designed and conditioned, the slopes to be created next to the MHPA will comply with the MHPA Adjacency Guidelines for drainage, toxics, lighting, noise, barriers, invasive species, brush management and grading/land development as part of the project's Mitigation Monitoring Reporting Program.

In order to comply with the City's storm water runoff requirements, appropriately sized detention and filtration basins/tanks have been provided as necessary for both subdivisions, as analyzed in the Storm Water Quality Management Plan (SWQMP) prepared by SB&O, Inc. The site is not located within or adjacent to a flood way, flood plain or Federal Emergency Management Agency designated flood zone. The project includes a landscape plan that provides for required street trees, street yard and vehicular use landscaping and MHPA Land Use Adjacency Guideline compliance. The landscape plan also requires compliance with the Candlelight Development Guidelines and the development of refined landscape plans during construction phase. Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase and may include dual glazed/pane windows, use of fire rated/non-combustible building materials and other acceptable measures subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the brush management conforms with the MHPA Land Use Adjacency Guidelines.

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

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

The project site is located in a developing area and is bordered by existing school and multi-family residential development to the north and developable land designated for a future specific plan to the south. To the east and west of the site are canyon areas designated as MHPA lands. The development has been clustered on the flat to gently inclined central portion of the site, which consists primarily of non-

native grasslands and disturbed habitat, adjacent to existing school and multi-family development to the north. The most environmentally sensitive areas of the site which are located to the far east and west ends of the site adjacent to offsite MHPA lands would be preserved as open space and added to the MHPA, as described in certified EIR No. 40329.

The open space Lots 4 and 5 would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines to prevent impacts to adjacent environmentally sensitive lands. The project also received an approved Biological Opinion from the United States Fish and Wildlife Service, which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species, onsite or offsite. The project includes Development Guidelines which prioritize the preservation of ESL and minimization of biological impacts. Brush management is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources onsite and offsite while maximizing preserved open space.

The project would include appropriately sized detention and filtration basins/devices as identified in the Storm Water Quality Management Plan (SWQMP) prepared by SB&O, Inc. to prevent adverse drainage/runoff impacts to adjacent ESL. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent ESL.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

As proposed and conditioned, the project would not impact the existing MHPA lands located along the western and eastern edges of the project site and would comply with all MHPA Adjacency Guidelines as discussed in EIR No. 40329 and associated MMRP. The project design clusters the development on the least environmentally sensitive center of the site adjacent to existing school and residential development to the north and future mixed-use development to the south, away from the existing MHPA areas to the east and west.

Project implementation would preserve 17.9 acres of open space onsite in Lots 4 and 5, which would also serve as mitigation for the project's biological impacts. These lots would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines to prevent impacts to adjacent environmentally sensitive lands. Therefore, the project received an approved Biological Opinion from the United States Fish and Wildlife Service, which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species, onsite or offsite. Additionally, the project will implement the conditions of the Biological Opinion (FWSSDG-08B0715-08F0817) prepared for the Candlelight Villas project and requirements of the Candlelight

Project (PTS No. 40329) including implementation of the Vernal Pool Restoration Plan and Long-term Management Plan to preserve, restore, enhance, and provide management of 96 vernal pools on-site. Approximately 79 (0.7 acre) and 17 (0.32 acre) of the restored and enhanced vernal pools will support San Diego fairy shrimp and riverside fairy shrimp, respectively.

The project includes a landscape plan that provides for required street trees, street yard and vehicular use landscaping and MHPA Land Use Adjacency Guideline compliance. The landscape plan also requires compliance with the Candlelight Development Guidelines and the development of refined landscape plans during construction phase. Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase and may include dual glazed/pane windows, use of fire rated/non-combustible building materials and other acceptable measures subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the brush management conforms with the MHPA Land Use Adjacency Guidelines.

Compliance with the MHPA Adjacency Guidelines would be assured through implementation of the landscape plan which prohibits invasive species, adherence to the City's Storm Water requirements to direct drainage away from the MHPA, implementation of the project's Brush Management Plan and compliance with the grading plan and construction best management practices. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The project site is located approximately seven miles east of the Pacific Ocean. Implementation of the drainage system design and storm water filtration measures approved for this project, in addition to compliance with the current State of California water quality control standards will assure the development will not contribute to the erosion on public beaches or adversely impact local shoreline sand supply.

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

All of the mitigation measures required as conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact or accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan,

CEQA Significance Thresholds and technical studies prepared for the development were utilized to determine project impacts and required mitigation. The required mitigation ratios for project impacts to biological resources have been properly applied and reflect impacts outside of the MHPA with all mitigation to occur inside the MHPA. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. PMT-2556192 and Site Development Permit No. PMT-3269844 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-2556192 and PMT-3269844, a copy of which is attached hereto and made a part hereof.

Sara Osborn
Development Project Manager
Development Services

Adopted on: March 7, 2024

IO#: 24008909
rm 2.7.24

PLANNING COMMISSION RESOLUTION NO. _____
EXTENSION OF TIME NO. PMT-2609199
EXTENSION OF TIME TO TENTATIVE MAP NO. 114999 (PROJECT NO. 40329)
CANDLELIGHT – PROJECT NO. PRJ-0691625 [MMRP]

WHEREAS, Candlelight Villages LLC, Subdivider, and SB&O INC., Engineer, submitted an application with the City of San Diego for an Extension of Time for Tentative Map No. 114999, for the development of a multiple dwelling unit residential project with three residential lots and two open space lots, on an undeveloped 44.19-acre site located at the terminus of Caliente Avenue, south of Airway Road and State Route 905, in the RM-1-1 and RM-2-5 zones, in the Otay Mesa Community Plan area. The property is legally described as Parcel A 1: A portion of the west half of the northeast quarter section of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian. Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian and C2: The northerly 400 feet of southerly 420 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian. All within the City and County of San Diego; and

WHEREAS, the previously approved Map proposed the subdivision of a 44.19-acre site into five (5) lots for a residential condominium development (three residential and two open space lots); and

WHEREAS, on July 26, 2018, the Planning Commission of the City of San Diego approved Tentative Map No. 114999, Planned Development Permit No. 115000 and Site Development Permit No. 1183455 by Resolution No. 4949-PC; and

WHEREAS, the original expiration date for Tentative Map No. 114499 was August 9, 2021; and

WHEREAS, California Assembly Bill 1561 allowed for an automatic 18-month extension of certain housing projects (defined as “housing entitlements”) pursuant to California Government Code sections 65914.5 (b)(1) and (2); and

WHEREAS, this extension applies to Tentative Map No. 114999 pursuant to housing entitlement and housing development project definitions in California Government Code sections 65914.5 (d)(1)(B) and (d)(3)(A), making the new expiration date February 9, 2023. The project has not received any other extensions allowed per California Government Code section 66452.6 (Subdivision Map Act), and therefore, California Government Code section 65914.5 (d)(2)(b) does not apply; and

WHEREAS, the request for an Extension of Time was submitted prior to February 9, 2023, which allows the expiration date to be extended three years to February 9, 2026 pursuant to SDMC 125.0461(a), which allows the expiration date of a Tentative Map to be extended up to 72 months (six years); and

WHEREAS, all associated permits and maps shall conform to the previously approved Exhibits, Map and conditions on file with the Development Services Department pursuant to Tentative Map No. 114999, with the exception of the expiration date, and conform with Planned Development Permit No. PMT-2556192 and Site Development Permit No. PMT-3269844,

amendment to Planned Development Permit No. 115000 and Site Development Permit No. 1183455; and

WHEREAS, the activity is covered under Final Environmental Impact Report No. 40329 / SCH No. 2013101036, Certified on July 26, 2018, Resolution No. 4949A-PC. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Extension of Time to Tentative Map No. PMT-2609199:

(1) The failure to conditionally approve or deny the request would place the residents of the subdivision or the immediate community in a condition dangerous to their health or safety.

The Tentative Map, Planned Development Permit (PDP) and Site Development Permit (PDP) for the Project included conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. The project and Tentative Map was approved on July 26, 2018 and created five lots, three for residential development and two for open space preservation. The proposed project is an extension of time for the Tentative Map for the five-lot subdivision and an amendment of the permits to modify the residential component on the three residential lots. There are no changes proposed to the preservation of the two open space lots or trail infrastructure.

The Tentative Map includes conditions for a Covenant of Easement to ensure the preservation of Environmentally Sensitive Lands and on-site Multiple Habitat Planning Area, a Public Access Easement for trail access to open space, Encroachment Maintenance and Removal Agreement for private storm drain, landscape and irrigation located within the City's right-of-way, permanent Best Management Practices maintenance, streetlights, and proposed public facilities and utilities. The extension of time to the Tentative Map includes new conditions that require the final map to identify brush management boundaries, dedicate roadway improvements, and an Irrevocable Offer to Dedicate for a future western extension of Abrams Avenue to the satisfaction of the City Engineer. These new conditions require adequate access for residence and emergency services and document the location of brush management areas which buffer development and manage adjacent vegetated areas to reduce fire risk. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health and safety of persons residing or working in the surrounding area.

The Project will comply with the development conditions in effect for the subject property as described in Planned Development Permit No. PMT-2556192, Site Development Permit No. PMT-3269844, Tentative Map No. 114999, the new conditions in Extension of Time No. PMT-

2609199 and other regulations and guidelines pertaining to the subject property per the SDMC. Additionally, prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval. Therefore, the new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

(2) The condition or denial is required to comply with state or federal law.

No new conditions are required for the Project to comply with state or federal law.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Extension of Time No. PMT-2609199 to Tentative Map No. 114999 extended to February 9, 2026, is hereby granted to Candlelight Villages LLC, Subdivider, (therefore replacing the date of the existing condition #1) subject to the following conditions that are in addition to the previously adopted conditions and numbered subsequent to those):

45. Prior to recordation of the first final map, the Subdivider shall dedicate 142 feet of right-of-way for Caliente Avenue and construct 98 feet curb-to-curb width and 22 feet wide parkways, satisfactory to the City Engineer.
46. Prior to recordation of the first final map, the Subdivider shall dedicate 30-39 feet (half width) of right-of-way for Abrams Avenue (formerly Public Street "A") east of Caliente Avenue and construct 28-37 feet of pavement width and 12 feet wide parkway, satisfactory to the City Engineer.
47. Prior to recordation of the first final map, the Subdivider shall dedicate 30 feet (half width) of right-of-way for Abrams Avenue (formerly Public Street "A") west of Caliente Avenue and construct 28 feet of pavement width and 12 feet wide parkway, satisfactory to the City Engineer.
48. Prior to recordation of the first final map, the Subdivider shall dedicate 124 feet of right of way for a temporary cul-de-sac bulb at the eastern end of Abrams Avenue (formerly Public Street "A") and construct 100 feet pavement width (50 feet radius) and 12 feet parkway, satisfactory to the City Engineer.
49. Prior to recordation of the first final map, the Subdivider shall dedicate 134 feet of right of way for a temporary cul-de-sac bulb at the western end of Abrams Avenue (formerly Public Street "A") and construct 110 feet pavement width (55 feet radius) and 12 feet parkway, satisfactory to the City Engineer.
50. Prior to recordation of the first final map, the Owner/Permittee shall provide a 30-foot Irrevocable Offer to Dedicate (IOD) for a future western extension of Abrams Avenue

(formerly Public Street "A") within the project site as shown on Exhibit "A", satisfactory to the City Engineer. The City will accept the IOD at the appropriate time for development of the south side of Abrams Avenue to construct the roadway.

51. The project shall relinquish all access rights onto Caliente Avenue with the exception of two emergency-only accesses as shown on Exhibit 'A', satisfactory to the City Engineer.
52. The Owner/Permittee shall ensure Parks and Recreation review and approval of the final map prior to recordation.
53. Prior to recordation of the Final/Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code.'

BE IT FURTHER RESOLVED, Exhibit "A" attached hereto replaces the previously referenced Exhibit "A" in Tentative Map No. 114999.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego approves Extension of Time No. PMT-2609199, and the expiration date for Tentative Map No. 114999 shall be extended to February 9, 2026.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON MARCH 7, 2024.

By _____
Sara Osborn
Development Project Manager
Development Services Department

Job Order No. 24008909



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: January 11, 2024

TO: Environmental/Project File
Development Services Department

FROM: Kelli Rasmus, Associate Planner
Development Services Department

SUBJECT: Candlelight (Project No. 691625)
California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) §15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed Candlelight Project (project). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines §15162 would require preparation of additional CEQA review for the proposed amendment to the Candlelight Planned Development Permit (PDP No. 115000). As outlined in the evaluation, DSD has determined that the proposed PDP amendment is consistent with the original Candlelight EIR No. 40329 / SCH No. 2013101036 certified by Planning Commission on July 26, 2018, Resolution No. 4949A-PC; and would not result in new impacts.

BACKGROUND

The analysis contained in the Candlelight Project EIR concluded that the project could result in potentially significant, direct impacts with respect to Land Use (MSCP), Biological Resources, Transportation/Circulation, Historical Resources, Paleontological Resources, and Noise prior to the implementation of mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP). Cumulatively significant Transportation/Circulation impacts were also identified. All other impacts analyzed in the EIR were determined to be less than significant. After the implementation of mitigation measures, only cumulative Transportation/Circulation impacts would remain significant and unmitigated.

PROJECT DESCRIPTION

The Candlelight project site consisted of 44.19 acres in the Otay Mesa community of San Diego, south of Airway Road and State Route 905 (SR-905). The project proposed a multi-family residential development on 23.74 acres, two open space preserves, trail improvements and public road improvements, as well as private infrastructure to serve the residential development. The project required approval of a Planned Development Permit (PDP No. 115000), Site Development Permit (SDP No. 1183455), and Tentative Map (TM No. 114999) to create three distinct residential lots on the project site. The approved residential unit count (Lots 1, 2 and 3 combined) was a maximum of 475 dwelling units and related site development improvements on 23.74 acres (for an average density of over 20 dwelling units per acre [du/ac]). In addition to the multi-family residential development, the project proposed two open space preserves (Lots 4 and 5) to protect biological sensitive habitats totaling 17.95 acres, an access trail, trailhead and trail improvements through the open space preserves. The PDP included a set of development guidelines which outline conceptual architectural, building, and landscape design for project implementation. The design guidelines also contain specific requirements regarding fence and wall treatment adjacent to the open space preserves. In addition, Caliente Avenue was proposed to be extended through the project site, ending at a new Public Street (Public Street "A"), running east and west at the southern edge of the project. The intersection of Caliente Avenue and Public Street "A" would be configured as an all-way stop controlled intersection.

The applicant has requested an amendment to the residential development portion of the project to reduce the total unit count and density by increasing the size of the multi-family residential units. The proposed PDP amendment would reduce the total residential unit count from 475 multi-family residences to 450 multi-family residences. The revised site plan for Lots 1, 2 and 3 would modify the arrangement of units and the residential unit type from 2-bedroom multi-family units to a mix of 2-, 3-, and 4- bedroom multi-family units. The larger units would increase the size of the residential buildings and result in a 25-unit reduction in total count to 450 units across all three lots. The project is also proposing to incorporate 14 affordable housing units into the 450 units on site, in compliance with the Inclusionary Housing Regulations of San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 13. All residential buildings would continue to be three stories in height and each unit would feature exterior usable open space. Both resident and guest parking would be provided at ratios that are in compliance with SDMC requirements. With the reduction in units, the residential density would decrease from above 20 du/ac to below 20 du/ac but remain consistent with the (15-29 du/ac) density range identified in the Otay Mesa Community Plan (OMCP). No changes to the originally proposed grading limits, open space preserves on Lots 4 and 5, access trail, trailhead and trail improvements and public road improvements are proposed.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed amendment and conducted a CEQA §15162 consistency evaluation with the previously certified EIR. The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

Land Use

Candlelight EIR

The certified EIR concluded that the proposed project was consistent with all of the relevant planning documents, including the City's General Plan, Otay Mesa Community Plan (OMCP), Santee Investments Precise Plan and underlying zoning designations with the PDP approval. With regard to land use-noise compatibility outlined in the Noise Element of the General Plan, the proposed project would be conditioned to comply with the interior standard of 45 dB CNEL and 65 dBA CNEL exterior noise standards. The proposed project would be consistent with the requirements of the City's Land Development Code (LDC) related to Environmentally Sensitive Lands (ESL), Steep Hillside and zoning. Although project implementation would result in impacts to sensitive biological resources, a Site Development Permit (SDP) is required pursuant to LDC §143.0110(b)(1) and mitigation measures were included in the project's MMRP to reduce impacts to sensitive biological resources to a level below significance. Thus, project implementation would not result in a significant conflict with the purpose and intent of the regulations in the City's LDC.

No direct impacts to the Multi-habitat Planning Area (MHPA) would occur; indirect impacts to the MHPA could occur with project implementation, which would be regarded as a significant impact to land use plans. Mitigation measures that address the Multiple Species Conservation Plan (MSCP) Land Use Adjacency Guidelines are included in the project's MMRP to reduce indirect impacts to MHPA resources to below a level of significance.

The proposed project site is not within the airport influence area, noise, airspace, overflight, or safety areas and therefore, no significant impact would occur. The project site is in the FAA part 77 notification area, which requires that the proposed project notify the FAA. However, since the project does not meet the 100:1 surface area criteria, a letter from the Project Engineer was obtained certifying no aviation 100:1 surface criteria apply.

Project

The project would not change the land use designation or zoning for the project site. The proposed decrease in unit count and residential density from over 20 du/ac to less than 20 du/ac is within the density range allowed in the Medium Density Residential land use designation (15-29 du/ac) and the RM-2-5 zoning for the residential lots. Deviations from the RM-2-5 development regulations related to rear and side yard setbacks and wall heights are proposed, as noted in the PDP. Overall, the project is consistent with the relevant planning documents. The incorporation of affordable housing units into the project would comply with the Inclusionary Housing Regulations of the SDMC.

As noted in the EIR, the project would be conditioned to prepare a noise study that demonstrates the interior and exterior noise levels would comply with the land use-noise compatibility standards outlined in the Noise Element of the General Plan.

No changes in limits of work in the approved grading plan are proposed; therefore, project impacts to ESL, Steep Hillsides, zoning and sensitive biological resources protected by the MSCP would be similar to those discussed in the certified EIR.

No changes to the height of the residential buildings is proposed. Therefore, the project would not meet the 100:1 surface area criteria and the letter from the Project Engineer certifying no aviation 100:1 surface criteria apply is still applicable.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Biological Resources

Candlelight EIR

With regard to direct project impacts to sensitive species, less than significant impacts to sensitive plant species were identified. Direct project impacts to the vernal pool habitats of federally endangered fairy shrimp San Diego and Riverside fairy shrimp outside the MHPA, would occur and were addressed through mitigation measures in the adopted MMRP, including measures from the USFWS Biological Opinion issued for the project developed in consultation with the Army Corps of Engineers (Corps). No direct impacts to habitat for the coastal California gnatcatcher in the MHPA would occur. Direct impacts to raptor foraging habitat would be significant and mitigated through habitat-based mitigation identified in the MMRP. Nesting bird impacts would be avoided through compliance with EIR mitigation that reflects the requirements of §§3503, 3503.5, and 3513 of California Fish and Game Code. For indirect impacts to sensitive species, the EIR concluded that there was the potential for significant impacts related to drainage/toxics, noise, and human disturbance of raptors nests which would be offset by mitigation measures in the MMRP and compliance with the California Fish and Game Code.

Project implementation would result in a substantial adverse impact on both uplands and wetlands habitats outside the MHPA, specifically maritime succulent scrub, non-native grasslands, disturbed wetlands, non-wetland waters, vernal pools and road pools. Mitigation contained in the adopted MMRP would offset these direct project impacts.

Implementation of the project would not impact any wildlife corridors, nor would it substantially interfere with the foraging or movement of any native resident or migratory fish or wildlife species. The proposed project would not directly or indirectly conflict with the MSCP or any other adopted habitat conservation plan. Indirect impacts to the MHPA lands, including non-native plants, are considered potentially significant in the EIR. However, with implementation of measures in the MMRP, the indirect impacts to the MHPA would be reduced to below a level of significance. As previously disclosed under *Land Use*, all local policies and ordinances including the City's ESL and MSCP would be adhered to and no impacts that would occur upon implementation of the land use adjacency guidelines mitigation measures in the adopted MMRP.

Project

The project dwelling unit changes would not modify the limits of work in the approved grading plans or the limits of disturbance evaluated in the EIR. As such project impacts to sensitive species, sensitive habitats and MHPA would be the same as disclosed in the certified EIR. All applicable land use adjacency and biological resources mitigation measures in the MMRP would apply to the project to reduce impacts to less than significant levels.

Subsequent to the EIR certification, the City's Vernal Pool Habitat Conservation Plan (VPHCP) was approved to address City-wide impacts to vernal pools and related sensitive species. Additionally, the project's resource agency permits have been issued. The measures from the USFWS Biological Opinion for the Candlelight project are incorporated in the VPHCP. Therefore, to offset the project's impacts to habitats for the federally endangered fairy shrimp, the project would comply with the EIR MMRP and project-specific agency permits from the Corps and Regional Board. Thus, implementation of mitigation in the project's MMRP, the USFWS Biological Opinion (included in the VPHCP) and conditions in the resource agency permits would reduce the project impacts to less than significance.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Transportation/Circulation

Candlelight EIR

According to the transportation analysis conducted for the EIR, the project would produce approximately 2,850 average daily trips (ADT), based on 475 residential units at a density of over 20 du/acre and a trip rate of 6 daily trips/du per the City of San Diego Trip Generation Manual (May 2003). The project would also generate 228 (46 in, 182 out) morning peak-hour trips and 257 (180 in, 77 out) afternoon peak-hour trips. The project would not have a significant direct traffic impact at any of the intersections, roadway segments, or freeway segments within the study area for the Existing plus Project scenario. In the Near Term plus Project scenario, the project was found to have a significant direct traffic impact at two intersections: Otay Mesa Road/Caliente Avenue and Airway Road/Caliente Avenue. In the Horizon Year scenario, the project was found to have significant cumulative traffic impacts at three intersections: Otay Mesa Road/Caliente Ave, SR-905 WB Ramps/Caliente Ave, Public Street A and Caliente Ave; and one freeway segment of SR-905 between Caliente Avenue to Britannia Boulevard. Near-term mitigation included improvements at the two intersections which would reduce the project's direct impacts to less than significant, while the Horizon Year mitigations would require the installation of a traffic signal at the intersection of Caliente Avenue/Public Street "A" when warranted, fair share contribution toward improvements at the intersection of SR-905 Westbound Ramps/Caliente Avenue interchange and fair share contribution towards freeway segment improvements along SR-905 between Caliente Avenue and Britannia Boulevard.

However, the proposed mitigation measures for the cumulatively significant impacts at the intersection of SR-905 Westbound Ramps/Caliente Avenue and to the freeway segment of SR-905 were considered unmitigated since there was not a planned project or funded projects to expand the SR-905/Caliente Avenue interchange or the SR-905 freeway segment. Therefore, the project would result in significant unmitigated cumulative impacts at these locations. The recommended mitigation measure for the project's significant cumulative traffic impact on the freeway segment along SR-905 between Caliente Avenue and Britannia Boulevard was determined to be unmitigated for the Horizon Year scenario because there were no planned or funded projects to expand SR-905 at the time of EIR certification. The MMRP in the certified EIR contains the Near-Term mitigation and Horizon Year mitigation.

With regards to the level of traffic anticipated in the OMCP, the project would have a density of just over 20 du/ac, which is within the density range established within the OMCP. Therefore, the proposed project would not result in traffic generation in excess of the Community Plan allocations. The OMCP designates Caliente Avenue as a 6-lane Major arterial south of Airway Road. The Candlelight project proposed the construction of Caliente Avenue between Public Street "A" and Airway Road as a 6-Lane Major (striped as a 5-lane major with two southbound lanes and three northbound lanes due to the southbound pavement width constraint alongside the San Ysidro High School parcel), which is consistent with the OMCP and impacts upon existing or planned transportation systems would not be significant. In addition, the design features of all roadways proposed by the project would be constructed to appropriate City standards, and impacts related to traffic hazards would not be significant.

Project

Based on a project-specific Supplemental Traffic Impact Analysis Memo (Supplemental TIA Memo, Kimley Horn 2023) which analyzed the proposed 450-unit count and corresponding density reduction, the project is estimated to generate approximately 3,600 ADT, with 288 (58 in, 230 out) morning peak-hour trips and 360 (252 in, 108 out) afternoon peak-hour trips, at a rate of 8 daily trips/dwelling unit (under 20 du/ac) per the City of San Diego Trip Generation Manual (May 2003). This updated trip generation represents an increase of 750 total ADT, with a net increase of 60 (12 in and 48 out) morning peak-hour trips and a net increase of 103 (72 in and 31 out) afternoon peak-hour trips, when compared to the approved Candlelight project.

The Supplemental TIA Memo evaluated the potential for new significant transportation impacts associated with the project. As part of the analysis, updated existing traffic counts were collected, intersection configurations were field verified, and the Opening Year 2025 condition (formerly referred to as the Near-Term scenario) was updated to reflect the current list of reasonably foreseeable projects in the project area. Fieldwork conducted as part of the Supplemental TIA Memo determined that Mitigation Measures 4.3-2 and 4.3-3 from the Candlelight EIR MMRP have been implemented at the intersections of Caliente Avenue/Airway Road and Otay Mesa Road/Caliente Avenue, respectively. The supplemental analysis determined that the project would not have a significant direct traffic impact at any of the intersections, roadway segments, or freeway segments within the study area for the Existing plus Project scenario, as disclosed in the Candlelight

EIR. The supplemental analysis further determined that during the Opening Year plus Project scenario, the project would have no significant direct traffic impact at any of the study intersections identified in the EIR traffic impact study due to the increased capacity afforded by the intersection improvements in place that are identified in Mitigation Measures 4.3-2 and 4.3-3 from the Candlelight EIR MMRP. With the overlap phase in place for the northbound right-turn movements at Caliente Avenue/Otay Mesa Road (required as part of Mitigation Measure 4.3-3), the supplemental analysis demonstrates that no additional improvements are required in response to project traffic. Therefore, Mitigation Measure 4.3-1 is not needed since previously identified direct project impacts at the intersection of Caliente Avenue/Otay Mesa Road would no longer be expected based on the current intersection operations. All study intersections would operate at LOS D or better in both Opening Year and Opening Year plus Project scenarios. Additionally, all roadway segments within the study area would operate at LOS B or better in the Opening Year scenario and LOS C or better in the Opening Year plus Project scenario.

With the proposed increase in ADT, a minor increase in the project's contribution to Horizon Year (formerly Long-Term) cumulative traffic in the area would occur; these same impacts were determined to be cumulatively significant and unmitigated in the prior EIR. Given that improvements described in Mitigation Measure 4.3-3 have been implemented and Mitigation Measures 4.3-4, and 4.3-6 were determined to be infeasible during the Candlelight EIR certification since there were not any planned or funded projects at these locations at the time, only Mitigation Measure 4.3-5 would be required to reduce the project's cumulative impacts. Implementation of Mitigation Measure 4.3-5 identified in the MMRP attached to this Consistency Review would reduce the project's Horizon Year cumulative significant impacts at the intersection of Caliente Avenue/Public Street "A" to less than significant.

With regards to the level of traffic anticipated in the OMCP, the project would have a density of just below 20 du/ac (19 du/ac) which is within the residential density range planned within the OMCP (i.e., 15-29 du/ac). Therefore, the proposed project would not result in traffic generation in excess of the Community Plan allocations, as stated in the certified EIR. The design of the public roadways proposed by the project would be consistent with the OMCP and constructed to appropriate City standards; therefore, traffic hazard impacts would not be significant, as stated the certified EIR.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Historical Resources

Candlelight EIR

Based on the archaeological investigation conducted for the EIR, the project area does not contain any significant prehistoric or historic resources as defined by CEQA (§15064.5) and the City of San Diego criteria. The survey of the property identified only widely dispersed scatters of artifacts; however, surface visibility was less than 100% in many areas of the project site. Therefore, the EIR

concluded that there was the potential for buried or masked elements of prehistoric (archaeological) activity resulting in a potentially significant impact. Significant impacts to religious or sacred uses and/or human remains could also occur during grading with implementation of the proposed project. Mitigation in the form of archaeological monitoring during grading and excavation activities was required in the project's MMRP to reduce the project impacts to less than significance.

Project

The project dwelling unit and density changes would not modify the limits of work in the approved grading plans, or the limits of disturbance evaluated in the EIR. Therefore, the project would still have the potential for impacts to prehistoric or historic resources, religious or sacred uses and/or human remains during project grading. Implementation of mitigation in the project's MMRP would reduce the project impacts to less than significance.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Paleontological Resources

Candlelight EIR

The project proposes grading into the San Diego and Otay Formations; both have been assigned a "high paleontological resource sensitivity." Project grading would be approximately 2,500 cubic yards of cut and would exceed the thresholds for formations with "High" sensitivity. Therefore, project implementation has the potential to adversely affect paleontological resources and cause significant impacts. Measures were identified and included in the project's MMRP to reduce the impacts to less than significant levels.

Project

The project's residential dwelling unit changes would not modify the limits of work in the approved grading plans evaluated in the EIR. Therefore, the project would still have the potential for impacts to paleontological resources during project grading. Implementation of mitigation in the project's MMRP would reduce the project impacts to less than significant.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Noise

Candlelight EIR

The project's contribution to an increase in ambient noise levels in the project area due to transportation noise would be less than significant impact. The project would comply with the City's noise ordinance and would not create non-construction noise levels in violation of the standards (Municipal Code §59.5.0101 et. seq.); therefore, significant impacts would not occur.

With regards to transportation noise, project impacts to proposed outdoor usable areas (i.e., recreational/usable open space areas) would not exceed the City's land use-noise compatibility thresholds and less than significant impacts would occur. First- and second-story areas of the proposed multi-family structures with a line-of-sight to Caliente Avenue would result in an exterior noise level of 60 dBA CNEL or greater. Therefore, the potential to exceed the California Code of Regulations (CCR) Title 24 interior noise limits would exist. At the time of application for building permits, an interior noise analysis would be required for each unit with a direct line-of-sight to Caliente Avenue to evaluate the potential to exceed the 45 dBA CNEL standard in the CCR Title 24. Any noise control recommendations identified in the interior noise analysis required to reduce noise levels to 45 dBA CNEL in habitable rooms would be incorporated into the architectural plans prior to issuance of building permits. Therefore, less than significant impacts would occur.

Indirect noise impacts to sensitive species in the MHPA (i.e., coastal California gnatcatcher) during project construction activities would be considered significant and mitigation would be required to reduce the impact to less than significant, as identified in the project's MMRP.

The proposed multi-family development would not create noise levels which would be incompatible with the adjacent high school use, nor would the high school create noise levels which would be incompatible with the proposed residential development. Therefore, noise impacts to noise-sensitive receptors would be less than significant.

Project

The reduction in residential dwelling units and development density would be expected to increase project traffic volumes by 750 ADT (21 percent increase) over levels associated with the approved project due to the decrease in residential density, as described under *Transportation/Circulation*. When distributed across the local roadway network in the project area, the increase in daily trip volumes would not substantially increase ambient transportation noise in the project area. The project would comply with the City's noise ordinance and would not create non-construction noise levels in violation of the standards (Municipal Code §59.5.0101 et. seq.).

The increase in vehicular trips associated with the project would not lead to an audible change in future noise levels along local roads, including Caliente Avenue. However, the potential for the proposed habitable rooms to be exposed to noise levels that exceed the Title 24 interior noise standard of 45 dB CNEL would still exist for the residential units facing Caliente Avenue. Therefore,

noise control measures may need to be incorporated into the architectural plans of affected units prior to issuance of building permits.

Indirect noise impacts to sensitive species in the MHPA (i.e., coastal California gnatcatcher) during project construction activities would still be considered significant.

The project would not introduce a new operational noise source that would be incompatible with the adjacent high school use, nor would the high school create noise levels which would be incompatible with the proposed residential development.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Public Utilities

Candlelight EIR

The project would require the extension of new public utilities infrastructure to provide electrical power, natural gas, water, sewer, storm drain and communication systems to service the undeveloped site. In addition, sufficient facilities exist or are planned in the project area to service the proposed development without the need for new or improved facilities. The proposed construction of utility infrastructure necessary to serve the project would not result in any physical impact to the environment that was not already addressed in the EIR. If required, mitigation for those physical impacts is identified in the MMRP and their implementation would reduce the project's impacts to less than significant. To offset project impacts to the solid waste facilities, the proposed project would be required to comply with project-specific waste reduction and diversion measures outlined in the waste management plan appended to the EIR.

The potable water demand associated with the proposed project would be consistent with that assumed in the City's Urban Water Management Plan and would not be excessive in nature due to compliance with the water conservation standards in the California Building Code (CBC). The proposed plant palette encourages the use of drought-resistant vegetation and the vast majority of plant species identified in the design guidelines are resistant or tolerant to drought conditions. Because the proposed landscaping would be predominantly comprised of drought resistant vegetation, less than significant water impacts would occur.

Project

The project's residential dwelling unit reduction would not substantially change the project's demand for public utilities discussed in the EIR. All of the physical impacts of installing the required improvements were previously disclosed in the EIR and mitigation identified if significant impacts were identified. The potable water demand associated with the project would not be excessive due

to compliance with CBC and use of drought tolerant landscaping. Therefore, the project would result in less than significant impacts to public utilities.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Air Quality

Candlelight EIR

According to the EIR, the proposed project was consistent with SANDAG's regional projections for air pollutant emissions and would not cause an obstruction in the implementation of the Regional Air Quality Strategy (RAQS) or State Implementation Plan (SIP). Therefore, a less than significant air quality impact to regional air quality plans was identified.

With regard to project emissions levels, the proposed operations and construction activities would not exceed any of the City's significance thresholds for criteria pollutants and proposed grading operations would not exceed 100 pounds of per day of PM₁₀ emissions. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and less than significant air quality impacts were identified in the certified EIR.

Project

With the decrease in residential unit count, the project would continue to be consistent with the SANDAG projection for emissions in the area and would not cause an obstruction in the implementation of the RAQS or SIP. The proposed project's operations would be similar to those of the approved project and daily construction activities would be the same as analyzed in the certified EIR. Therefore, the project would not exceed any of the City's significance thresholds for criteria pollutants and grading operations would not exceed 100 pounds per day of PM₁₀ emissions.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Geology/Soils

Candlelight EIR

Topographically, the project site is characterized by mesa lands with nearly flat to gently inclined ground surfaces, with the exception of finger canyons that border the eastern and southern margins of the property. No soil or geologic conditions are present that would preclude site development. Implementation of the proposed project would not result in the exposure of people or structures to

geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, or similar hazards, provided that the recommendations in the project-specific geotechnical report appended to the EIR are implemented. The project would be required to comply with the recommendations of the project-specific geotechnical report and the City's Grading Ordinance, including requirements for remedial grading activities. Therefore, the EIR concluded that less than significant geologic hazards impacts would occur. With the implementation of the water quality basins and other drainage improvements, as required by the project-specific Storm Water Quality Management Plan (SWQMP), less than significant soil erosion impacts would occur.

Project

The project's residential dwelling unit changes would not modify the limits of work in the approved grading plans evaluated in the EIR in a way that would change the project's impacts to geology and soils. The recommendations of the site-specific geotechnical investigation would be implemented in accordance with the City's Grading Ordinance. In addition, the project's revised site plan features a series of drainage improvements and best management practices (BMPs) designed in accordance with the City's Storm Water Standards Manual that would prevent soil erosion. Therefore, the project would result in less than significant impacts from geologic hazards and soil erosion.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Hydrology

Candlelight EIR

Post development runoff from the project site would be directed through a series of water quality facilities, such as biofiltration basins, where the stormwater would be treated, and volumes would be controlled. The project would also provide Hydromodification Management Plan (HMP) facilities to provide storage and outlet controls that would limit post development runoff durations and frequencies. In addition, the project would be required to attenuate peak flow rates for larger storm flows. The combined facilities would control the increased runoff volume, duration, and frequency. Therefore, with the proposed drainage facilities installed, the project would not result in a substantial modification of existing drainage patterns or lead to a substantial change to downstream flows or velocities and less than significant drainage impacts would occur. The proposed project would not cause alterations to the course or flow of floodwaters, would not be developed within a 100-year floodplain, and would not affect aquifer recharge; therefore, significant impacts would not occur.

Project

A Drainage and Detention Basin Design Report (drainage report) was prepared to address the drainage requirements of the project (SB&O 2023a). The revised site plan incorporates a

combination of drainage facilities, including shallow surface basins plus underground storage with a low-flow control opening to provide hydro-modification management and detention/treatment. The proposed storm drain system includes a bypass storm drain to convey flows through the development from the San Ysidro High School detention basin, plus the southwesterly detention basin from the Southview development and runoff from Caliente Avenue and Airway Road. The drainage report demonstrates that the proposed improvements would detain and treat the project flows and would not result in a substantial modification of drainage patterns or lead to a substantial change to downstream flows or velocities. Similar to the original project, no changes to floodwaters or floodplains would occur and effects on aquifer recharge would not be expected.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Water Quality

Candlelight EIR

According to the City's Storm Water Standards Manual, the project has the potential to produce pollutants which could have a negative effect on surface or groundwater quality. Because the project site is tributary to the Tijuana River Valley, Tijuana River Estuary and the Pacific Ocean, all of which are recognized as impaired water bodies, there is the potential for discharges to degrade those receiving waters. Implementation of the proposed BMPs described above under *Hydrology* and outlined in the project's SWQMP, which was prepared in accordance with the City's Storm Water Standards Manual and MS-4 Permit, would be required as a condition of approval and prevent a significant impact to surface or groundwater quality.

Project

An updated SWQMP was prepared to address the revised site plan and treatment of the project's runoff, in accordance with the City's Storm Water Standards Manual (SB&O 2023b). Revisions to the site plan associated with the project would modify the locations of the BMPs originally proposed. As described above under *Hydrology*, the revised site plan incorporates a combination of drainage facilities, including shallow surface basins plus underground storage with a low-flow control opening to provide hydro-modification management and detention/treatment. As demonstrated in the updated SWQMP, the project would not significantly impact surface or groundwater quality because the implementation of the proposed BMPs would address the project's runoff and would be required as a condition of approval.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Energy Conservation

Candlelight EIR

According to the EIR, the project would generate an increase in existing demand for electricity, natural gas, oil and gasoline during construction and upon operation. However, the demand would be similar to that of other multi-family developments throughout the City and the project implementation would not result in the use of “excessive” amounts of energy. Impacts to energy would be less than significant.

Project

The project modifications would result in an increase in demand for energy resources similar to that of the approved project. Compliance with the energy conservation requirements of the CBC and the City's Climate Action Plan (CAP) would minimize that demand and an excessive amount of energy would not be consumed by the project.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Visual Quality and Neighborhood Character/Landform

Candlelight EIR

There are no designated viewpoints, view corridors, scenic routes, or scenic vistas on site or in the project vicinity. Project implementation would not result in the obstruction of public views from any designated open space areas, roads, or parks to significant visual landmarks or scenic vistas; therefore, significant impacts to a scenic vista or public viewing area would not occur.

In terms of its compatibility with the surrounding development and character, the EIR concluded that implementation of the project would not create a negative aesthetic, a serious conflict, or contrast with the surrounding neighborhood character due to its required compliance with the PDP development guidelines.

With regard to natural landforms, grading within Lots 1 through 3 would not be substantial with regard to the disturbance of naturally occurring steep slopes. No grading would occur in Lots 4 or 5 where open space preserves are proposed. Therefore, there would be a minimal change in the project site's landform and less than significant impacts would occur.

Implementation of the project would result in the introduction of new sources of nighttime lighting, including lights for residences, parks, and streets. As a standard condition of approval, the project would be required to comply with §142.0740, Outdoor Lighting Regulations, of the San Diego LDC

which requires shielding of lighting to minimize spill light into the night sky or adjacent properties. Less than significant light and glare impacts would occur.

Project

With no designated views or scenic corridors occurring in the project area, the project would continue to result in less than significant impacts to scenic resources. The project would be required to implement the PDP development guidelines avoiding a negative aesthetic or serious conflict or contrast with the surrounding neighborhood character. Grading would be similar to the approved project; therefore, proposed landform alteration would not impact naturally occurring steep slopes as they would continue to be preserved in the open space lots. The proposed modifications to the number of multi-family residential units would not change the amount of light produced by the project. Compliance with the City's outdoor lighting regulations would continue to be required as a condition of project approval.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Greenhouse Gas Emissions

Candlelight EIR

The project is consistent with the growth projections used in the development of the emissions projections in the City's CAP as it is consistent with the site's land use designation in the OMCP and implementing zoning. The project would implement the standards and greenhouse gas emissions (GHG) reduction measures outlined in the CAP Consistency Checklist referenced in the EIR. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of GHGs.

Project

The project's residential dwelling unit reduction would be consistent with the site's land use designation and RM-2-5 zoning. The slight increase in vehicles associated with the reduction in residential density would still be consistent with the growth assumptions and, therefore, GHG emissions forecast in the CAP. The project would be conditioned to implement the GHG reduction strategies in the adopted CAP Consistency Checklist and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of GHGs.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a substantial change to the Candlelight EIR. The proposed project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Issues Not Analyzed in the Previous EIR

CEQA Guidelines, §15128, allows environmental issues for which there is no likelihood of significant impacts to not be discussed in detail or analyzed further in the EIR. The certified EIR provided a similar level of analysis, even for those issues considered to result in impacts found not to be significant.

Revisions to the approved Candlelight project evaluated in the certified EIR are proposed with the current project. Through the environmental analysis conducted, the City determined that the current project would not have the potential to cause significant impacts to those issue areas beyond those analyzed. While these issues were not analyzed in detail, as outlined in CEQA §15128, no new information available that would indicate that these issues would result in new significant impacts.

CONCLUSION

Overall, implementation of the proposed project would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified Candlelight EIR. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

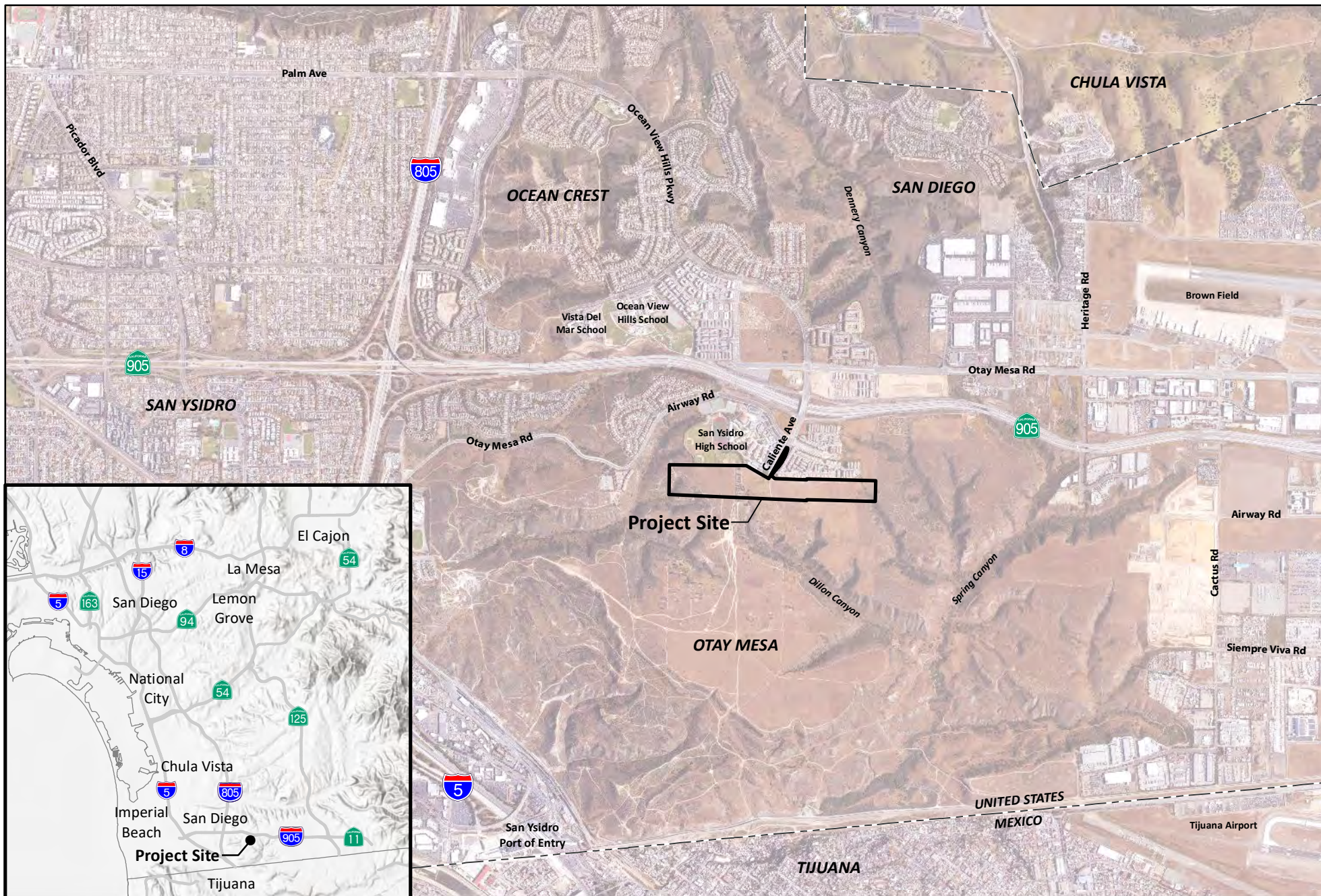
Based upon a review of the current project, none of the situations described in §§15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified EIR, under CEQA Guidelines §15162, in that the environmental document adequately covers the proposed project.

Kelli Rasmus
Associate Planner

KR/kr

cc: Sara Osborn, Development Project Manager, Development Services Department

Attachments: Figure 1 – Project Vicinity
Figure 2 – Project Site
Mitigation Monitoring and Reporting Program

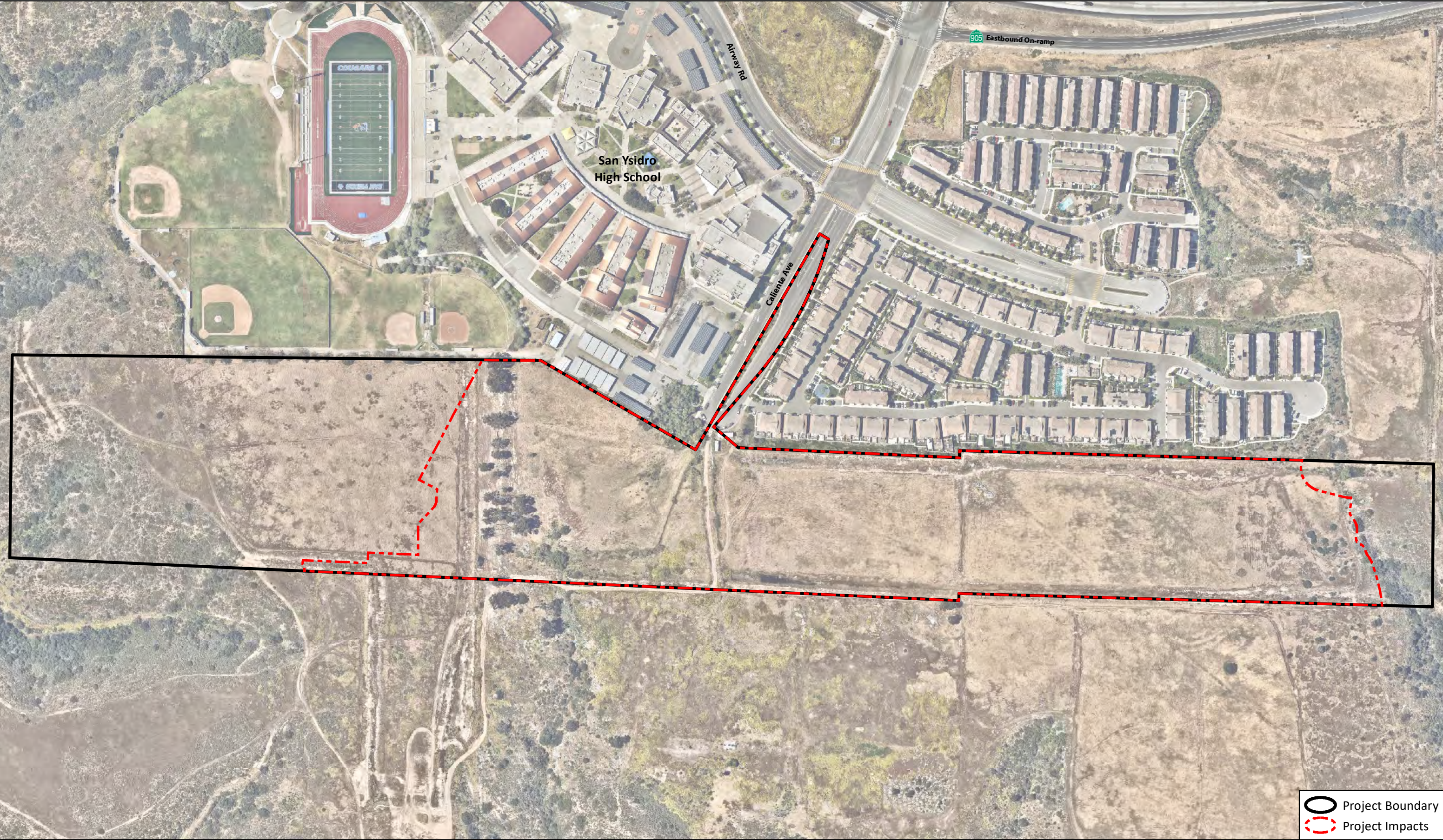


Aerial Photo: USDA NAIP 2022



Figure 1
Project Vicinity

CANDELIGHT



Aerial Photo: Nearmap 2023



Figure 2

Project Site

CANDLELIGHT

8.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) Section 21081.6 requires that a mitigation monitoring and reporting program (MMRP) be established upon certification of an Environmental Impact Report (EIR). It stipulates that "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies (1) project design features in order to reduce the potential for environmental effects; (2) mitigation measures to be implemented prior to, during, and after construction of The Reserve project; (3) the individual/agency responsible for that implementation; and (4) criteria for completion or monitoring of specific measures.

8.1 GENERAL

Part I - Plan Check Phase (prior to permit issuance)

1. Prior to issuance of a Notice To Proceed for a subdivision, or any construction permit, such as Demolition, Grading, or Building, or beginning any construction-related activity on site, the Development Services Department Director's Environmental Designee shall review and approve all Construction Documents (plans, specification, details, etc) to ensure the MMRP requirements are incorporated in the design.
2. In addition, the Environmental Designee shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction documents in the format specified for engineering construction document templates as shown on the City of San Diego's website: <http://www.sandiego.gov/development-services-industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. SURETY AND COST RECOVERY - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

MITIGATION MONITORING AND REPORTING PROGRAM

Part II - Post-Plan Check (after permit issuance/prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants: **Qualified Biologist, Qualified Paleontologist, Qualified Archaeologist and Native American Monitor.**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a. The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858.627.3200**
 - b. For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to **call RE AND MMC** at **858.627.3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 40329 and /or Environmental Document 40329/SCH No. 2013101036 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the Development Services Department's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).
NOTE: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to filed conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.
 3. **OTHER AGENCY REQUIREMENTS:** Prior to issuance of a grading permit, the applicant/permittee shall provide evidence to DSD and MSCP for review of compliance with other resource agency requirements or permits for. Evidence can include copies of permits, letters of resolution or other documentation issued by the applicable resource agency.
 - California Department of Fish and Wildlife (CDFW) - Streambed Alteration Permit
 - Regional Water Quality Control Board (RWQCB)- 401 Water Quality Certificate
 - U.S. Army Corps of Engineers (USACE) - 404 Individual Permit
 4. **MONITORING EXHIBITS.** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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NOTE: Surety and Cost Recovery - When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. OTHER SUBMITTALS AND INSPECITONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letter, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Issue Area	Document Submittal	Associated Inspection/Approvals/ Notes
General	Consultant Qualification letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work
Biology	Surveys	Presence/ Absence Surveys
Paleontology	Paleontology Reports	Paleontology Site Observation
Archaeology	Archaeology Reports	Archaeology Site Observation
Native American Monitor	Native American Report	Native American Site Observation
Land Use	Land Use Adjacency Issues CSVs	Land Use Adjacency Issue Site Observations
Greenhouse Gas Emissions	Residential Building Plans	Prior to Preconstruction Meeting
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

8.2 SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Land Use (MSCP)

Land Use Adjacency Guidelines (LUAG)

- 4.1-1 I.** Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

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A. Grading/Land Development/MHPA Boundaries - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

B. Drainage - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

C. Toxics/Project Staging Areas/Equipment Storage - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

D. Lighting - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.

E. Barriers - New development within or adjacent to the MHPA shall be required to provide barriers (e.g. non-invasive vegetation; rock/boulders; -foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reductions where needed.

F. Invasives - No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

G. Brush Management - New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. The project does not propose use of Zone 2 brush management. Brush management zones will not be greater in size than

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currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 1420412.

H. Noise - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCHATCHER (Federally Threatened).

1. Prior to the issuance of any grading permit, (prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California Gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within the off-site MHPA that lie within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB(A) hourly average for the presence of the coastal California gnatcatcher. If no appropriate habitat is present then the surveys would not be required. If appropriate habitat is present, surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present within the MHPA, then the following conditions must be met:

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- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied habitat shall be permitted within the MHPA. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
- II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction would result in noise exceeding 60 decibels hourly average at the edge of occupied habitat within the MHPA. The analysis shall be prepared by a qualified acoustician possessing a current noise engineer license or registration with monitoring noise level experience with listed animal species. The acoustician shall be approved by the City Manager or appropriate designee two week prior to the commencement of construction activities. Prior to the commencement of construction during the breeding season, areas restricted shall be staked or fenced under the supervision of a qualified biologist; or
- III. At least two weeks prior to the commencement of construction activities, noise attenuation measures, if warranted, shall be implemented under the direction of a qualified acoustician to ensure that construction noise levels would not exceed 60 dB(A) hourly average at the edge of the MHPA habitat occupied by the coastal California gnatcatcher. Concurrently, noise monitoring shall be conducted at the edge of occupied habitat within the MHPA to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques are not adequate, construction activities in the area shall cease until adequate attenuation can be achieved as directed by the qualified acoustician or until the end of the breeding season (August 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dBA hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dBA hourly average or to the ambient noise level if it already exceeds 60 dBA hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies that demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III above shall be adhered to as specified above.

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- II. If this evidence concludes that no impact to this species is anticipated, no mitigation measures would be necessary.

Biological Resources

Biological Resource Protection During Construction

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** - The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating

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- any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** - Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring** - All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

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III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

USFWS Biological Opinion Measures

The following mitigation measures are derived from the Biological Opinion (BO) for fairy shrimp and on-site resources.

San Diego and Riverside Fairy Shrimp

- 4.2-1** Impacts to listed fairy shrimp shall be mitigated at a 2:1 ratio in conjunction with the vernal pool/road pool mitigation discussed under Issue 3. Restored vernal pool habitat shall support San Diego or Riverside fairy shrimp, as required in the Biological Opinion (BO) and the Vernal Pool HCP. Additionally, the BO requires that fairy shrimp surveys be conducted within 2 years of initiation of project construction activities.
- 4.2-2** The following measures to avoid indirect impacts to vernal pool watersheds and San Diego and Riverside fairy shrimp habitat:
- a. In order to avoid direct, construction-phase impacts to avoided vernal pool watersheds, the following measures shall be incorporated into the final design plans and construction contract requirements for the proposed project:
- A 50-foot buffer shall be provided between the brush management area and VP1.
 - Prior to initiation of construction activities, protective fencing (e.g., silt fencing and construction fencing) shall be installed along the interface of development and VP 1 to protect the watershed, Grading adjacent to VP 1 shall be scheduled when VP 1 is dry.
 - A biological monitor shall be on site during construction in this area to ensure that activities stay within approved limits.
- 4.2-3** The Final Habitat Management Plan accepted and approved by the City's MSCP and DSD staff as well as the Wildlife Agencies for the open space areas within the project site and adjacent Candlelight Villas West project site shall incorporate short- and long-term maintenance activities, protective fencing, trash removal, public awareness, erosion control, and exotic pest removal. The HMP will be implemented upon successful completion of the vernal pool habitat restoration effort. The following measures shall be completed, in conjunction with the HMP:
- The applicant shall identify an appropriate habitat manager (i.e., natural lands management organization subject to approval of the City and

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wildlife agencies) to ensure conservation of biological resources in the on-site open space areas in perpetuity.

- A Property Analysis Record (PAR) or similar analysis shall be prepared for the on-site biological open space areas and used to estimate initial start-up costs and ongoing annual cost of management activities for the HMP. A preliminary PAR is provided in the HMP to help identify long-term management costs for the preserve.
- A financial mechanism (e.g., non-wasting endowment) shall be established to ensure that funding is available and of a sufficient amount. The City reserves the right to review the financing plan to ensure that funding is sufficient to cover City involvement in monitoring the manager or assuming manager's duties in the event of default.
- The habitat manager shall be responsible for implementing the HMP.

- 4.2-4** The Final Habitat Management Plan and Vernal Pool Restoration Plan accepted and approved by the City's MSCP and DSD staff as well as Wildlife Agencies shall be initiated prior to issuance of the first grading permit. At a minimum, initiation activities must include fencing of the preserve areas, placement of signage, and initial site preparation (trash and weed removal).

Non-Biological Opinion Mitigation Measures

Drainage/Toxics

- 4.2-5** Prior to issuance of the first grading permit, the applicant shall show on the plans, to the satisfaction of the City Engineer, that all drainage has been either directed away from the MHPA and on-site vernal pool preserve areas, or has been filtered prior to entering MHPA/vernal pool areas through means such as a natural detention basin, grass swale(s), or mechanical trapping device(s) in compliance with the Standard Urban Storm water Management Plan and the Municipal Storm water Permit of the SWRCB and the City.

The use of structural and non-structural Best Management Practices, Best Available Technology, and use of sediment catchment devices downstream of paving activities shall reduce potential impacts associated with construction. The project design shall comply with the Standard Urban Stormwater Management Plan and Municipal Stormwater Permit criteria of the SWRCB and City.

Projects that use chemicals or generate by-products that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits.

Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/*

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Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

Burrowing Owl Measures

- 4.2-6** The following is species specific mitigation required to meet MSCP Subarea Plan Conditions of Coverage for potential impacts to Western Burrowing Owls (BUOW) and their associated habitat located OUTSIDE the MHPA. Please note BUOW and associated habitat impacts within the MHPA MUST BE AVOIDED.

PRECONSTRUCTION SURVEY ELEMENT

Prior to Permit or Notice to Proceed Issuance:

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Permit Holder shall submit evidence to the ADD of Entitlements verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

Prior to Start of Construction:

1. The Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.
2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report - Appendix D (*please note, in 2013, CDFG became California Department of Fish and Wildlife or CDFW*).
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) Section. If results of the preconstruction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

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During Construction:

1. **Best Management Practices shall be employed as** BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.
2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE **OR** WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.

A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey

- Monitoring the site for new burrows is required using Appendix D protocol for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*)

- 1) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
- 2) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's Mitigation Monitoring and Coordination (MMC) Section shall be notified and any portion of the site where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.
- 3) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
- 4) Any actions other than these require the approval of the City and the Wildlife Agencies.

B. Post Survey Follow Up if Burrowing Owls and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey

- Monitoring the site for new burrows is required using Appendix D CDFG 2012,

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Staff Report for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*).

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
- 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles etc.) on or within 300 feet of the proposed construction area, the City's MMC Section shall be contacted. The City's MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
 - a) **Outside the Breeding Season** - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow and written concurrence from the Wildlife Agencies for eviction is obtained prior to implementation.
 - b) **During Breeding Season** - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires written concurrence from the Wildlife Agencies prior to implementation.
3. **Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC Section and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

Post Construction:

- Details of all surveys and actions undertaken on-site with respect to BUOWs (i.e., occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading bonds. This report must include summaries off all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

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Outside Agency Permit Assurance Measures

- 4.2-7** Prior to the issuance of the first grading permit, a note shall be added to the plans which states, "All lighting installed in the vicinity of the MHPA and other open space (including on-site vernal pool preserve areas) shall be directed away or shielded to prevent light overspill. Shielding may consist of installation of fixtures that physically direct light away from the outer edges of the property or by landscaping, berming, or other physical barriers that prevent light overspill. Prior to the issuance of the first building permit, the Building inspector shall ensure that project lighting shall be directed away from adjacent open space (including vernal pool preserve areas) and MHPA areas.". It should be noted that no night time lighting is proposed at this time.
- 4.2-8** Prior to the issuance of the first grading permit, the applicant shall submit a landscape plan consistent with Exhibit "A." The plan shall include only native species adjacent to the MHPA and on-site vernal pool preserve areas, and shall include view fencing surrounding the on-site MHPA and vernal pool preserve areas located at the eastern end of the site.

Habitat Mitigation

- 4.2-9** Prior to issuance of grading permits, the applicant shall submit documentation to the City of San Diego verifying that the necessary permits required by the Corps, CDFW, and RWQCB have been obtained.

- 4.2-10** Prior to the Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to the issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the following mitigation measures are completed:

(Table 4.2_8 represents the required-upland habitat mitigation requirements. Note that the amounts shown are based on impacts occurring outside the MHPA, with mitigation occurring within the MHPA).

Direct impacts to maritime succulent scrub and non-native grassland habitats shall be mitigated as described below.

- a. Direct impacts to 0.2 acre of maritime succulent scrub shall be mitigated within the MHPA through on-site preservation at a ratio of 1:1, resulting in a total mitigation requirement of approximately 0.2 acre of Tier I habitat. Between the Eastern and Western Preserve areas the project would preserve approximately 5.7 acre of maritime succulent scrub habitat within the MHPA. A surplus of approximately 5.5 acres of preserved MSS habitat on site will be used as partial mitigation for NNG

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impacts. In addition, 5.2 acres of maritime succulent scrub shall be restored in the western portion of the site within the on-site vernal pool restoration complex (Helix 2008b), all of which shall be used for mitigation for impacts to non-native grassland.

- b. Direct impacts to 21.2 acres of non-native grassland (non-MHPA) shall be mitigated through habitat preservation and restoration in the on-site Western and Eastern Preserve Areas (to be incorporated into the MHPA). Combined, the preserve areas encompass 17.3 acres of habitat, 0.2 of which would be used for maritime succulent scrub mitigation. The remaining 17.1 acres would be used to mitigate the project's impacts to non-native grassland habitat, all of which would be considered suitable for burrowing owls as foraging and/or nesting habitat. This would result in an approximate mitigation ratio of .8:1, which is higher than the City's .5:1 ratio for non-native grassland habitat impacts. In addition to this preservation, habitat restoration of vernal pool and maritime succulent scrub habitats would occur in both preserve areas. While not a mitigation measure, the restoration effort also would incorporate 6 artificial burrowing owl burrows (4 in the western preserve and 2 in the eastern preserve) to help enable this species become established on the site.
- c. Prior to the issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the applicant has recorded a covenant of easement or a dedication in fee title over the western and eastern preserve areas. The applicant also shall provide funding as specified in the HMP.

Outside Agency Permit Assurance Measures

- 4.2-11** Prior to the issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that notices to proceed regarding permit requirements of the State Water Regional Board, Army Corps, CSFW, and USFWS (BO) have been received by the City and that the on-site area to mitigate direct impacts to wetland/riparian/waters features has been assured through a County recorded covenant of easement with mitigation/restoration measures poised to be commenced with permit notice to proceed as described below and as outlined under the following project specific documents: Appendix P -On-site Vernal Pool Restoration Plan (Helix, August 5, 2008 with Alden update July 2, 2013); and Appendix S -USFWS BO (Section 7 Consultation for the Candlelight Villas Project, Corps 404 File No. 200501638-LAM, June 21, 2010). All required mitigation elements of Appendix P, Q and S shall be listed verbatim and reflected in applicable notes and details on the final construction plans to the satisfaction of City MSCP, MMC or Permit Reviewer.

- a. Mitigation for vernal/road pool impacts shall include (1) preservation of VP 1 and enhancement of its associated watershed located in the Eastern

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Preserve Area; (2) restoration of vernal pool habitat within the western portion of the site, and preservation of VP 38 through 43 located in the Western Preserve Area. Impacts to disturbed wetland and jurisdictional streambed also will be mitigated through vernal pool preservation and restoration. Combined, the project would be required to restore 1.25 acres and preserve/enhance 0.07 acres of vernal pool habitat on site. An On-site Vernal Pool Restoration Plan has been prepared that describes the proposed vernal pool restoration as well as enhancement of VP 1 (Helix 2008b). All restored pools and enhanced pools will be planted with vernal pool indicator plant species and inoculated with San Diego and/or Riverside fairy shrimp. However, only 0.96 acre of the restored pools will be required to support reproducing fairy shrimp populations (USFWS 2010).

- b. Indirect impacts to preserved and adjacent vernal pools would be fully mitigated through adherence to the requirements of the HMP. Adherence to the HMP would ensure that indirect impacts due to runoff, construction activities, and/or human or animal intrusion into the area would be mitigated to a level below significance.
- c. Prior to bond sign-off for the project, evidence of compliance (i.e., certificates of completion) with all USFWS BO, MHP, ACOE and CDFW permits shall be provided to the satisfaction of the City ADD environmental designee.

Transportation/Circulation

Horizon Year Conditions

- 4.3-5** Prior to issuance of the first building permit, the Owner/Permittee, shall assure the installation of a traffic signal at the intersection of Caliente Avenue/Public Street "A", satisfactory to the City Engineer. The signal to be installed when warranted, and potentially can be assured through a bonded Deferred Improvement Agreement, to the satisfaction of the City Engineer.

Historical Resources

Prior to Permit Issuance

- 4.4-1** Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or Notice to Proceed for Subdivisions, but prior to the first pre-construction meeting, whichever is applicable, the following shall occur:
 - A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American

MITIGATION MONITORING AND REPORTING PROGRAM

monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

2. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

Prior to Start of Construction

- 4.4-2** Prior to the start of construction activities, including, but not limited to, demolition, grading, excavation, and/or trenching, the following shall occur:

A. Verification of Records Search

3. The PI shall provide verification to MMC that a site-specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
4. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
5. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

B. PI Shall Attend Pre-Construction (Precon) Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI,

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if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

During Construction

4.4-3

During construction activities, including, but not limited to, demolition, grading, excavation, and/or trenching, the following shall occur:

- A. Monitor Shall be Present During Grading/ Excavation/Trenching. In addition, a Native American Monitor Shall be present, specifically a Native American (Kumeyaay) monitor shall participate in the monitoring program for the project.
 1. The Archaeological monitor and Native American (Kumeyaay) monitor shall be present full time during grading/excavation/ trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of potential safety concerns within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Archaeological monitor and Native American (Kumeyaay) monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's

MITIGATION MONITORING AND REPORTING PROGRAM

absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/ trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor and/or Native American (Kumeyaay) monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American representative from the Native American (Kumeyaay) tribe, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.** Any Native American cultural material shall be curated with the Barona Band of Mission Indians.

MITIGATION MONITORING AND REPORTING PROGRAM

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

Discovery of Human Remains

4.4-4 If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

D. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

E. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

F. If Human Remains **are** determined to be Native American, then the following shall occur:

1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC) and the Native American (Kumeyaay) monitor within 24 hours. By law, **only** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

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4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or covenant _____ of easement or a dedication in fee title on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

G. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

MITIGATION MONITORING AND REPORTING PROGRAM

Night and/or Weekend Work

- 4.4-5** A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 2. The following procedures shall be followed.
- a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- 4.4-6A.** If night and/or weekend work becomes necessary during the course of construction:
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- B. All other procedures described above shall apply, as appropriate.

In the event that night work becomes necessary during the course of construction activities, then the following shall occur:

- G. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- H. The RE, or BI, as appropriate, shall notify MMC immediately.
- I. All other procedures described in Mitigation Measure 4.4-5 shall apply, as appropriate.

POST CONSTRUCTION

- 4.4-7** Following completion of construction activities, the following shall occur:
- A. Preparation and Submittal of Draft Monitoring Report

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1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are

MITIGATION MONITORING AND REPORTING PROGRAM

permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Paleontological Resources

4.5-1 Prior to the issuance of any construction permits

A. Entitlements Plan Check

1. Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontological Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

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3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

Prior to Start of Construction

4.5-2 Prior to the start of construction activities, including, but not limited to, demolition, grading, excavation, and/or trenching, the following shall occur:

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Pre-Construction (Precon) Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring

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program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

During Construction

- 4.5-3** During construction activities, including, but not limited to, demolition, grading, excavation, and/or trenching, the following shall occur:
- A. Monitor Shall be Present During Grading/Excavation/Trenching
 - 1. The monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 - 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 - 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 - B. Discovery Notification Process
 - 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 - C. Determination of Significance
 - 1. The PI shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

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- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significant for fossil discoveries shall be at the discretion of the PI.
- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
- c. If the resource is not significant (e.g. small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

Night Work

4.5-4

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting
 2. The following procedures shall be followed:
 - a. No Discoveries

In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM the following morning, if possible.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Mitigation Measures 4.4-3 (Section III -During Construction).
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Mitigation Measure 4.4-3 (Section III - During Construction) shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the next business day to report and discuss the findings as indicated in

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Section III-B of Mitigation Measure 4.4-3 (Discovery Notification Process), unless other specific arrangements have been made.

- B. If night work becomes necessary during the course of construction
 - 1. The Construction manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

Post Construction

4.5-5 Following completion of construction activities, the following shall occur:

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. The PI shall be responsible for recording sites with the San Diego Natural History Museum (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and shall submit such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification

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1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

1. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Candlelight **Project No. For City Use Only:** 06916 Z

Project Address: Vacant Land, South Terminus of Caliente Avenue

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? California Corporate Identification No. 20 23 55 1 948

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Candlelight Villages LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1241 Cave Street, Suite 200

City: La Jolla State: CA Zip: 92037

Phone No.: (858) 438-9700 Fax No.: _____ Email: ure@c3.bz

Signature: [Signature] Date: 2/5/2024

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Same as Above ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: [Signature] Date: 2/5/2024

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: See attached ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Ownership Disclosure Statement

City of San Diego Development Services Form DS-318

Candlelight Ownership

Candlelight Properties, LLC, a California limited liability company

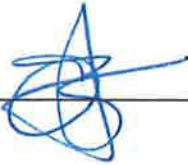


By: Crisara Abrams, Manager

and

Southview, LLC, a California limited liability company

By: Crisara Abrams, Manager



Address for both entities: 3268 Governor Drive, PMB 405, San Diego CA 92122

Email: crisara.abrams@gmail.com

DOC# 2018-0473612



Nov 14, 2018 10:44 AM

OFFICIAL RECORDS

 Ernest J. Dronenburg, Jr.,
 SAN DIEGO COUNTY RECORDER
 FEES: \$293.00 (SB2 Atkins: \$0.00)

PAGES: 94

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24002388

SPACE ABOVE THIS LINE FOR RECORDER'S USE

 SITE DEVELOPMENT PERMIT NO. 1183455
 PLANNED DEVELOPMENT PERMIT NO. 115000
CANDLELIGHT - PROJECT NO. 40329 [MMRP]
 PLANNING COMMISSION

This Site Development Permit No. 1183455 and Planned Development Permit No. 115000 is granted by the Planning Commission of the City of San Diego to Candlelight Properties LLC, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502 (Site Development Permit) and section 126.0602 (Planned Development Permit). The vacant 44.19-acre site is located at the terminus of Caliente Avenue, south of Airway Road and San Ysidro High School, in the RM-1-1 and RM-2-5 zones, within the Otay Mesa Community Plan area. The project site is legally described as Parcel A1: A portion of the west half of the northeast quarter section of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian. Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian and C2: The northerly 400 feet of southerly 420 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian. All within the City and County of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide the project site into five lots for the development of 475 multi-family housing units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2018, on file in the Development Services Department. The project shall include:

- a. The creation of five lots, including three multi-family lots totaling 23.74 acres and two open space lots totaling 17.95 acres, with 2.50 acres of public roads, to allow for the development of up to 475 multi-family dwelling units;
- b. The project may be constructed in phases, with the required sewer infrastructure to be constructed with the first lot developed. The remaining two lots could then be developed independently after sewer infrastructure construction.
- c. Approval of the Candlelight Development Guidelines to regulate the design of the future development and ensure compliance with the development regulations and the Santee

ORIGINAL

Investments Otay Mesa Precise Plan. All future development shall comply with the approved Development Guidelines;

- d. Trail and trail access improvements to include fencing, surfacing and kiosk improvements;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 9, 2021.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA],

executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in

defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 40329, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 40329 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use (MPHA Land Use Adjacency), Biological Resources, Historical Resources (Archeology), Transportation and Circulation, and Paleontological Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

16. A 220-amp outlet shall be installed in each garage to facilitate electric vehicle charging.

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.),

AIRPORT REQUIREMENTS:

18. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures

do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

19. The Permit shall comply with all conditions of the Tentative Map No. 114999.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

23. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

24. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with Zone Two of 65 feet in width, extending out from the structures towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code section 142.0412. Final configuration of Brush Management Zones shall be established in conjunction with final layout of residential structures, exercising zone reduction provisions set forth under 142.0412(f). Where composite brush management zone(s) are less than standard minimums, alternative compliance measures shall be implemented per 142.0412(i) through (j) to include upgraded openings with Dual-Glazed, Dual-Tempered Panes along brush side of structures plus a 10-foot perpendicular return along adjacent wall faces.

25. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'
26. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.
27. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
28. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'
29. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM:

30. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A."
31. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City. Prior to issuance of any construction permit for grading, documentation demonstrating the remainder MHPA would be adequately managed and monitored in a manner consistent with the City's MSCP Preserve Management Framework shall be submitted and approved by the Development Services Department and Planning Department/MSCP Section. Documentation shall consist of either a Habitat Management Plan (HMP) or Covenant of Easement Grantor's Duties specific language and either document would identify the responsible entity, Habitat Manager, and funding source for long term-maintenance and management.
32. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm Water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens.

33. For all property approved for conveyance in fee title to the City for MHPA purposes: prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

34. Compliance with the Vernal Pool Habitat Conservation Plan (VPHCP) is required for impacts to and the protection of onsite and adjacent vernal pool habitats, in perpetuity.

PLANNING/DESIGN REQUIREMENTS:

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

36. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

38. Future development of the site shall comply with the approved Candlelight Development Guidelines.

39. Prior to issuance of building permits for the residential units, Owner/Permittee shall demonstrate that noise levels for any required, useable, exterior open space located on the ground level grassy/landscaped space between the buildings is controlled to less than 65 dBA CNEL. If necessary to control noise to less than 65 dBA CNEL, a noise control fence along the outer edge of the area facing the roadway shall be installed. The noise control fence would need to be a minimum of six feet above the level of the outdoor use area adjacent the fence. The fence would need returns along the north and south end or walkways entering from the street 10-feet in length.

40. If the ground level grassy/landscaped areas described in Condition 38 do not require noise control fencing but there are ground-level decks adjacent to the buildings facing the roadways, these ground-level decks shall require foot high noise control barriers around the deck space to control roadway noise impacts to less than 65 dBA CNEL.

41. Prior to issuance of building permits for the residential units, Owner/Permittee shall demonstrate that noise levels for any second-floor decks included as required, useable, exterior open space does not exceed 65 dBA CNEL.

PARK AND RECREATION REQUIREMENTS:

42. Prior to issuance of any certificate of occupancy, the Owner/Permittee shall construct all trail and trail access improvements on Lots 3 and 5. Improvements shall include those indicated on the

plans and in the Development Guidelines including, but not limited to, access path surfacing; bollards; step-over rails; trailhead improvements (kiosk); and fencing (including chain link and peeler log/split rail). The trail improvements are contingent upon approval by the U.S. Fish and Wildlife Service, to be confirmed by the City Park and Recreation Department. The improvements shall be approved by the Park and Recreation Department Open Space Division Deputy Director, or his/her representative, prior to issuance of a certificate of occupancy.

GEOLOGY:

43. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

44. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

TRANSPORTATION REQUIREMENTS:

45. Prior to the issuance of the first construction permit, the owner/permittee shall dedicate and shall assure by permit and bond the construction of Caliente Avenue along the project frontage as a five-lane major (three lanes northbound) with 97 feet of pavement curb to curb with a six-foot raised median in 141-foot right-of-way including 22-foot parkways with noncontiguous six-foot sidewalks, curb and gutter, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

46. Prior to the issuance of the first construction permit, the owner/permittee shall dedicate and shall assure by permit and bond the partial construction of Public Street "A" east of Caliente Avenue along the project frontage as a two-lane collector with a TWLTL with 37 feet of pavement curb to curb (with a seven-foot parking, five-foot bikeway, two 10-foot travel lanes and a five-foot bikeway) in a 49-foot right-of-way including (on the north side only) a noncontiguous five-foot sidewalk in a 12-foot U-3 parkway, curb and gutter; (south side will be an asphalt berm), satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

47. Prior to the issuance of the first construction permit, the owner/permittee shall dedicate and shall assure by permit and bond the partial construction of Public Street "A" west of Caliente Avenue along the project frontage as a two-lane collector with 28 feet of pavement curb to curb (with a seven-foot parking, one 11-foot travel lane and one 10-foot travel lane) in 40-foot right-of-way including (on the north side only) a noncontiguous five-foot sidewalk in a 12-foot U-3 parkway, curb and gutter; (south side will be an asphalt berm), satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

48. Prior to the issuance of the first construction permit, the owner/permittee shall acquire and dedicate and assure by permit and bond the construction of two 50-foot curb radius cul-de-sacs at each end of Public Street "A" within 62-foot radius right-of-way, with (north side only) noncontiguous five-foot sidewalks, curb and gutter, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

49. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Airway Road and Caliente Avenue, satisfactory to the City Engineer. The traffic signal shall be installed and accepted by the City Engineer prior to the issuance of any occupancy permit.

50. The owner/permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Caliente Avenue and Public Street "A", satisfactory to the City Engineer. The signal shall be installed when warranted and may be assured through a Deferred Improvement Agreement, satisfactory to the City Engineer.

51. The project shall relinquish all access rights onto Caliente Avenue, satisfactory to the City Engineer.

52. All drive aisles and parking spaces must meet Land Development Code requirements at the time of building permit approval, satisfactory to the City Engineer.

53. For Lot 1, a minimum of 480 off-street automobile parking (including 10 accessible), 22 motorcycle, 103 bicycle parking and two loading spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

54. For Lot 2, a minimum of 340 off-street automobile parking (including 7 accessible), 13 motorcycle, 75 bicycle parking and two loading spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

55. For Lot 3, a minimum of 351 off-street automobile parking (including 7 accessible), 13 motorcycle, 78 bicycle parking and two loading spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

56. Prior to the issuance of the first grading permit, the owner/permittee shall record a 30-foot Irrevocable Offer to Dedicate (IOD) for a future extension of Public Street "A" within the project site as shown on Exhibit "A", to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

57. All on-site water and sewer mains will be "private".
58. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
59. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
60. The required project sewer infrastructure shall be constructed during the initial project phase.
61. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreements (EMRAs) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement. An EMRA will be required for connecting a private lateral or service to the public sewer main. This includes dual 6" gravity/forcemains in Lot 3 connecting to Street "A", 12" gravity main crossing Caliente Avenue and proposed 12" private gravity main in Street "A".
62. The Owner/Permittee shall design and install all necessary irrigation appurtenances to utilize recycled water. If recycled water is unavailable, then the irrigation system shall initially be supplied from the potable water system until recycled water is available. The system shall be designed to allow the conversion from potable to recycled water service and avoid any cross connections between the two systems. This will necessitate a separate irrigation service.
63. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Owner/Permittee shall install a redundant water system, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
64. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
65. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

66. Prior to approval of public improvement plans, the Owner/Permittee is required to provide an accepted water study for all proposed public water facilities (and proposed private water facilities serving more than one lot), in accordance with the current edition of the City of San Diego Water Facility Design Guideline.

67. Prior to approval of public improvement plans, the Owner/Permittee will be required to provide an accepted amended sewer study, satisfactory to the Director of Public Utilities and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

68. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as required in the accepted water and sewer study for this project, necessary to serve this development in a manner satisfactory to the Director of Public Utilities and the City Engineer. Public water and sewer facilities and associated easements, as shown on the approved Exhibit "A", shall be modified at final engineering to comply with standards.

69. Prior to the issuance of any certificates of occupancy, public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

70. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of two 16-inch parallel water main extensions within the Caliente Avenue right-of-way from the existing facilities to the southern project boundary, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

71. The proposed development is currently subject to the following sewer reimbursement fee: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6 percent simple interest from March 12, 2008 (21351-D-O).

72. The proposed development is currently subject to the following water reimbursement fee: The South San Diego/Otay Mesa Water Reimbursement fee of \$1,066.00 per EDU for Zone 680 plus 6.0 percent interest from December 5, 2000 (30867-D-B).

73. In lieu of designing and constructing either alone or in conjunction with other developers similarly conditioned to construct the next pending phase of the Otay Mesa Trunk Sewer (OMTS), the Owner/Permittee will be required to design and construct segment(s) of the OMTS just to the south of existing Manhole No. 27 (from existing Manhole No. 27 to Manhole No. 5). The existing 10-inch pipe should be replaced by a 24-inch pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Director and the City Engineer.

74. If the first two segments upstream of the Manhole No. 27 are not installed by the Southview and Southwind projects prior to Certificate of Occupancy, in lieu of installing the segments, the Owner/Permittee will be required to install two segments of the OMTS just to the south of existing Manhole No. 200 (from existing Manhole No. 200 to Manhole No. 27). The existing 10" pipes should

be replaced by a 24-inch pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Director and the City Engineer.

75. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 26, 2018, and Resolution No. 4949-PC.

Permit Type/PTS Approval No.: SDP No. 1183455

PDP No. 115000

Date of Approval: July 26, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Paul Godwin
Development Project Manager

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

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

Candlelight Properties LLC
Owner/Permittee

By



Clinton K. Abrams
Owner

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On November 13, 2018 before me, Rose Marie White, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Paul Godwin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rose Marie White
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

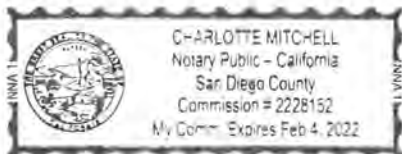
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of SAN DIEGO)
 On 9/20/18 before me, CHARLOTTE MITCHELL, NOTARY PUBLIC,
 Date Here Insert Name and Title of the Officer
 personally appeared CLINTON K. ABRAMS
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Charlotte Mitchell
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Site Development Permit # 1183455
 Title or Type of Document: _____
 Document Date: 7/26/18 Approved Number of Pages: 13
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Clinton K. Abrams
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: _____
 Signer Is Representing: Candlelight Properties LLC

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

ORIGINAL

PLANNING COMMISSION
RESOLUTION NO. 4949-PC
SITE DEVELOPMENT PERMIT NO. 1183455
PLANNED DEVELOPMENT PERMIT NO. 115000
CANDLELIGHT - PROJECT NO. 40329 [MMRP]

WHEREAS, Candlelight Properties LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide an undeveloped site into three residential and two open space lots for the development of 475 multi-family residential units through the implementation of development guidelines (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1183455 and Planned Development Permit No. 115000), on portions of an undeveloped 44.19-acre site;

WHEREAS, the project site is located at the terminus of Caliente Avenue, south of Airway Road and San Ysidro High School in the RM-1-1 and RM-2-5 zones, in the Otay Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel A1: A portion of the west half of the northeast quarter section of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian. Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian and C2: The northerly 400 feet of southerly 420 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian. All within the City and County of San Diego;

WHEREAS, on July 26, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1183455 and Planned Development Permit No. 115000, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 26, 2018.

A. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504

Findings for all Site Development Permits:

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

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains Environmentally Sensitive Lands (ESL) including wetland, vernal pool, upland and disturbed habitats. The project would develop 23.74 acres of the site with residential units, 2.50 acres for road construction and would preserve the remaining 17.95 acres as open space to be added to the City's Multiple Habitat Planning Area (MHPA) lands with all project impacts mitigated onsite. Existing MHPA lands are located at the far west and east ends of the site in open space lots 4 and 5 and would not be impacted by project implementation.

The project is located in the Southwest District of the Otay Mesa Community Plan (OMCP) which designates the site for Residential Medium Density development at a rate of 15-29 dwelling units per acre (du/ac). The development of 475 units on 23.74 acres equals 20 du/ac, which meets the OMCP recommended minimum density of 15 du/ac.

The site is further regulated by the Santee Investments Otay Mesa Precise Plan (Precise Plan), which designates the majority of the site for Medium Density Residential (30 dwelling units per acre) with the western portion designated for a senior high school. San Ysidro High School was constructed in 2002 and did not utilize the western portion of the project site. Because the exact configuration of the high school was not known when the Precise Plan was created, the plan allows any remainder portions of the school area to be utilized for Low-Medium Density Residential (15 dwelling units per acre). The Precise Plan indicates that the planning areas are approximate and subject to refinement, stating that the goal is for constructed residential units to not exceed the OMCP and that if there is a land use conflict, the current OMCP will take precedence. The current OMCP allows 15-29 du/ac, or 356-687 units allowed on the 23.7 developable onsite acres. Therefore, the 475 units proposed complies with the Precise plan.

The Precise Plan designates three small areas as open space, two in the southwest portion of the site and one in the southeast portion of site, all of which would be maintained as open space within Lots 4 and 5 with project implementation. The Precise Plan also designates a small triangular portion of the site along the southern property line as Neighborhood Commercial. The 2014 OMCP designates this area for Medium Density Residential development and as stated above, the designations of the OMCP take precedence so commercial development is not required onsite.

The Precise Plan identifies portions of the eastern and western portions of the site as containing sensitive resources in the form of steep hillsides, biology, wetlands and vernal pools. The project complies with the Precise Plan sensitive resource requirements by preserving the areas identified above within the proposed open space Lots 4 and 5, which would be added to the City's MHPA lands. Due to the presence of wetland resources not identified by the Precise Plan and the conservation requirements of the approved United States Fish and Wildlife Service (USFWS) Biological Opinion, the project would conserve more open space than intended by the Precise Plan.

The 17.95 acres to be conserved onsite as open space and added to the MHPA on Lots 4 and 5 contain the most biologically sensitive portions of the site, including wetlands, vernal pools and upland habitat. To ensure the open space lots are properly maintained and protected, the project is conditioned to provide a Habitat Manager funded in perpetuity pursuant to the project's Habitat Management Plan (HMP). All project biological impacts would be mitigated onsite, as described in Environmental Impact Report (EIR) No. 40329 and associated Mitigation, Monitoring and Reporting Program (MMRP) prepared for this project. The project has been designed and conditioned to comply with the MHPA land use adjacency guidelines and incorporates a minimum 50-foot wetland buffer in accordance with the USFWS Biological Opinion.

The project features described above further the OMCP Recreation Element Policy No. 7.2-1 to maintain Spring Canyon in its natural state, the Conservation Element Policy No. 8.1-2 to preserve a network of open and relatively undisturbed canyons and No. 8.1-5 to implement City regulations and Biology Guidelines for preservation, acquisition, restoration, management and monitoring of biological resources.

As required by the Candlelight Development Guidelines, the project would include a system of interconnected sidewalks that provide pedestrian access to all units as well as scenic overlooks and landscaped areas facing the open space to the east and west, which includes existing Spring Canyon to the west, Dillon Canyon to the east and the onsite open spaces areas in Lots 4 and 5. The project has been designed to use the open space as a focal point, providing residents with amenities that connect with the natural environment. These features further the OMCP's Open Space and Parks Policy No. 2.6-2 to create a close relationship between the natural environment of Spring Canyon and development, the Mobility Element goal to create a pedestrian sidewalk network that allows for safe and comfortable walking through the community, Recreation Policy No. 7.2-4 to locate scenic overlooks adjacent to Spring Canyon and the Urban Design Element goal for an urban form that reflects land and topography as an amenity.

The site contains sensitive steep hillsides located on the east and west sides of the site, which would be maintained in their natural condition within proposed open space Lots 4 and 5, in compliance with the General Plan, OMCP and Precise Plan goals to maintain natural steep slopes.

The project is conditioned to extend the existing Caliente Avenue right-of-way south to provide access to the site. Caliente Avenue would be improved as a six-lane major with Class II bike lanes, in compliance with the Precise Plan, OMCP and General Plan Mobility Element Policy No. 3.3-8. The project would also dedicate and construct a public street along the southern property line to provide access to the residential lots and neighboring undeveloped sites to the south. The project would further OMCP Policy 7.2-5 to support efforts to designate trails and create a comprehensive trails system by providing a public access trail in open space Lot 3 and a trail in Lot 5 that connects to the Spring Canyon trail system.

The project furthers implementation of both the General Plan Conservation Element and OMCP Conservation and Sustainability Element's goals by incorporating design features and standards identified in the project Design Guidelines, Climate Action Plan (CAP) Checklist and as required by City and State regulations, including compliance with Title 24 standards. The project would also incorporate drought-tolerant and low-water demand landscaping with street trees to reduce the urban heat island effect. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Conditions of approval require compliance with operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final product will comply with all regulations.

EIR No. 40329 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented with this project. Access to the residential lots would be provided from an extension of Caliente Avenue, which is a condition of the project. The site is not located in a designated flood or flood plain area and geologic review of the site has determined it suitable for development. The project is required to construct the public roads necessary to access the site to the appropriate standard. All utility facilities required to serve the subdivision are located adjacent to the project site. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The portion of the project site proposed for development is located in the RM-2-5 zone, which allows one unit per 1,250 square feet of lot area or a maximum of 827 units with no minimum unit requirement. The western third of the site which would be preserved as open space Lot No. 4 is located in the RM-1-1 zone, which allows one unit per 3,000 square feet of lot area. As conditioned and with the implementation of the Candlelight Development Guidelines, the project would comply with the density, height, floor area ratio, setbacks, parking, landscape, open space and MHPA adjacency requirements and no deviations are proposed.

Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase, subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

Supplemental Findings – Environmentally Sensitive Lands

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

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains ESL including wetland, vernal pool, upland and disturbed habitats. The project would develop 23.74 acres of the site with residential units and 2.50 acres for road construction. The remaining 17.95 acres are canyon areas to the far east and west of the site which contain steep slopes and are the most biologically sensitive areas onsite. This acreage would be preserved as open space in Lots 4 and 5 to be added to the City's MHPA lands with all project impacts mitigated onsite as identified in EIR No. 40329.

The existing topographical slope for the developable lots ranges from 3.5 percent at the southwest to 1.5 percent to the southeast. Grading would be sensitive to the existing topography and not require extensive landform changes. Less than five percent of the site would require grading in excess of 1.5 feet of cut or fill. Onsite grading would be balanced at approximately 57,000 cubic feet of cut and fill. The site contains ESL steep slopes as defined by SDMC Section 113.0103 on the canyon areas located at the far west and east portions of the site. These steep slope areas would be maintained as protected open space in Lots 4 and 5, therefore there would be no impact to ESL steep slopes.

The development has been clustered on the flat to gently-inclined central portion of the site, which consists primarily of non-native grasslands and disturbed habitat, adjacent to existing school and multi-family development to the north. Onsite project impacts would total 26.37 acres consisting of 0.37 acre of wetland/riparian impacts, 0.20 acre of Tier I Maritime succulent scrub upland habitat, 20.7 acres of Tier IIIB non-native grassland upland habitat and 5.1 acres Tier IV disturbed and eucalyptus woodland habitat. Offsite project impacts related to the construction of a public road at the southern property line would total 1.31 acres consisting of 0.01 acre of wetland habitats, 0.50 acre of Tier IIIB non-native grassland upland habitat and 0.80 acre of Tier IV disturbed habitat.

Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5.

The project review required the submission of technical reports prepared by individuals qualified to practice in their respective technical fields. These reports included an Air Quality Assessment, Biological Technical Report, Geotechnical Investigation, Cultural Resources Report, Paleontological Resources Report, Drainage Study, Storm Water Quality Management Plan, Sewer Study, Acoustical Report, Traffic Impact Analysis, Vernal Pool Restoration Plan, Habitat Management Plan, USFWS Biological Opinion, Waste Management Report, Quino Checkerspot Survey, Wet Season Fairy Shrimp Survey and Burrowing Owl Survey. These reports are appendices of EIR No. 40329.

Based on the project's location adjacent to existing multi-family and school development, the conclusions of the technical studies and the overall project design which preserves the most sensitive onsite habitat, the site is physically suitable for the

design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The existing topographical slope for the developable lots ranges from 3.5 percent at the southwest to 1.5 percent to the southeast. Grading would be sensitive to the existing topography and not require extensive landform changes. Less than five percent of the site would require grading in excess of 1.5 feet of cut or fill. Onsite grading would be balanced at approximately 57,000 cubic feet of cut and fill. The site contains ESL steep slopes as defined by SDMC Section 113.0103 on the canyon areas located at the far west and east portions of the site. These steep slope areas would be maintained as protected open space in Lots 4 and 5, therefore there would be no impact to ESL steep slopes.

A Geotechnical Investigation and update dated April 2013, was prepared by Geocon for the project. The site is designated as Geologic Hazard Categories 53 and 27. Category 53 is described as level or sloping terrain, unfavorable geologic structure with low to moderate risk and Category 27 is described as Otay, Sweetwater and others. No active potentially active or inactive faults are known to exist onsite. Potential geologic impacts will be reduced to an acceptable level by design and construction in accordance with prevailing building codes and the recommendations discussed in the Geotechnical Investigation. The project will comply with the recommendations of the investigation and the applicable building and grading regulations to ensure that less than significant geologic impacts will result with project implementation.

All slopes will be stabilized and planted with appropriate vegetation to prevent erosion by wind, rainfall or drainage. The plant species used in erosion control will be selected for their variation of rooting depth to provide additional stability in addition to the engineering practices and standards applied in the creation of artificial slopes. As designed and conditioned, the slopes to be created next to the MHPA will comply with the MHPA Adjacency Guidelines for drainage, toxics, lighting, noise, barriers, invasive species, brush management and grading/land development.

In order to comply with the City's storm water runoff requirements, appropriately sized detention and filtration basins/tanks have been provided as necessary for both subdivisions, as analyzed in the Storm Water Quality Management Plan (SWQMP) prepared by SB&O, Inc. The site is not located within or adjacent to a flood way, flood plain or Federal Emergency Management Agency designated flood zone.

Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase, subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5.

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

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

The project site is located in a developing area and is bordered by existing school and multi-family residential development to the north and developable land designated for a future mixed-use specific plan to the south. To the east and west of the site are canyon areas designated as MHPA lands. The development has been clustered on the flat to gently-inclined central portion of the site, which consists primarily of non-native grasslands and disturbed habitat, adjacent to existing school and multi-family development to the north. The most environmentally sensitive areas of the site which are located to the far east and west ends of the site adjacent to offsite MHPA lands would be preserved as open space and added to the MHPA, as described in EIR No. 40329.

The open space Lots 4 and 5 would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines to prevent impacts to adjacent environmentally sensitive lands. The project also received an approved Biological Opinion from the United States Fish and Wildlife Service (USFWS), which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species, onsite or offsite.

The project includes Development Guidelines which prioritize the preservation of ESL and minimization of biological impacts. Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources onsite and offsite while maximizing preserved open space.

The project would include appropriately sized detention and filtration basins/devices as identified in the Storm Water Quality Management Plan (SWQMP) prepared by SB&O, Inc to prevent adverse drainage/runoff impacts to adjacent ESL. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent ESL.

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

As proposed and conditioned, the project would not impact the existing MHPA lands located along the western and eastern edges of the project site and would comply with all MHPA Adjacency Guidelines as discussed in EIR No. 40329 and associated MMRP. The project design clusters the development on the least environmentally sensitive center of the site adjacent to existing school and residential development to the north and future mixed-use development to the south, away from the existing MHPA areas to the east and west.

Project implementation would preserve 17.95 acres of open space onsite in Lots 4 and 5, which would also serve as mitigation for the project's biological impacts. These lots would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines to prevent impacts to adjacent environmentally sensitive lands. Therefore, the project received an approved Biological Opinion from the United States Fish and Wildlife Service (USFWS), which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species, onsite or offsite.

Compliance with the MHPA Adjacency Guidelines would be assured through implementation of the landscape plan which prohibits invasive species, adherence to the City's Storm Water requirements to direct drainage away from the MHPA, implementation of the project's Brush Management Plan and compliance with the grading plan and construction best management practices. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project site is located approximately seven miles east of the Pacific Ocean. Implementation of the drainage system design and storm water filtration measures approved for this project, in addition to compliance with the current State of California water quality control standards will assure the development will not contribute to the erosion on public beaches or adversely impact local shoreline sand supply.

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

All of the mitigation measures required as conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact or accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds and technical studies prepared for the development were utilized to determine project impacts and required mitigation. The required mitigation ratios for project impacts to biological resources have been properly applied and reflect impacts outside of the MHPA with all mitigation to occur inside the MHPA. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

Findings for all Planned Development Permits:

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

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains Environmentally Sensitive Lands (ESL) including wetland, vernal pool, upland and disturbed habitats. The project would develop 23.74 acres of the site with residential units and 2.50 acres for road construction while preserving the remaining 17.95 acres as open space to be added to the City's MHPA lands with all project impacts mitigated onsite. The project is located in the Southwest District of the OMCP which designates the site for Residential Medium Density development at a rate of 15-29 du/ac. The development of 475 units on 23.74 acres equals 20 du/ac, which meets the OMCP recommended minimum density of 15 du/ac. Please refer to Site Development Permit Finding No. 1 for additional finding information.

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

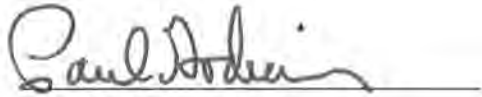
The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Please refer to Site Development Permit Finding No. 5 for additional finding information.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The portion of the project site proposed for development is located in the RM-2-5 zone, which allows one unit per 1,250 square feet of lot area or a maximum of 827 units with no minimum unit requirement. The western third of the site which would be preserved as open space Lot No. 4 is located in the RM-1-1 zone, which allows one unit per 3,000 square feet of lot area. As conditioned and with the implementation of the Candlelight Development Guidelines, the project would comply with the density, height, floor area ratio, setbacks, parking, landscape, open space and MHPA adjacency requirements and no deviations are proposed. Please refer to Site Development Permit Finding No. 2 for additional finding information.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1183455 and Planned Development Permit No. 115000, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1183455 and Planned Development Permit No. 115000, copies of which is attached hereto and made a part hereof.

A handwritten signature in dark ink, appearing to read "Paul Godwin", is written over a horizontal line.

Paul Godwin
Development Project Manager
Development Services

Adopted on: July 26, 2018

IO#: 24002388

PLANNING COMMISSION
RESOLUTION NUMBER 4949(A)-PC
TENTATIVE MAP NO. 114999
CANDLELIGHT - PROJECT NO. 40329 [MMRP]

WHEREAS, CANDLELIGHT PROPERTIES LLC, Subdivider, and Schwerin & Associates, Engineer, submitted an application to the City of San Diego for Tentative Map No. 11499 for the development of a 475-unit, multi-family residential project with three residential lots and two open space lots, on an undeveloped 44.19-acre site is located at the terminus of Caliente Avenue, south of Airway Road and San Ysidro High School, in the RM-1-1 and RM-2-5 zones, in the Otay Mesa Community Plan area. The property is legally described as Parcel A1: A portion of the west half of the northeast quarter section of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian. Parcel C1: A portion of the southeast quarter of the northeast quarter of Section 31, Township 18 South, Range 1 West, San Bernardino Meridian and C2: The northerly 400 feet of southerly 420 feet of the west half of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Meridian. All within the City and County of San Diego; and

WHEREAS, the Map proposes the Subdivision of a 44.19-acre site into five (5) lots for a residential condominium development (three residential and two open space lots); and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on July 26, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 114999, and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the Planning Commission] having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 114999:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains Environmentally Sensitive Lands (ESL) including wetland, vernal pool, upland and disturbed habitats. The project would develop 23.74 acres of the site with residential units, 2.50 acres for road construction and would preserve the remaining 17.95 acres as open space to be added to the City's Multiple Habitat Planning Area (MHPA) lands with all project impacts mitigated onsite. Existing MHPA lands are located at the far west and east ends of the site in open space lots 4 and 5 and would not be impacted by project implementation. The project is located in the Southwest District of the Otay Mesa Community Plan (OMCP) which designates the site for Residential Medium Density development at a rate of 15-29 dwelling units per acre (du/ac). The development of 475 units on 23.74 acres equals 20 du/ac, which meets the OMCP recommended minimum density of 15 du/ac.

The site is further regulated by the Santee Investments Otay Mesa Precise Plan (Precise Plan), which designates the majority of the site for Medium Density Residential (30 dwelling units per acre) with the western portion designated for a senior high school. San Ysidro High School was constructed in 2002 and did not utilize the western portion of the project site. Because the exact configuration of the high school was not known when the Precise Plan was created, the plan allows any remainder portions of the school area to be utilized for Low-Medium Density Residential (15 dwelling units per acre). The Precise Plan indicates that the planning areas are approximate and subject to refinement, stating that the goal is for constructed residential units to not exceed the OMCP and that if there is a land use conflict, the current OMCP will take precedence. The current OMCP allows 15-29 du/ac, or 356-687 units allowed on the 23.7 developable onsite acres. Therefore, the 475 units proposed complies with the Precise plan.

The Precise Plan designates three small areas as open space, two in the southwest portion of the site and one in the southeast portion of site, all of which would be maintained as open space within Lots 4 and 5 with project implementation. The Precise Plan also designates a small triangular portion of the site along the southern property line as Neighborhood Commercial. The 2014 OMCP designates this area for Medium Density Residential development and as stated above, the designations of the OMCP take precedence so commercial development is not required onsite.

The Precise Plan identifies portions of the eastern and western portions of the site as containing sensitive resources in the form of steep hillsides, biology, wetlands and vernal pools.

The project complies with the Precise Plan sensitive resource requirements by preserving the areas identified above within the proposed open space Lots 4 and 5, which would be added to the City's MHPA lands. Due to the presence of wetland resources not identified by the Precise Plan and the conservation requirements of the approved United States Fish and Wildlife Service (USFWS) Biological Opinion, the project would conserve more open space than intended by the Precise Plan

The 17.95 acres to be conserved onsite as open space and added to the MHPA on Lots 4 and 5 contain the most biologically sensitive portions of the site, including wetlands, vernal pools and upland habitat. To ensure the open space lots are properly maintained and protected, the project is conditioned to provide a Habitat Manager funded in perpetuity pursuant to the project's Habitat Management Plan (HMP). All project biological impacts would be mitigated onsite, as described in Environmental Impact Report (EIR) No. 40329 and associated Mitigation, Monitoring and Reporting Program (MMRP) prepared for this project. The project has been designed and conditioned to comply with the MHPA land use adjacency guidelines and incorporates a minimum 50-foot wetland buffer in accordance with the USFWS Biological Opinion. The project features described above further the OMCP Recreation Element Policy No. 7.2-1 to maintain Spring Canyon in its natural state, the Conservation Element Policy No. 8.1-2 to preserve a network of open and relatively undisturbed canyons and No. 8.1-5 to implement City regulations and Biology Guidelines for preservation, acquisition, restoration, management and monitoring of biological resources.

As required by the Candlelight Development Guidelines, the project would include a system of interconnected sidewalks that provide pedestrian access to all units as well as scenic overlooks and landscaped areas facing the open space to the east and west, which includes existing Spring Canyon to the west, Dillon Canyon to the east and the onsite open spaces areas in Lots 4 and 5. The project has been designed to use the open space as a focal point, providing residents with amenities that connect with the natural environment. These features further the OMCP's Open Space and Parks Policy No. 2.6-2 to create a close relationship between the natural environment of Spring Canyon and development, the Mobility Element goal to create a pedestrian sidewalk network that allows for safe and comfortable walking through the community, Recreation Policy No. 7.2-4 to locate scenic overlooks adjacent to Spring Canyon and the Urban Design Element goal for an urban form that reflects land and topography as an amenity. The site contains sensitive steep hillsides located on the east and west sides of the site, which would be maintained in their natural condition within proposed open space Lots 4 and 5, in compliance with the General Plan, OMCP and Precise Plan goals to maintain natural steep slopes.

The subdivision is conditioned to extend the existing Caliente Avenue right-of-way south to provide access to the site. Caliente Avenue would be improved as a six-lane major with Class II bike lanes, in compliance with the Precise Plan, OMCP and General Plan Mobility Element Policy No. 3.3-8. The subdivision would also dedicate and construct a public street along the southern property line to provide access to the residential lots and neighboring undeveloped sites to the south. Therefore, the proposed subdivision will not adversely affect the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The portion of the project site proposed for development is located in the RM-2-5 zone, which allows one unit per 1,250 square feet of lot area or a maximum of 827 units with no minimum unit requirement. The western third of the site which would be preserved as open space Lot No. 4 is located in the RM-1-1 zone, which allows one unit per 3,000 square feet of lot area. As conditioned and with the implementation of the Candlelight Development Guidelines, the project would comply with the density, height, floor area ratio, setbacks, parking, landscape, open space and MHPA adjacency requirements and no deviations are proposed.

Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase, subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains ESL including wetland, vernal pool, upland and disturbed habitats. The project would develop the least sensitive 23.74 acres of the site with residential units and 2.50 acres for road construction, preserving the most sensitive 17.95 acres as open space to be added to the City's MHPA lands.

The site is located in a developing area and is accessed from the developed Caliente Avenue right-of-way and is adjacent to all necessary utilities. The project would be required to extend Caliente Avenue through the project site and would construct an east-west street at the southern boundary to access the individual residential lots.

Surrounding development includes San Ysidro High School to the northeast and the under-construction 277-unit Vista Del Sur multi-family residential development approved by City Council in January 2017, to the northwest. To the south of the site is an undeveloped area designated by the OMCP for the future Southwest Village Specific Plan. This 472-acre area is designated for mixed-use development however an application for the required Specific Plan has not yet been submitted. Directly south of the project in the future Southwest Village Specific Plan area is the Southwind project, which proposes up to 100 multi-family units but is still in the discretionary review process.

The existing topographical slope for the developable lots ranges from 3.5 percent at the southwest to 1.5 percent to the southeast. Grading would be sensitive to the existing topography and not require extensive landform changes. Less than five percent of the site would require grading in excess of 1.5 feet of cut or fill. Onsite grading would be balanced at approximately 57,000 cubic feet of cut and fill. The site contains ESL steep slopes as defined by SDMC Section 113.0103 on the canyon areas located at the far west and east portions of the site. These steep slope areas would be maintained as protected open space in Lots 4 and 5, therefore there would be no impact to ESL steep slopes. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family units. The site contains ESL including wetland, vernal pool, upland and disturbed habitats. The project would develop the least sensitive 23.74 acres of the site with residential units and 2.50 acres for road construction, preserving the most sensitive 17.95 acres as open space to be added to the City's MHPA lands.

The development has been clustered on the flat to gently-inclined central portion of the site, which consists primarily of non-native grasslands and disturbed habitat, adjacent to existing school and multi-family development to the north. Onsite project impacts would total 26.37 acres consisting of 0.37 acre of wetland/riparian impacts, 0.20 acre of Tier I Maritime succulent scrub upland habitat, 20.7 acres of Tier IIIB non-native grassland upland habitat and 5.1 acres Tier IV disturbed and eucalyptus woodland habitat. Offsite project impacts related to the construction of a public road at the southern property line would total 1.31 acres consisting of 0.01 acre of wetland habitats, 0.50 acre of Tier IIIB non-native grassland upland habitat and 0.80 acre of Tier IV disturbed habitat.

All project-related impacts to biological resources would be mitigated onsite through preservation of 17.95 acres of habitat, identified as open space Lots 4 and 5. These two canyon areas are the most biologically sensitive areas onsite, located on separate lots at the far east and west portions of the site. The lots would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines, as described in EIR No. 40329 and associated MMRP. The project also received an approved Biological Opinion from the USFWS, which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species.

Alternative brush management compliance is proposed for the site to limit fire hazards while minimizing impacts to sensitive biological resources and maximizing preserved open space. Final alternative compliance measures will be determined at the building permit phase, subject to Fire Marshal approval. The project has been designed such that the brush management would occur completely outside of the adjacent MHPA areas and open space Lots 4 and 5. Therefore, the design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Conditions of approval require compliance with operational constraints and development controls,

the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final product will comply with all regulations.

EIR No. 40329 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines and an MMRP would be implemented with this project. Access to the residential lots would be provided from an extension of Caliente Avenue, which is a condition of the project. All utility facilities required to serve the subdivision are located adjacent to the project site. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project has been conditioned to extend and improve the Caliente Avenue right-of-way which currently terminates at the northern property line as a six-lane major road and to construct a public road along the southern property line boundary to provide access to the residential lots. Both the Caliente Avenue extension and the public road along the southern property line would provide access to future developments located south of the project site in the Southwest Village Specific Plan area. Access to the individual residential structures would be provided via a private street system. There are no other existing access easements associated with the project site. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The subdivision of the undeveloped 44.19-acre parcel into five lots for the development of 475 multi-family residential units will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design guidelines have been adopted for the future construction of multi-family units; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The undeveloped 44.19-acre project site would be subdivided into five lots for the development of 475 multi-family residential units. The project design clusters the development in the central site, immediately south of existing multi-family development and San Ysidro High School, minimizing impacts to onsite sensitive environmental resources.

The development has been clustered on the flat to gently-inclined central portion of the site, which consists primarily of non-native grasslands and disturbed habitat. Onsite project impacts would

total 26.37 acres consisting of 0.37 acre of wetland/riparian impacts, 0.20 acre of Tier I Maritime succulent scrub upland habitat, 20.7 acres of Tier IIIB non-native grassland upland habitat and 5.1 acres Tier IV disturbed and eucalyptus woodland habitat. Offsite project impacts related to the construction of a public road at the southern property line would total 1.31 acres consisting of 0.01 acre of wetland habitats, 0.50 acre of Tier IIIB non-native grassland upland habitat and 0.80 acre of Tier IV disturbed habitat.

All project-related impacts to biological resources would be mitigated onsite through preservation of 17.95 acres of habitat, identified as open space Lots 4 and 5. These two canyon areas are the most biologically sensitive areas onsite, located on separate lots at the far east and west portions of the site. The lots would be added to the City's MHPA lands through implementation of a Habitat Management Plan which requires the designation of a Habitat Manager and adherence to the MHPA Land Use Adjacency Guidelines, as described in EIR No. 40329 and associated MMRP. The project also received an approved Biological Opinion from the USFWS, which determined that as mitigated, the project would not result in significant impacts to vernal pools and associated species.

The effect of the proposed subdivision on the housing needs of the region will be to provide 475 new market-rate, multi-family residential units, and meeting these housing needs are balanced against the needs for public services and the available fiscal and environmental resources. The applicant will satisfy the SDMC Inclusionary Housing regulations via payment of the inclusionary affordable housing fee pursuant to the Inclusionary Housing regulations. Development Impact fees related to public improvements will be paid at the ministerial permit phase.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 114999 is hereby granted to Candlelight Properties LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By 
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24002388

PLANNING COMMISSION
RESOLUTION NUMBER 4949A-PC – ADOPTED JULY 26, 2016
ENVIRONMENTAL IMPACT REPORT NO. 40329
CANDLELIGHT – PROJECT NO. 40329 [MMRP]

WHEREAS, on March 21, 2012, Candlelight Properties, LLC, submitted an application to Development Services Department for a Tentative Map (TM), Planned Development Permit (PDP), and Site Development Permit (SDP) for the Candlelight Project; and

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

WHEREAS, the issue was heard by the Planning Commission on July 26, 2018; and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 40329/SCH No. 2013101036 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission 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 Planning Commission 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 Planning Commission 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 Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission 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 DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF 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.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: 
Paul Godwin, DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A - Draft Findings and Statement of Overriding Considerations
 Exhibit B - Mitigation Monitoring and Reporting Program

ORIGINAL

EXHIBIT A

DRAFT FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE ENVIRONMENTAL IMPACT REPORT FOR THE CANDLELIGHT PROJECT

**Project No. 40329
SCH No. 2013101036
July 2018**

SECTION 1: THE PROJECT

I. PROJECT DESCRIPTION

The Candlelight Project (project) is the construction of a maximum of 475 multi-family residential units, dedicated open space and public roads on 44.19 acres of land, including 23.74 acres proposed for residential use (i.e., Lots 1 through 3), 17.95 acres proposed as natural open space/preserves (i.e., Lots 4 and 5), and 2.50 acres devoted to public roads. The project site is located on Assessor Parcel Numbers 645-060-3200, 645-060-3500, and 645-080-0800. The project is located within the Otay Mesa Community Planning (OMCP) area of the City of San Diego (City), approximately 18 miles southeast of downtown, 2 miles east of Interstate 805 (I 805), and 1.2 miles north of the U.S.-Mexico International Border.

The project would consist of a maximum of 475 multi-family residences and three community recreation areas on three lots, resulting in a density range of 15-29 dwelling units per acre (du/ac) with a maximum of 475 dwelling units (dus). The project would be built in two to three phases. Lot 1 would be developed in the initial phase (Phase 1) in order to complete the needed sewer infrastructure for Lots 2 and 3. Lots 2 and 3 can be built independently at any time after the completion of the sewer infrastructure in Lot 1.

The project proposes the extension of Caliente Avenue to the southern border of the property and the construction of Public Street "A", an east-west road at the southern edge of the property. Additionally, a 30-foot Irrevocable Offer to Dedicate (IOD) has been granted to the City westerly of the western cul-de-sac. This IOD would be used if it is determined that Public Street "A" would be extended at a later date. In addition, an eastern cul-de-sac of Public Street "A" would be off-site. Public Street "A" is proposed to be completed by others when development occurs to the south. The full width of the roadway cannot be constructed at this time due to the need for additional right-of-way.

The discretionary approvals required from the City to implement the project include a Tentative Map (TM), a Planned Development Permit (PDP), and a Site Development Permit (SDP) for impacts to Environmentally Sensitive Lands (ESL), all of which would be subject to review and approval by the City's Planning Commission.

Various state and federal permits would also be required and include: a Streambed Alteration Agreement under the California Department of Fish and Wildlife (CDFW) Section 1600; a Section 404 Permit from the Army Corps of Engineers (Corps) for impacts to "Waters of the U.S."; and a California Regional Water Quality Control Board Section 401 certification.

II. PROJECT OBJECTIVES

The objectives of the project are described below:

- Establish a comprehensive development plan for the site which provides an appropriate balance of residential, recreational, and open space land uses.
- Provide a compact neighborhood and appropriate mix of architectural styles and product types.
- Establish a project-wide circulation system that connects to the public streets and roads identified in the adopted OMCP.
- Provide an easement, access path, trail and trailhead kiosk to connect to the community trail network as identified in the OMCP.
- Protect portions of the site that are included in the Multi-Habitat Planning Areas (MHPA) of the City's Multiple Species Conservation Plan (MSCP), and those areas of the proposed open space/preserve that will be added to the MHPA.
- Implement project related public improvements and infrastructure consistent with the adopted OMCP.
- Provide key components of the transportation infrastructure to allow access to and development of the properties south of the site.
- Implement the minimum density range as specified in the OMCP to contribute to the production of an adequate housing supply in the southern geographic area of the City.

SECTION 2: ENVIRONMENTAL REVIEW PROCESS

The Lead Agency approving the project and conducting environmental review under the California Environmental Quality Act (CEQA; California Public Resources Code §§21000, et seq.), and the Guidelines promulgated thereunder in California Code of Regulations, Title 14, §§15000 et seq. (CEQA Guidelines), hereinafter collectively, (CEQA) shall be the City. The City as Lead Agency shall be primarily responsible for carrying out the project. In compliance with §15082 of the CEQA Guidelines, the City

published a Notice of Preparation (NOP) on October 10, 2013, which began a 30-day period for comments on the appropriate scope of the project EIR. The City received comment letters from the California Department of Fish and Wildlife, California Department of Transportation, Native American Heritage Commission, San Diego Archaeological Society, and Viejas Tribal Government. A copy of the NOP and Initial Study, NOP distribution list, and public comment letters received on the NOP are provided in Appendix A of the Final EIR.

The Draft EIR for the project was then prepared and circulated for review and comment by the public, agencies, and organizations for a public review period that began on May 24, 2016, and concluded on July 11, 2016. 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. 2013101036). A Notice of Availability of the Draft EIR was filed with the County Clerk. Comments on the Draft EIR were received from U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, California Department of Transportation, San Diego County Archaeological Society, California Chaparral Institute/Center for Biological Diversity/Preserve Wild Santee. After the close of the public review period, the City provided responses in writing to all comments received on the Draft EIR.

The Final EIR for the project was distributed on June 1, 2018. The Final EIR has been prepared in accordance with CEQA and the State CEQA Guidelines. The City, acting as the Lead Agency, has reviewed and edited as necessary the submitted drafts and certified that the Final EIR reflects its own independent judgment and analysis under Guideline §15090(a)(3) and CEQA §21082.1(a)-(c).

The EIR addresses the environmental effects associated with implementation of the project. The EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project. The EIR addressed the potential significant adverse environmental impacts associated with the project, and identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The EIR is incorporated by reference into this CEQA Findings document.

The EIR is the primary reference document for the formulation and implementation of a mitigation monitoring program for the project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with CEQA, if a Lead Agency approves a project that has significant unavoidable impacts that cannot be mitigated to a level below significance, the agency must state in writing the specific reasons and overriding considerations for approving the project based on the final CEQA documents and any other information in the public record for the project. (CEQA Guidelines §15093). This is called a "statement of overriding considerations." (CEQA Guidelines §15093).

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The City Development Services Center is the custodian of the administrative record for the project. Copies of these documents, which constitute the Record of

Proceedings, are and at all relevant times have been and will be available upon request at the offices of the City Development Services Center. This information is provided in compliance with Public Resources Code §21081.6(a)(2) and Guidelines §15091(e).

SECTION 3: FINDINGS

I. INTRODUCTION

The CEQA Guidelines require that no public agency shall approve or carry out a project which identifies one or more significant environmental impacts of a 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 FEIR.

CEQA requires that the Lead Agency adopt mitigation measures or alternatives where feasible to avoid or mitigate significant environmental impacts that would otherwise occur with the implementation of the project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the project lies with another agency (Guidelines §15091(a)(b)). For those significant impacts that cannot be mitigated to a less than significant level, the Lead Agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment (CEQA §21081(b) and Guidelines §15093). If such findings can be made, the Guidelines state in §15093 "the adverse environmental effects may be considered acceptable." CEQA also requires that findings made pursuant to §15091 be supported by substantial evidence in the record (State CEQA Guidelines, §15091(b)). Under CEQA, substantial evidence means enough relevant information has been provided (reasonable inferences from this information may be made) to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion supported by facts (State CEQA Guidelines, §15384).

The findings reported in the following pages incorporate the facts and discussions in the EIR for the project as fully set forth therein. Although §15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant", these

findings will nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the project, the following sections are provided:

Description of Significant Impacts: A specific description of the environmental impacts identified in the EIR, including a conclusion regarding the significance of the impact.

Mitigation Measures: Identified feasible mitigation measures or actions that are required as part of the project and, if mitigation is infeasible, the reasons supporting the finding that the rejected mitigation is infeasible.

Finding: One or more of the three specific findings set forth in CEQA Guidelines §15091.

Rationale: A summary of the reasons for the finding(s).

Reference: A notation on the specific section in the EIR which includes the evidence and discussion of the identified impact.

For environmental impacts that are identified in the EIR to be less than significant and do not require mitigation, a statement explaining why the impacts are less than significant is provided.

II. ENVIRONMENTAL IMPACTS THAT ARE LESS THAN SIGNIFICANT AND DO NOT REQUIRE MITIGATION

The Planning Commission of the City of San Diego hereby finds that the following potentially significant environmental impacts will be less than significant. These findings are based on the discussion of impacts in Section 4.0 and 5.0 of the EIR.

A. Land Use

1. **General Plan/Community Plan/Precise Plan Consistency:** The project was found to be consistent with the City's adopted General Plan, as analyzed in Section 4.1, Land Use, of the EIR. The project would be consistent with the applicable goals and policies of the OMCP and would not result in conflicts with the OMCP. The project would be consistent with the 1993 Santee Investments Precise Plan, except for the designation of Neighborhood Commercial in the Precise Plan. The Neighborhood Commercial designation is superseded by the Residential designation of the OMCP; therefore, this inconsistency is not significant. The project would be consistent with the remaining portions of the Precise Plan, including applicable goals and policies. The analysis in Section 4.1, Land Use, of the EIR has demonstrated that the project would not result in a significant impact due to an inconsistency or conflict with the General Plan or the OMCP.
2. **Noise Levels in Excess of Noise Ordinance or Incompatible with Noise Element of General Plan:** First and second story areas of most of the proposed multi-family structures with

line-of-sight to Caliente Avenue would exceed the noise abatement outdoor threshold of 60 dBA Community Noise Equivalent Level (CNEL). A condition of project approval on the building permit requiring an interior noise analysis and noise attenuation to attenuate noise levels below 45 dBA CNEL would ensure no significant noise impact would occur, as analyzed in Section 4.1, Land Use, of the EIR.

3. ***Deviation or Variance:*** The project would be consistent with the requirements of the City's Land Development Code and no deviation or variance would be required. Project implementation would result in impacts to sensitive biological resources; therefore, a SDP is required pursuant to the LDC. With the application of mitigation measures to reduce impacts to sensitive biological resources (discussed in Section III.B), significant impacts associated with LDC consistency would not occur.
4. ***Incompatibility with Airport Land Use Compatibility Plan:*** The project site is not within the Airport Influence Area, noise, airspace, overflight, or safety areas for Brown Field Municipal Airport. The project site is located within the Federal Aviation Administration Part 77 notification area; however, the project engineer has obtained a certification that no aviation surface criteria apply. The project would not result in impacts associated with an airport land use compatibility plan.

B. Biological Resources

1. ***Candidate, Sensitive, or Special Status Species:*** Direct impacts to San Diego bur-sage and San Diego sunflower are considered less than significant due to the relatively low sensitivity of these species and the low number of individuals (approximately 5) impacted. No significant impact to these species would occur.

The project would remove maritime succulent scrub outside the MHPA, thus, no direct impacts to the coastal California gnatcatcher individuals would occur upon project implementation. Impacts associated with habitat loss for coastal California gnatcatcher are significant and are discussed in Section III.B.

2. ***Sensitive (Tier I, TIER II, Tier IIIA, or Tier IIIB) Habitats:*** As described in Section 4.2.3 of the EIR, project implementation would result in a substantial adverse impact on both uplands and wetlands habitat. Impacts to uplands (Tier I) non-native grassland (Tier IIIB) are considered significant and are discussed in Section III.B. Impacts to 0.6 acre of eucalyptus woodland and 5.3 acres of disturbed land would not be regarded as significant because these vegetation communities are not considered to be sensitive and they do not provide critical habitat for any sensitive wildlife.
3. ***Wildlife Corridors:*** The project would not directly impact the MHPA areas of the MSCP, which is intended to ensure the provision of regional wildlife corridors. Implementation of the project would not impact any wildlife corridors, nor would it substantially interfere

with the foraging or movement of any native resident or migratory fish or wildlife species. No significant impact would occur.

4. **Habitat Conservation Plans:** The project would not directly or indirectly conflict with the MSCP or any other adopted habitat conservation plan. No significant impact would occur.
5. **Edge Effects/MSCP Land Use Adjacency Guidelines:** Potential edge effects to adjacent MHPA lands may occur, including impacts associated with project lighting, noise impacts, the introduction of exotic plant species, introduction of nuisance animal species, and human intrusion into MHPA lands. These potential indirect impacts would represent a potential conflict with the MHPA Land Use Adjacency Guidelines of the MSCP. Implementation of Mitigation Measure 4.1-1 under Section 4.1 (Land Use MSCP Land Use Adjacency Guidelines; discussed in Section III.A) and Mitigation Measures 4.2-7 and 4.2-8 for biology impacts (discussed in Section III.B) would ensure the project would not result in significant impacts associated with edge effects and Land Use Adjacency Guidelines.
6. **Invasive Species:** The invasion of the open space areas by non-native plants from on-site landscaping could occur with project implementation; however, implementation of Mitigation Measure 4.1-1 under Section 4.1 (Land Use MSCP Land Use Adjacency Guidelines; discussed in Section III.A) would ensure the project would not result in significant impacts associated with invasive species.
7. **Local Policies or Ordinances:** All local policies and ordinances, including the City's ESL and MSCP Subarea Plan would be adhered to. In addition, there are no mature native trees present on-site that are subject to any tree preservation policy. Implementation of Mitigation Measure 4.1-1 under Section 4.1 (Land Use MSCP Land Use Adjacency Guidelines; discussed in Section III.A), as well as mitigation for biological impacts (discussed in Section III.B) would ensure the project would not result in significant impacts associated with invasive species.

C. Transportation/Circulation

1. **Traffic Generation and Existing Traffic Load/Capacity of Street System:** In the existing plus project scenario, the project would not have significant direct traffic related impacts at any intersections, roadway segments, or freeway segments. In the existing plus project scenario, the project would not result in an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. No significant impact would occur.
2. **Traffic Generation and Community Plan Allocations:** The parcels to be developed as part of the project have been designated as Medium Residential in the OMCP, with a density range between 15 and 29 dwelling units per acre. The project would have a density of approximately 20 dwelling per acre, which is within the density range established within

the OMCP. Therefore, the project would not result in traffic generation in excess of the Community Plan allocations.

3. **Existing and Planned Transportation Systems:** The OMCP designates Caliente Avenue as a 6-lane major arterial south of Airway Road. The project is proposing the completion of Caliente Avenue between Public Street A and Airway Road in the horizon year scenario as a 6-Lane Major, with three southbound lanes and three northbound lanes. This configuration is consistent with the OMCP. No significant impact would occur.
4. **Traffic Hazards:** All project traffic improvements would be designed consistent with the City's roadway standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or exiting the project site. The project does not propose any other project elements that could potentially create a hazard to the public. No significant impact would occur.

D. Noise

1. **Ambient Noise Levels:** The project would contribute to an increase in the existing ambient noise conditions at the project site from approximately 45 dBA to a maximum of 71.0 dBA; however, the project itself would only be responsible for approximately 13.3 percent of the expected noise increase. Caliente Avenue is the primary source of the anticipated noise increases and would be constructed with or without the project. Additionally, at the nearest sensitive receptor, San Ysidro High School, the exterior usable spaces are at distances greater than 250 feet from the roadway, and San Ysidro High School would not be significantly impacted by project noise. The project would not result in a significant increase in the existing ambient noise level. No significant impact would occur.
2. **Noise Levels Exceeding the City's Adopted Noise Ordinance:** Construction noise levels, in the worst-case scenario, would be 67.3 dBA at 50 feet for planned residential uses adjacent to the north of the project site, if present at the time of construction activities. The maximum noise level of 67.3 dBA is below the City's construction ordinance limit of 75 dBA and would be less than significant. Long-term noise generated at the site would be primarily HVAC systems designed for single-family uses producing noise levels between 48 to 50 dBA at 50 feet from the source, which would be below the City threshold for noise levels at the property line. The project would not result in the exposure of people to noise levels which exceed the City's adopted noise ordinance and no significant impact would occur.
3. **Transportation Noise Levels:** The project site is located within the Airport Land Use Compatibility Plan for Brown Field Municipal Airport, but is outside of the 60-dB CNEL noise exposure contours for Brown Field Municipal Airport. Implementation of the project would not expose people to existing or future aircraft noise levels that exceed the noise land use compatibility within the General Plan Noise Element or the Airport Land Use

Compatibility Plan for Brown Field Municipal Airport. The project site would also be exposed to transportation noise from vehicular traffic along Caliente Avenue. Impacts to outdoor usable areas would not exceed the City's traffic noise level thresholds and would be less than significant. First and second story areas of most proposed multi-family structures having line-of-sight to Caliente Avenue would exceed the California Code of Regulations Title 24 noise abatement outdoor threshold of 60 dBA CNEL. To eliminate the potential violation of indoor noise level standards for dwelling units that would have line-of-sight to Caliente Avenue, an acoustical study would be required prior to issuance of building permit(s) and adherence to the acoustical study's recommendations would ensure that the Title 24 interior noise standard is met. With these project requirements, the project would not result in the exposure of people to current or future transportation noise levels which exceed guidelines established in the General Plan and land use compatibility guidelines in the Brown Field Airport Land Use Compatibility Plan.

4. ***Land Use Incompatibility Due to Noise:*** The proposed multi-family development would not create noise levels which would be incompatible with the adjacent high school use, nor would the high school create noise levels which would be incompatible with the proposed residential development. Project implementation would not cause a land use incompatibility due to noise.

E. Public Utilities

1. ***Require New or Altered Utilities:*** Electrical and natural gas services are currently available in the area and extension of these services into the project site is anticipated to occur within the right-of-way of Caliente Avenue. As part of the project, two 16-inch water main extensions would be provided within the proposed extension of Caliente Avenue, which is consistent with the approved South San Diego/Otay Mesa Water Master Plan. Impacts associated with the extension of this water main are the same as for the extension of Caliente Avenue, and these impacts are addressed throughout the EIR. A sewer study was prepared for the project and determined that sufficient facilities exist or are planned in the project area to serve the proposed development without the need for the construction of new or improved sewer facilities. Construction of the proposed storm water drainage facilities would not result in significant impacts to the environment that have not already been addressed by the EIR. A Waste Management Plan was prepared to address cumulative project impacts on landfill capacity and solid waste services. Compliance with the Waste Management Plan is assured by conditions of project approval. The construction of utilities necessary to serve the project would not result in any physical impact to the environment that is not already addressed by the EIR. The project would not result in a need for new or substantial alterations to existing utilities, the construction of which would create physical impacts.

2. **Water Usage:** The project would create a demand for 98 million gallons of water per year, which is similar to that of other multi-family residential developments within the region. The project would not use excessive amounts of water.
3. **Non-Drought Residential Vegetation/Landscaping:** Landscaping guidelines have been prepared for the project as part of the PDP. The proposed landscaping is predominately comprised of drought-resistant vegetation. The project would not result in landscaping which is predominately non-drought resistant.

F. Air Quality

1. **Conflict with Applicable Air Quality Plan:** The project would be consistent with the SANDAG projection for emissions in the area and would not cause an obstruction in the implementation of the Regional Air Quality Strategy or State Implementation Plan.
2. **Violate Air Quality Standards or Contribute to an Existing or Projected Air Quality Violation:** As demonstrated in section 4.8.2 of the EIR, the project would not exceed significance thresholds for criteria pollutants. The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

G. Geology/Soils

1. **Geologic Hazards – Off-Site Landslides, Lateral Spreading, Subsidence, Liquefaction, or Collapse:** Implementation of the project would not result in the exposure of people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, or similar hazards, provided that the recommendations in the geotechnical report are followed. Pursuant to Land Development Code Chapter 12, Article 9, Division 6 (Grading Permits), proposed grading permits would be required comply with the recommendations of the project-specific geotechnical report and the City Grading Ordinance, including requirements for remedial grading activities. Significant impacts associated with geologic hazards would not occur.
2. **Soil Erosion:** Development of the project site would include grading or disturbance of approximately 27 acres. The project-specific Water Quality Technical Report requires the construction of two detention basins, three hydro modification areas and several bio-retention facilities which would ensure that peak flows leaving the site are substantially similar to existing conditions, thereby precluding significant erosion from occurring. Compliance with the City's Storm Water Regulations would ensure that water quality impacts are reduced to a level below significance. With implementation of the water quality detention basins, as required by the project specific Water Quality Technical Report, significant impacts associated with water erosion would not occur. The project plans to vegetate all open graded surfaces and therefore, wind erosion would not occur during or after construction of the proposed site.

3. **Geologic Hazards – Earthquakes, Landslides, Mudslides, Ground Failure:** Implementation of the project would not result in the exposure of people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, or similar hazards, provided that the recommendations in the geotechnical report are followed. Pursuant to Land Development Code Chapter 12, Article 9, Division 6 (Grading Permits), proposed grading permits would be required comply with the recommendations of the project-specific geotechnical report and the City of San Diego Grading Ordinance, including requirements for remedial grading activities. Therefore, significant impacts associated with geologic hazards would not occur.

H. Hydrology

1. **Increased Impervious Surfaces and Increased Runoff:** The project would result in a significant increase in impervious surfaces but would not significantly increase runoff from the site due to the hydromodification and detention measures that are proposed. The site storm water runoff would be equivalent to pre-construction conditions. No significant impact would occur.
2. **Drainage Patterns and Runoff Flow:** As demonstrated in Section 4.10.2 of the EIR, drainage patterns across much of the project site would be generally maintained with implementation of the project and the project would not result in substantial modification of existing drainage patterns. Project drainage would not lead to a substantial change to downstream flows or velocities. Water quality Best Management Practices (BMPs) have been incorporated into the project's design that would prevent water quality impacts to the Tijuana Valley drainage basin, and only trivial changes in drainage flows would occur. Project implementation would not result in increased runoff from the site. Significant impacts would not occur.
3. **Drainages and 100-Year Flood Plain:** The project would not impose flood hazards on properties located upstream or downstream, would not cause alterations to the course or flow of floodwaters, and would not be developed within a 100-year floodplain. Portions of the gross site come within 100 feet of a natural or manufactured drainage, which is vegetated with wetland vegetation. Lots 4 and 5 are proposed as open space and the developable Lots of the project are not located within 100 feet of the drainage area. There would be no significant impacts.

I. Water Quality

1. **Pollutant Discharge to Receiving Waters:** Incorporation of the BMPs required by the project-specific water quality technical report would ensure that runoff from the site is treated and that pollutants are substantially removed from the flows prior to discharge from the site during and after construction. These BMPs and water quality measures

would also prevent identified pollutants from leaving the site and adding to the already impaired water body. The project would include water quality measures identified in applicable water quality control programs in addition to the project-specific BMPs, Low-Impact Development, and Site Design BMPs. Compliance with the City's Storm Water regulations and implementation of identified BMPs would ensure that the project would not result in a significant impact associated with pollutant discharge to receiving waters during or following construction. Significant impacts would not occur.

2. **Local and Regional Water Quality:** Adherence to the recommendations made in the project-specific water quality technical report, prepared in accordance with the City's Storm water regulation, would be required as a condition of approval for the project. As part of these water regulations the project would implement the construction BMPs as identified in Section 4.11 of the EIR, treatment BMPs, Low Impact Development features, and Source Control BMPs. A significant impact to local or regional water quality would not occur.

J. Energy Conservation

1. **Use of Excessive Amounts of Electrical Power:** The project would generate demand for electricity after construction is completed. However, the demand for these would be similar to that of the many other multi-family developments throughout the City of San Diego. As a standard condition of approval, the project would be required to implement all relevant energy conservation measures as outlined in Title 24 of the California Code of Regulations. No significant impact would occur.
2. **Use of Excessive Amounts of Fuel:** The project would generate demand for natural gas, oil or gasoline. However, the demand for these would be similar to that of the many other multi-family developments throughout the City of San Diego. As a standard condition of approval, the project would be required to implement all relevant energy conservation measures as outlined in Title 24 of the California Code of Regulations.

K. Visual Quality and Neighborhood Character/Landform

1. **Scenic Vistas:** There are no designated viewpoints, view corridors, scenic routes, or scenic vistas on site or in the project vicinity. Project implementation would not result in the obstruction of public views from any designated open space areas, roads, or parks to significant visual landmarks or scenic vistas.
2. **Negative Aesthetic/Character of the Site:** Implementation of the project would not create a negative aesthetic, a serious conflict, or contrast with the surrounding neighborhood character. Implementation of the development guidelines as required by the Planned Development Permit would reduce potential impacts to less than significant. The project

would not create a negative aesthetic, a serious conflict, or contrast with the surrounding neighborhood character.

3. ***Alteration to the Character of Area:*** The project represents a continuation of existing development patterns, including the proposed building types, heights, landscape and hardscape concept plans. The project will not be a severe contrast to the neighborhood character. The project proposes the removal of a group of mature Eucalyptus trees in the center of the project. These trees are non-native and are not distinctive or landmark trees. The project would not result in the substantial alteration to the existing or planned character of the area.
4. ***Substantial Change in Landform:*** The project's proposed grading consists of approximately 26,400 cubic yards of cut and 26,400 cubic yards of fill. All steep slopes and canyon rims are in Lots 4 and 5 and will not be disturbed or altered. There are no on-site steep slopes in Lots 1, 2 or 3. The development of the site would not include substantial changes to natural landforms.
5. ***Light and Glare:*** Proposed building materials would not result in the reflection of a significant amount of glare and the project would comply with the provisions of Section 142.0740 of the San Diego Land Development Code. Lighting from the site could potentially spill onto the adjacent properties, including the adjacent MHPA, which could adversely affect species. However, implementation of Mitigation Measure 4.1-1 under Section 4.1 (Land Use MSCP Land Use Adjacency Guidelines; discussed in Section III.A) would serve to mitigate the impacts of light spillover. With the mitigation contained in Section 4.1 of the EIR (and discussed in Section III.A), the project would not create substantial light or glare which would adversely affect daytime or nighttime views in the area. No significant impact would occur.

L. Greenhouse Gas Emissions

1. ***Generation of Greenhouse Gas (GHG) Emissions:*** The project would comply with the City's Climate Action Plan (CAP). The project incorporates state-mandated GHG reduction measures and includes energy, water, and waste efficiency measures as project design features. A CAP Consistency Checklist was prepared for the project. Based on the project CAP Consistency Checklist, the project is consistent with the GHG projections in the CAP and the project would incorporate applicable requirements of the CAP Consistency Checklist. As shown in the project's CAP Consistency Checklist, the project is consistent with existing General Plan and Community Plan land use designations, and the project would meet the CAP strategies requirements for energy and efficient buildings; clean and renewable energy (cool/green roofs, plumbing fixtures and fittings, and energy performance standard/renewable energy); and bicycle, walking, transit, and land use (electrical vehicle charging). Impacts from greenhouse gas emissions, therefore, would be less than significant.

2. ***Conflict with Plan, Policy, or Regulation Reducing GHG Emissions:*** Sustainable design features that would reduce the project's overall demand for energy includes installation of energy- and water-efficient systems. By implementing these project design features and by complying with the regional sustainability programs, the project would be consistent with the policies from the Conservation Element of the General Plan that address conservation with the goal of reducing GHG emissions. The project has completed the CAP Consistency Checklist and is consistent with the requirements of the City's CAP. Therefore, the project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

III. ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The City, having reviewed and considered the information contained in the EIR, finds pursuant to Public Resources Code §210819(a)(1) that the following potentially significant impacts will be less than significant after implementation of the specified mitigation measures. These findings are based on the discussion of impacts in Section 4.0 of the EIR.

A. Land Use

1. ***Description of Significant Impacts:*** Project implementation would not result in any direct conflicts with or impacts to the City's MSCP Subarea Plan. Indirect impacts to the MHPA could occur with project implementation, resulting in a potentially significant impact to land use, requiring mitigation. Indirect impacts requiring mitigation include potential land use adjacency impacts including increased runoff in MHPA areas, the dispersion of light into MHPA areas, construction noise impacts on MHPA areas, the potential for colonization of MHPA areas by invasive plant species, and the intrusion of domestic animals and humans into MHPA areas. Additionally, a potentially significant impact would occur if the project were to fail to implement species specific mitigation for known high or moderate potential sensitive species on site. No impacts would occur to base flood elevations for upstream properties, and no major landform changes would occur. The project proposes to continue the natural slope and drainage patterns of the site.

Mitigation Measures: Mitigation Measure 4.1-1, which requires compliance with MSCP Land Use Adjacency Guidelines, contains requirements associated grading/land development, MHPA boundaries, drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, as well as biological monitoring requirements.

Finding: The City finds that with implementation of Mitigation Measure 4.1-1, indirect impacts associated with land use adjacency would be reduced to a less than significant level.

Reference: EIR, pages 4.1-52 through 4.1-62

B. Biological Resources

1. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, the project would result in potentially significant direct impacts to San Diego and Riverside fairy shrimp.

Mitigation Measures: Mitigation Measure 4.2-1 requires mitigation at a 2:1 ratio in conjunction with the vernal pool/road pool mitigation for the project (described in item 2 directly below). Mitigation for fairy shrimp also requires restored vernal pool habitat to support San Diego or Riverside fairy shrimp, as required in the BO for the project, with fairy shrimp surveys conducted within two years of project construction initiation. Additionally, Mitigation Measure 4.2-3, which contains measures to be completed in conjunction with implementation of the project Habitat Management Plan (HMP); Mitigation Measure 4.2-4, which requires initiation of the On-Site Vernal Pool Restoration Plan; and Mitigation Measures 4.2-7 through 4.2-10, which contain permitting and plan check requirements prior to construction activities to ensure that all biological mitigation measures are implemented, would reduce impacts to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measures 4.2-1, 4.2-3, 4.2-4, 4.2-7, 4.2-8, 4.2-9, and 4.2-10, potentially significant direct impacts to San Diego and Riverside fairy shrimp would be reduced to a less than significant level.

Reference: EIR, pages 4.2-32 through 4.2-49

2. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, the project would result in potentially significant indirect impacts to vernal pool watersheds and San Diego and Riverside fairy shrimp habitat.

Mitigation Measures: Mitigation Measure 4.2-2 requires a buffer between the brush management areas of the project and Vernal Pool 1, placement of protective fencing along the interface of development and Vernal Pool 1, grading adjacent to Vernal Pool 1 only scheduled when Vernal Pool 1 is dry, and the presence of a biological monitor during construction in the area to ensure activities stay within approved limits. Additionally, Mitigation Measure 4.2-3, which contains measures to be completed in conjunction with implementation of the project HMP; Mitigation Measure 4.2-4, which requires initiation of the On-Site Vernal Pool Restoration Plan; and Mitigation Measures 4.2-7 through 4.2-10, which contain permitting and plan check requirements prior to construction activities to ensure that all biological mitigation measures are implemented, would reduce impacts to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measures 4.2-2, 4.2-3, 4.2-4, 4.2-7, 4.2-8, 4.2-9, and 4.2-10, potentially significant indirect impacts to San Diego and Riverside fairy shrimp would be reduced to a less than significant level.

Reference: EIR, pages 4.2-32 through 4.2-49.

3. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, during construction, there is potential for erosion and sedimentation impacts, as well as potential impacts from hazardous spills (fuel, oil, etc.) to indirectly impact sensitive species. In particular, there is potential for indirect impacts to the existing function and values of Vernal Pool 1 and the vernal pool creation area should the 50-foot buffer proposed around it not be maintained. Without adequate protection of the vernal pool and road pool watersheds (as required by the City's ESL regulations) during project construction, and implementation of long-term project design measures that direct runoff away from these sensitive resources, indirect impacts to vernal pool watersheds could occur. These impacts would be significant.

Mitigation Measures: Mitigation Measure 4.2-5 requires the project applicant to show on all plans, to the satisfaction of the City Engineer, that all drainage has been either directed away from the MHPA and on-site vernal pool preserve areas, or has been filtered prior to entering MHPA/vernal pool areas through means such as a natural detention basin, grass swales, or mechanical trapping devices in compliance with the Standard Urban Storm water Management Plan and the Municipal Storm water Permit of the State Water Resources Control Board and the City. Additional requirements of Mitigation Measure 4.2-5 include the use of BMPs and Best Available Control Technology and use of sediment catchment devices downstream of paving activities; a restriction on the trash, oil, parking, or other construction/development-related materials outside of approved construction limits; and monitoring by a Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no leakage or intrusion from construction activities into the MHPA. Additionally, Mitigation Measure 4.2-3, which contains measures to be completed in conjunction with implementation of the project HMP, and Mitigation Measures 4.2-7 through 4.2-10, which contain permitting and plan check requirements prior to construction activities to ensure that all biological mitigation measures are implemented, would reduce impacts to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measures 4.2-3, 4.2-5, 4.2-7, 4.2-8, 4.2-9, and 4.2-10, potentially significant indirect impacts to the MHPA associated with drainage/toxics would be reduced to a less than significant level.

Reference: EIR, pages 4.2-35 through 4.2-49.

4. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, if construction were to occur during coastal California gnatcatcher breeding season (March 1 through

August 15), potentially significant indirect noise impacts could occur to coastal California gnatcatchers in the MHPA.

Mitigation Measures: Mitigation Measure 4.1-1 (discussed in Section III.A), which requires compliance with MSCP Land Use Adjacency Guidelines, contains requirements associated noise which would reduce the impact to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measure 4.1-1, potentially significant indirect impacts to the coastal California gnatcatcher in the MHPA from construction noise would be reduced to a less than significant level.

Reference: EIR, pages 4.1-55 through 4.1-61 and pages 4.2-32 through 4.2-45.

5. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, construction during the avian nesting season (February 1 to September 15) could cause nest destruction or nesting birds to be displaced from their nests or territories, and result in a failure to breed successfully. Impacts to nesting birds from project implementation are potentially significant.

Mitigation Measures: Mitigation Measure 4.1-1 (discussed in Section III.A), which requires compliance with MSCP Land Use Adjacency Guidelines, contains requirements associated grading/land development, MHPA boundaries, drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, as well as biological monitoring requirements, would reduce the impact to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measure 4.1-1, potentially significant direct and indirect impacts to nesting birds during project construction would be reduced to a less than significant level.

Reference: EIR, pages 4.2-32 through 4.2-49.

6. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, impacts to burrowing owl and their habitat could occur from project implementation. Impacts to burrowing owls are potentially significant.

Mitigation Measures: Mitigation Measure 4.2-6, which is Species Specific Mitigation (required to meet MSCP Subarea Plan Conditions of Coverage) for potential impacts to western burrowing owl and associated habitat located outside of the MHPA), contains requirements for preconstruction surveys, would reduce direct and indirect impacts to burrowing owls to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measure 4.2-6, potentially significant direct and indirect impacts to burrowing owl and their habitat would be reduced to a less than significant level.

Reference: EIR, pages 4.2-34 through 4.2-45.

7. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, project implementation would result in a substantial adverse impact on both uplands and wetlands habitat. Impacts to uplands approximately 0.2 acre of maritime succulent scrub (Tier I) and approximately 21.2 acres of non-native grassland (Tier IIIB). Impacts to Tier I and Tier IIIB habitats are regarded as significant, and mitigation would be required.

Mitigation Measures: Mitigation Measure 4.2-9 requires documentation to the City verifying the necessary permits required by the Corps, CDFW, and the Regional Water Quality Control Board have been obtained. Mitigation Measure 4.2-10 provides mitigation for direct impacts to maritime succulent scrub through on-site preservation at a ratio of 1:1. Direct impacts to non-native grassland (non-MHPA) is mitigated through habitat preservation and restoration in the on-site Western and Eastern Preserve areas (to be incorporated into the MHPA). The mitigation for non-native grassland contained in Mitigation Measure 4.2-10 results in a mitigation ratio of 0.8:1 for non-native grassland, which is higher than the City's 0.5:1 ratio for non-native grassland impacts. Implementation of Mitigation Measures 4.2-9 and 4.2-10 reduces impacts to Tier I and Tier IIIB habitat to a less than significant level.

Finding: The City finds that with implementation of Mitigation Measures 4.2-9 and 4.2-10, potentially significant direct and indirect impacts to Tier I and Tier IIIB habitats would be reduced to a less than significant level.

Reference: EIR, pages 4.2-45 through 4.2-49.

8. *Description of Significant Impacts:* As described in Section 4.2.3 of the EIR, project implementation would result in significant direct impacts to jurisdictional areas. Project-related impacts to Corps jurisdictional areas would encompass 0.13 acre of Corps-defined wetlands (e.g., vernal pools) and 0.28 acre of Corps-defined non-wetland Waters of the U.S., both within and adjacent to the project site. Impacts to CDFW jurisdictional areas would encompass 0.02 acre of CDFW-defined wetlands (e.g., disturbed wetlands) and 0.05 acre of CDFW-defined non-wetland Waters of the State (e.g., ephemeral streambed) on- and off-site. These impacts would be significant.

Mitigation Measures: Mitigation Measure 4.2-11 contains requirements that the City's designee shall verify that notices to proceed regarding permit requirements of the State Water Quality Control Board, Corps, CDFW, and USFWS have been received by the City and that the on-site area to mitigate direct impacts to jurisdictional features have been

assured. Mitigation of impacts to Corps-defined non-wetland Waters of the U.S. (ephemeral drainages), disturbed wetland/vernal/road pool habitat, and other potential indirect impacts would be required as a result of the consultation process with the Corps, CDFW, and the USFWS. Adherence to the permit requirements of the Corps, CDFW, and USFWS (BO) would ensure that impacts to wetlands, riparian areas, and disturbed wetland/vernal/road pools would be reduced to below a level of significance.

Finding: The City finds that Mitigation Measure 4.2-11 and adherence to the permit requirements of the Corps, CDFW, and USFWS (BO) would ensure that impacts to wetlands, riparian areas, and disturbed wetland/vernal/road pools would be reduced to below a level of significance.

Reference: EIR, pages 4.2-49 through 4.2-58.

C. Transportation/Circulation

1. *Description of Significant Impacts:* As described in Section 4.3.2 of the EIR, the following intersections would operate at an unacceptable level of service (LOS) in near term conditions, resulting in significant, direct traffic-related impacts:

Near Term Conditions

- Otay Mesa Road and Caliente Avenue intersection and
- Airway Road and Caliente Avenue intersection

Mitigation Measures: Improvements to both intersections are required by Mitigation Measures 4.3-1 and 4.3-2. Improvements include modification of the traffic signal at the intersection of Otay Mesa Road and Caliente Avenue to remove the crosswalk on the south leg of the intersection, striping of a new crosswalk on the west leg of the intersection, and modification of significant timing to provide less green time for the eastbound through movement and more green time for the westbound left-turn movement. Improvements of the Airway Road and Caliente Avenue intersection include the installation of a traffic signal, striping of the northbound, southbound, and westbound approaches to their ultimate lane configuration, with widening of the street to ultimate pavement width. If the ultimate pavement width is not in place to stripe the additional lanes, the owner/permittee shall widen the street to its ultimate pavement width.

Finding: The City finds that with implementation of Mitigation Measures 4.3-1 and 4.3-2, near-term significant impacts to the Otay Mesa Road and Caliente Avenue intersection and the Airway Road and Caliente Avenue intersection would be reduced to less than significant levels.

Reference: EIR, pages 4.3-7 through 4.3-29.

2. *Description of Significant Impacts:* As described in Section 4.3.2 of the EIR, the following intersections would operate at an unacceptable LOS in horizon year conditions, resulting in significant, cumulative traffic-related impacts:

Horizon Year Conditions

- Otay Mesa Road and Caliente Avenue intersection;
- Caliente Avenue and Public Street A intersection; and

Mitigation Measures: Mitigation for impacts to the Otay Mesa Road and Caliente Avenue intersection for Horizon Year impacts is the payment of a 5.23 percent fair-share contribution towards providing and overlap phase for the northbound right-turn movement at the intersection. Mitigation for the Caliente Avenue and Public Street A intersection requires installation of a traffic sign at the intersection.

Finding: The City finds that with implementation of Mitigation Measures 4.3-3 and 4.3-5, significant impacts to the Otay Mesa Road and Caliente Avenue intersection and the Caliente Avenue and Public Street A intersection during Horizon Year conditions would be reduced to less than significant levels.

Reference: EIR, pages 4.3-7 through 4.3-29.

D. Historical Resources

1. *Description of Significant Impacts:* The analysis contained in Section 4.4.3 of the EIR demonstrates that the project area does not contain significant prehistoric or historic resources, as defined by CEQA. However, surface visibility was less than 100 percent in many areas, resulting in a potential for buried or masked elements to be present at the site.

Mitigation Measures: Mitigation Measures 4.4-1 through 4.4-3 establish protocols for project archaeological monitoring during construction, including requirements prior to permit issuance, prior to construction, and during construction. Mitigation Measure 4.4-4 contains requirements for the discovery of human remains, while Mitigation Measures 4.4-5 and 4.4-6 contain requirements associated with night and/or weekend work. Mitigation Measure 4.4-7 addresses post-construction requirements of archaeological monitoring.

Finding: The City finds that with implementation of Mitigation Measures 4.4-1 through 4.4-7, the potential for adverse effects on previously unidentified archaeological resources would be reduced to a less than significant level.

Reference: EIR, pages 4.4-5 through 4.4-14

2. *Description of Significant Impacts:* The analysis contained in Section 4.4.3 of the EIR demonstrates that no evidence of religious or sacred uses or sites within the project area were identified. The Viejas Band of Kumeyaay Indians indicated that there are sacred sites in the project vicinity and asked for sacred sites to be avoided via adequate buffers. Significant impacts to religious or sacred uses could occur with implementation of the project, if unknown or buried artifacts are discovered/unearthed during grading.

Mitigation Measures: Mitigation Measures 4.4-1 through 4.4-3 establish protocols for project archaeological monitoring during construction, including requirements prior to permit issuance, prior to construction, and during construction.

Finding: The City finds that with implementation of Mitigation Measures 4.4-1 through 4.4-3, the potential for adverse effects on previously unidentified religious or sacred resources would be reduced to a less than significant level.

Reference: EIR, pages 4.4-6 through 4.4-15.

3. *Description of Significant Impacts:* The analysis contained in Section 4.4 of the EIR demonstrates that no evidence of human remains, including those interred outside of formal cemeteries. Significant impacts associated with the discovery of human remains could occur with implementation of the project, if unknown or buried remains are discovered/unearthed during grading.

Mitigation Measures: Mitigation Measures 4.4-1 through 4.4-3 establish protocols for project archaeological monitoring during construction, including requirements prior to permit issuance, prior to construction, and during construction. Mitigation Measure 4.4-4 contains requirements for the discovery of human remains, while Mitigation Measures 4.4-5 and 4.4-6 contain requirements associated with night and/or weekend work. Mitigation Measure 4.4-7 addresses post-construction requirements of archaeological monitoring.

Finding: The City finds that with implementation of Mitigation Measures 4.4-1 through 4.4-7, the potential for adverse effects associated with the discovery of human remains would be reduced to a less than significant level.

Reference: EIR, pages 4.4-6 through 4.4-15.

E. Paleontological Resources

1. *Description of Significant Impacts:* The analysis contained in Section 4.5.2 of the EIR demonstrates that the project area contains San Diego and Otay Formations. Both

formations have been assigned a designation of high paleontological resources sensitivity. Project implementation would require grading of approximately 2,500 cubic yards of cut, which would exceed the threshold of 1,000 cubic yards and greater than 10 feet depth for formations with "High" sensitivity.

Mitigation Measures: Mitigation Measures 4.5-1 through 4.5-5 would ensure paleontological resources uncovered during grading activities and appropriately evaluated, and if appropriate, removed and subjected to laboratory procedures in accordance with the City's Paleontological Resource Guidelines. Specifically, Mitigation Measures 4.5-1 through 4.4-3 establish protocols for project paleontological monitoring during construction, including requirements prior to permit issuance, prior to the start of construction, and during construction. Mitigation Measure 4.5-4 contains requirements associated with night work, while Mitigation Measure 4.5-5 contains post construction requirements.

Finding: The City finds that with implementation of Mitigation Measures 4.5-1 through 4.5-5, the potential for adverse impacts to paleontological resources would be reduced to a less than significant level.

Reference: EIR, pages 4.5-2 through 4.5-9.

2. *Description of Significant Impacts:* The project includes the Lindavista Formation, which has been assigned a moderate paleontological resource sensitivity. Project grading of approximately 2,500 cubic yards of cut would exceed the threshold of 2,000 cubic yards and greater than 10 feet in depth.

Mitigation Measures: 4.5-1 through 4.5-5 would ensure paleontological resources uncovered during grading activities and appropriately evaluated, and if appropriate, removed and subjected to laboratory procedures in accordance with the City's Paleontological Resource Guidelines. Specifically, Mitigation Measures 4.5-1 through 4.4-3 establish protocols for project paleontological monitoring during construction, including requirements prior to permit issuance, prior to the start of construction, and during construction. Mitigation Measure 4.5-4 contains requirements associated with night work, while Mitigation Measure 4.5-5 contains post construction requirements.

Finding: The City finds that with implementation of Mitigation Measures 4.5-1 through 4.5-5, the potential for adverse impacts to paleontological resources would be reduced to a less than significant level.

Reference: EIR, pages 4.5-4 through 4.5-9.

F. Noise

1. *Description of Significant Impacts:* The project would result in potential indirect noise impacts to the coastal California gnatcatcher in adjacent MHPA areas during construction activities.

Mitigation Measures: Mitigation Measure 4.6-1 references Mitigation Measure 4.1-1, which specifies that if gnatcatchers are present within the MHPA, construction activities within 500 feet of the MHPA would be restricted between March 1 and August 15 to prevent potential indirect impacts to breeding individuals of coastal California gnatcatcher.

Finding: The City finds that with implementation of Mitigation Measure 4.1-1, the potential for adverse indirect noise impacts to the coastal California gnatcatcher during construction activities would be reduced to a less than significant level.

Reference: EIR, page 4.6-16.

IV. FINDINGS REGARDING IMPACTS THAT ARE FOUND TO BE SIGNIFICANT AND UNMITIGABLE

The City hereby finds that the following environmental impacts are significant and unmitigated and that there is no feasible mitigation. "Feasible" is defined in §15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The City may reject a mitigation measure if it finds that it would be infeasible to implement the measure because of specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers. These findings are based on the discussion of impacts in Section 4.0 of the EIR.

A. Transportation/Circulation

1. *Description of Significant Impacts:* As described in Section 4.3.2 of the EIR, the following intersection and freeway segment would operate at an unacceptable level of service (LOS) in Horizon Year conditions, resulting in significant, cumulative traffic-related impacts:

- SR-905 Westbound Ramps and Caliente Avenue; and
- SR-905 freeway segment between Caliente Avenue and Britannia Boulevard.

Mitigation Measures: The recommend mitigation measure (Mitigation Measure 4.3-4) for the significant, cumulative traffic impact at the SR-905 Westbound Ramps and Caliente Avenue intersection is for the project applicant to pay 7.65-percent fair-share contribution towards the construction of an exclusive southbound right-turn lane and striping

modifications to Caliente Avenue to provide a second southbound right-turn lane and a second northbound left-turn lane.

The recommended mitigation measure (Mitigation Measure 4.3-6) for the significant cumulative traffic impact on the freeway segment along SR-905 between Caliente Avenue and Britannia Boulevard is for the project applicant to pay fair share contribution towards widening of SR-905.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make any potential mitigation infeasible.

Rationale: Mitigation for the three impacts at the two locations would require the addition of an HOV lane on the mainline or widening on the entrance ramp. Providing an additional (HOV) lane on SR-905 is not a part of the Regional Transportation Plan (RTP) "Reasonably Expected" roadway network and no regional funding source has been identified for the improvement. Thus, the project would result in a cumulatively significant unmitigated impact at the freeway segment along SR-905 between Caliente Avenue and Britannia Boulevard. These impacts are considered also unmitigated since there is no currently planned project to expand the westbound ramp at Caliente Avenue. The ramp expansion would require a reconfiguration of the SR-905/Caliente Avenue interchange, including the widening of the overcrossing to accommodate northbound dual left turn lanes. In addition, because of its proximity to San Ysidro High School, the City determined in the Otay Mesa Community Plan Update EIR that improvements to widen Caliente Avenue as a means to expand the capacity of the interchange would cause unacceptable pedestrian safety issues near the school. Thus, there currently are no projects planned to expand or reconfigure SR-905 near Caliente Avenue. Therefore, mitigation measures identified in the Final EIR to reduce the identified significant impacts are considered infeasible and the project would result in a cumulatively significant unmitigated impact to the affected freeway segment and ramps. Based on these considerations, the capacity-related impacts at SR-905 Westbound Ramps and Caliente Avenue and the SR-905 freeway segment between Caliente Avenue and Britannia Boulevard would be significant and unmitigated.

Reference: EIR, pages 4.3-7 through 4.3-32.

V. FINDINGS REGARDING PROJECT ALTERNATIVES

A. Project Objectives

An important consideration in the analysis of alternatives to the project is the degree to which such alternatives will achieve the objectives of the project. To facilitate this comparison, the objectives of the project contained in Section 3.1 of the EIR are re-stated here:

- Establish a comprehensive development plan for the site which provides an appropriate balance of residential, recreational, and open space land uses.
- Provide a compact neighborhood and appropriate mix of architectural styles and product types.
- Establish a project-wide circulation system that connects to the public streets and roads identified in the adopted OMCP.
- Provide an easement, access path, trail and trailhead kiosk to connect to the community trail network as identified in the OMCP.
- Protect portions of the site that are included in the MHPA of the City's MSCP, and those areas of the proposed open space/preserve that will be added to the MHPA.
- Implement project related public improvements and infrastructure consistent with the adopted OMCP.
- Provide key components of the transportation infrastructure to allow access to and development of the properties south of the site.
- Implement the minimum density range as specified in the OMCP to contribute to the production of an adequate housing supply in the southern geographic area of the City.

B. Project Alternatives

In addition to the project, the EIR evaluated the following two alternatives:

- Alternative 1 - No Project/No Development Alternative
- Alternative 2 - Reduced Project Intensity Alternative

1. No Project/No Development Alternative (EIR, Section 7.5.1)

Alternative Description: The No Project/No Development Alternative assumes that no development would occur on the proposed Candlelight Project site and no dwelling units would be developed. The designated land use would remain multi-family residential; however, no development would occur and the existing vacant land would remain without development.

Compared to the project, the No Project/No Development Alternative would avoid significant project impacts to biological resources (vernal pools and sensitive vernal pool species, sensitive habitat and species associated with the construction of Caliente Avenue, Corps jurisdictional areas, CDFW jurisdictional areas, and City wetlands). The No

Project/No Development Alternative would also avoid the Project's traffic impacts, including its contribution to cumulatively significant impacts to SR 905, the freeway on-ramp and its intersection with Caliente Avenue. Additionally, the No Project/Np Development Alternative would avoid significant impacts associated with historical resources, paleontological resources, and noise.

Finding: The City finds that although this alternative will avoid impacts associated with biological resources, historical resources, paleontological resources, noise, and transportation, specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the No Project/No Development Alternative infeasible, and rejects the No Project/No Development Alternative on such grounds.

Rationale: This alternative would not meet any of the following project objectives:

- Establish a comprehensive development plan for the site which provides an appropriate balance of residential, recreational, and open space land uses.
- Provide a compact neighborhood and appropriate mix of architectural styles and product types.
- Establish a project-wide circulation system that connects to the public streets and roads identified in the adopted OMCP.
- Provide an easement, access path, trail and trailhead kiosk to connect to the community trail network as identified in the OMCP.
- Protect portions of the site that are included in the MHPA of the City's MSCP, and those areas of the proposed open space/preserve that will be added to the MHPA.
- Implement project related public improvements and infrastructure consistent with the adopted OMCP.
- Provide key components of the transportation infrastructure to allow access to and development of the properties south of the site.
- Implement the minimum density range as specified in the OMCP to contribute to the production of an adequate housing supply in the southern geographic area of the City.

Furthermore, the No Project/No Development project would not: 1) assist the City in meeting its projected demand for regional housing; 2) implement improvements to

Caliente Avenue as identified in the OMCP Mobility Element; or 3) implement public utility improvements necessary for the implementation of planned land uses in the southwestern portion of the OMCP area.

2. *Reduced Project Intensity Alternative* (EIR, Section 7.5.2)

Alternative Description: The Reduced Project Intensity Alternative assumes that the project site would be developed with 171 multi-family residential units, recreation facilities, and trail connections. 17.86 acres of open space would be provided along the eastern and western boundaries of the site. On the remaining portions of the site and within the same graded area proposed for residential development under the project, a total of 171 multi-family homes would be constructed. The reduction in residential units would decrease the number of dwelling units to 171 from 475 of the project. This is a 64% reduction from the project in the number of housing units. All other project design features would remain the same as proposed.

Compared to the project, the No Reduced Project Intensity Alternative would eliminate cumulatively significant unmitigated transportation/circulation impacts. However, significant but mitigated impacts related to biological resources, historic resources, and paleontological resources would not be avoided.

Finding: The City finds that although the Reduced Project Intensity Alternative would eliminate the unmitigated project impacts to transportation/circulation, specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Reduced Project Intensity Alternative infeasible, and rejects the Reduced Project Intensity Alternative on such grounds.

Rationale: The Reduced Project Intensity Alternative would not meet all the project goals and objectives. Specifically, it would not implement the minimum density range as specified in the OMCP and General Plan, and it would impede the provision of an adequate housing supply in Otay Mesa. Thus, this alternative would create an inconsistency with the OMCP. Further, it would be inconsistent with General Plan Policy L.U.-C.4. "Ensure efficient use of remaining land available for residential development and redevelopment by requirement that new development meet the density minimums of applicable plan designations." This alternative would propose 7.05 du/ac, where the land use designation requires 15-29 du/ac. In addition, this alternative would not result in a compact neighborhood, as identified in the project objectives, because the density and unit count would be so much lower than the proposed project that multi-story structures would no longer be necessary.

VI. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

A. Significant Irreversible Environmental Changes that will be Caused by the Project (EIR Section 6.3)

Section 15126.2(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Development of the project would result in the consumption of energy and nonrenewable resources, including electricity, energy derived from fossil fuels, construction materials, potable water, and labor during the construction phases. The City finds that use of these resources would have an incremental effect on the regional consumption of these commodities, and therefore, result in long-term, irretrievable losses on non-renewable resources such as fuel and energy; however, their use would not be expected to negatively impact the availability of these resources. An incremental increase in energy demand would also occur during post-construction activities including lighting, heating, and cooling of proposed structures. However, the impact of increased energy use is not considered a significant adverse environmental impact. The project would result in the development of the site, which is currently vacant, graded, and designated for residential uses. The site does not contain agricultural or forestry resources. No significant mineral deposits underlie the site, nor are there any known significant cultural resources present on site. No water bodies are located on the site or within the project vicinity.

B. Growth Inducing Impacts of the Project (EIR Section 6.4)

The City finds that the project would not result in growth-inducing impacts. The project is consistent with the land use designation in the OMCP. The project's proposed density of 20.0 du/ac is within the density range permitted on site by the OMCP. As part of the project, a 10-inch private gravity sewer main (northern Caliente Avenue), two 12-inch public force mains (Caliente Avenue), two 6-inch public force mains (Caliente Avenue), an 8-inch public gravity main (Public Street A) and two dual 6-inch private force mains (Lots 1 and 3) would be installed to provide sewer service for the project. In addition, two 16-inch water mains would be installed within the right-of-way of Caliente Avenue. Although these new sewer and water facilities would be sized to have a capacity that is greater than is necessary to serve the project, they are part of the planned infrastructure required to implement the adopted land uses in the OMCP. The City finds that implementation of the project would not result in indirect growth inducing impacts to the region.

VII. FINDINGS REGARDING RESPONSES TO COMMENTS AND REVISIONS IN THE FINAL EIR

The Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by CEQA Guidelines §15088(c).

Finding/Rational: Responses to comments made on the Draft EIR and revisions to the Final EIR merely clarify and amplify the analysis presented in the document and do not trigger the need to recirculate per CEQA Guidelines §15088.5(b).

VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

Public Resources Code §21081(b) prohibits approval of a project with significant, unmitigable adverse impacts resulting from infeasible mitigation measures or alternatives unless the agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment. CEQA Guidelines § 15093 adds that the decision-making agency must "balance, as applicable, economic, legal, social, technological, or other benefits of a project against its unavoidable environmental risks when determining whether to approve the project." CEQA further requires that, 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 actions 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 (§15093[b] of the State CEQA Guidelines). This statement does not substitute for, and shall be in addition to, findings required pursuant to §15091 (§15093[c] of the State CEQA Guidelines).

The City Council, (i) having independently reviewed the information in the Final EIR and the record of proceedings; (ii) having made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the project to the extent feasible by adopting the mitigation measures identified in the EIR; and (iii) having balanced the benefits of the Candlelight Project against the significant environmental impacts, chooses to approve the Candlelight Project, despite its significant environmental impacts, because in its view, specific economic, legal, social, and other benefits of the project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the Candlelight Project as approved outweigh the unavoidable and unmitigable significant impacts. Each of these public benefits serves as an independent basis for overriding all significant, unavoidable and unmitigable impacts. Substantial evidence supports the various benefits. Such evidence can be found either in the preceding sections, which are incorporated by reference into this section, the Final EIR, or in documents that comprise the Record of Proceedings in this matter.

IX. FINDINGS FOR STATEMENT OF OVERRIDING CONSIDERATIONS

1. Implementation of the project will provide an appropriate balance of residential, recreational, and open space land uses consistent with the OMCP.
2. Implementation of the project will construct a housing development that enhances and contributes to the OMCP's community's character and vitality and is complimentary to the planned community character.

3. Implementation of the project will contribute to the production of an adequate housing supply in the southern geographic area of the City.
4. Implementation of the project result in quality design and development controls that ensure a unified and cohesive development that is responsive to environmental regulations.
5. Implementation of the project will facilitate development of key components of the transportation infrastructure planned in the OMCP Mobility Element.
6. Implementation of the project will facilitate development of public utility improvements necessary for the implementation of planned land uses in the southwestern portion of the OMCP area.
7. Implementation of the project will protect portions of the site that are included in the MHPA of the City's MSCP, and those areas of the proposed open space/preserve that will be added to the MHPA
8. Implementation of the project will provide increased housing adjacent to an already urbanized area with bus routes and employment opportunities, thus implementing the efficient integration and coordination of transportation and land uses, consistent with SB 375 the Sustainable Communities and Climate Protection Act of 2008.
9. Implementation of the project will assist in the implementation of San Diego's General Plan City of Villages strategy and regional smart growth principles. Per the SANDAG 2010-2020 Regional Housing Needs Assessment (RHNA), it is currently forecast that the region will build 125,000 housing units but will need 161,980 housing units. Thus, the provision of 475 homes would benefit the region's housing goals.

X. CONCLUSION

For the foregoing reasons, the City finds that the project's adverse, unavoidable environmental impacts are outweighed by the above-referenced benefits, any one which individually would be sufficient to outweigh the adverse environmental effects of the project. Therefore, the City has adopted these Findings and Statement of Overriding Considerations.

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 114999
CANDLELIGHT – PROJECT NO. 40329 [MMRP]
ADOPTED BY RESOLUTION NO. 4949(A)-PC ON JULY 26, 2018

GENERAL

1. This Tentative Map will expire August 9, 2021.
2. Compliance with all following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 1183455 and Planned Development Permit No. 115000.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The Subdivider shall obtain letters of permission for any offsite work.
8. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for private storm drain, landscape and irrigation located within the City's right-of-way.

9. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
11. The Subdivider shall grant to the City of San Diego a flood water storage easement over the proposed detention basin(s). The Subdivider shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The Subdivider shall provide for the maintenance of the drainage detention facilities within a flood storage easement, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
13. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Technical Report.
15. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual and Council Policy 200-18 approved by City Council satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
16. The drainage system for this project is subject to approval by the City Engineer. The storm drain pipe that discharges the westerly detention shall be private.
17. The Subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
19. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination

shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

20. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
21. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
22. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
23. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

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

are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

27. All on-site water and sewer mains will be "private".
28. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
29. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
30. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Subdivider shall install a redundant water system, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
31. Prior to recording the Final Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.
32. Prior to the issuance of any certificates of occupancy, public water and sewer facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
33. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of two 16-inch parallel water main extensions within the Caliente Avenue right-of-way from the existing facilities to the southern project boundary in a manner satisfactory to the Director of Public Utilities and the City Engineer.
34. The proposed development is currently subject to the following sewer reimbursement fee: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6% simple interest from 3/12/08 (21351-D-O).
35. The proposed development is currently subject to the following water reimbursement fee: The South San Diego/Otay Mesa Water Reimbursement fee of \$1,066.00 per EDU for Zone 680 plus 6.0% interest from December 5, 2000 (30867-D-B).
36. In lieu of designing and constructing either alone or in conjunction with other developers similarly conditioned to construct the next pending phase of the Otay Mesa Trunk Sewer (OMTS). The Subdivider will be required to design and construct segment(s) of the OMTS just to the south of existing Manhole No. 27 (from existing Manhole No. 27 to Manhole No.

- 5). The existing 10" pipe should be replaced by a 24" pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Director and the City Engineer.
37. If the first two segments upstream of the Manhole No. 27 are not installed by the Southview and Southwind projects, in lieu of installing the segments, the Subdivider will be required to install two segments of the OMTS just to the south of existing Manhole No. 200 (from existing Manhole No. 200 to Manhole No. 27). The existing 10" pipes should be replaced by a 24" pipe based upon City's hydraulic modeling run in a manner satisfactory to the Public Utilities Director and the City Engineer.
38. No tree or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facility.

GEOLOGY

39. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

PLANNING

40. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A", in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

PARKS AND RECREATION

41. Prior to the recordation of the Final Map, the Subdivider shall execute and record a six-foot wide Public Access Easement to provide trail access through Lot 3 to the existing trailhead in Lot 5, as shown on Exhibit "A".

LANDSCAPE/BRUSH MANAGEMENT

42. Prior to recordation of the Final/Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per Section 142.0412 of the Land Development Code."

MULTIPLE SPECIES CONSERVATION PROGRAM

43. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of

the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City and USFWS and CDFG. The Subdivider shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

44. Prior to the recordation of the Final Map, the Subdivider shall schedule an inspection with the Park & Recreation Department, Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT

CANDLELIGHT

CITY OF SAN DIEGO, CALIFORNIA

ENGINEER/APPLICANT:

Schwerin & Assoc.
Civil Engineering • Planning
Engineered Construction
814 Morena Blvd., Ste. 101, San Diego, Ca 92110
Phone (619) 220-4969 Fax (619) 220-7029
Walter T. Schwerin
WALTER T. SCHWERIN PCE 22139
1/19/18

PROFESSIONAL SEAL
No. 22139
Exp. 9 30 19
CIVIL
STATE OF CALIFORNIA

OWNER/ DEVELOPER

CANDLELIGHT, LLC
BY CLEM ABRAMS
8015 N. LA JOLLA SCENIC DR.
LA JOLLA, CA. 92037
PHONE: (858) 455-5055

CLEM ABRAMS, CANDLELIGHT LLC

LEGEND

- EXISTING EASEMENT
- SUBDIVISION BOUNDARY
- PROPOSED LOTLINE/ROW
- CENTERLINE
- SETBACK
- WATERSHED AREA
- VP, VP/BASIN WITH SHRIMP
- MHPA LINE
- PRO. WATER LINE
- EX. WATER LINE
- PRO. SEWER LINE/SFM
- EX. SEWER LINE
- FIRE HYDRANT
- EXIST. INDEX CONTOUR LINE
- SLOPE INDICATOR
- PROPOSED FENCING, PER PLANS
- PRO DRIVEWAY
- PRO SDWK, CURB, GTR(TYPE H)
- PRO MEDIAN
- REMOVE PORTION OF EX. MEDIAN CURB RAMP
- PROPOSED STORM DRAIN
- PRO. FUTURE PUMP STATION
- PROPOSED CURB INLET & PIPING PER D-01
- PROPOSED CURB INLET PIPING
- PROPOSED HEADWALL
- PROPOSED SEWER PLUGS
- PRO. ZONE 1 BRUSH MANAGEMENT
- PUBLIC TRAIL ACCESS EASEMENT
- MHPA
- CITY MAINT. ACCESS EASEMENT
- EXISTING SURVEY MONUMENT
- AS NOTED
- TRAFFIC SIGNAL WITH STREET LIGHT
- PRO STREET LIGHT
- EX. STREET LIGHT
- RELINQUISHMENT OF ACCESS RIGHTS
- ROCK RIP RAP
- ELECTRIC CHARGING STATION PARKING SPACES
- PRO. IRREVOCABLE OFFER TO DEDICATE FOR STREET PURPOSES

PUBLIC UTILITIES

WATERCITY OF SAN DIEGO
SEWER.....CITY OF SAN DIEGO
FIRE AND POLICE.....CITY OF SAN DIEGO
GAS & ELECTRICITY.....SDG&E
TELEPHONE.....AT&T OR COX
SCHOOL DISTRICTS.....SWEETWATER UNION HIGH SCHOOL DISTRICT
SCHOOL DISTRICTS.....SAN YSIDRO SCHOOL DISTRICT

LEGAL DESCRIPTION

PARCEL A1:
A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18, SOUTH RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL C1:
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL C2:
THE NORTHERLY 400.00 FEET OF SOUTHERLY 420.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 32.

DEVELOPMENT SUMMARY

THE PROPOSED DEVELOPMENT IS A FIVE LOT SUBDIVISION FOR THE INTENDED USE OF MULTI FAMILY DEVELOPMENT. TOTAL ACREAGE IS 44.19. LOT 1= 7.72 AC, LOT 2= 7.15 AC, LOT 3= 8.87 AC, TOTALING 23.74 AC. DISCRETIONARY ACTIONS BEING REQUESTED AT THIS TIME ARE FOR A SITE DEVELOPMENT PERMIT, AND TENTATIVE MAP. TWO ENVIRONMENTAL PRESERVES ARE BEING PROPOSED TOTALING 17.95 ACRES: LOT 4=15.85 & LOT 5 =2.10 AC + ROADS =2.50. THE AFOREMENTIONED SITE DEVELOPMENT PERMIT IS FOR THE FIVE LOTS: THREE RESIDENTIAL LOTS, TWO ENVIRONMENTAL PRESERVE LOTS & PUBLIC ROADWAYS.

REQUIRED DATA

EXISTING ZONING: RM-2-5
PROPOSED ZONING: RM-2-5 (29 DU/AC.)
AREA: 49.19 (TOTAL OWNERSHIP, INCLUDING 5.0 AC LEGAL PARCEL B-NOT INCLUDED IN THIS TENTATIVE MAP APPLICATION)
AREA TO BE SUBDIVIDED: 24.19 ACRES
ENVIRONMENTAL PRESERVES: 2, TOTALING 17.95 AC
PROPOSED NUMBER OF LOTS: 5 (INCLUDING 2 PRESERVES)
LAMBERT COORDINATES: 146N, 17655E
ASSESSOR'S PARCEL NUMBERS: 645-060-32/35/38, 645-080-08
TYPE OF CONSTRUCTION: TYPE V RATED
OCCUPANCY CLASSIFICATION: MULTI-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL (CONDOMINIUMS)
EXISTING USE: VACANT ACREAGE

OTHER

FOR TYPICAL STREET SECTIONS OF CALIENTE AVE. AND CALIENTE STREET "A" SEE THIS SHEET.

LANDSCAPE NOTE:

NO TREES WILL BE INSTALLED WITHIN 10 FEET OF WATER OR SEWER FACILITIES.

NO INVASIVE PLANTS WILL BE USED.

NO RECYCLED WATER IS AVAILABLE. SYSTEM WILL BE SET UP TO CONVERT TO RECYCLED WATER ONCE AVAILABLE.

GRADING TABULATIONS:

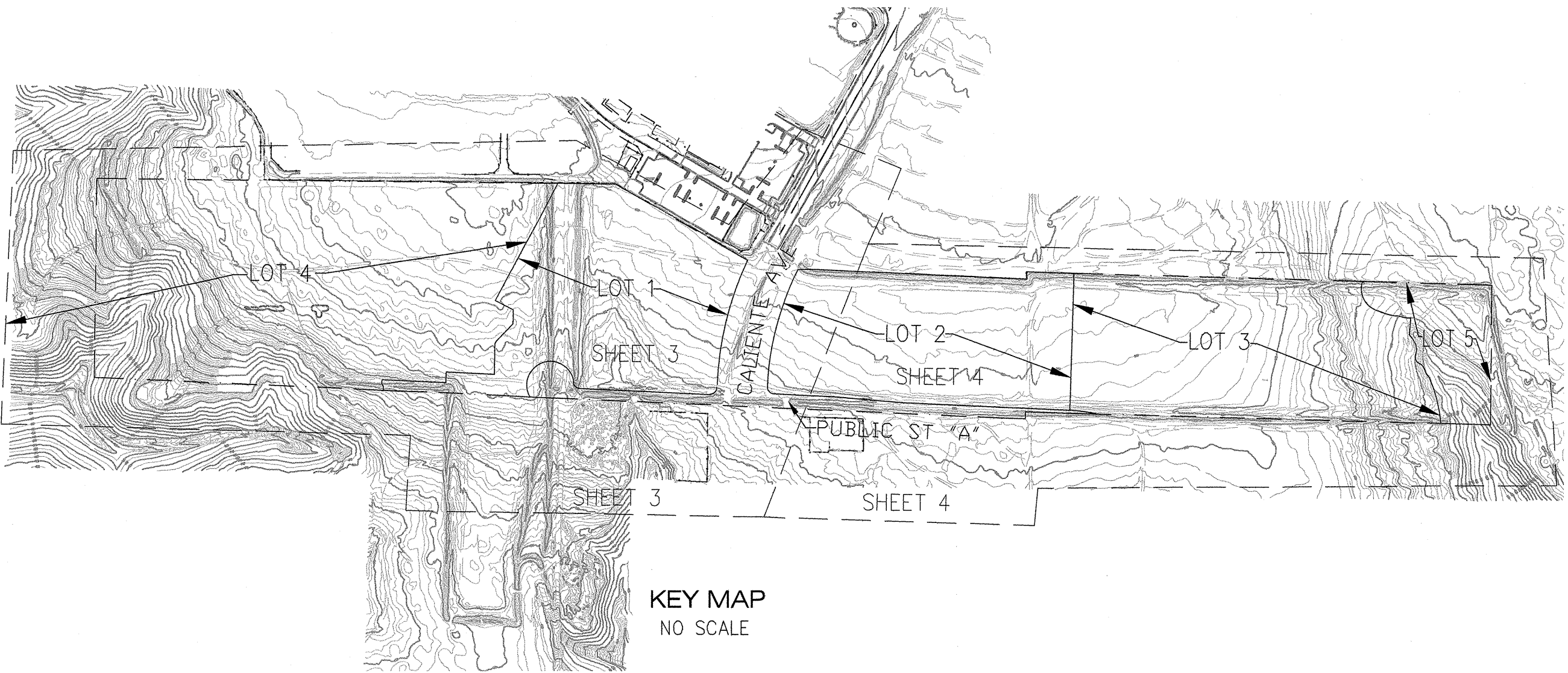
GRADING PROPOSED FOR LOTS 1-3:
AMOUNT OF CUT = 28,400 CUBIC YARDS
AMOUNT OF FILL = 26,400 CUBIC YARDS
MAXIMUM HEIGHT OF CUT = 3'. MAXIMUM HEIGHT OF FILL = 3'.
THE AMOUNT OF AREA TO BE GRADED IS 100% OF LOTS 1, 2 & 3 & ROADS.
AREA OF SLOPES EXCEEDING 25% IS 0.0 ACRES
SLOPE ANALYSIS:
SLOPES LESS THAN 25% = 23.83 AC (100%)
SLOPES 25% TO 35% = 0.0 AC (0.0%)
SLOPES GREATER THAN 35% = 0.0 AC (0.0%)
GRADING NOTE: NO IRRIGATION RUN OFF SHALL DRAIN INTO THE PUBLIC RIGHT OF WAY, STREET, DRIVES ALLEYS OR ADJACENT PROPERTIES. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SYSTEM WITHOUT PROPER BMP'S.
AREAS/ACRES TO BE GRADED: CALIENTE AVENUE = 1.20 AC,
PUBLIC STREET "A" = 1.30AC, LOT 1= 7.81 AC, LOT 2= 7.15 AC, LOT 3=8.87 AC

CONDOMINIUM NOTE:

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1425 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. A MAXIMUM OF 476 RESIDENTIAL CONDOMINIUMS ON THE THREE LOT SUBDIVISION IS PROPOSED. MAXIMUM ALLOWED PER ZONING IS AS FOLLOWS: LOT 1=224 DU, LOT 2 =208, AND LOT 3 = 258. TOTAL ALLOWED PER ZONING = 690.

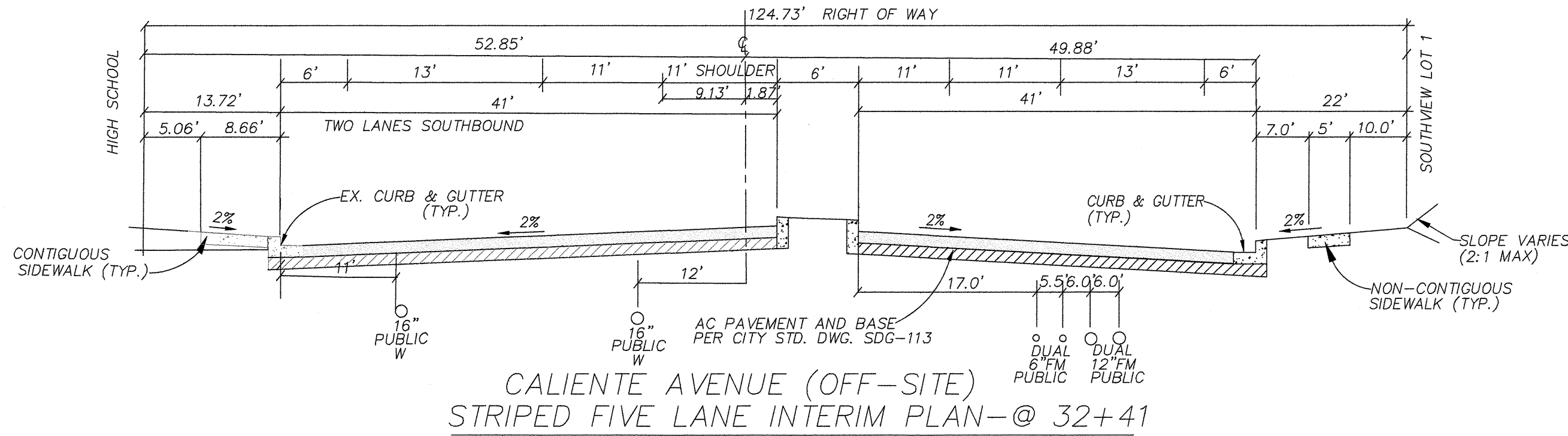
TOPOGRAPHY:

TOPOGRAPHY FOR THIS TENTATIVE MAP PERFORMED ON 1-08-2004 BY DAVID W. ANGIER, HUNSAKER AND ASSOC. 9707 Waples St San Diego, CA 92121-2954



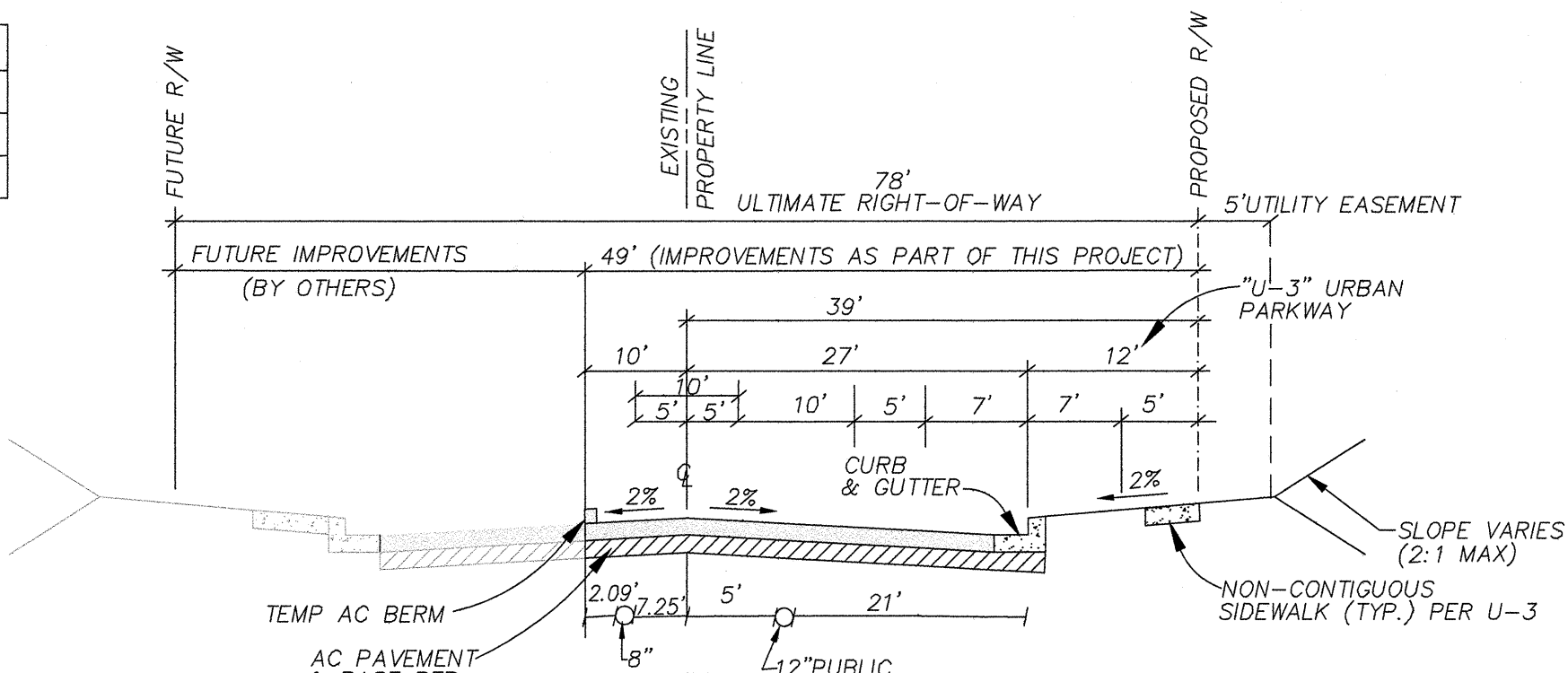
SHEET INDEX

SHEET 1 - TENTATIVE MAP COVER SHEET AND STREET SECTIONS
SHEET 2 - SEWER SCHEMATIC, CALIENTE AVE PROFILE, CALIENTE AVE DETAIL
SHEET 3 - LOTS 1 & 4 (WESTERN PRESERVE), PLAN VIEW & CONCEPT GRADING OF WEST 1/2 OF PROJECT
SHEET 4 - LOTS 2, 3 & 5 (EASTERN PRESERVE), PLAN VIEW & CONCEPT GRADING OF EAST 1/2 OF PROJECT
SHEET 5 - TOPOGRAPHY
SHEET 6 - BRUSH MANAGEMENT EXHIBIT & STORM WATER DRAINAGE DETAILS WITH BMP'S
SHEET 7-8 - CONCEPT LANDSCAPING



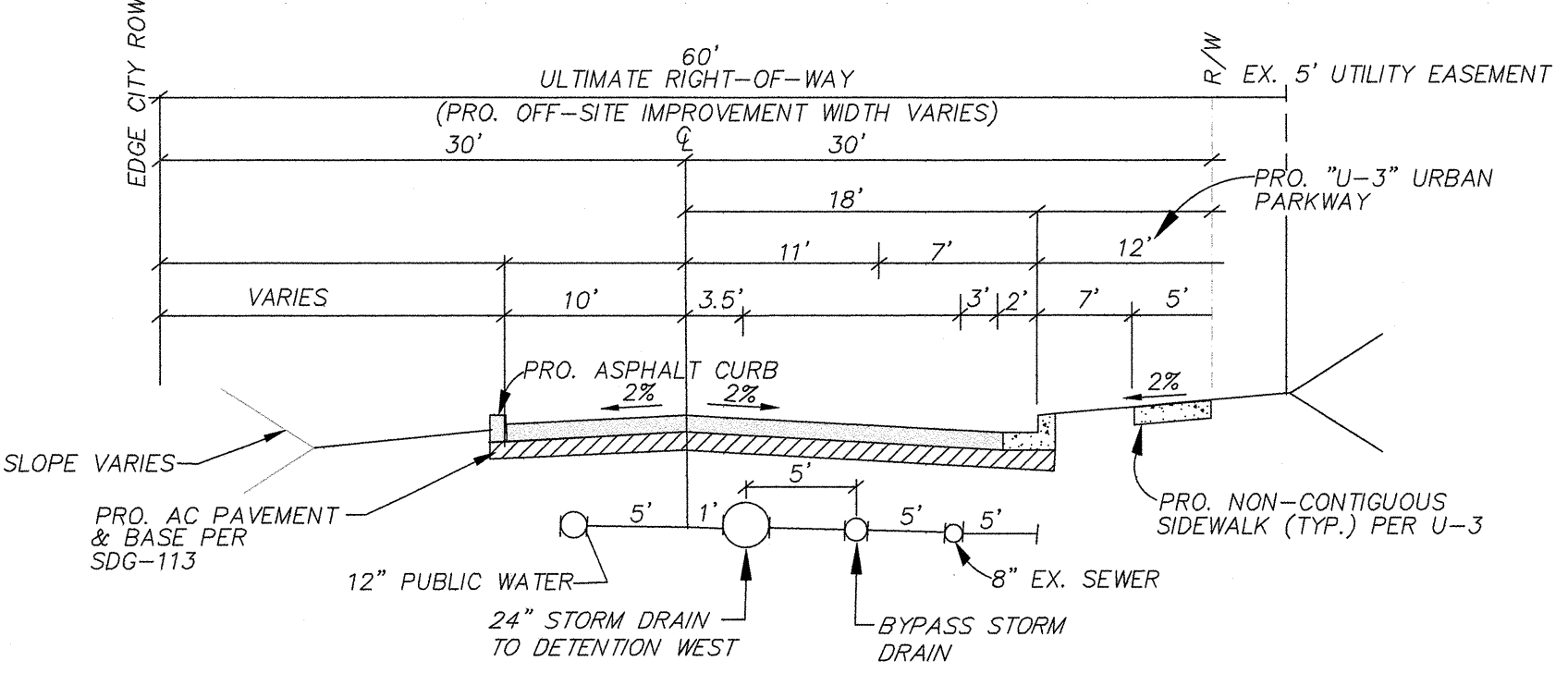
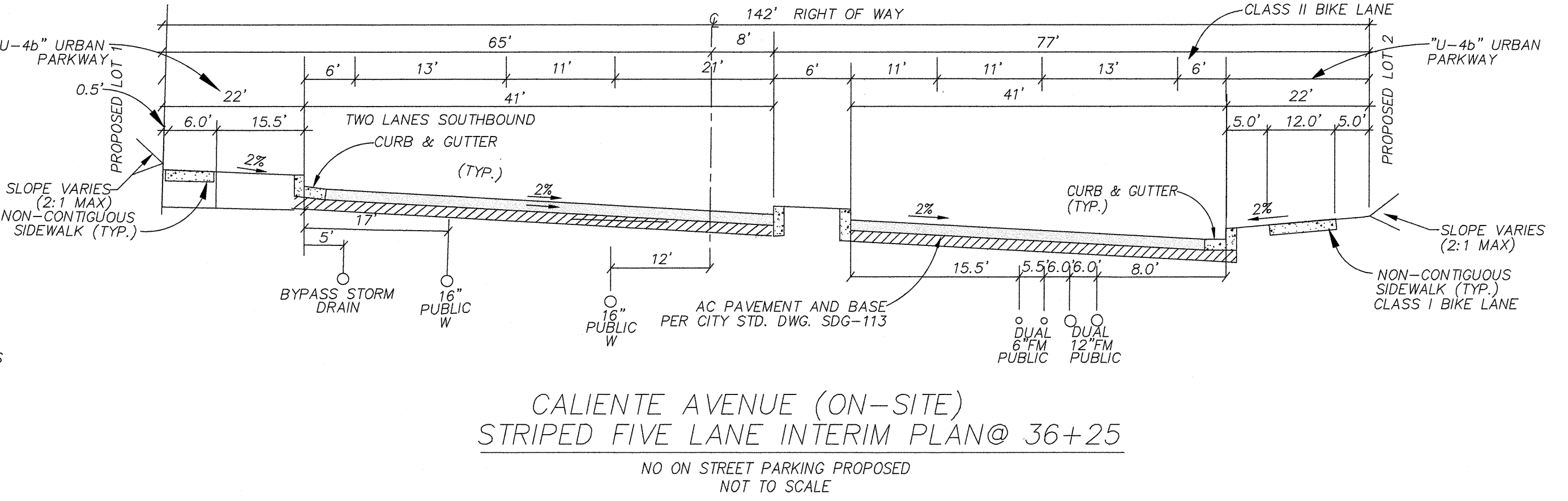
UTILITY TABLE

UTILITY	PROVIDER	UNDERGROUNDED
GAS & ELECTRICITY	SDG&E	UNDERGROUND
CABLE/INTERNET	COX	UNDERGROUND
TELEPHONE	AT&T OR COX	UNDERGROUND

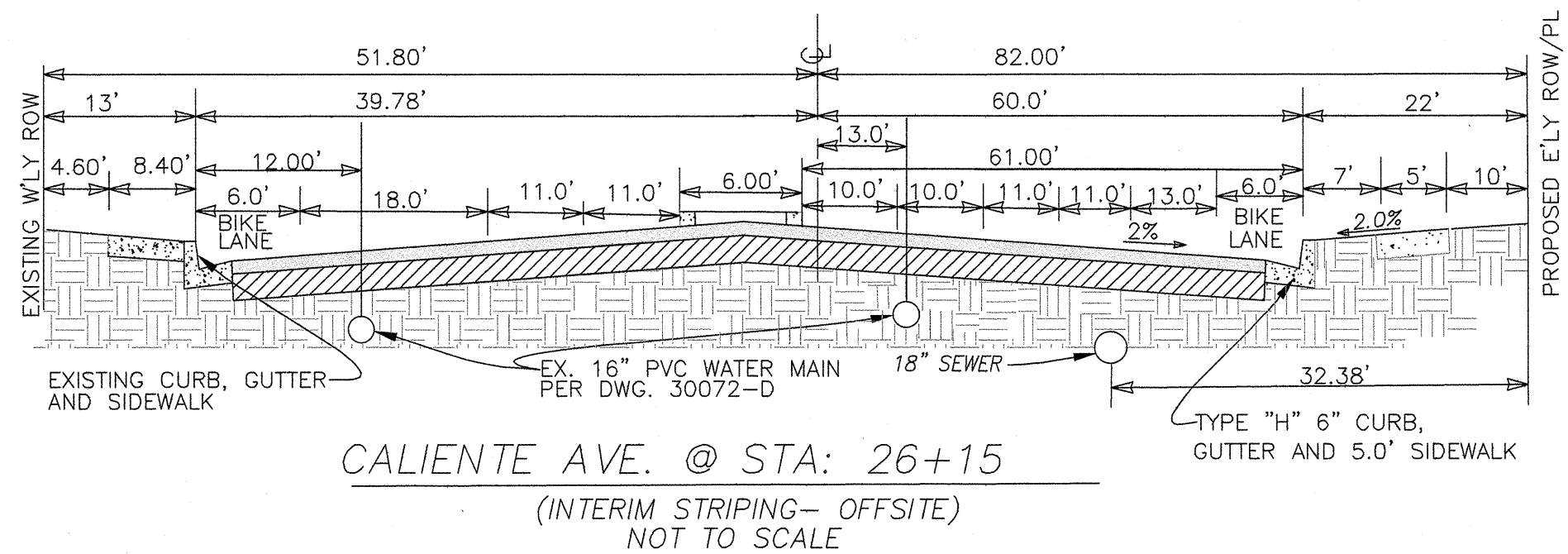


PUBLIC STREET "A" TWO LANE COLLECTOR W/ TWO WAY LEFT TURN LANE

EAST OF CALIENTE AVENUE TO 12+77.20
NOT TO SCALE



PUBLIC STREET "A" TWO LANE COLLECTOR WEST OF CALIENTE AVE. 4+86.86 TO 9+48.66
NOT TO SCALE
SEE ALSO SECTIONS B-B AND C-C, SHEET 4 SOUTHWIND WILL COORDINATE UTILITY LOCATIONS WITH CANDLELIGHT



PREPARED BY:	#	REVISIONS	DATE	BY
Schwerin & Assoc. Civil Engineering • Planning Engineered Construction 814 Morena Blvd., Ste. 101, San Diego, Ca 92110 Phone (619) 220-4969 Fax (619) 220-7029	1.	1ST SUBMITTAL	3/27/12	SA
	2.	2nd SUBMITTAL	11/20/12	SA
	3.	3rd SUBMITTAL	04/24/12	SA
	4.	4TH SUBMITTAL	07/12/13	SA
	5.	5TH SUBMITTAL	09/9/13	SA
	6.	6TH SUBMITTAL	11/13/14	SA
	7.	7TH SUBMITTAL	7/15/15	SA
	8.	8TH SUBMITTAL	8/24/15	SA
	9.	9TH SUBMITTAL	12/3/17	SBO
	10.	10TH SUBMITTAL	01/11/18	SBO
	11.			
	12.			
	13.			
	14.			

PROJECT ADDRESS:
CALIENTE AVE. SOUTH OF OTA MESA ROAD,
NEAR THE INTERSECTION OF AIRWAY ROAD.

DEEP #PROJECT #: 40329
WORK ORDER #:
TENTATIVE MAP #:114999

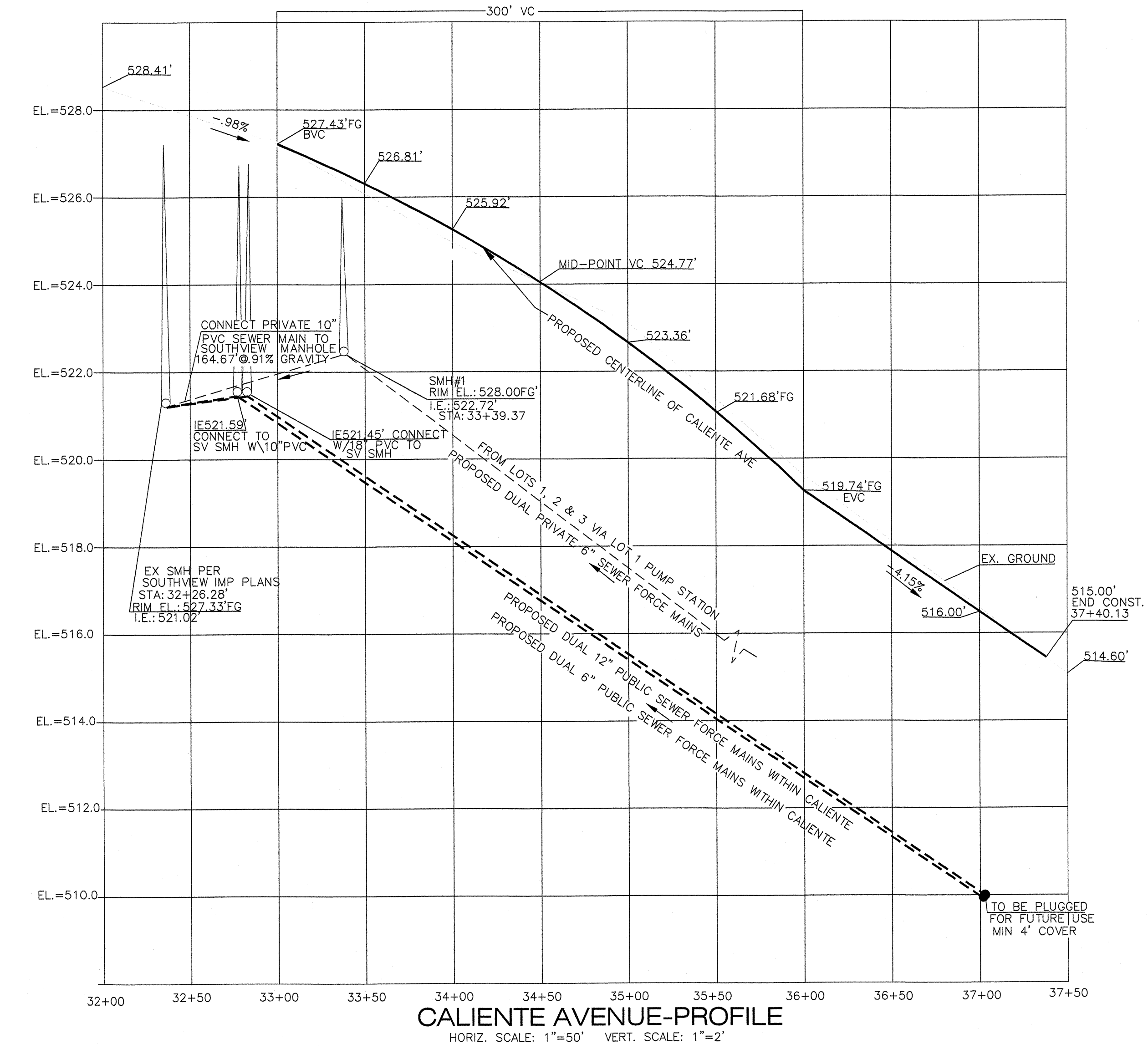
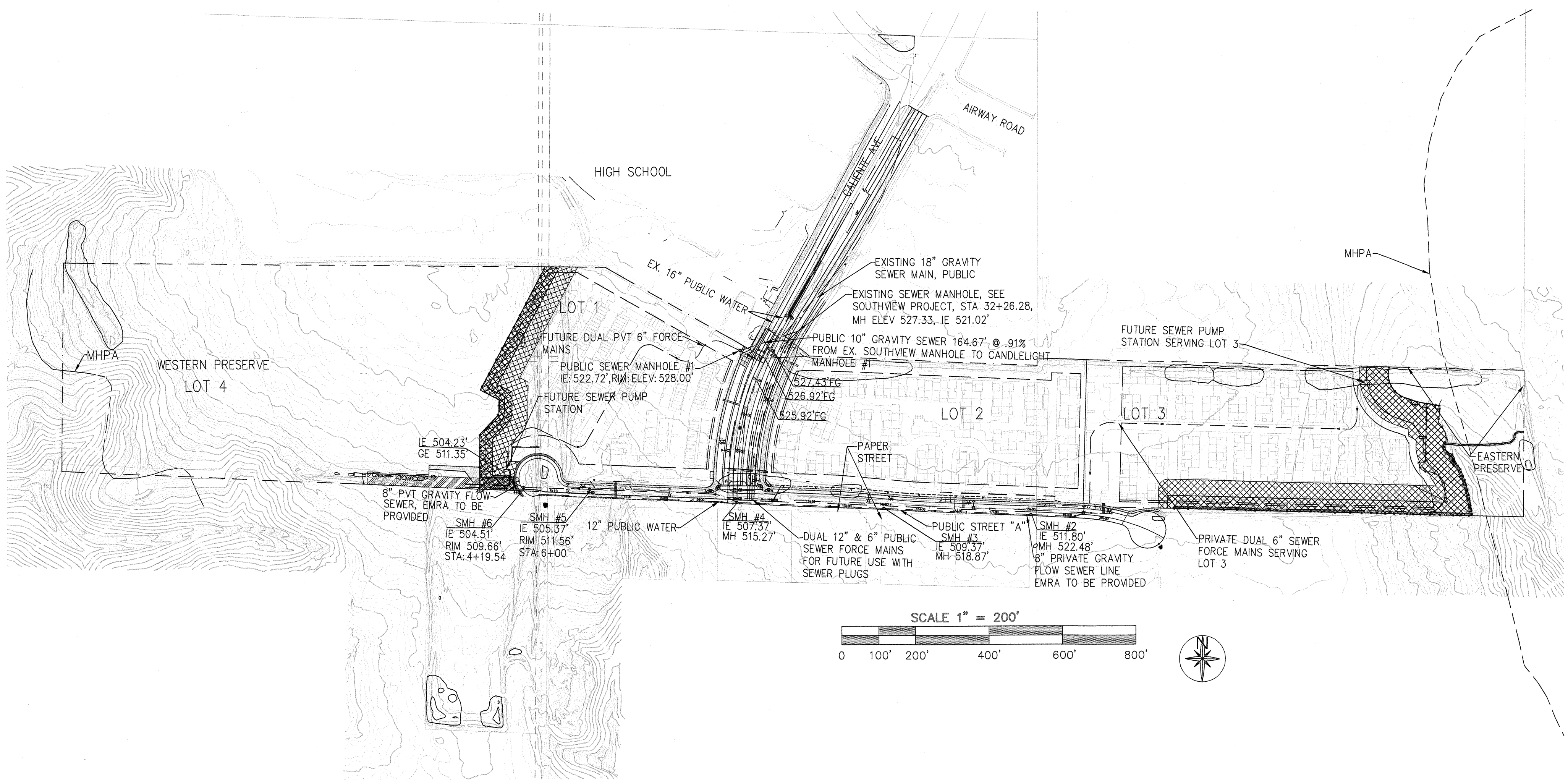
TENTATIVE MAP, SDP SITE/GRADING COVER SHEET & STREET SECTIONS

CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

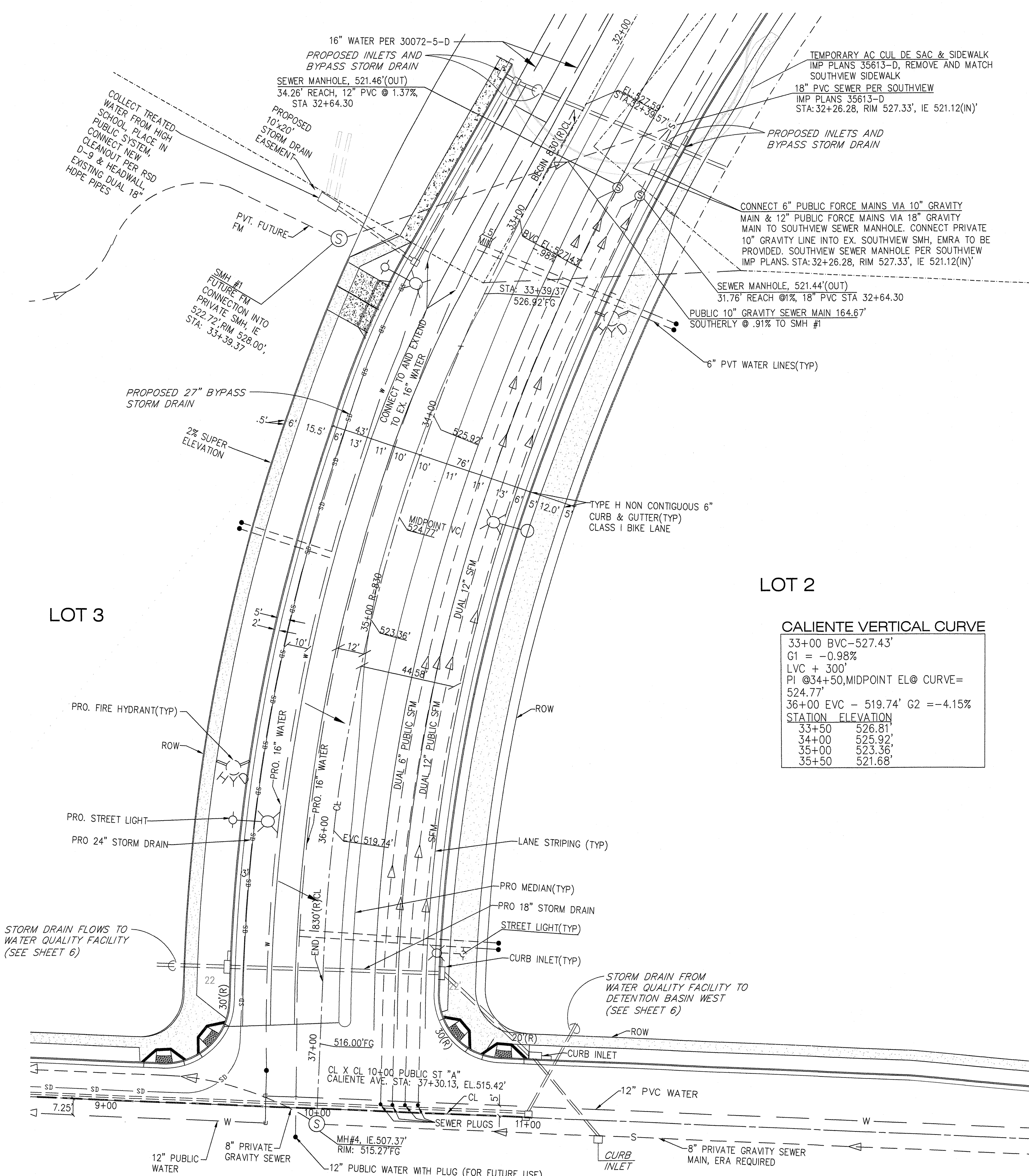
SHEET
S-1
OF
S-8

TENTATIVE MAP, and SDP SITE/GRADING PLAN
CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

SEWER SCHEMATIC



DETAIL CALIENTE AVENUE



LOT 2

CALIENTE VERTICAL CURVE

33+00	BVC	-527.43'
G1 = -0.98%		
LVC	+ 300'	
PI @34+50, MIDPOINT EL@ CURVE= 524.77'		
36+00	EVC	-519.74' G2 = -4.15%
STATION ELEVATION		
33+50		526.81'
34+00		525.92'
35+00		523.36'
35+50		521.68'

PREPARED BY:

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Engineered Construction
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Phone (619) 220-4989 Fax (619) 220-7028
WALTER T. SCHWERIN PCE 22139
11/11/18

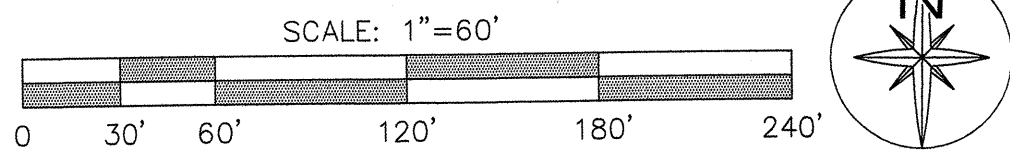
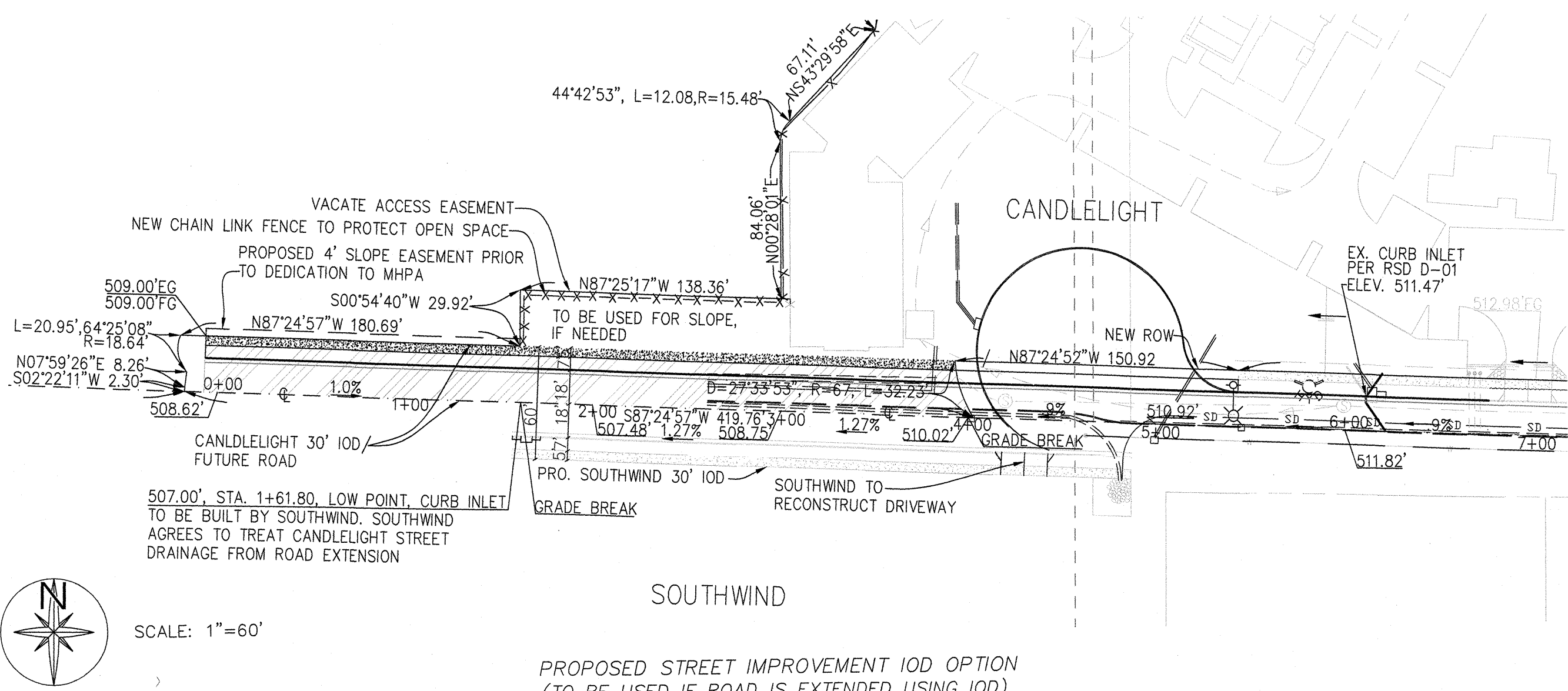
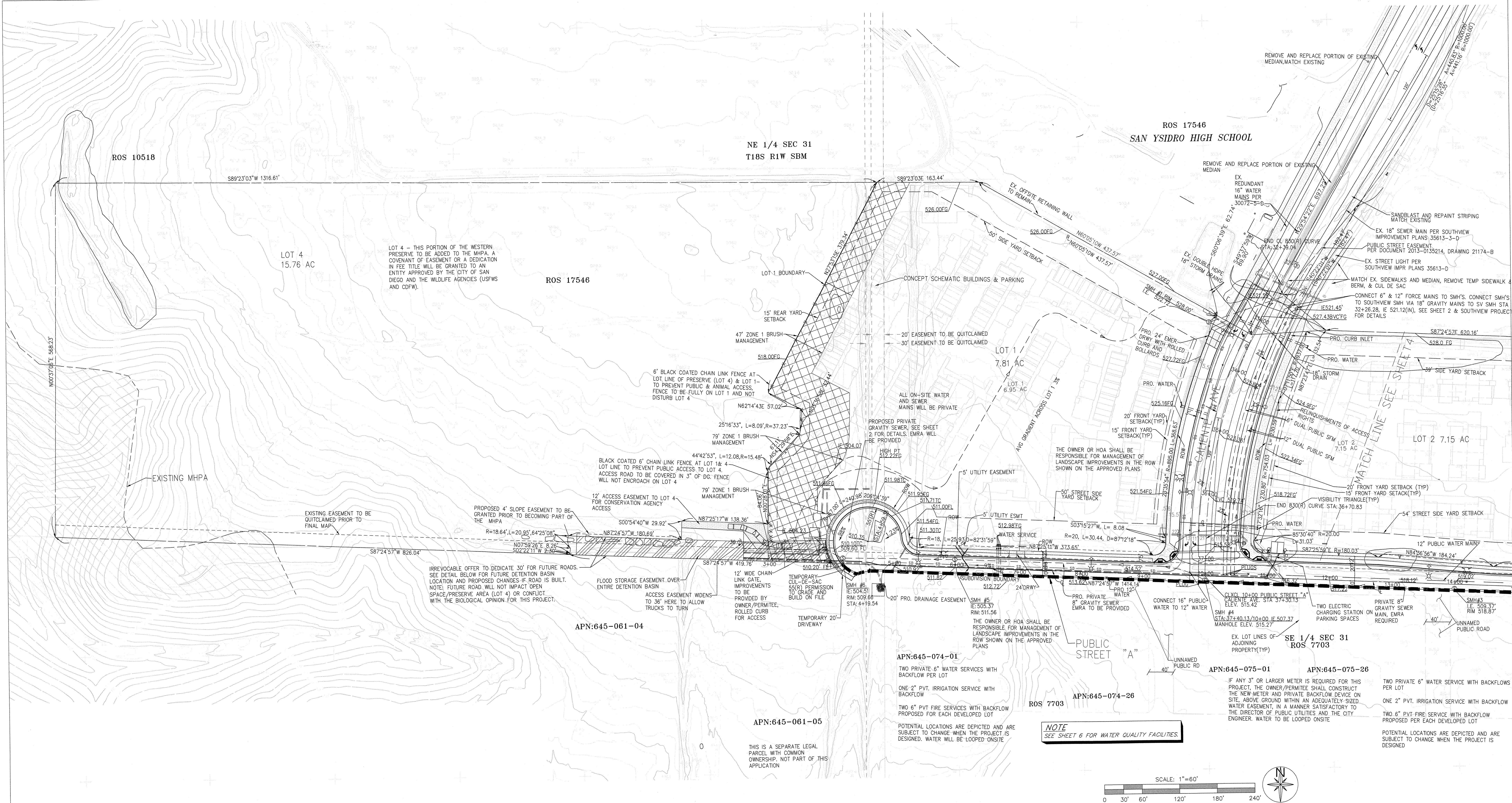
PROJECT ADDRESS:
CALIENTE AVE., SOUTH OF OTAY MESA ROAD,
NEAR THE INTERSECTION OF AIRWAY ROAD.


DEP #: PROJECT # 40329
WORK ORDER #:

#	REVISIONS	DATE	BY
1.	1ST SUBMITTAL	3/27/12	SA
2.	2ND SUBMITTAL	11/20/12	SA
3.	3rd SUBMITTAL	04/23/13	SA
4.	4th SUBMITTAL	07/12/13	SA
5.	5TH SUBMITTAL	09/19/13	SA
6.	6TH SUBMITTAL	11/13/14	SA
7.	7TH SUBMITTAL	7/15/15	SA
8.	8TH SUBMITTAL	8/24/15	SA
9.	9TH SUBMITTAL	12/3/17	SBO
10.	10TH SUBMITTAL	01/11/18	SBO
11.			
12.			
13.			
14.			

SCHEMATIC, DETAIL CALIENTE AVE
CALIENTE AVE PROFILE, SEWER
CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

SHEET
S-2
OF
S-8

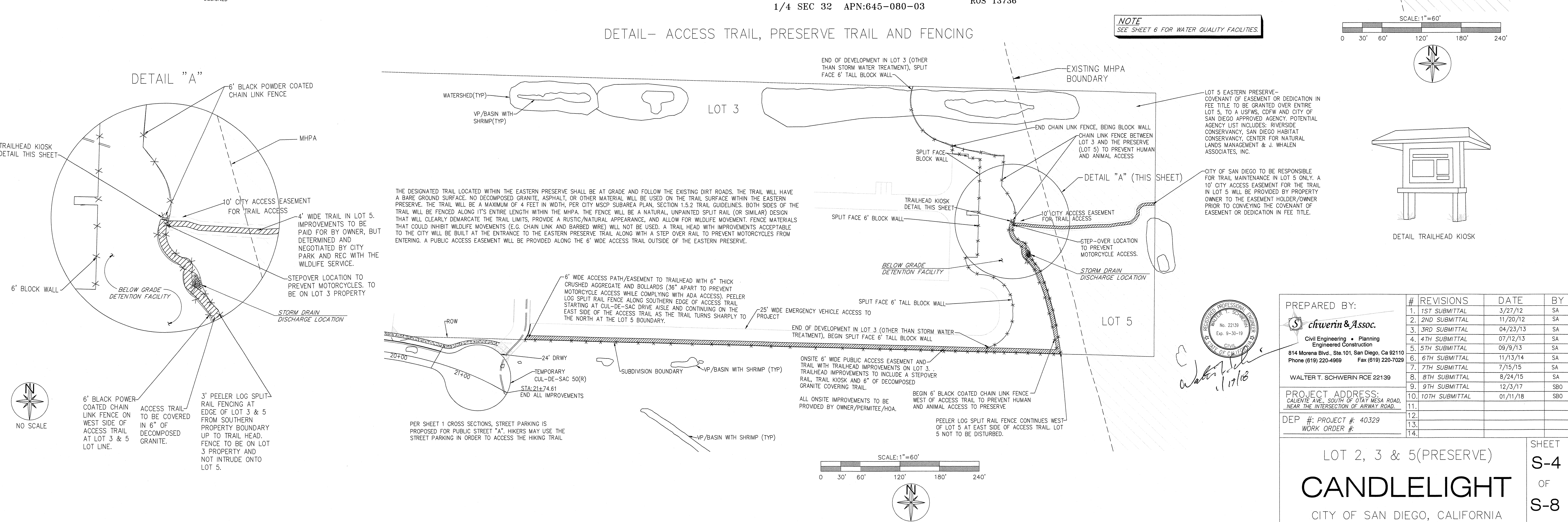
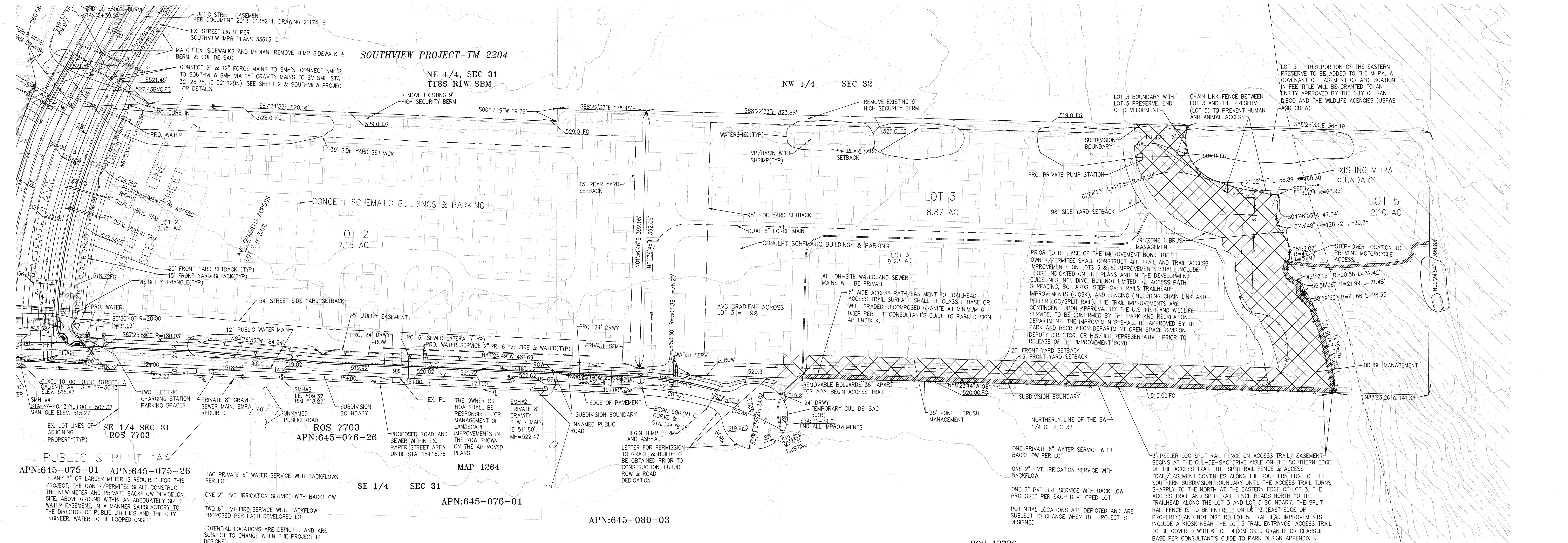


PREPARED BY:		#	REVISIONS	DATE	BY
 Schwerin & Assoc. Civil Engineering • Planning Engineered Construction 814 Morena Blvd., Ste. 101, San Diego, Ca 92110 Phone (619) 220-4999 Fax (619) 220-7029 <i>Walter T. Schwerin</i> WALTER T. SCHWERIN P.E. 22139 <i>11/18/15</i>		1.	1ST SUBMITTAL	3/27/12	SA
		2.	2ND SUBMITTAL	11/20/12	SA
		3.	3RD SUBMITTAL	04/23/13	SA
		4.	4TH SUBMITTAL	07/12/13	SA
		5.	5TH SUBMITTAL	09/9/13	SA
		6.	6TH SUBMITTAL	11/13/14	SA
		7.	7TH SUBMITTAL	7/15/15	SA
		8.	8TH SUBMITTAL	8/24/15	SA
		9.	9TH SUBMITTAL	12/3/17	SBO
		10.	10TH SUBMITTAL	01/11/18	SBO
PROJECT ADDRESS: CALENTE AVE., SOUTH OF STAY MESA ROAD, NEAR THE INTERSECTION OF AIRWAY ROAD.		11.			
DEP #: PROJECT #: 40329		12.			
WORK ORDER #		13.			
		14.			

LOT 1 & 4 (WESTERN PRESERVE)
CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

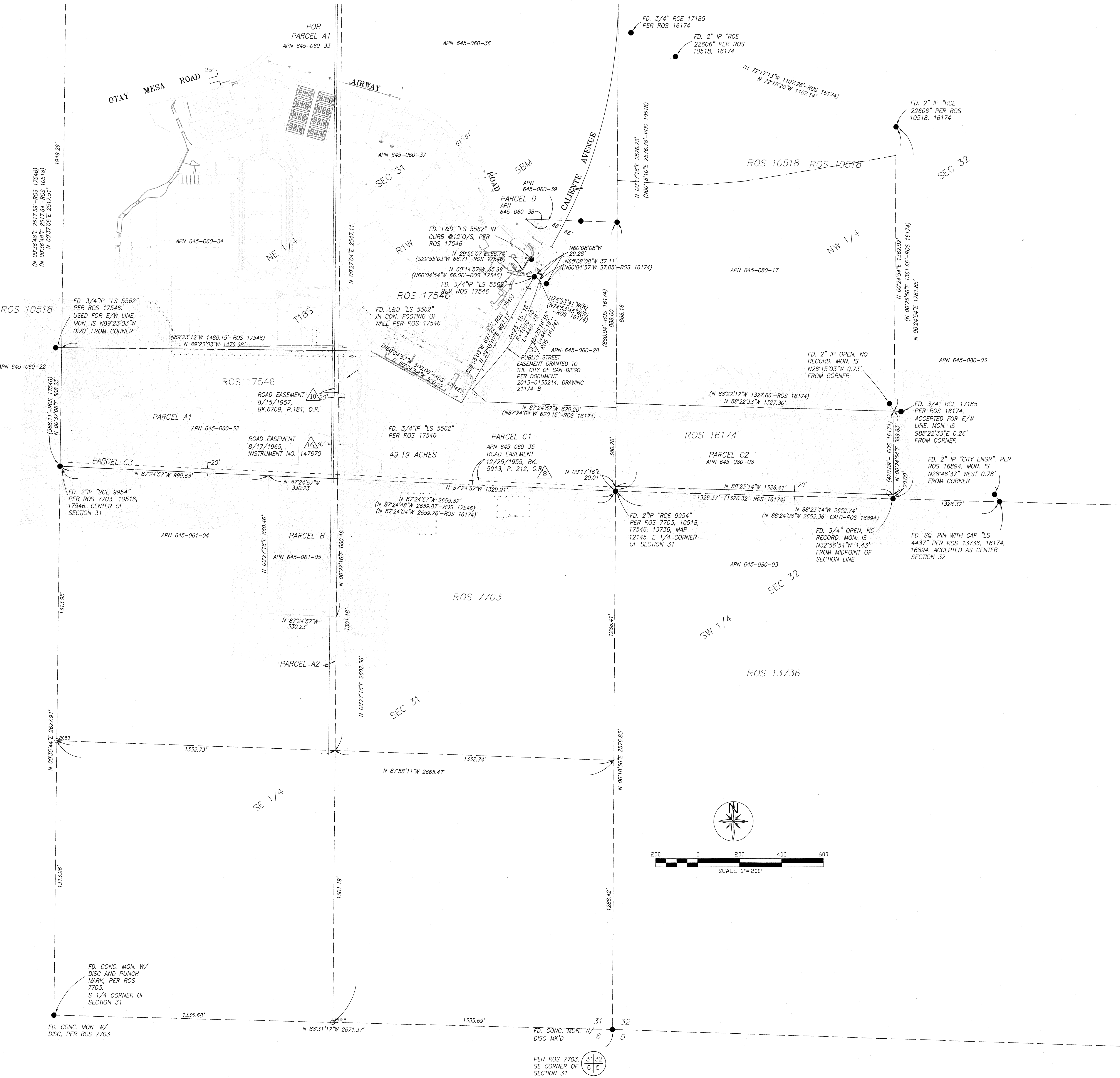
SHEET
S-3
OF
S-8

CANDLELIGHT



PREPARED BY:		#	REVISIONS	DATE	BY
chwern & Assoc. Civil Engineering • Planning Engineered Construction 814 Morena Blvd., Ste. 101, San Diego, CA 92101 Phone (619) 220-4969 Fax (619) 220-7029 WALTER T. SCHWERIN RCE 22139		1.	1ST SUBMITTAL	3/27/12	SA
		2.	2ND SUBMITTAL	11/20/12	SA
		3.	3RD SUBMITTAL	04/23/13	SA
		4.	4TH SUBMITTAL	07/12/13	SA
		5.	5TH SUBMITTAL	09/9/13	SA
		6.	6TH SUBMITTAL	11/13/14	SA
		7.	7TH SUBMITTAL	7/15/15	SA
		8.	8TH SUBMITTAL	8/24/15	SA
		9.	9TH SUBMITTAL	12/3/17	SBO
		10.	10TH SUBMITTAL	01/11/18	SBO
PROJECT ADDRESS:		11.			
CALIENTE AVE. SOUTH OF OTAY MESA ROAD,		12.			
NEAR THE INTERSECTION OF AIRWAY ROAD.		13.			
DEP #: PROJECT # 40329		14.			
WORK ORDER #:					

CANDLELIGHT TOPOGRAPHY



ENCUMBRANCES

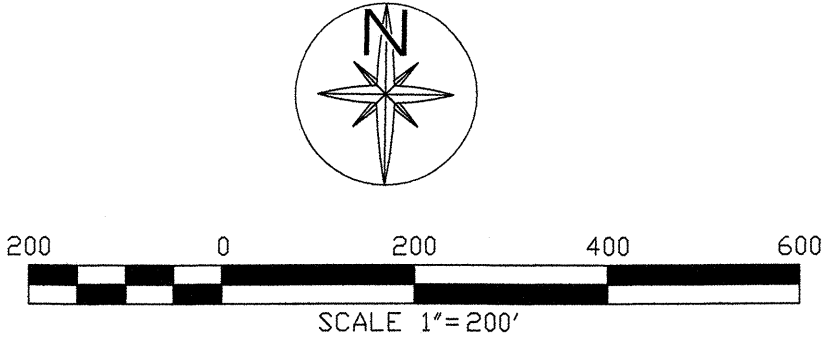
4. EASEMENTS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD.
AFFECTS: PARCELS A2 AND C3
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD PURPOSES
RECORDED: SEPTEMBER 17, 1899 IN BOOK 280, PAGE 93 OF DEEDS
AFFECTS: AN AREA 40 FEET WIDE, 20 FEET ON EACH SIDE OF THE SECTION LINE
(NOT PLOTTED HERBON-OFFSITE EASEMENT NOT WITHIN PROJECT BOUNDARY)
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
PURPOSE: INGRESS AND EGRESS
RECORDED: DECEMBER 21, 1955 AS DOCUMENT NO. 166106, IN BOOK 5913, PAGE 212 OF OFFICIAL RECORDS
AFFECTS: PARCEL C1.
(PORTIONS OF THIS EASEMENT RELY UPON THE LOCATION OF ITEM 6A (ABOVE) WHICH IS NOT PLOTTABLE, AND THEREFORE PORTION OF THIS EASEMENT ARE ALSO NOT PLOTTABLE.)
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: NOBORU TAKASHIMA AND LILLY YURI TAKASHIMA
PURPOSE: ROAD PURPOSES
RECORDED: AUGUST 13, 1957, IN BOOK 6709, PAGE 181 OF OFFICIAL RECORDS
(PORTIONS OF THIS EASEMENT RELY UPON THE LOCATION OF ITEM 6A (ABOVE) WHICH IS NOT PLOTTABLE, AND THEREFORE PORTION OF THIS EASEMENT ARE ALSO NOT PLOTTABLE.)
13. AN AGREEMENT TO WHICH REFERENCE IS HEREBY MADE FOR FULL PARTICULARS BY AND BETWEEN: THE CITY OF SAN DIEGO AND OWNERS
REGARDING: ENCROACHMENT REMOVAL
RECORDED: APRIL 25, 1958 IN BOOK 7054, PAGE 13 OF OFFICIAL RECORDS, QUITCLAIMED BY DOC 2011-0169662
AFFECTS: PARCEL C2.
(NOT PLOTTED)
16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: H.W. VOETH AND MARY M. VOETH, HUSBAND AND WIFE, AS JOINT TENANTS
PURPOSE: ROAD PURPOSES
RECORDED: AUGUST 17, 1965 AS FILE NO. 147670 OF OFFICIAL RECORDS
AFFECTS: THE EAST 30 FEET OF PARCEL A1
(PLOTTED HERBON)
20. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT
RECORDED: OCTOBER 15, 1988 AS FILE NO. 1898-068446 OF OFFICIAL RECORDS
AFFECTS: PARCEL A1 ADJACENT TO AIRWAY ROAD AND OTAY MESA ROAD
(NOT PLOTTED)
30. PUBLIC STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO, MARCH 1, 2013, PER DOCUMENT 2013-0135214
REGARDING: ROAD EASEMENT
RECORDED: MARCH 1, 2013
AFFECTS: PARCEL C1, CALIENTE AVENUE
(NOT PLOTTED)


TOPOGRAPHY SOURCE:

TOPOGRAPHY DATED 1-08-2004 BY DAVID W. AMBLER, HUNSAKER & ASSOC.

BENCHMARK:

STANDARD BRASS DISK IN WELL MONUMENT AT CENTERLINE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD ELEVATION: 504.468 MSL



PREPARED BY:		#	REVISIONS	DATE	BY
 Schwerin & Assoc. Civil Engineering • Planning Engineered Construction 814 Morena Blvd., Ste. 101, San Diego, Ca 92110 Phone (619) 220-4959 Fax (619) 220-7029 Walter T. Schwerini WALTER T. SCHWERINI P.E. #22139 1/19/18		1.	1ST SUBMITTAL	3/27/12	SA
		2.	2ND SUBMITTAL	11/20/12	SA
		3.	3RD SUBMITTAL	04/23/13	SA
		4.	4TH SUBMITTAL	07/12/13	SA
		5.	5TH SUBMITTAL	09/9/13	SA
		6.	6TH SUBMITTAL	11/13/14	SA
		7.	7TH SUBMITTAL	7/15/15	SA
		8.	8TH SUBMITTAL	8/24/15	SA
		9.	9TH SUBMITTAL	12-3-17	SBO
		10.	10TH SUBMITTAL	01/11/18	SBO
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		13.			
		14.			

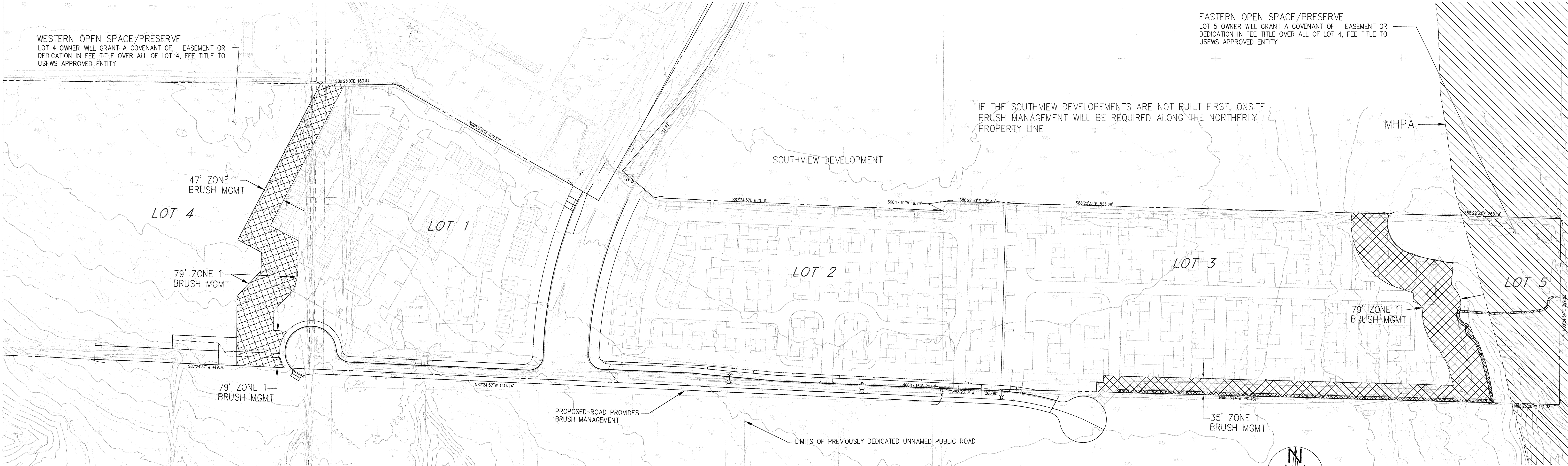
PROJECT ADDRESS:
CALIENTE AVE., SOUTH OF AIRWAY ROAD,
SOUTH OF SAN YSIDRO HIGH SCHOOL

DEP #: PROJECT # 40329
WORK ORDER #:

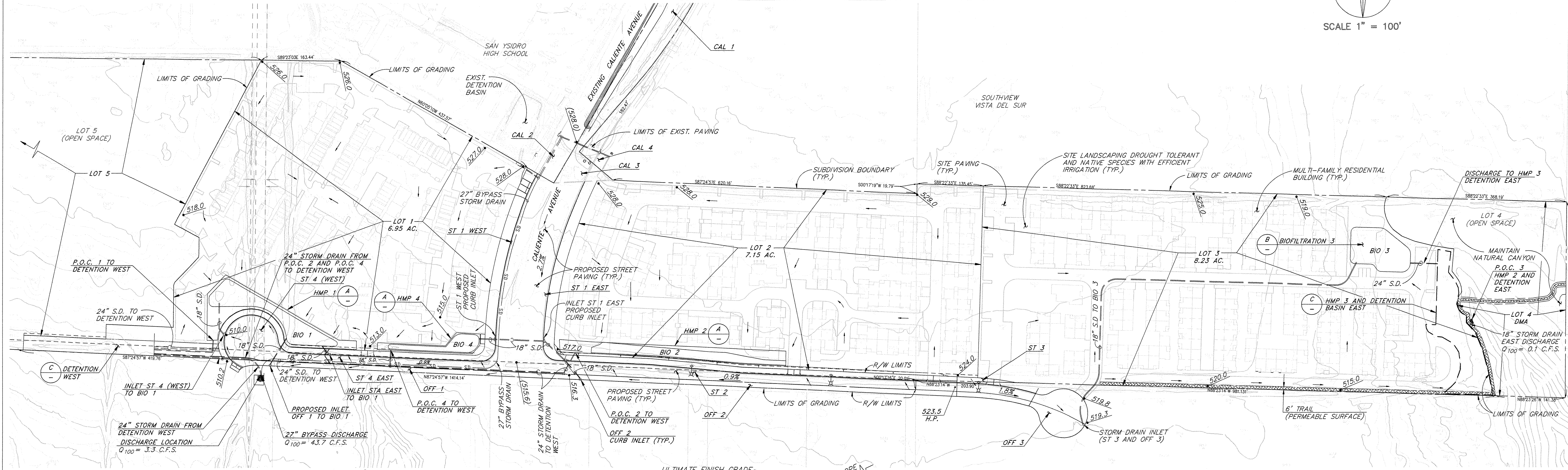
SITE TOPOGRAPHY
CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

SHEET
S-5
OF
S-8

CANDLELIGHT PROPOSED BRUSH MANAGEMENT



WATER QUALITY, DETENTION AND STORM DRAIN



WEST PORTION OF SITE
TO BIOFILTRATION 4

DMA	TREATMENT
OFF 2	DRAINS TO BIOFILTRATION 4
ST 2	DRAINS TO BIOFILTRATION 4
CAL 3	DRAINS TO BIOFILTRATION 4
CAL 4	DRAINS TO BIOFILTRATION 4
ST 1 EAST	DRAINS TO BIOFILTRATION 4
CAL 2	DRAINS TO BIOFILTRATION 4
ST 1 WEST	DRAINS TO BIOFILTRATION 4
TO HMP 4 TO DETENTIONING	

TO BIOFILTRATION 1

DMA	TREATMENT
ST 4 EAST	DRAINS TO BIOFILTRATION 1
OFF 1	DRAINS TO BIOFILTRATION 1
ST 4 WEST	DRAINS TO BIOFILTRATION 1
LOT 1	DRAINS TO BIOFILTRATION 1
TO HMP 1 TO DETENTION WEST	

TO BIOFILTRATION 2

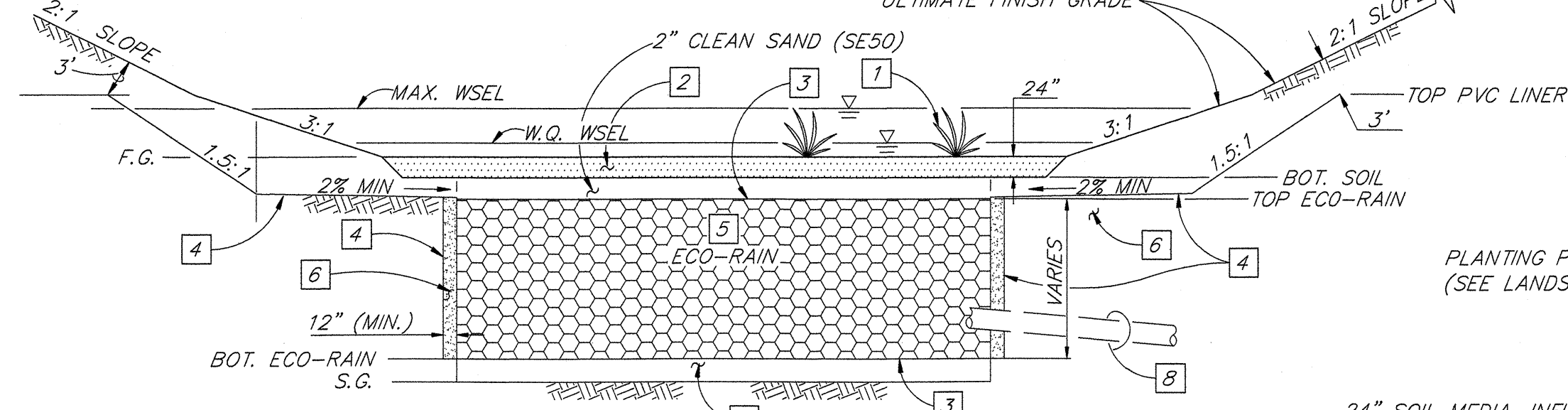
DMA	TREATMENT
LOT 2	DRAINS TO BIOFILTRATION 2 THEN TO HMP 2 TO DETENTION WEST

EAST PORTION OF SITE

DMA	TREATMENT/TYPE
ST 3	DRAINS TO BIOFILTRATION 3
OFF 3	DRAINS TO BIOFILTRATION 3
LOT 3	DRAINS TO BIOFILTRATION 3
TO BIOFILTRATION 3 TO HMP 3/DETENTION EAST	

REMAINDER AREAS

DMA	TREATMENT/TYPE
DETENTION WEST/ACCESS - SELF RETAINING	
TRAIL (LOT 3)	SELF RETAINING
LOT 4	OPEN SPACE - SELF MITIGATING
LOT 5	OPEN SPACE - SELF MITIGATING
CAL 1 EXIST. STREET BYPASS STORM DRAIN (NOT A PART)	



NOTES

1. PLANTING PALETTE PER COUNTY L.I.D. MANUAL (SEE LANDSCAPE CONSTRUCTION DRAWINGS).
2. 24\"/>
3. 30 MIL. P.V.C. LINER SHALL BE FULLY WATER-TIGHT. ALL JOINTS SHALL OVERLAP 12\"/>
4. \"ECO-RAIN\" SPACE STORAGE SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
5. BACKFILL WITH CLEAN SAND OR GRAVEL MATERIALS OR A MIX OF BOTH, FREE FROM LUMPS AND DEBRIS OR SHARP MATERIALS. COMPACT FILL IN LIFTS LESS THAN 12 INCHES TO 85% COMPACTION. SEE MANUFACTURER'S RECOMMENDATIONS.
6. BEDDING PER MANUFACTURER'S RECOMMENDATIONS TO OUTLET CONTROL STRUCTURE.
7. (A) COMPOSITE BASIN 1, 2 & 4 NOT TO SCALE
8. (B) DETAIL ~ BIOFILTRATION BASIN 3 NOT TO SCALE
9. (C) DETAIL ~ UNDERGROUND HMP/DETENTION STRUCTURE NOT TO SCALE

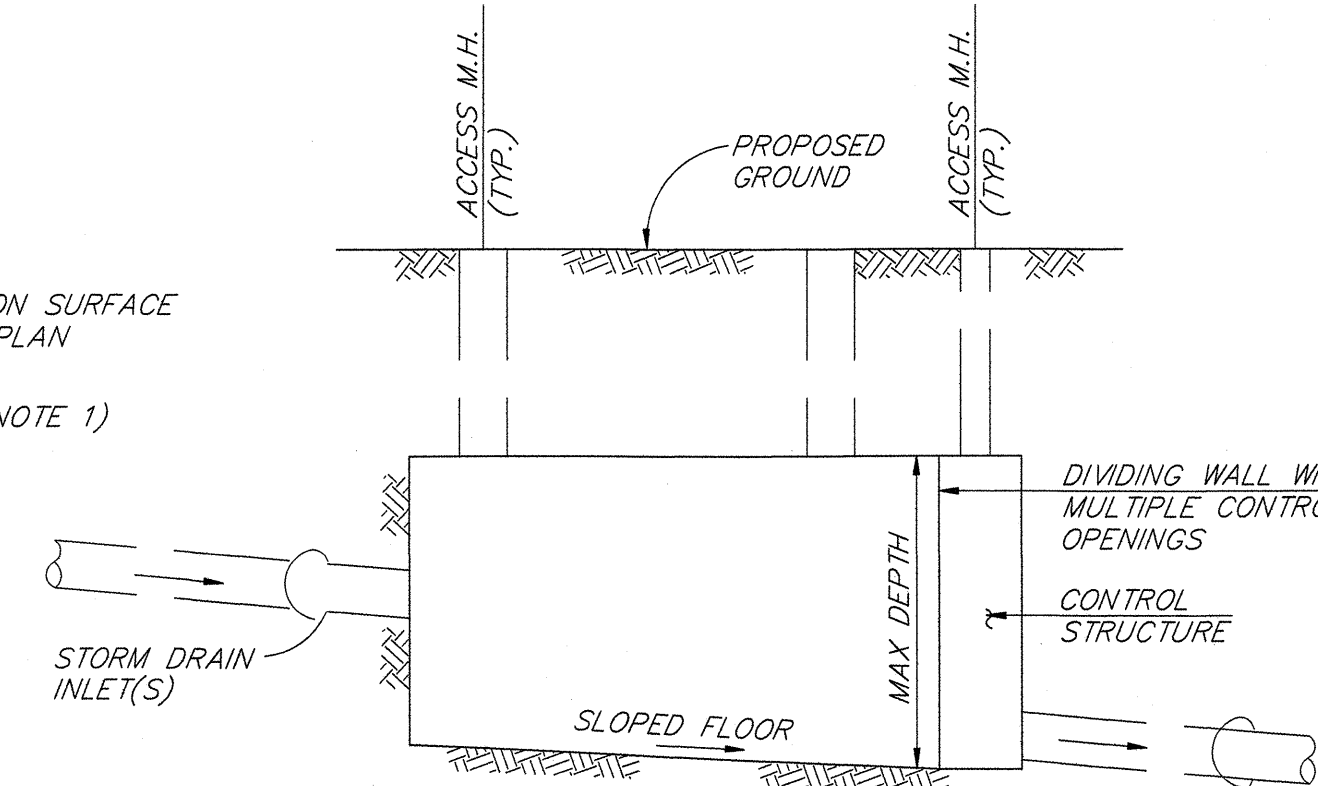
PLANTING PER COUNTY L.I.D. MANUAL (SEE LANDSCAPE PLANS)

24\"/>

6\"/>

NOTES

1. INSTALL 3\"/>
2. CHOKING STONE TO BE 3\" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3\" LAYER OF ASTM NO. 8 STONE.



DETENTION SCHEDULE

STRUCTURE	DETENTION VOLUME (C.F.)	MAX DEPTH (FT.)	HMP VOLUME (C.F.)	HMP DEPTH
EAST	78,000	5.6	76,354	5.5
WEST	82,000	6.0	NONE	N/A

LEGEND:

- SETBACKS
- LOTLINE
- PROPOSED ROW
- PROPOSED CURB
- BRUSH MGMT ZONE 1
- MHPA

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITEE TO SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

BRUSH MANAGEMENT ZONES

BRUSH MANAGEMENT ZONES FOR THIS PROJECT ARE BASED ON A STANDARD 35-FT ZONE ONE WITH 65-FT ZONE TWO. FINAL CONFIGURATION OF BRUSH MANAGEMENT ZONES SHALL BE ESTABLISHED IN CONJUNCTION WITH FINAL LAYOUT OF RESIDENTIAL STRUCTURES, EXERCISING ZONE REDUCTION PROVISIONS SET FORTH UNDER 142.0412(F), WHERE COMPOSITE BRUSH MANAGEMENT ZONE(S) ARE LESS THAN STANDARD MINIMUMS. ALTERNATIVE COMPLIANCE MEASURES SHALL BE IMPLEMENTED PER 142.0412(I) THROUGH (J) TO INCLUDE:
UPGRADED OPENINGS WITH DUAL-GLAZED, DUAL-TEMPERED PANES ALONG BRUSH SIDE OF STRUCTURES PLUS A 10-FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES, (TYP.)

LEGEND

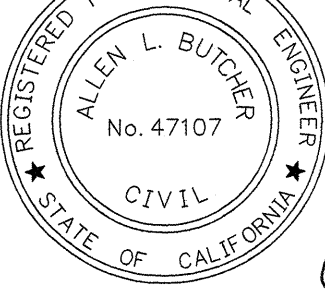
- SUBDIVISION BOUNDARY
- BYPASS STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF DRAINAGE
- 6\"/>
- EXISTING CONTOUR

NOTE:

ALL STORM DRAIN IS 18\"/>

NOTE:

SEE PROJECT SWOMP AND DRAINAGE STUDY ADDENDUM #1 FOR ADDITIONAL DETAILS.



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SOUTH OF SAN YSIDRO HIGH SCHOOL

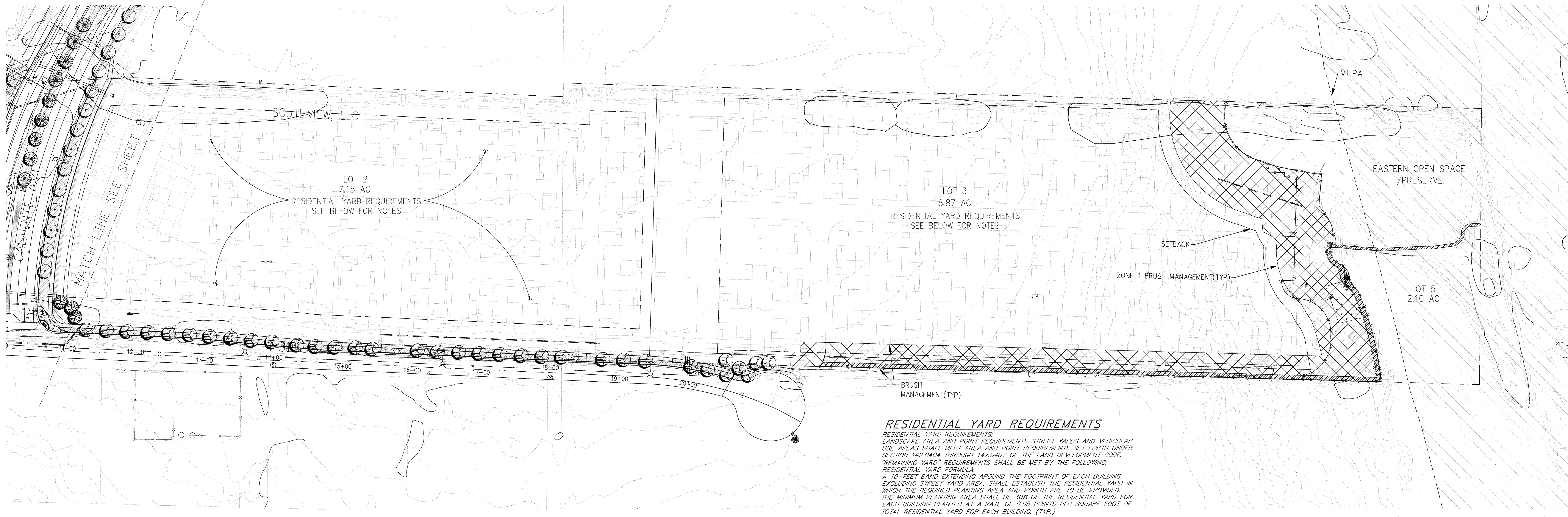
DEP #: PROJECT # 40329
WORK ORDER #:

#	REVISIONS	DATE	BY
1.	1ST SUBMITTAL	3/27/12	SA
2.	2ND SUBMITTAL	11/20/12	SA
3.	3RD SUBMITTAL	04/23/13	SA
4.	4TH SUBMITTAL	07/12/13	SA
5.	5TH SUBMITTAL	09/9/13	SA
6.	6TH SUBMITTAL	11/13/14	SA
7.	7TH SUBMITTAL	7/15/15	SA
8.	8TH SUBMITTAL	8/24/15	SA
9.	9TH SUBMITTAL	12/3/17	SBO
10.	10TH SUBMITTAL	01/11/18	SBO
11.			
12.			
13.			
14.			

PROPOSED BRUSH MANAGEMENT
AND STORM WATER DETAILS
CANDLELIGHT
CITY OF SAN DIEGO, CALIFORNIA

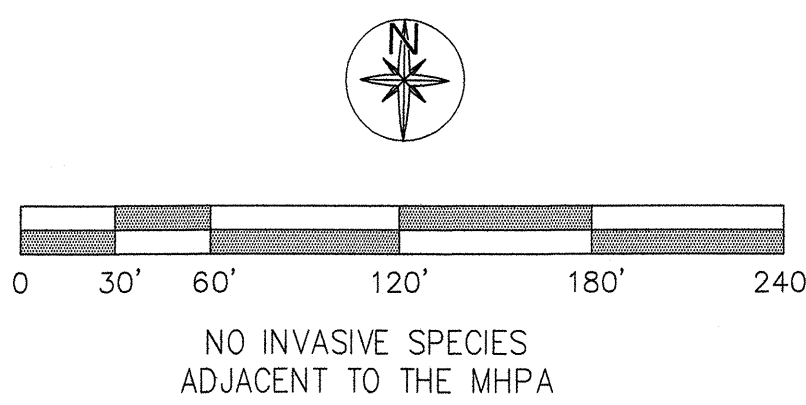
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CANDLELIGHT



RESIDENTIAL YARD REQUIREMENTS

RESIDENTIAL YARD REQUIREMENTS:
LANDSCAPE AREA AND POINT REQUIREMENTS STREET YARDS AND VEHICULAR USE AREAS SHALL MEET AREA AND POINT REQUIREMENTS SET FORTH UNDER SECTION 142.0404 THROUGH 142.0407 OF THE LAND DEVELOPMENT CODE.
"REMAINING YARD" REQUIREMENTS SHALL BE MET BY THE FOLLOWING:
RESIDENTIAL YARD FORMULA:
A 10-FOOT BAND EXTENDING AROUND THE FOOTPRINT OF EACH BUILDING, EXCLUDING STREET YARD AREA, SHALL ESTABLISH THE RESIDENTIAL YARD IN WHICH THE REQUIRED PLANTING AREA AND POINTS ARE TO BE PROVIDED.
THE MINIMUM PLANTING AREA SHALL BE 30% OF THE RESIDENTIAL YARD FOR EACH BUILDING PLANTED AT A RATE OF 0.05 POINTS PER SQUARE FOOT OF TOTAL RESIDENTIAL YARD FOR EACH BUILDING, (TYP.)



PLANT MATERIAL LEGEND

Sym	Street Trees for Caliente Blvd.- 100% 24" box - 30' O.C. Broadheaded/ Deciduous + Evergreen -(20'-30' Spread)	
Qty.		
(15)	MAGNOLIA GRADIFLORA CERATONIA SILIQUA PLATANUS RACEMOSA LIQUIDAMBAR STYRACIFLUA	SOUTHERN MAGNOLIA CAROB TREE CALIFORNIA SYCAMORE AMERICAN SWEETGUM
(9)	Median Trees for Caliente Blvd. (9) 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen -(20'-30" Spread)	
	ALNUS RHOMBIFOLIA ULMUS PARVIFOLIA CERATONIA SILIQUA	WHITE ALDER CHINESE ELM CAROB TREE
	Shrub planting for Caliente Blvd. - 50% 5 gal. 50% 1 gal.	
	ABELIA GRANDIFLORA CEANOTHUS SPP. CISTUS PURPUREUS ELEAGNUS PUNGENS PITTOSPORUM SPP. PHORMIUM TENAX PHOTINIA FRASERI ROSEMARINUS SPP. XYLOSMA CONGESTUM MYOPORUM PARVIFOLIUM	GLOSSY ABELIA CEANOTHUS SPECIES ORCHID ROCKROSE SILVERBERRY MOCK ORANGE SPECIES NEW ZEALAND FLAX PHOTINIA ROSEMARY SPECIES SHINY XYLOSMA PROSTRATE MYOPORUM

(39)	Street Trees for Public Street A - 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen -(20'-30' Spread)	
	ALBIZIA JULIBRISSIN BRACHYCHITON ACERIFOLIUS JACARANDA ACUTIFOLIA KOELREUTERIA PANICULATA TIPUANA TIPU TRISTANIA CONFERTA	SILK TREE FLAME TREE JACARANDA GOLDEN RAIN TREE TIPU TREE BRISBANE BOX
	Shrub planting for Public Street A- 50% 5 gal. 50% 1 gal.	
	AGAPANTHUS AFRICANUS COPROSMA SPP. DIETES VEGETA ESCALLONIA FRADESI LANTANA MONTEVIDENSIS PITTOSPORUM SPP. NANDINA DOMESTICA PHORMIUM TENAX RHAPIOLEPIS SPP. ROSEMARINUS SPP. VIBURNUM TINUS MYOPORUM PARVIFOLIUM	LILY-OF-THE-NILE MIRROR PLANT SPECIES FORTNIGHT LILY ESCALLONIA TRAILING LANTANA MOCK ORANGE SPECIES HEAVENLY BAMBOO NEW ZEALAND FLAX INDIA HAWTHORNE SPECIES ROSEMARY SPECIES LAURISTRINUS PROSTRATE MYOPORUM
(3)	Project Entry Trees - 70% 24" box - 30% 36" box Broadheaded / Evergreen -(20'-30' Spread)	
	CERATONIA SILIQUA RHUS LANCEA LAGERSTROEMIA INDICA	CAROB TREE AFRICAN SUMAC CRAPE MYRTLE

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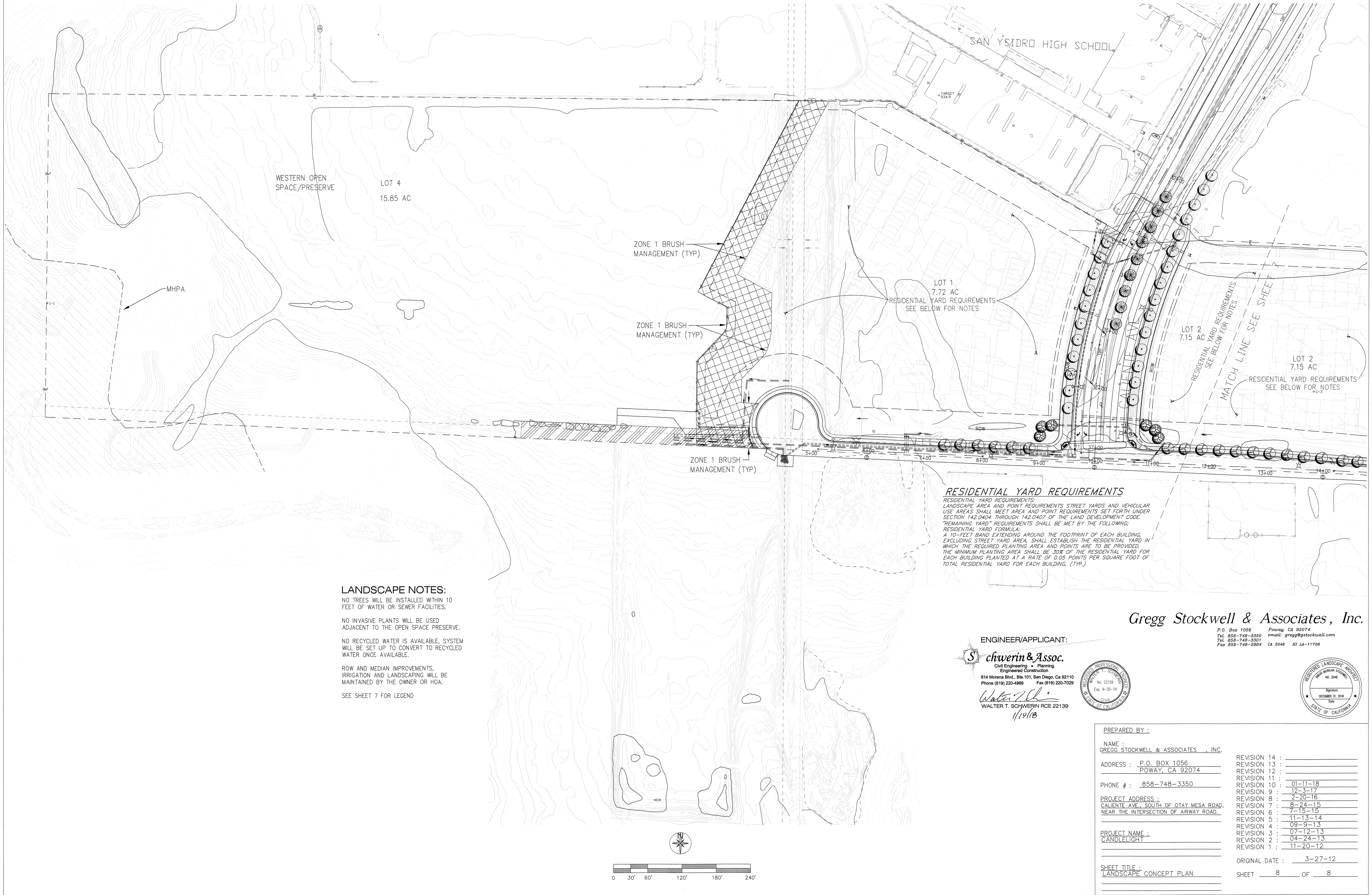
PROJECT NAME :
CANDLELIGHT VILLAS EAST

SHEET TITLE :
LANDSCAPE CONCEPT PLAN

REVISION 14 :	
REVISION 13 :	
REVISION 12 :	
REVISION 11 :	01-11-18
REVISION 10 :	11-3-17
REVISION 9 :	2-20-16
REVISION 8 :	8-24-15
REVISION 7 :	7-15-15
REVISION 6 :	11-13-14
REVISION 5 :	09-9-13
REVISION 4 :	07-12-13
REVISION 3 :	04-24-13
REVISION 2 :	11-20-12
REVISION 1 :	

ORIGINAL DATE : 3-27-12
SHEET 7 OF 8

CANDLELIGHT



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REVISION 3 :	07-12-13
REVISION 2 :	04-24-13
REVISION 1 :	11-20-12

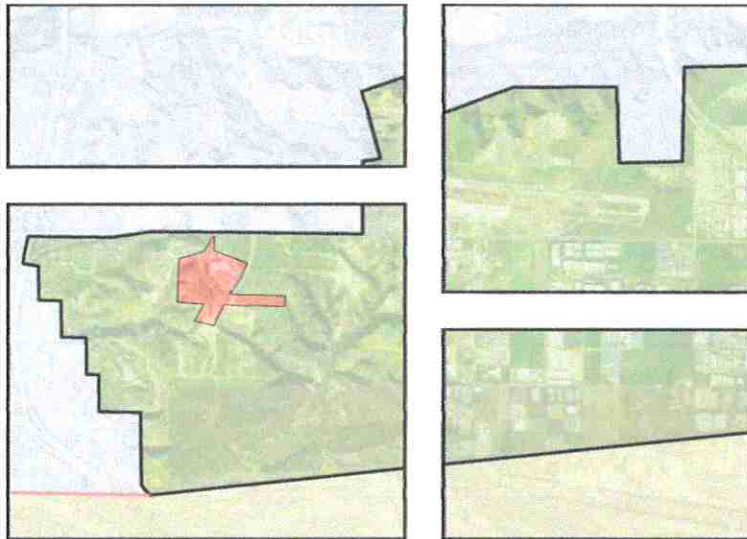
ORIGINAL DATE : 3-27-12

SHEET 8 OF 8

Candlelight Development Guidelines

Otay Mesa Community San Diego, California

September 5, 2013



Developer:

Candlelight Properties, LLC

Consultant Team:

Rodriguez Associates Architects and Planners, Inc.
Carlos Rodriguez, AIA, Principal

IVY Landscape Architects, Inc.
Harold E. Mestyaneck, Principal

APPROVED EXHIBIT "A"

PROJECT NO. 40329
SDP No. 1183455

APPROVAL NO(s). PDP No. 115000

APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 7/26/2018

SIGNATURE Saul Klein

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Appendix

Appendix A: List of City of San Diego Documents Reviewed

Appendix B: Zoning Development Summary

I N T R O D U C T I O N

Chapter 1

A. Applicability and Intent of the Guidelines

The Candlelight Development Guidelines are intended for use by governmental and community agencies to evaluate development proposals for the properties described in the land title of the Candlelight Properties, LLC. The Guidelines are applicable for all five parcels described therein, including two lots designated as preserved open space. All of which are within the Otay Mesa Community Planning Area.

The Guidelines address the site planning, architectural, and landscaping components of development that have an impact on the physical and social fabric of the community. They also address onsite community facilities and safety/security issues. As such, these Guidelines form a standard by which new multi-family housing development proposals will be evaluated.

It is also anticipated that the Candlelight Development Guidelines will be used as an informative reference for the following:

- Property owners and developers
- Building and landscape designers
- Residents of existing properties in the vicinity of new developments
- Members of the community-at-large
- Members of community planning groups

The intent of the Guidelines is not to limit creativity, but to give direction on what the community wants for their multi-family developments. It is anticipated that developments for the Candlelight project area will respond positively to the objectives of this document and that high levels of creativity will be used to achieve the intent of the Guidelines.

B. Regulatory Context

All developments for the Candlelight project area are subject to the requirements of the City of San Diego Land Development Code, the policies of the Otay Mesa Community Plan, and the Santee Investments Otay Mesa Precise Plan. These Guidelines are intended to be used within the existing regulatory controls. The requirements of these Guidelines shall not be used as a substitute for compliance with City of San Diego regulations or requirements.

Appendix A lists the regulatory documents that were reviewed as preparation for these Guidelines and that affect development in the Otay Mesa community.

C. Objectives of the Guidelines

Appropriate design of buildings and outdoor spaces can contribute to a dynamic, visually rich environment that promotes social interaction, fosters community pride, and instills feelings of safety and security.

These Guidelines are intended to achieve the following objectives:

- Establish residential architectural designs that complement the surrounding neighborhood characteristics and that support high quality development.

- Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- Provide for amenities appropriate to the demographics of residential developments within an area.
- Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.

D. Organization of the Guidelines

The Guidelines are organized into the following topics, which address the various components of community development design:

- Site Planning
- Architecture
- Landscaping
- Site Elements
- Safety and Security

E. Terms Used in the Guidelines

Certain terms are used in these Guidelines to indicate guideline priority and the degree of flexibility available to implement a guideline. These terms are explained below:

- “**Shall**” is the strongest term used. It addresses high-priority items that form the basic framework of the Guidelines, such as safety and perceived density, and is not negotiable.
- “**Should**” addresses lower priority items and generally refers to guidelines that implement the higher priority items. There is some degree of flexibility in how these guidelines are achieved and whether they are applicable in all situations. Some of these guidelines are “common sense” items that are included only to ensure that they are not forgotten.
- “**Encouraged**” and “**consider**” are the least restrictive terms. They are generally used to present ideas or suggestions to successfully achieve the Guideline’s intent, but they are not absolute requirements. These guidelines have the greatest degree of flexibility.

B A C K G R O U N D

Chapter 2

A. Location

The Candlelight project area is part of the greater Otay Mesa Community Plan and is identified as Land Use Areas 3 and 5 per the Santee Investments Otay Mesa Precise Plan. The project area is located at the southernmost portion of the city of San Diego, east of Interstate 805 and a couple of miles north of the international border with Mexico.



Vicinity Map

It consists of five lots along Caliente Blvd., south of Airway Road, totaling approximately 41.7 acres. Lots 1, 2 and 3 are designated for medium density housing in the existing RM-2-5 Zone, and Lots 4 and 5 have been identified as permanent natural open space.

Lot 1	340,203 SF	7.81 AC
Lot 2	311,454 SF	7.15 AC
Lot 3	386,377 SF	8.87 AC
Lot 4	686,520 SF	15.76 AC
Lot 5	91,528 SF	2.10 AC
Roads	108,900 SF	2.50 AC
Total	1,924,982 SF	44.19 AC



Candlelight Project Area

Lot 4, the Western Preserve, and Lot 5, the Eastern Preserve, are both dedicated to an Agency approved by the Fish and Wildlife Service. Both the Eastern and Western preserves, due to existing sensitive environmental resources will be required to be protected from the adjacent Lot 1 and Lot 3, respectively, as applicable per the city of San Diego MHPA Land Use Adjacency Guidelines. A maintenance vehicle access easement will be required at the Lot 1 site to connect to existing service maintenance roads. This easement is located at the southwestern end of Lot 1; with a maintenance vehicle access gate located at the end of Public Street A cul-de-sac. The Eastern Preserve, at Lot 5, adjacent to Lot 3, will have a trail that is accessible to the public. A public trail access easement will be required at Lot 3 to provide access to this trail. The public trail access easement is located at the southern and eastern side of Lot 3. Refer to Chapter 9 for additional information and location of these easements.

Currently the neighborhood surrounding the Candlelight project area is not fully developed. San Ysidro High School is the most adjacent development in the vicinity. Caliente Ave. is the

main thoroughfare that runs north and south through the project area. Airway Road, just north, alongside the high school, runs east and west. A public street is planned at the south of the project area to connect the easternmost parcel to Caliente Ave.

B. Planning Background

The Candlelight project area encompasses the majority of the area within the boundaries of The Santee Investments Otay Mesa Precise Plan. The Precise Plan was adopted on November 9, 1993, as a requirement of the Otay Mesa Community Plan (April 1981), which indicates that a precise plan must be prepared for each neighborhood prior to the development of specific projects therein. An accompanying Environmental Impact Report was also adopted along with the Precise Plan. The Precise Plan's objective is to provide detailed standards that will implement the concepts of the Community Plan for future developments.

These Guidelines will provide a planning framework for the development of medium density housing for the Candlelight project area. The design recommendations outlined in this document will provide guidance in the following:

- Individual projects to be implemented in a cohesive fashion.
- Create an architectural vocabulary that will enhance the neighborhood and provide standard for design.
- Shape this neighborhood to take advantage of its scenic location and strengthen links to adjacent communities and natural open space.
- Promote pedestrian activities.

C. Land Development Parameter

The current design standards for the Candlelight project area can be defined in quantifiable terms by the local governing land use controls. In general, the following City of San Diego documents outline the subject current design standards:

- Santee Investments Otay Mesa Precise Plan
- Otay Mesa Community Plan
- City of San Diego Land Development Code
- City of San Diego Police Department Guide: Crime Prevention Through Environmental Design

As part of the Precise Plan approval process the following discretionary action shall be required:

- Precise Plan Permit
- Site Development Permit
- Tentative Map

The Candlelight Project Area is zoned RM-2-5 for medium density housing. Refer Appendix B for a summary of the zoning development regulations.

D. Review Process

The Planned Development Permit process, as required by the Precise Plan, for the Otay Mesa Planning Area will govern the review process. In this manner, projects can be evaluated within a defined regulatory manner that not only ensures compatibility with all appropriate City policies and ordinances, but also allows for exceptions that achieve the goals and standards specified by the Specific Plan and these Guidelines.

If a conflict exists between the Land Development Code and the Candlelight Development Manual, a Hearing Officer shall determine which provisions of the Land Development Manual will apply. Such a determination can make the following findings:

- Finding 1. The proposed project is consistent with the outlined land use, architecture and street design goals defined by this Design Guidelines Manual.
- Finding 2. The proposed project is consistent with the goals, objectives and intent of the Otay Mesa Community Plan and The Santee Investments Otay Mesa Precise Plan.

E. Updates and Changes to Public Streets

These Guidelines show the general and possible use of the Candlelight project site. Updates and changes are possible during the processing of the Tentative Map and/or construction documents that may have an effect on the width and alignment of the two public streets. However, the construction documents will substantially conform to the conceptual ideas of these guidelines and will meet all applicable City requirements. For example, the density ranges, and overall feel of the development will remain consistent with the design guidelines.

An Irrevocable Offer of Dedication (IOD) of an additional 11' on the west side of Caliente Avenue may be granted to the City of San Diego. If granted, this would be a condition of approval of the Tentative Map and would be shown on future construction documents. This IOD may be requested by the Transportation Department if it is decided there is a need to reserve and set aside an additional traffic lane for the future widening of Caliente Avenue. If an IOD is requested, the owner of Lot 1 will maintain this 11' strip of land with landscaping in a manner acceptable to the City until street widening occurs.

Additionally, slight street alignment changes may be necessary to accommodate changes requested by the City and/or made by future owners on either Public Street "A" or Caliente Avenue. The City will approve any changes made during review of the construction documents. The goal of these guidelines is to develop an aesthetically pleasing and acceptable work product while maintaining enough flexibility of design to react to current market needs.

S I T E P L A N N I N G

Chapter 3

A. Intent

Site planning arranges building masses, open space, parking, and circulation to create site design that is orderly, visually pleasing, and contributes both to the surrounding area and the development itself. These site planning guidelines promote neighborhood compatibility, integration with the surrounding community, opportunity for social interaction, and a safe, comfortable, and interesting environment for residents.

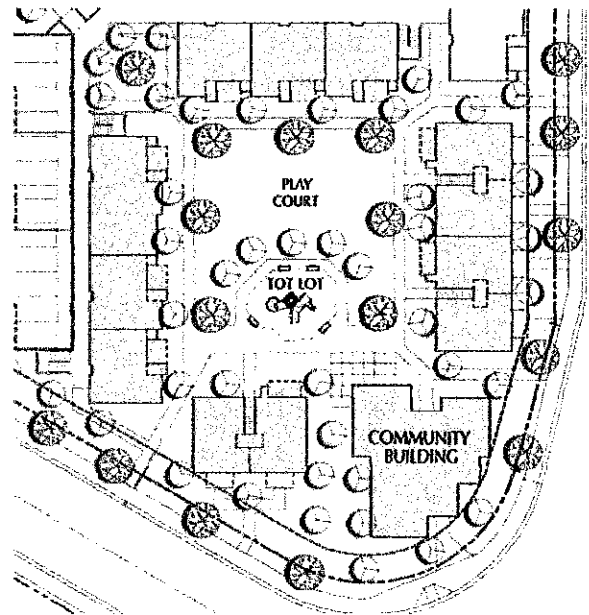
Developers are strongly encouraged to become familiar with the surrounding community. Appropriate site planning should take account of links to surrounding neighborhood amenities.

B. Context

Residential development can successfully contribute to the overall community when relationships with the existing and planned land uses, development patterns, and context are considered.

1. All new development should respect the context of the existing neighborhood, reflect its best design features, and generally be compatible with the character of existing high quality development while still fulfilling the intent of these Guidelines.
2. Existing site amenities such as views, street trees, traditional building orientation and similar features unique to the site should be preserved and incorporated into developments whenever possible.

3. New development should be compatible with existing development in the immediate area through the use of complementary building arrangements, buffers, and appropriate building scale and avoid visual obstructions.
4. Where appropriate, new landscaping should complement existing landscape materials, location, and massing on adjacent developments.



Buildings sited along public street.

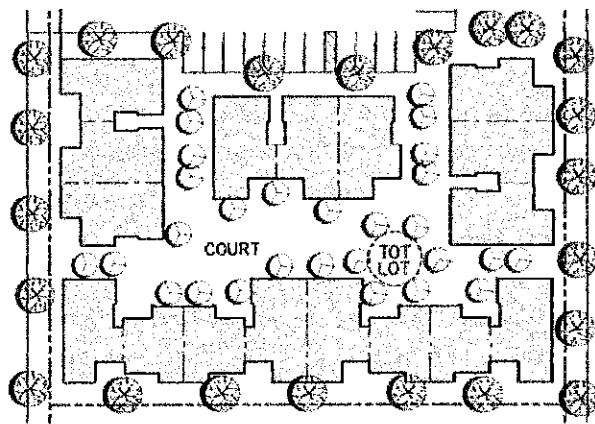
5. Developments should relate directly to the adjacent street, present an attractive and interesting facade to passersby, and appear inviting. Developments that ignore the street and create an isolated enclave are strongly discouraged.

6. Entries to the sites should combine monument signage, landscaping and lighting to present an attractive introduction to the development.
7. Pedestrian connections to the street should also be provided.

C. Building Siting and Massing

Appropriate building siting can reduce the perceived density of developments, maximize open space areas, provide “eyes on the street” surveillance, and enhance neighborliness by creating community gathering spaces.

1. The siting of buildings should consider the existing natural context. Developments should generally be oriented to take advantage of views. Building facades should incorporate variation to provide visual interest and shadow patterns.



Buildings are configured to form a centralized open space area for passive & active recreation

2. The clustering of multi-family units should be a consistent site-planning element. Whenever possible, buildings shall be configured around internal courtyards, gathering areas, and open spaces.

3. Portions of the development that are not oriented to the street or natural vistas shall be well integrated into the project's overall site design. As with the street-oriented area of the development, the same design considerations shall be given to siting, appearance, circulation, landscaping, and safety issues.
4. Buildings should be oriented to provide some privacy yet still relate to the public areas. Doors shall be visible from the public areas and windows should allow residents to have “eyes on the street” for natural surveillance.
5. Energy efficiency and energy conservation should be considered in building siting. Buildings should be oriented to take advantage of prevailing breezes for cross ventilation of individual dwelling units, reduce the need for mechanical air conditioning, and to enhance the functionality of ceiling fans. Where City standards for noise levels don't allow windows to be open, the use of ‘summer switch’ for fresh air intake is encouraged with forced air circulation systems.
6. Where public transit is located near the development, site design shall provide convenient access, enhanced sidewalks, shaded and weather protected public transit stops.

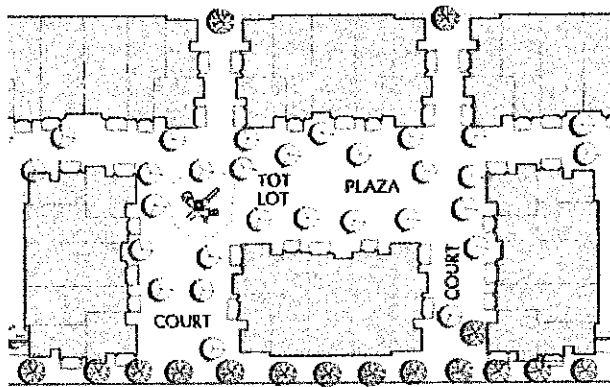
D. Open Space

Common open space provides opportunities for casual social interaction and recreation, and it reduces the perceived density of the development. Private open space serves as an outdoor room for residents and a protected play area for children. Refer to Appendix B for common and private open space zoning requirements.



Centralized open space provides convenient access for many units

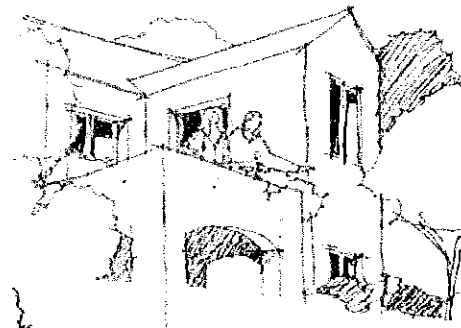
1. Residential developments shall have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units.
2. Primary residential open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Open space siting should take advantage of prevailing breezes and sun orientation in order to provide a comfortable environment.



Large and small open spaces are connected.

3. A series of connected open space areas of varying shape, appearance and usage are encouraged. Smaller areas may directly relate to a cluster of units, while the larger areas may serve several clusters as common open space.

4. Protected natural open space occurs about the easterly and westerly perimeter of the Candlelight development area, at Lot 1, The Western Preserve, and Lot 5, the Eastern Preserve. The interface between the residential and natural open space should be particularly treated to emphasize views, provide a transition between the two areas, and protect the natural biological resources within the preserves as required by the MHPA Land Use Adjacency Guidelines. Fencing, signage and gates shall be incorporated to for protection of the natural open space and its sensitive environmental resources. Refer to Section F. Access to the Preserves for additional information.
5. Private open space (such as patios or balconies) that is visible from the street and can be entered from inside the dwelling is strongly encouraged for all units.



Private balcony with access from unit.

6. Boundaries between private and common open spaces should be clearly defined by elements such as enhanced hardscape, stoops/steps, awnings, low walls or plant materials.
7. Buildings should be sited and designed so that windows of residential units do not overlook private open spaces likely to be used for private activities.

8. Private open space shall be contiguous to the units it serves and shall overlook the public right-of-way or common open space.
9. To minimize the outdoor clutter that can accumulate in private open space areas, private storage space for strollers, bicycles, etc., shall be provided for each dwelling unit. Its location should be either inside the unit, or outside and immediately adjacent to the unit.

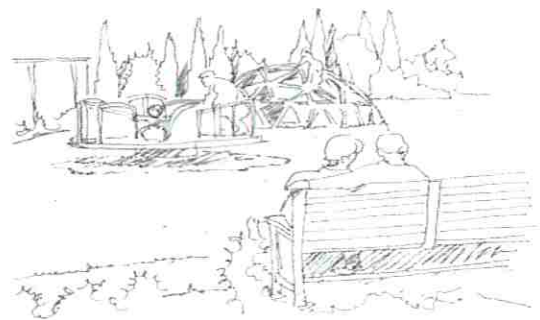
E. Outdoor Play Areas

Onsite outdoor play areas can provide children with a safe and interesting environment, and allow parents to easily supervise play activities. Children, especially those in the five- to twelve-years old age group, tend to play throughout the entire grounds of a development, not just in designated play areas. Therefore, their needs, as well as maintenance requirements, should be important design considerations.



Units with views and convenient access to the play area.

1. Children's play areas shall be visible from as many units as possible and from private open space areas. Direct access from ground level, private open space to the communal play area is encouraged.
2. Outdoor play areas shall be located adjacent to common building facilities, such as the laundry room or community center. Play areas shall not be located near public streets, parking, or entry areas unless physically separated by appropriate barriers such as walls, fencing, or dense landscaping.
3. Hard surface areas for activities such as bicycle riding, skating, rope jumping and hopscotch should be provided. These active play areas shall be safely separated from vehicular use areas.
4. Seating areas should be provided where adults can supervise children's play and also where school-age children can sit. Seating location should consider comfort factors such as sun orientation, shade, and wind.



Seating adjacent to play areas.

5. The physical capabilities and play behavior of various age groups, such as tots, older children and teens, are different. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces should be provided for each group for safety reasons.

Small developments may combine these play areas, such as a tot lot incorporated into the larger activity area for older children.

F. Trails and Access Easements

The designated trail located within the Eastern Preserve, Lot 5, shall be at grade and follow the existing dirt roads. The trail will have a bare ground surface. No decomposed granite, asphalt, or other material will be used on the trail. The trail will be a maximum of 4 feet in width, per City of San Diego MSCP Subarea Plan, Section 1.5.2, MHPA Trail Guidelines. Both sides of the trail will be fenced along its entire length within the Eastern Preserve. The fence will be a natural wood, unpainted split rail (or similar) design that will clearly demarcate the trail limits, provide a rustic/natural appearance, and allow for wildlife movement. Fence materials that could inhibit wildlife movement (e.g. chain link and barbed wire) will not be used.

A public trail access easement is provided at the southern portion of Lot 3. The easement allows for public access to the existing trail system at the Eastern Preserve, Lot 5. The public trail access is shared with the possible 20-foot emergency fire vehicle access road. Staff recommends the provision of a gate meeting the emergency vehicle requirements as well as pedestrian accessibility requirements to be located at the west end of the public access trail easement, near the Public Street A cul-de-sac. The gates are required to prevent off-road vehicles and motorcycles from accessing the trails.

At the east end of the public trail access easement, where it turns north, staff requires step-overs be provided on the north and south side of the trail to prevent motorcycle access.

At the Western Preserve, Lot 4, a maintenance access easement is provided at the southwest corner of Lot 1. The easement allows for city maintenance vehicle access to the adjacent natural preserve. City staff recommends the provision of a 12-foot wide gate to be located just west of the Private Street A

cul-de-sac to deter public vehicular, bicycle and pedestrian access from the preserve.

All easement roads, trail and pathway improvements shall be provided by the Owner or permittee of the development project.

Both the Western and Eastern Preserves, Lots 4 and 5, respectively, will be given in a fee title to a Conservation Agency approved by the City of San Diego. The following is a list of four potential Conservation Agencies that may be used:

1. Riverside Conservancy
2. San Diego Habitat Conservancy
3. Center for Natural Lands Management
4. J. Whalen Associates, Inc.

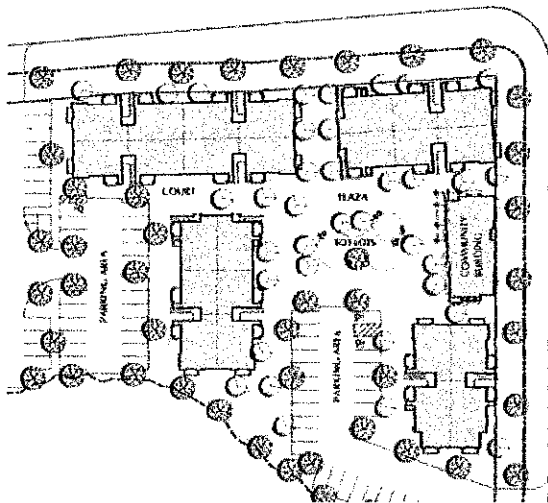
These Preserves will be managed and preserved per the Habitat Management Plan (HMP) associated and approved for this project.

G. Parking/Vehicular Circulation

Safe and efficient circulation and parking arrangements shall take into consideration the needs of pedestrians, children at play, parking lot appearance, and prevention of car theft or damage. Adequate parking shall be provided in accordance to the prevailing City of San Diego parking ordinances for off-street parking.

1. All drive aisles and parking spaces shall meet Land Development Code requirements at the time of building permit approval.
2. Parking areas should be located in the development's interior and not along street frontages, wherever possible.
3. Parking garages and carports should be located as to not disrupt the streetscape. Parking shall be screened from the street with residential units, fencing or landscaping. Parking elements should not obstruct natural surveillance. Natural surveillance and visibility should be considered in areas where parking is tucked under the building.

4. Garage elements exposed to the surrounding streets shall be minimal and articulated with fenestrations complementing the traditional building facades. Areas should be provided around garages and tuck-under parking entrances for landscaping.
5. Parking, garages, and accessory structures shall be designed as an integral part of the development's architecture. They shall be similar in material, color, and detail to the main buildings of the development.
6. Parking courts shall be well designed, with consideration given to landscaping, lighting, building massing, and pedestrian/vehicular circulation. Vehicle speeds should be controlled by appropriate signage, changes in roadway texture, and speed bumps, if necessary.
7. Visitor parking should be clearly identified and distributed throughout the development to provide convenient access to groups of dwellings. Required disabled parking should be located adjacent to community facilities and designated disabled-accessible units.



Parking located in development's interior.

8. As parking is calculated for a shared parking lot based upon the number of bedrooms, parking spaces shall not be assigned.

9. Landscaping in parking areas shall be protected from vehicular and pedestrian damage by means of raised planting surfaces or curbs.

H. Pedestrian Circulation

Pedestrian circulation shall provide safe, efficient access to neighborhood amenities, community facilities and residential units. This guideline encourages opportunities for casual social encounters, and allows natural surveillance by community members.

1. Where appropriate, developments should incorporate safe pedestrian connections to adjoining residential uses, public open spaces, and other compatible land uses.
2. Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development's residents as required by the Specific Plan.
3. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings. Walkways shall be provided between residences, parking areas, and all site facilities for safe access.
4. Access to dwelling units that combines vehicle and pedestrian uses should be avoided, as this allows no room to personalize the front entry.
5. Walkways should be designed to encourage resident usage and minimize maintenance. To encourage social interaction, circulation shall be designed so pedestrians will walk through communal landscaped areas en route to parking, laundry, and other facilities.
6. Adequate lighting levels shall be provided along all walkways.

7. Site access and walkways shall be accessible to disabled persons in conformance with the Americans with Disability Act (ADA), the housing accessibility standards of the California Building Code and the Fair Housing Accessibility Guidelines.

I. Access to Residential Units

Access to dwellings can provide a unique identity for the individual unit, allow opportunities for social interaction, increase natural surveillance through porch sitting activities, and reinforce territoriality through the use of physical barriers and psychological reinforcement.

1. The main entry to each dwelling unit shall be clearly visible from the nearest public circulation walkway. A porch, covered stoop, or similar entry feature shall be provided at each unit's front entry.
2. Each individual ground level unit should have its own private walkway to the front door.



Residential unit with an identifiable entrance.

3. A building's stairwell, and elevator if provided, should be centrally located to the units served and should be visible from as many units as possible. For increased security and surveillance, stairwells shall be open through the use of exterior stairs or "held-back magnetic" fire doors in interior stairs.
4. Ground floor units and units served by elevators shall be accessible to physically disabled persons per the requirements of the Americans with Disability Act (ADA), the housing accessibility standards of the California Building Code and the Fair Housing Accessibility Guidelines.
5. Interior corridor-access buildings shall use recessed entries stepped back from the corridor wall when possible. Recessed entries shall be visible from the corridor and not create areas that would be considered unsafe. Access to interior corridor-access buildings, when used, shall be limited to two main entry points for security reasons. Building codes may require additional exit points; these shall be for emergency use only.
6. Walkways and access to dwelling units should be designed to facilitate the moving of furniture by considering minimum widths, heights, and turning angles.

Chapter 4

A. Intent

The architectural guidelines address the overall external appearance of the development, including building forms, details, and proportions. It is not intended that these guidelines designate one architectural style or a specific design character. There are various architectural styles that can be drawn upon to create a unique sense of place. The primary focus should be to construct a high quality residential environment within the context of the existing community. Quality development is further encouraged through a sustainable design approach.

Proposed developments are encouraged to provide a sustainable design approach to site planning and building design. Sustainable design practices that reduce long- and short-term energy consumption and costs, conserve natural resources, increase user comfort, and reduce waste and pollution are important concepts that should be considered.

Sustainable technologies and methods address materials durability, use of alternative materials, buildings that conserve natural resources, reduced energy usage for appliances and heating/cooling systems, waste disposal and recycling, and contribute to an environmentally-efficient development.

B. Overall Character

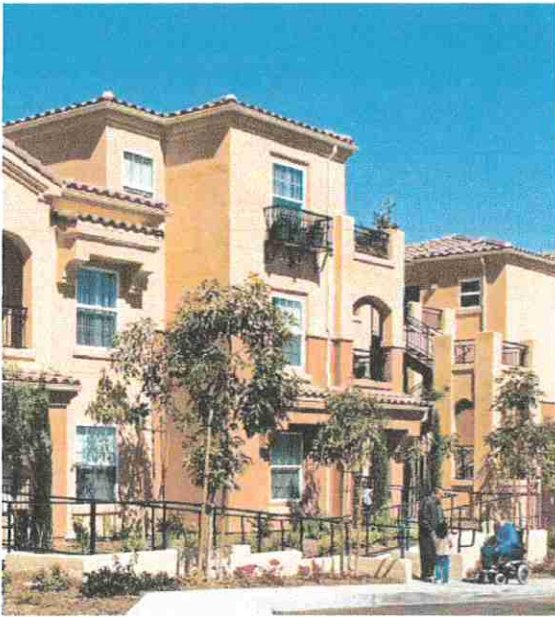
To create a unified appearance, all buildings in the development, such as support facilities, residential elements, and garages, shall be compatible in architectural design with the rest of the development.



Mailbox kiosk designed to reflect building character.

C. Building Scale and Height

1. Buildings may incorporate smaller-scale architectural forms such as bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of each building use. Architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development are strongly encouraged.
2. Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the development's edge should be considered within the context of the project's surroundings, the adjacent uses, and the distance from adjacent buildings. The development's building height should create a transition from the heights of the adjacent residential neighborhood, rather than form abrupt height changes.



Varying building heights and roof awnings add visual interest.

D. Facade Modulation

1. Facades that lack human scale dimensions and have large expanses of flat wall planes shall be avoided. Architectural treatments, such as recessed windows, façade breaks and individualize entries shall be used to add visual interest to the facade.
2. Building offsets are required by City of San Diego regulations; however, where it would enhance the overall development, building designers are encouraged to use other creative design solutions, such as color contrast and smaller offsets, to meet the intent of the building offset regulations.
3. Building facades that enclose stairwells should include windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce the visual mass.

E. Building Entries

1. Residential entries shall have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unit entry, such as a porch stoop, steps, or landscaped walkway, shall be provided.
2. Each dwelling unit's entry shall be emphasized and differentiated through architectural elements such as porches, stoops, or roof canopies, and detailing such as paint color, trim, materials, or awnings. Providing ground level space should provide opportunities for residents to personalize their entry or a wide ledge for potted plants.



Building façade modulation.

3. Courtyard doors or gates used at building entries shall be attractively designed as an important architectural feature of the building or development.



Distinct unit entries.

F. Stairs

1. Where appropriate for the architectural style, the stairway design shall be open to allow views for natural surveillance.
2. Where prefabricated metal stairs are used, additional design features such as screen walls, enhanced railings, or accent colors should be used to enhance their appearance. The additional design features shall be consistent with the overall building design.

G. Building Materials

1. The development's buildings, community facilities, and parking structures shall be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, shall utilize materials and colors that are compatible with the rest of the development.
2. Building materials shall be durable, require low maintenance, and be of comparable quality and image to what is used in the surrounding regional area. Frequent changes in building materials should be avoided.

H. Roofs

1. The use of flat roofs is acceptable. New

developments are encouraged to provide varied parapet lines with detailing complementing the surrounding structures.

2. Roof pitches and materials should consider the prevailing roof types in the neighborhood, including hipped or gabled roofs, and mansard roofs.
3. Rooflines shall be broken up and varied within the overall horizontal plane. Combinations of roof heights that create variation and visual interest are encouraged.



Enhanced stair elevation.

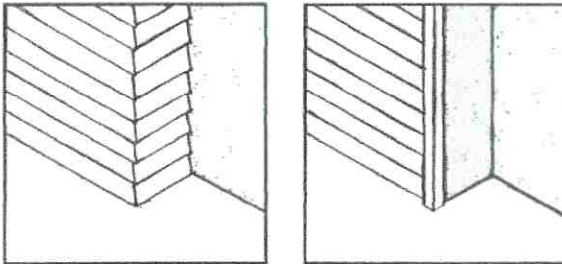
I. Color

1. Color should be used as an important design element in the development's appearance. The predominant colors for the buildings and accessory structures should be natural and varied tones. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.



The use of building colors can enhance facades.

2. The color of shadow patterns, relief, decorative trim, and wood frames should be distinctive yet compatible with the overall building color. Bright or intense colors should be reserved for significant architectural massing, refined detailing such as grillwork, or more transient features such as awnings.
3. Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial. Veneer should turn corners and avoid exposed edges.



Veneer materials should turn corners and avoid exposed edges

J. Mechanical Equipment and Vents

1. Roof-mounted mechanical equipment visible from buildings or a public street shall be screened in a manner consistent with the appearance of the building, including materials and color.
2. Mechanical equipment on the ground shall be screened from view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened, including the use of landscape materials. Screening devices should be compatible with the architecture and color of the adjacent buildings.
3. Roof flashing and vents exposed to public view should be painted to match adjacent surfaces or concealed in a manner consistent with the building's appearance.

Chapter 5

A. Intent

The landscaping guidelines are intended to address the appearance and functionality of the landscaping within the development. A specific plant palette is not provided as there are many different combinations of plants and landscape materials that can contribute to and shape a quality residential environment. The goal of the guidelines is to provide a framework from which this quality residential environment can develop; one that is both aesthetically pleasing to both residents and neighbors alike, but one that is also responsible and responsive to the surrounding environment and neighborhood as a whole. An attractive, well-functioning, and well-maintained landscape is critical user satisfaction and overall project success.

Developers are strongly encouraged to become familiar with the surrounding neighborhoods and contextual factors unique to the site that will influence landscape design. The development's budget should provide for a quality landscape design and the appropriate plant materials and plant sizes so that the landscaping can fully develop within a reasonable amount of time. Specific standards for the amount of landscaping to be provided are contained in the Landscape Regulations Section of City of San Diego's Land Development Code and in the Landscape Architectural Guidelines of the Santee Investments Otay Mesa Specific Plan.

B. Use of Landscaping

1. Landscape design and selection of plant materials are used to create a visually pleasing environment for both residents and neighbors.
2. Landscaping can serve as a unifying element within a development while also creating a unique identity. It can also serve to connect (both visually and physically) the development to surrounding communities and natural environments.
3. Plant materials can soften the visual impact of architecture and other site elements such as walls, fences, and paving.
4. Landscape design and selection of plant materials can screen undesirable views and promote/highlight desirable views.
5. Landscaping can enhance the usable attributes and livability of a space. Thoughtful use of plant materials can provide shelter, shade, or privacy and can serve to reduce the negative impacts of certain environmental factors such as sun and wind.



Landscaping used to create enjoyable outdoor spaces for resident use.

C. Landscape Design

1. Plant selections should be used so as to provide a unifying theme throughout the development, while also allowing for unique plantings at key project elements. The use of plant materials to highlight key areas, such as courtyards or plazas, is encouraged.
2. Planting design should utilize a combination of trees, shrubs, and groundcovers for visual interest. Large, organic groupings of plants are encouraged, although massive expanses of 'monoculture' plantings should be avoided.
3. The use of canopy trees at outdoor seating areas for shade is encouraged.
4. Turf grass should be concentrated in areas intended for resident recreation only.
5. The use of shrubs and vines to help minimize vandalism and soften the visual impact of perimeter walls and fences is strongly encouraged. Vines on buildings or other landscape elements (such as trellis structures) are also encouraged.
6. The use of different plant materials to highlight the transition from public space to private at walkways leading to private dwelling units is encouraged.
7. Plantings should work cohesively with the building architecture. Utilize plants to help soften building edges as well as highlight unique architectural features.
8. Plant selections shall be made so as to create visual interest year-round. Selections should not be based on flower colors alone. Thoughtful use and juxtaposition of varying foliage colors and textures is strongly encouraged.
9. A thoughtful combination of evergreen and deciduous trees should be utilized.
10. Bark mulch shall be required at all planted areas. The use of natural bark mulch over artificially colored mulch material is strongly encouraged.
11. Careful consideration to the mature size of trees and shrubs should be taken. The spacing of plants from buildings, utilities (above and below grade), other plants, and other landscape or hardscape elements should be based on these considerations.



Landscaping used to define space and circulation



Natural massing and varied use of plant texture create year-round visual interest.

12. Landscape materials should be used to help screen mechanical equipment so that it is not exposed to view from the street or major walkways within the development.
13. Landscaping such as vines or shrubs should be used to screen trash enclosures to minimize visual exposure from adjacent dwelling units, nearby streets, or major walkways within the development.
14. Trees and shrubs should not be planted so as to screen or block desirable off-site views.
15. Careful consideration should be taken so that plant location and spacing does not create safety issues within the development. Security lines-of-sight should be maintained through careful placement of shrubs. Trees should be located so as not to negatively impact the ability of project lighting to reach minimum safety levels.
16. Where project is adjacent to natural open space areas, plant selections should be native and compatible with the existing native vegetation.
17. Where site conditions do not allow low walls or fencing to provide a barrier between children's play areas and vehicular areas, provide a dense planting barrier instead



Landscaping used to identify and highlight architectural elements and entry points.

18. Accent planting should be used at project entry points so as to facilitate the recognition of vehicular use patterns and circulation.
19. Trees should be located so as to provide passive solar control of south and west-facing buildings, although special consideration should be given if the development utilizes photovoltaic systems.

D. Hardscape Materials

1. Hardscape materials used for paving, walls, fencing, and other landscape elements shall be consistent with the architectural design or style of the development



Enhanced hardscape finishes at key areas.

2. Where circulation paths join with those of adjacent developments, finishes should be selected so as to create smooth visual transitions.
3. Enhanced paving materials are strongly encouraged to help define key areas such as project entry points and courtyards/plazas. Enhanced paving materials would include unit pavers, colored concrete, or textured concrete.
4. Creative use of alternate landscape materials, such as landscape boulders and decorative cobbles, are encouraged.

E. Plant Materials

1. Plant selections should be compatible with the climatic and soil conditions of the site.
2. The use of native and drought-tolerant plants is strongly encouraged.
3. Invasive plants shall not be allowed. Plants identified as invasive by the California Invasive Plant Council (Cal-IPC) shall not be included on any proposed plant palette within the development.
4. Plants requiring frequent shearing should be minimized.
5. Plants known to have invasive or destructive root structures should be avoided or located appropriate distances away from structures and other hardscape elements. Root barriers shall be installed adjacent to all hardscape elements located within 5'-0" of any tree.
6. Plants should be installed at the appropriate container size. Container sizes shall meet minimum requirements as outlined in the Landscape Regulations Section of City of San Diego's Land Development Code, although the use of larger container sizes are encouraged.

F. Landscape Irrigation

1. Irrigation systems shall provide uniform water coverage so as to encourage healthy plant growth. Application rate shall be suitable to specific site and soil conditions. Excessive soil saturation and surface run-off shall not be allowed.
2. Irrigation systems shall be permanent and belowground. Backflow prevention devices shall be utilized on all potable water systems.

3. The use of recycled or reclaimed water is encouraged, where available.
4. Irrigation systems shall be automatic with central controls and a rain-sensing shut-off device. Only 'smart' or ET-based controllers shall be utilized.
5. The use of irrigation application methods with low precipitation rates, such as drip irrigation or low-volume 'rotator'-type sprinkler heads is strongly encouraged.
6. Pop-up sprinkler bodies shall be utilized in areas adjacent to pedestrian and vehicular circulation areas (walkways, driveways, parking areas, curbs, etc.).

G. Fire Protection and Brush Management

1. Careful consideration of plant species, spacing, and layout shall be taken so as to provide a 'defensible space' where developments occur adjacent to sloped, naturally vegetated areas. Such developments shall comply with the regulations and restrictions put forth by the City of San Diego Brush Management Program. A Brush Management Plan shall be provided as part of this program.
2. Only plants known to have fire-resistant qualities shall be utilized within the fuel management zones, although extra consideration should be given to native plants over other ornamentals. All invasive plants shall be avoided.

H. Vehicular Area Landscaping

1. Landscape islands should be utilized to break up large expanses of parking stalls.
2. Trees should be placed within parking islands and adjacent landscape areas to provide shading

of paved areas. Location and spacing of trees shall meet the requirements put forward in the Landscape Regulations Section of City of San Diego's Land Development Code.

3. In vehicular motor court areas, pockets of planting should be introduced to help soften the visual dominance of garages and paving. Vertical shrubs or combination of low plant and climbing vines between garage doors or tuck-under parking spaces are encouraged.
4. Parkway plantings within streetscape and right-of-way areas shall be consistent with adjacent developments.



Plant material introduced into parking bay areas.

S I T E E L E M E N T S

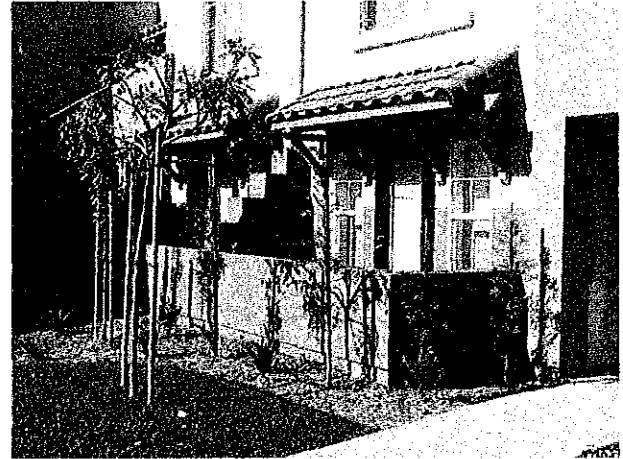
Chapter 6

A. Intent

This chapter addresses miscellaneous site design elements, such as site furniture, trash and storage areas, mailboxes, and signage that contribute to the comfort and convenience visitors and tenants' daily activities. The following guidelines encourage use of miscellaneous site elements that reinforce safety concepts, increase opportunities for social interaction, reduce maintenance, and consider environmental factors.

B. Site Perimeter Elements

1. Street fronting elements, such as, hardscape, walls and planting shall integrate 'seamlessly' into the development's architecture. Walls and fencing, when required, shall appear as architectural façade elements instead of freestanding and detached fencing. Similar building finishes shall be incorporated into walls and fencing.
2. Wall design and selection of materials shall consider long-term maintenance issues, security, and compatibility with the neighborhood and project design. Similar building finishes shall be incorporated into walls and fencing.
3. Individual dwelling unit patios, balconies and walls visible from the development's open space or street side should be no higher than 42 inches for security reasons. To increase privacy and reduce exposure of unsightly use of patios and balconies, it is encouraged that the privacy walls be solid or semi-solid.



Private patio with solid screen wall.

C. Site Furniture

1. The design, selection and placement of all site furnishings such as tables, benches, bollards, and trash receptacles shall be compatible with the overall site design and architectural character of the development.
2. Seating opportunities should be provided in both sunny and shaded areas. Seating in areas that offer opportunities for social interaction and informal surveillance, such as a bench in a pocket park, near the communal mail box area or benches near tot lot areas and laundry rooms, are strongly encouraged. A variety of sitting area designs, from formal arrangements such as benches, to informal arrangements such as low walls or steps, are encouraged. In general benches should be located in areas that have some provision for shade.



Seating at play area.

3. A drinking fountain located near each children's play area is encouraged. Drinking fountains should be "high/low" to accommodate various age groups and disabled persons.
4. Litter receptacles should be located in or adjacent to high use areas such as pocket parks, community facilities, play areas, and laundry rooms.



Tables and benches at BBQ areas.

D. Trash and Storage Areas

1. Trash and recycling enclosures shall be evenly distributed on site for easy access by users and

refuse collection services. They should be well screened with landscaping and designed to protect adjacent uses from noise and odors. A clear and safe pedestrian route shall be established to each trash area.

2. Waste and recycling size and distribution shall meet the requirements of the approved Waste Management Study for the Candlelight Project Area.



Trash and recycling enclosure designed to reflect building character.

3. Trash enclosures shall be constructed from solid materials. All trash enclosures should be enclosed or covered with a trellis or similar structure. Architectural screening elements should be constructed of the same materials and finishes as adjacent buildings, and the color should also be compatible with the adjacent buildings. Gates should be of a solid material and painted to match the architectural screening elements on nearby fences and walls.
4. Trash receptacles should be accessible for trash collection but should not block circulation drives near loading areas or conflict with parking. For security reasons, trash enclosure locations should not create blind spots or hiding areas.

E. Mailboxes

1. Mailboxes shall be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety. In residential developments a bench or seating area in close proximity to the mailbox location is strongly encouraged, and a trash receptacle shall be located adjacent to the mailboxes.
2. Incorporation of design features, such as a built frame consistent with the development's architectural style, is encouraged.

F. Signage

1. Signage contributes to the development's identity as a unique environment. Professionally designed, creative signage is strongly encouraged, especially for internal directions and building identification.
2. Clear, legible entry signage shall be provided to identify the development. Internal circulation signage and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.



Visible numbers help visitors locate buildings.

3. Building numbers and individual unit numbers shall be readily visible, in a consistent location, well lit at night, and compatible with the overall design of the development.
4. Clear, legible signage related to preserve areas and trails shall be provided.

G. Lighting

1. Lighting levels will vary depending on the specific use and conditions, but the overall consideration shall be to provide lighting levels sufficient that intruders cannot lurk in shadows, that steps and other grade changes are apparent, to enable residents to easily unlock their door or identify visitors on their doorstep, and to reduce theft and vandalism.
2. Street lighting should be installed along the street, public areas and internal circulation drives. Lighting should be designed to shine downward and eliminate skyward glare as required by the County Dark Sky Ordinance. Light standards shall be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
3. Lighting in parking areas shall be arranged to prevent direct glare into adjacent dwelling units, onto neighboring uses/properties, and preserve areas at Lots 4 and 5.
4. Pedestrian-scaled lighting shall be located along all walkways within the development. Bollards should not be used as they are subject to vandalism, whereas 12-foot high light standards discourage vandalism. Site lighting may be located on buildings to illuminate site areas not covered by individual light standards. Whenever possible, install lighting high enough on the building to prevent vandalism.

SAFETY AND SECURITY

Chapter 7

A. Intent

A community has a basic right to feel safe and secure in their homes and businesses. The following guidelines promote the use of site planning, landscaping, community involvement, and physical and psychological barriers to create a safe environment and to prevent crime and vandalism. The principles of Crime Prevention Through Environmental Design (CPTED) are used extensively. The lighting guidelines are less detailed, and recognize that specific illumination levels are dependent on the individual site characteristics.

B. Crime Prevention Through Environmental Design (CPTED)

1. The following CPTED strategies should be incorporated into the design of developments, whenever possible.
 - a. Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances.
 - b. Use the concept of territorial reinforcement by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space.

- c. Use the concept of natural access control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas.
- d. Use the concept of target hardening by promoting features that reduce “penetrability” and prevent entry or access to dwelling units.

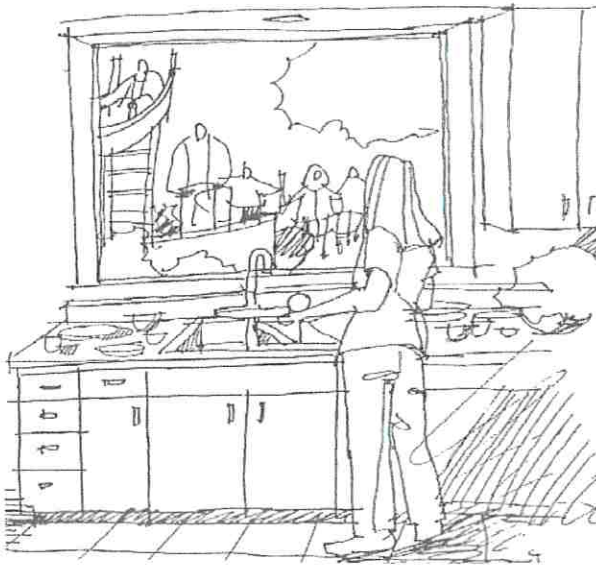
C. Opportunities for Surveillance

1. Windows and entries shall be placed to maximize natural surveillance of the site. Sight lines from residences to the parking area should be provided.



Public pathways, balconies and private space windows overlooking parking areas.

2. Open spaces, courtyards, circulation corridors, and individual entrances should be designed to be visible from as many areas as possible. Enclosure of private open space should not prevent common open space surveillance by tenants.



Security is enhanced with natural surveillance by individuals from common space.

3. The residential management office should be located in a central, visible location, and community meeting rooms and other amenities should also be located close to other heavily used areas.
4. Residential laundry rooms should be located adjacent to the children's play area to facilitate supervision. Doors and walls shall have windows to allow natural surveillance both into the laundry room and outside to the surrounding area.

D. Hierarchy of Space

1. Development design should use a "hierarchy of space" to define territory for public space, community space (common open space, play areas, communal laundry, community center, etc.), and private space (individual units and private open space.) The use of design elements to define the public/private edge, such as special paving, change in building materials, and grade separations, or physical barriers such as landscaping, planters, fences, walls, screens, or building enclosures, are encouraged.

2. Building entrances and individual dwelling unit entries should be accentuated by architectural elements, lighting, and/or landscaping to further emphasize their private nature.



Distinct unit entries aid to emphasize privacy.

E. Penetrability

1. Doors to community facilities should contain some transparency and be key-controlled. Courtyard gates and shared building entrances that access individual units should automatically lock when closed.



A hierarchy of space is achieved through landscaping and use of screen walls to distinguish the public open space from the private patios.

2. All front doors in residential units shall have a peephole or other feature to allow residents to see who is at the door before opening it. To prevent break-ins, doorknobs shall be 40 inches from any windowpane. Door hinges shall be located on the interior side of the door to prevent unauthorized removal. Single cylinder dead bolt locks shall be installed on the exterior doors of all individual dwelling units. Sliding glass doors shall have one permanent door on the outside and the inside moving door shall have a locking device and a pin.

F. Lighting

1. Lighting levels will vary depending on the specific use and conditions, but the overall consideration shall be to provide lighting levels sufficient that intruders cannot lurk in shadows, that steps and other grade changes are apparent, to enable residents to easily unlock their door or identify visitors on their doorstep, and to reduce theft and vandalism.

G. Landscaping

1. The use of dense plantings to establish a barrier adjacent to ground level units is encouraged. Where appropriate, the use of thorny plants as barrier plantings is encouraged. Mature shrubs located adjacent to buildings should generally be lower than the bottom of windows to maintain open sight lines.



Barrier planting in front of dwelling unit windows provides privacy from public areas.

S U S T A I N A B I L I T Y

Chapter 8

A. Intent

Diminishing natural resources, pollution, and the ever-increasing costs associated with the production of energy has made it imperative to create environmentally responsible developments. In response to this scenario the State has adopted the California Green Building Standards Code. The code includes specific Residential Mandatory Measures that must be incorporated into the design, construction and operations of a development.

Developments must also comply with the minimum state energy conservation standards as indicated per Title 24, and the recommendations from the Precise Plan. Drainage and Management of storm water shall adhere to the requirements of the City's Storm Water Standards Manual and the Green Building Code during construction and after development. Landscaping shall be designed per the guidelines and regulations of the City's Landscape Standards.

The following guidelines should be considered when implementing sustainable building features.

B. Energy Conservation

1. Window location, the use of skylights, light wells or interior courts can help take advantage of passive solar energy.
2. Energy efficiency can be achieved with the use of energy efficient light fixtures and Energy Star appliances.
3. Appropriate building colors can help reduce heat gain.
4. A cool roof and radiant barrier may be selected to reduce solar roof loads.

5. The use of roof overhangs or canopies to shade windows also helps reduce heat gain.
6. Buildings can be designed and situated on the site to encourage natural ventilation and solar exposure.
7. The use of solar thermal and photovoltaic panels may offer a source of energy to offset user costs. If such panels are used screening can be achieved with appropriate parapet heights, screen walls, roof wells or strategic roof placement.

C. Water Efficiency & Conservation

1. Low-flow plumbing fixtures and low water use appliances are can be incorporated to aid in water conservation.
2. The use of drought-tolerant and native landscaping shall be incorporated per the requirements of the City's Landscaping Standards. These standards provide a list of appropriate plant material selection.
3. If the use of graywater is incorporated, it must follow the extensive rules and regulations of the State of California Department of Health Services.

D. Material Conservation and Resource Efficiency

1. Development shall meet the specific requirements for recycling and waste management per the Green Building Code.

E. Green Building Resources

1. LEED (Leadership in Energy & Environmental Design) Green Building Rating System
2. GreenPoint Rated verification system
3. Build It Green — Green Building Guidelines

CONCEPTUAL SITE PLANS

Chapter 9

A. Intent

As indicated in Chapter 2, Lots 1, 2 and 3 of the Candlelight Project Area are designated for medium density housing. The following sample site plans depict three possible conceptual site designs that adhere to the applicable development standards as previously described by these Guidelines.

The development standards allow a density range between 15 and 30 dwelling units per acre. Refer to Appendix B for a zoning development summary. The site designs employ varying residential product types to demonstrate the possible densities that can be achieved. The site designs also include storm water management areas as required by the City's Storm Water Standards.

Let it be noted that these are conceptual site designs only. Architectural product type and site designs are not intended to be specific to any particular site. Developers are at freedom to develop the lot of their preference with any particular product type, provided that the final site plan adheres to the requirements of all the applicable developments standards.

B. Lot 1

Lot 1 is located on the west side of Caliente Avenue, and is adjacent to Lot 4, the Western Preserve, which is designated as an open space preserve. This conceptual site design achieves a density of 27.4 dwelling units per acre with a three-story flat residential product type and tuck under parking.

The adjacent Lot 4, the Western Preserve, as noted in Chapter 2, will require a maintenance vehicle access to the existing service roads on the preserve. A maintenance vehicle access easement is located at the southern portion of Lot 1 with access from the Public Street A cul-de-sac. A minimum 12' gated access will be required at the entrance to the sensitive land preserve area. Refer to Exhibit 9.1 for additional information.

C. Lot 2

Lot 2 is located on the east side of Caliente Avenue. The density for this site is 18.2 dwelling units per acre. This site uses a combination of carriage units and townhouses with varying two- and three-story building heights. All units have direct access to two-car garages. Refer to Exhibit 9.2 for additional development information.

D. Lot 3

Lot 3 is the easternmost site, adjacent to Lot 2 and Lot 5, the Eastern Preserve, which is designated as an open space preserve. The density for this site is 15 dwelling units per acre. This site design is composed of two- and three-story townhomes, all with attached two-car garages.

Per the requirements of the Community Plan, a public access easement to the trail located in the Eastern Preserve is provided along the southern and eastern property lines of Lot 3. The trailhead shall be required at the beginning of the trail entering the Eastern Preserve. The trailhead design shall follow the guidelines set forth by the Parks & Recreation Department. Refer to Exhibit 9.3 for additional development information.

ARCHITECTURAL STYLES

Chapter 10

A. Intent

The following conceptual building elevations and sketches provide a sampling of architectural styles to be considered in the development of the Candlelight project area. These are not intended to be taken literally or to limit creativity. They only serve as design inspiration. Although only three architectural styles are presented, the developer is free to choose from other styles. These styles are intended to present a palette of design possibilities that can be employed to promote an individual development's character and, in turn, establish a neighborhood identity.

B. Sample Architectural Styles

Exhibit 10.1 illustrates a Mediterranean style, which is based on Spanish Revival characteristics. Identifying features include low-pitched roofs with barrel or S-tile roofing, typically red in color. Roofs may be gable or hip, with the occasional flat roof. Eave overhangs may vary from 12 to 18 inches with exposed beams, or they may be flush with a simple trim and gutter. Recessed windows and doors give the appearance of thickened walls. Arched openings, arches at recessed windows and doors are also common. Walls have a smooth stucco finish, and colors are in the warm, subtle range.

A Bungalow architectural style is depicted in Exhibit 10.2. It is generally derived from the characteristics of the Craftsman houses found in Southern California. This style features low-pitched gabled roofs with open roof overhangs and exposed roof rafters. Deep eave overhangs that range from

18 to 24 inches are common, and beams and braces are typically added at gables. Roofs are generally composition shingles, flat concrete or clay tile. A prominent feature of this style is a porch supported with square columns. Columns are distinctive and of variable detail. Typically short, square columns sit upon larger tapered column bases. Walls finishes may include a variety of materials such as lap siding, shingles, stucco, stone or brick.

Exhibit 10.3 displays an Old World style also known as European Country. This architectural style is loosely based on a variety of French and English cottages. Steeply pitched roofs with gables and distinctive, large chimneys are emphasized, and gables are typically detailed with half-timbering. Roof overhangs are minimal, generally 6 to 18 inches with gutters. Roofs are generally composition shingles, flat concrete or clay tile. Bay windows and tall, narrow windows with multi-pane glazing are commonly organized in horizontal groupings. Typical wall materials may include stucco, brick or stone.

CONCEPTUAL LANDSCAPE

Chapter 11

A. Intent

As indicated in Chapter 5, Lots 1, 2 and 3 of the Candlelight Project Area are intended to receive landscape improvements so as to provide a quality residential environment.

The following sample plans depict three possible conceptual landscape designs for the larger common space areas of each lot. The conceptual plans are intended to demonstrate possible landscape design methods by employing the development standards in Chapter 5. Refer to Exhibit 11.1. Also included are sample landscape cross-sections demonstrating further exploration of landscape and building interfaces. Refer to Exhibits 11.2 and 11.3

Let it be noted that these are conceptual landscape designs only. Developers are at freedom to develop a landscape design of their preference, provided that the landscape plans adhere to the requirements of all the applicable developments standards.

DEVELOPMENT SUMMARY	
SITE AREA:	7.81 AC. / 340,233 S.F. (NET)
ZONING:	RMS-2
UNIT MIX:	1 BDRM. UNITS = 68
	2 BDRM. UNITS = 110
	3 BDRM. UNITS = 28
	4 BDRM. UNITS = 8
TOTAL UNITS:	= 213
APPROX. UNIT S.F.:	1 BDRM. UNITS - 650-700 S.F.
	2 BDRM. UNITS - 1,100-1,200 S.F.
	3-4 BDRM. UNITS - 1,400-1,500 S.F.
DENSITY:	PER ACRE = 28 DU/ACRE
	PER UNIT = 23 DU/ACRE
PROPOSED UNITS:	213 DU/ACRE
BLDG. MIX:	13-plex bldg. = 11
	15-plex bldg. = 1
	CLUB HOUSE = 1
TOTAL BLDGS:	= 13
MAX. HT.:	ALLOWABLE = 30-40 FT.
SETBACKS:	FRONT - MIN. = 15-20 FT.
	INT. SIDE = 50 FT.
	STREET SIDE = 50 FT.
	REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	213 X 25 S.F. = 5,325 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	1 BDRM. - 68 X 1.5 = 102.5
	2 BDRM. - 110 X 2.0 = 220.0
	3 BDRM. - 28 X 2.25 = 73.0
	4 BDRM. - 8 X 2.5 = 20.0
TOTAL REQUIRED:	= 415.5
ACCESSIBLE SPACES REQUIRED:	24 X 40 SPACES = 10.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	213 UNITS X 0.1 = 21.3
BICYCLE SPACES REQUIRED:	1 BDRM. - 68 X 0.4 = 27.2
	2 BDRM. - 110 X 0.5 = 55.0
	3-4 BDRM. - 50 X 0.5 = 25.0
TOTAL REQUIRED:	= 108.5
LEGEND:	
INDICATES BICRETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER	
INDICATES BRUSH MANAGEMENT AREA	
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT	
INDICATES PUBLIC TRAIL ACCESS EASEMENT	

FOOTNOTES: * MAX. SETBACK FROM LOT LINE FOR BDRM. UNITS IS 15 FT. * 10% OF LOT WIDTH

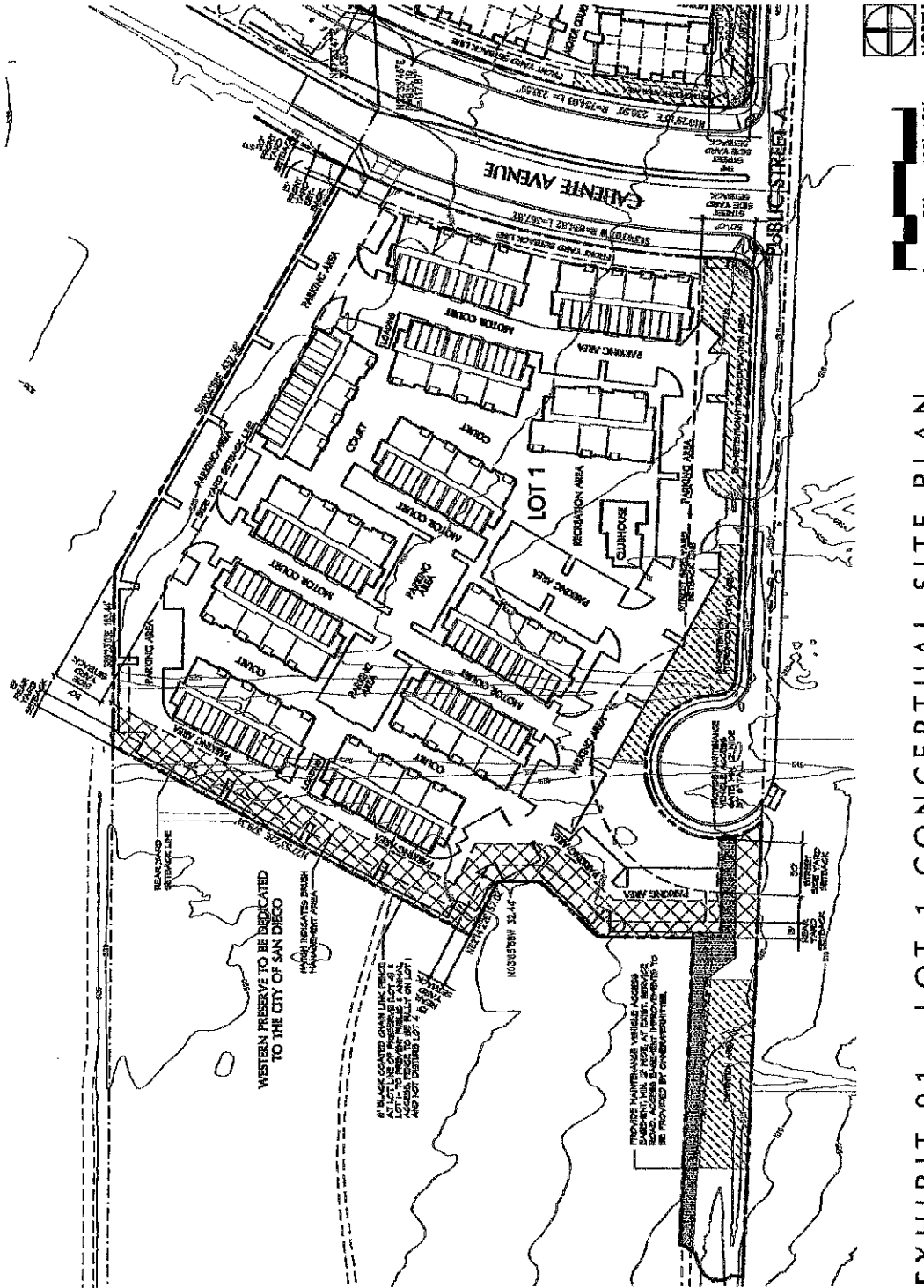
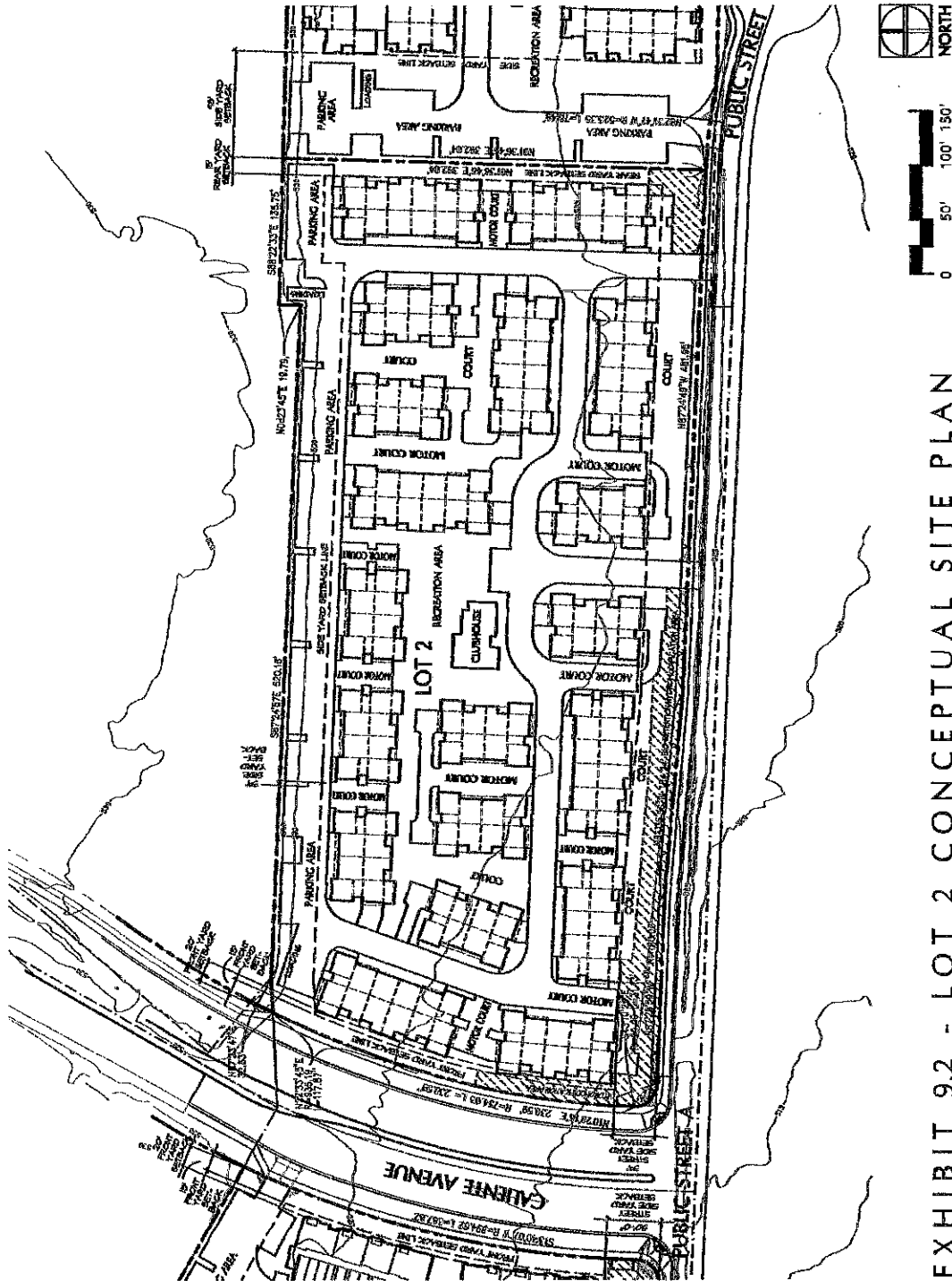


EXHIBIT 9.1 - LOT 1 CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY	
SITE AREA:	7.15 AC. / 311,484 S.F. (NET)
ZONING:	RM-2.5
UNIT MIX:	2 BDRM. UNITS = 38
	3-4 BDRM. UNITS = 52
TOTAL UNITS:	= 90
APPROX. UNIT S.F.:	2 BDRM. UNITS - 1,100-1,300 S.F.
	3-4 BDRM. UNITS - 1,400-1,500 S.F.
DENSITY:	PER ZONE = 28 DU/ACRE
	UNITS = 182
	GEN. PLAN = 28 DU/ACRE
	UNITS = 182
	PROPOSED = 18.2 DU/ACRE
	UNITS = 180
BLDG. MIX:	6-PLX BLDG. = 10
	7-PLX BLDG. = 2
	8-PLX BLDG. = 1
	CLUB HOUSE = 1
TOTAL BLDGS:	= 20
MAX. HT.:	ALLOWABLE = 30-40 FT.
SETBACKS:	FRONT - MIN. = 15-20 FT.
	INT. SIDE = 35 FT.
	STREET SIDE = 35 FT.
	REAR = 15 FT.
COMMON OPEN SPACE:	REQUIRED: 120 X 35 S.F. = 9,250 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES:	2 BDRM. - 38 X 0.0 = 78.0
	3-4 BDRM. - 52 X 2.25 = 207.0
REQUIRED:	SUB-TOTAL = 285.0
	VISITOR - 20% = 56.8
	TOTAL REQUIRED = 341.8
ACCESSIBLE SPACES:	REQUIRED: 2% X 340 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES:	REQUIRED: 100 UNITS X 0.1 = 10.0
BICYCLE SPACES:	2 BDRM. - 38 X 0.5 = 19.0
	3-4 BDRM. - 52 X 0.5 = 26.0
REQUIRED:	TOTAL REQUIRED = 75.0
LEGEND:	
INDICATES BIORETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER	
INDICATES BRUSH MANAGEMENT AREA	
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT	
INDICATES PUBLIC TRAIL ACCESS EASEMENT	
NOTES: * SEE ATTACHED MAP TO 2" = 1' FOR DETAILED LOT LAYOUT	
= 10% OF LOT WIDTH	



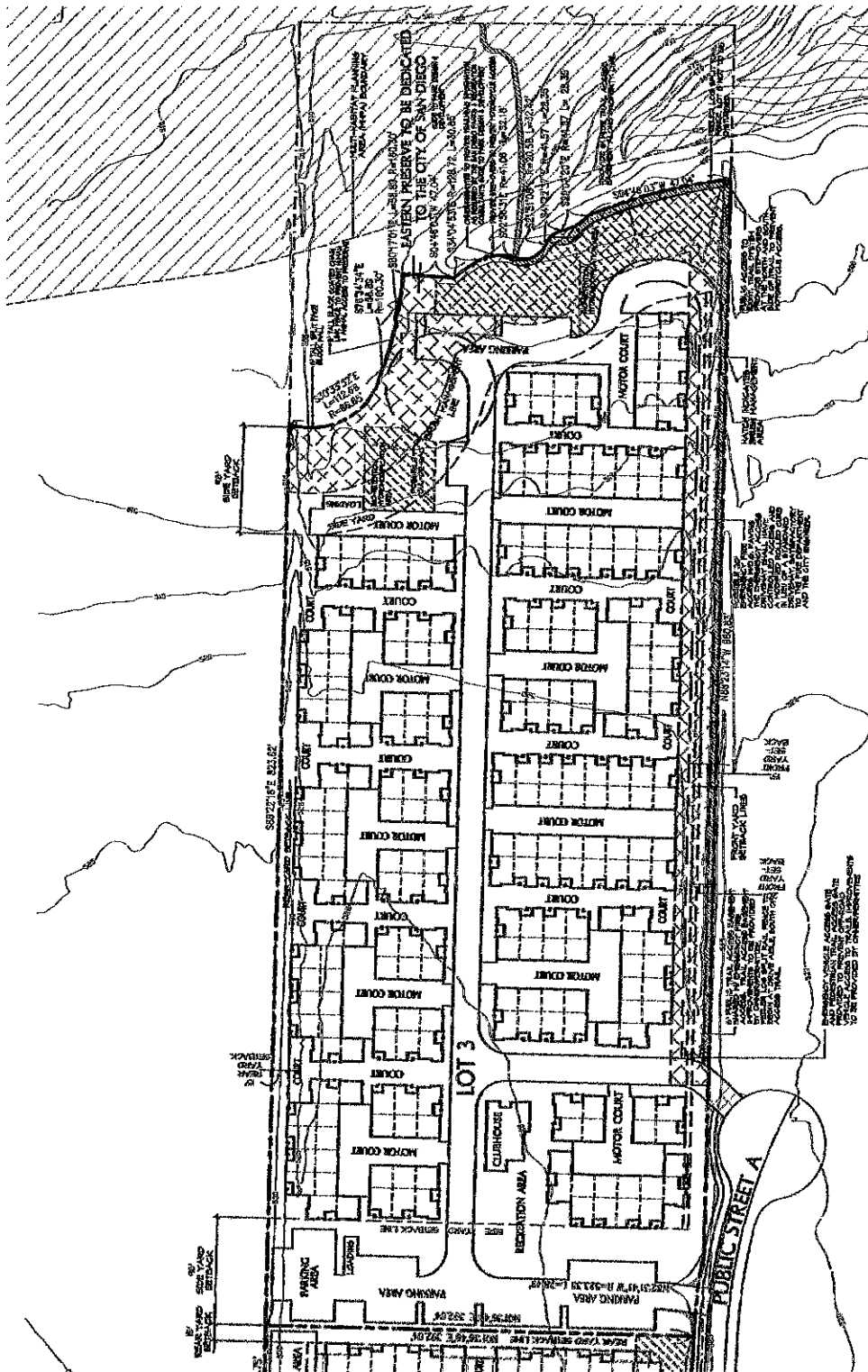
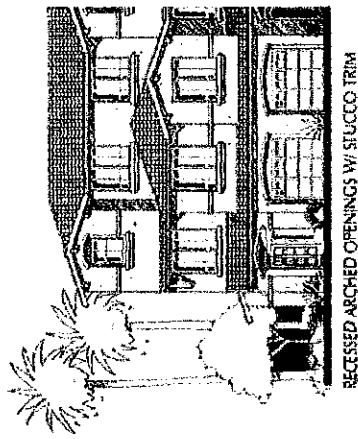
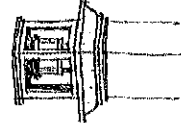
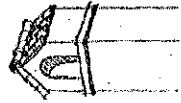


EXHIBIT 9.3 - LOT 3 CONCEPTUAL SITE PLAN

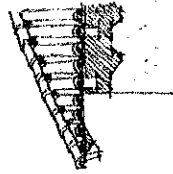
DEVELOPMENT SUMMARY	
SITE AREA:	6.87 AC. / 366,377.2 S.F. (NET)
ZONING:	RM-2.5
UNIT MIX:	2 BDRM. UNITS = 37 3.4 BDRM. UNITS = 108
TOTAL UNITS:	145
APPROX. UNIT S.F.:	1,200 - 1,400 S.F.
DENSITY:	2.08 UNITS / AC.
PER ZONE:	28 DUADRE
GEN. PLAN:	28 DUADRE
UNITS:	162
UNITS:	162
UNITS:	15 DUADRE
UNITS:	150
BLDG. MIX:	10
6-FLY BLDG.	1
4-FLY BLDG.	1
3-FLY BLDG.	4
2-FLY BLDG.	4
1-FLY BLDG.	4
CLUBHOUSE	2
TOTAL BLDGS.	15
MAX. HT.:	ALLOWABLE = 30.00 FT. *
SETBACKS:	FRONT - MIN. = 15-20 FT. *
INT. SIDE:	88 FT. *
STREET SIDE:	NA
REAR:	15 FT.
COMMON OPEN SPACE:	153 X 25 S.F. = 3,825 S.F.
REQUIRED:	153 X 25 S.F. = 3,825 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES:	27 X 10 = 270
REQUIRED:	270
VISITOR:	20%
OF SUB-TOTAL:	58.5
TOTAL REQUIRED:	331.0
ACCESSIBLE SPACES:	27 X 10 = 270
REQUIRED:	27 X 10 = 270
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES:	133 UNITS X 0.1 = 13.3
REQUIRED:	13.3
BICYCLE SPACES:	2 BDRM. - 27 X 0.5 = 13.5
REQUIRED:	13.5
3.4 BDRM. - 108 X 0.5 = 53.6	
TOTAL REQUIRED:	77.0
LEGEND:	
INDICATES BIO-RETENTION OR HYDROLOGIC TREATMENT AREA AS REQUIRED BY CIVIL ENGINEER	
INDICATES BRUSH MANAGEMENT AREA	
INDICATES TRAIL	
MAINTENANCE VEHICLE ACCESS EASEMENT	
INDICATES PUBLIC TRAIL ACCESS EASEMENT	
FOOTNOTES:	* SEE AT RISE BACKGROUND TO SEE AT RISE ELEVATION TABLE FROM GROUND.
	* 10% OF LOT WIDTH.



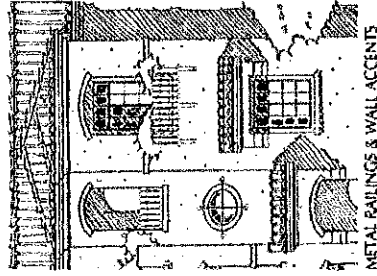
RECESSED ARCHED OPENINGS W/ STUCCO TRIM



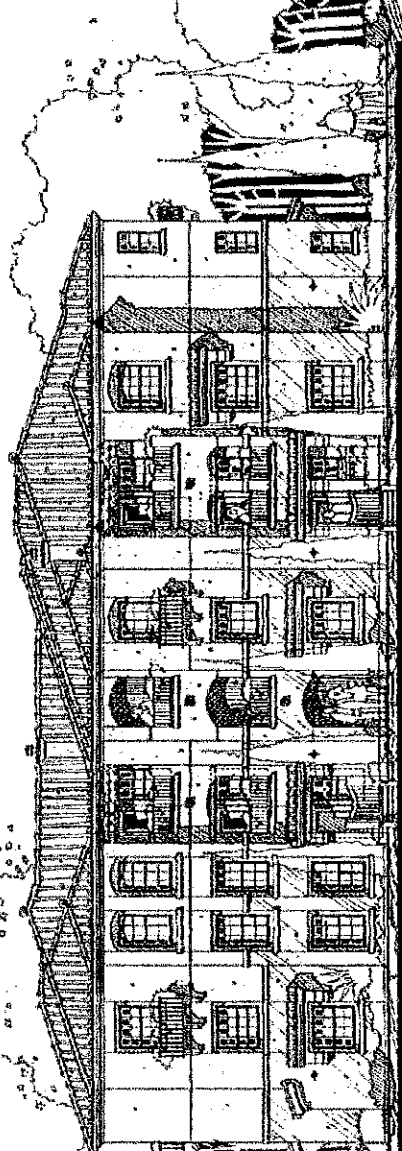
TYPICAL CHIMNEY CAP STYLES



ROOF OVERHANG W/
EXPOSED WOOD RAFTERS



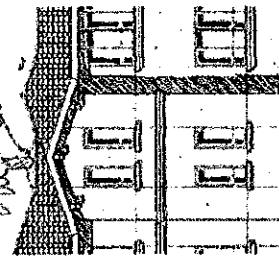
METAL RAILINGS & WALL ACCENTS



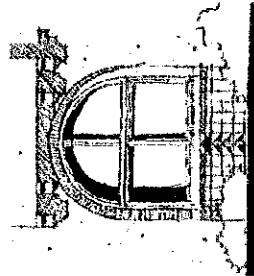
TYPICAL MEDITERRANEAN STYLE FACADE



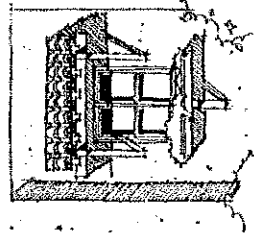
CLIPPED ROOF OVERHANG
W/ STUCCO TRIM



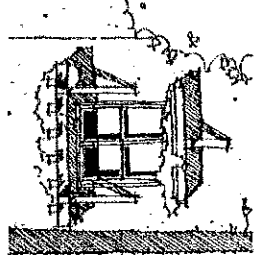
WALL AND WINDOW STUCCO TRIM



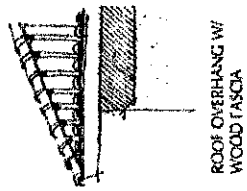
ARCHED WINDOW W/ ACCENT TILE



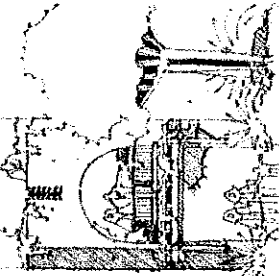
WOOD TRELLIS ROOF CANOPY



WOOD TRELLIS OVER WINDOW

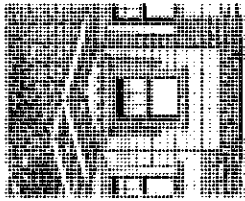


ROOF OVERHANG W/
WOOD FASCIA

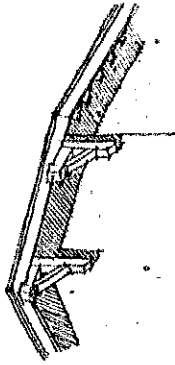


ARCHED OPENING WITH TRELLIS

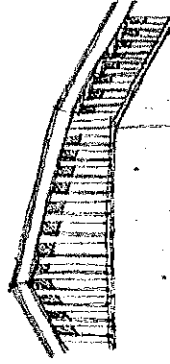
EXHIBIT 10.1 - MEDITERRANEAN ARCHITECTURAL STYLE



TRELLIS OVER WINDOW



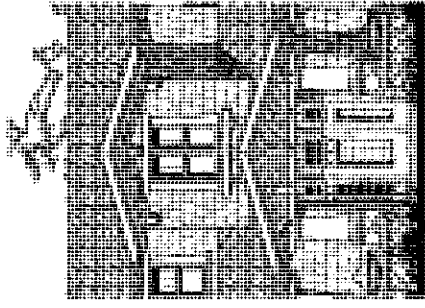
BEAMS OR BRACES AT GABLE



BOARD & BATTEN AT ROOF OVERHANG



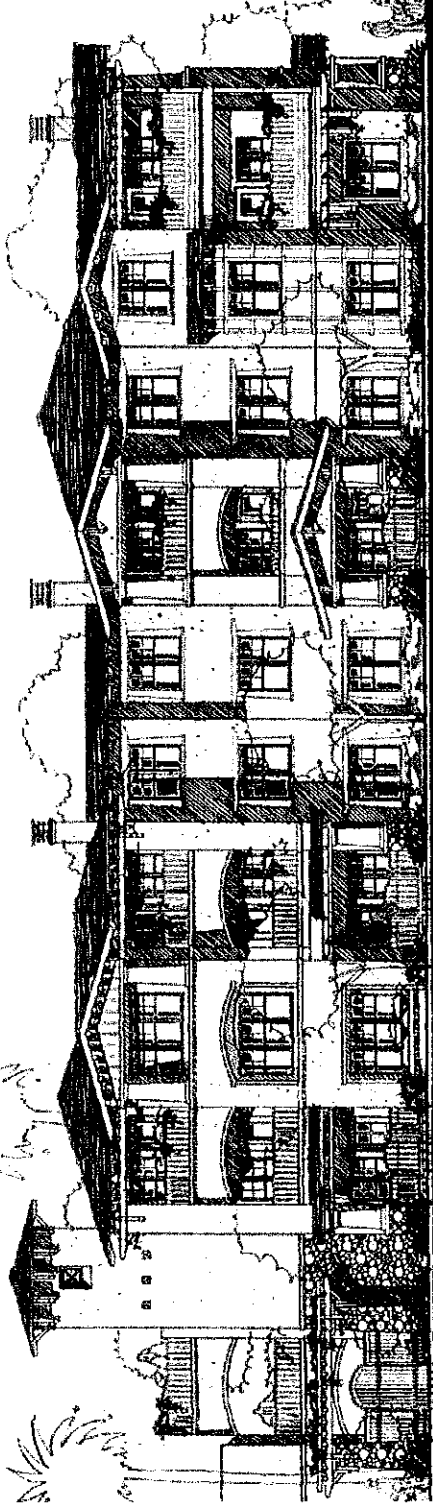
TYPICAL WINDOW STYLES



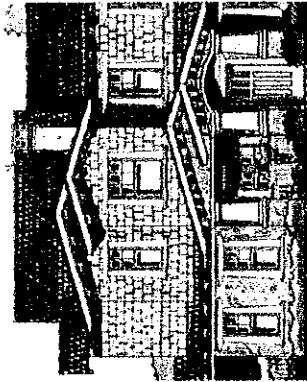
SHINGLE SIDING & STONE VENEER
W/ TAPERED ELEMENTS



TYPICAL ENTRY DOOR STYLES



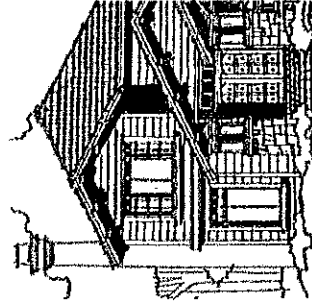
TYPICAL BUNGALOW STYLE FACADE



LOW PITCHED, CROSS GABLE ROOFS
W/ EXPOSED RAFTER TAILS



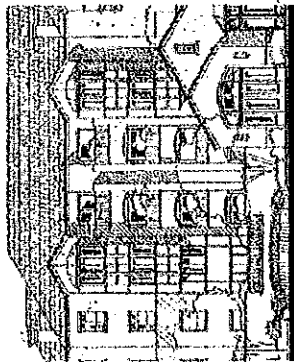
TYPICAL COLUMN & RAILING STYLES



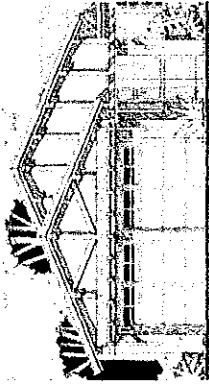
STICKWORK AT PORCH GABLE &
WINDOW W/ MULTIPANE SHASH

EXHIBIT 10.2 - BUNGALOW ARCHITECTURAL STYLE

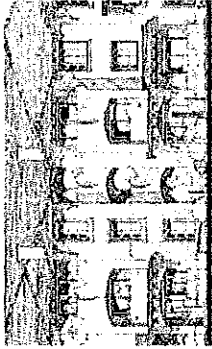
Candlelight Development Guidelines



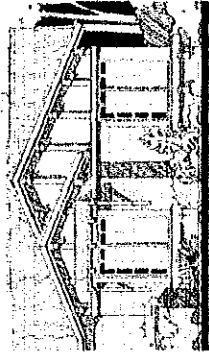
THREESTORY BUILDING MASSING
W/ BAY WINDOWS



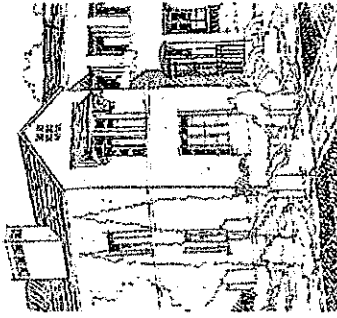
FRONT-FACING GABLES W/ HALF-TIMBERING



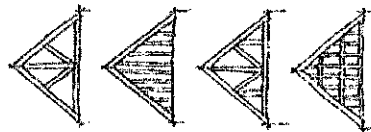
BALCONY SCREEN WALLS & PORCH COLUMNS



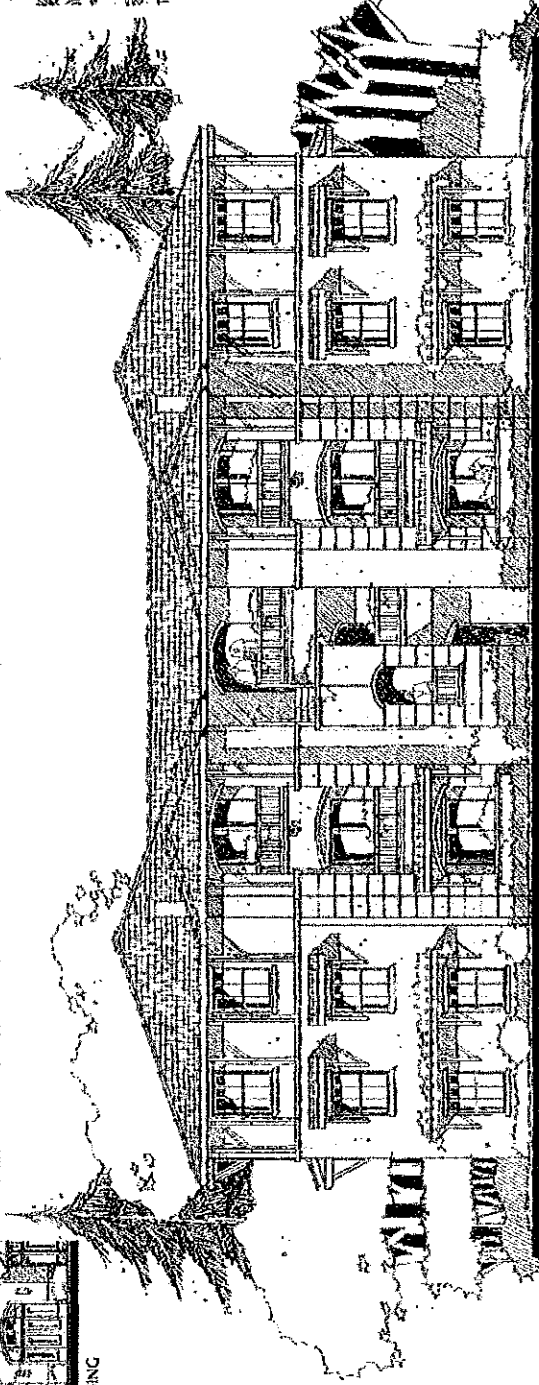
BRICK VENEER & POT SHELVES



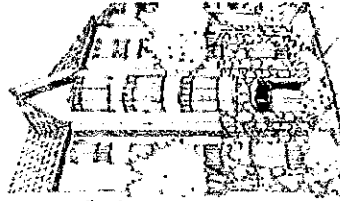
TYPICAL CHIMNEY & MULTIPANE GLAZING



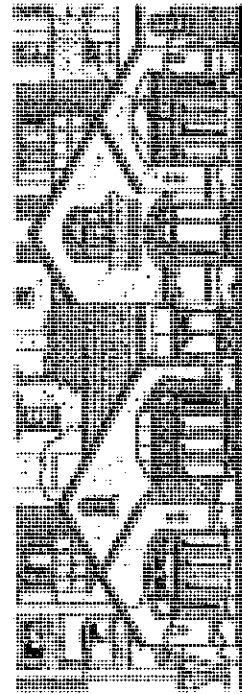
TYPICAL ROOF
CABLE PATTERN



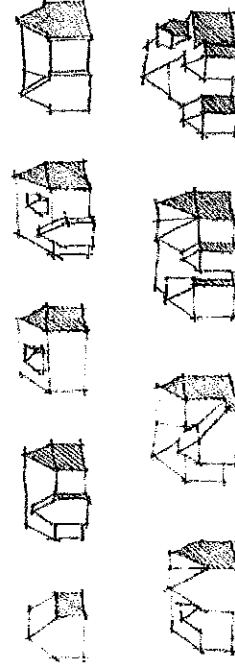
TYPICAL OLD WORLD STYLE FACADE



STONE VENEER ACCENTS



CLIPPED ROOF OVERHANGS W/ STUCCO TRIM & ARCHED WINDOWS

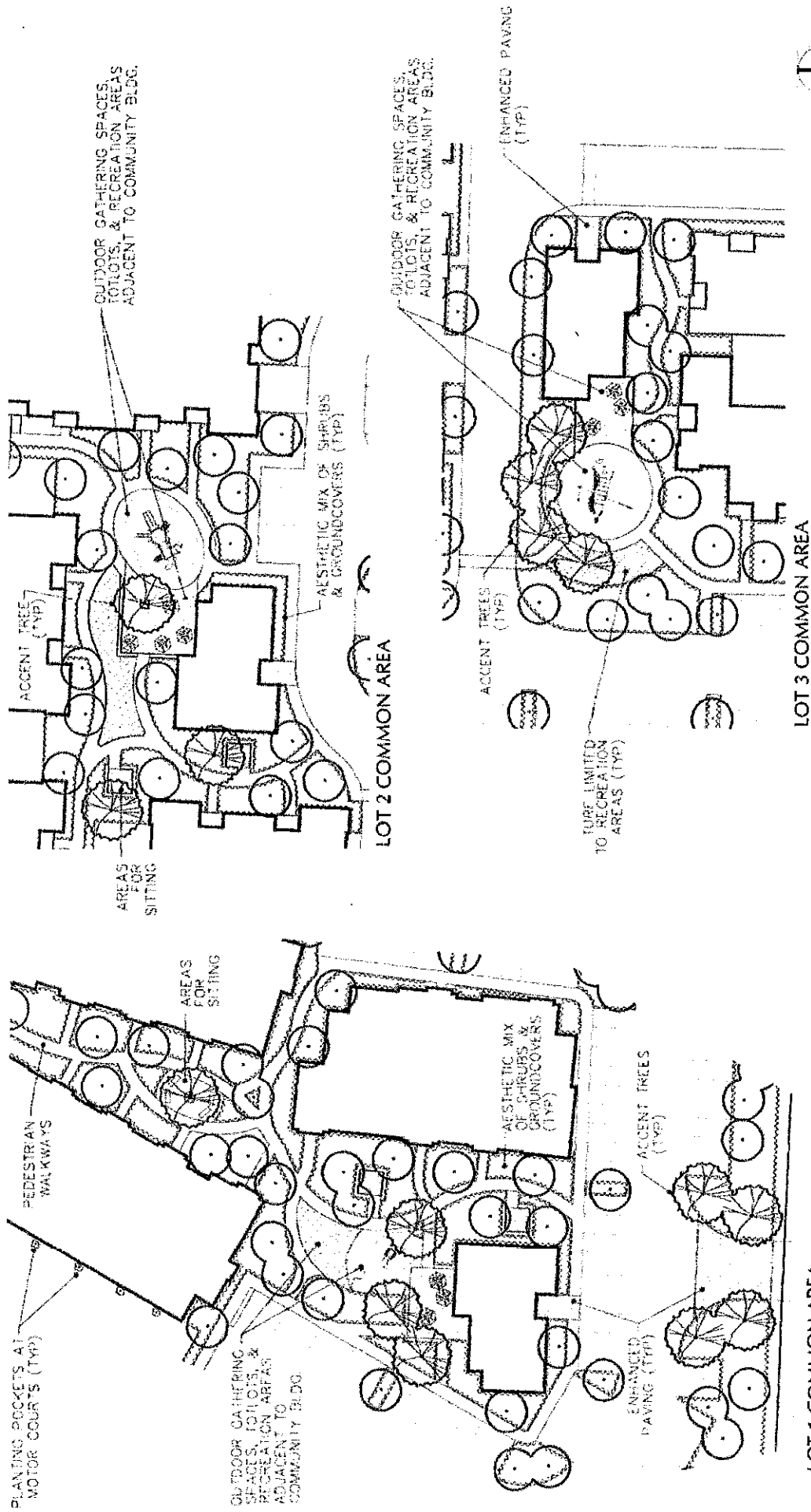


TYPICAL BUILDING MASSING



STEEP PITCHED & VARIED ROOF

EXHIBIT 10.3 - OLD WORLD ARCHITECTURAL STYLE

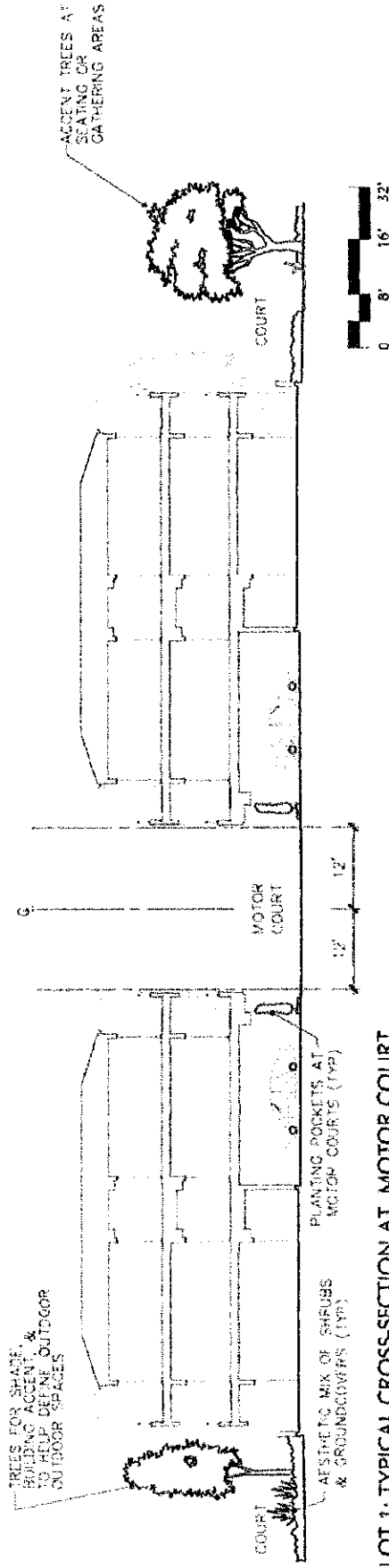


LOT 1 COMMON AREA

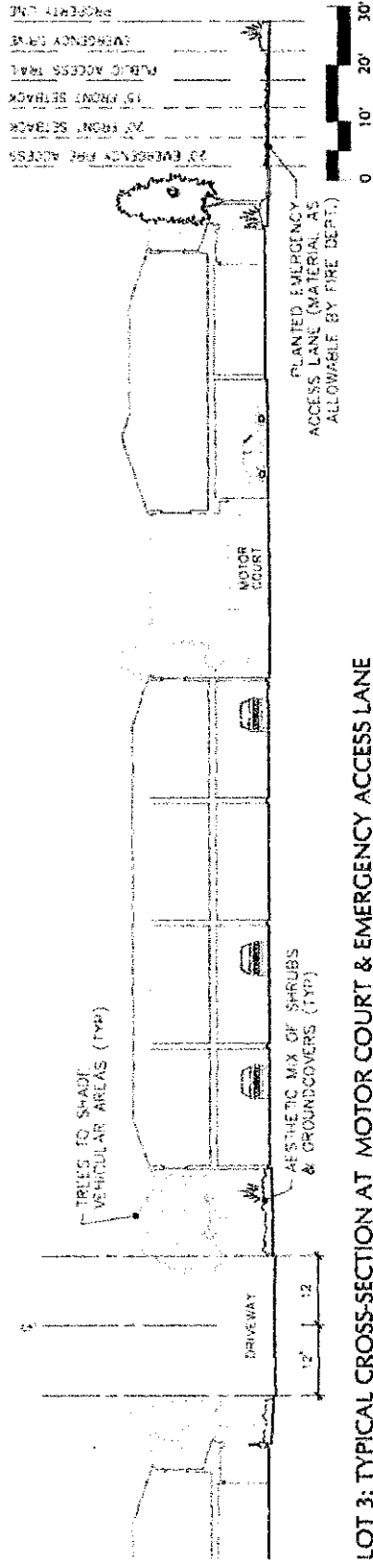
LOT 2 COMMON AREA

LOT 3 COMMON AREA

EXHIBIT 11.1 - COMMON AREA CONCEPTUAL LANDSCAPE PLANS

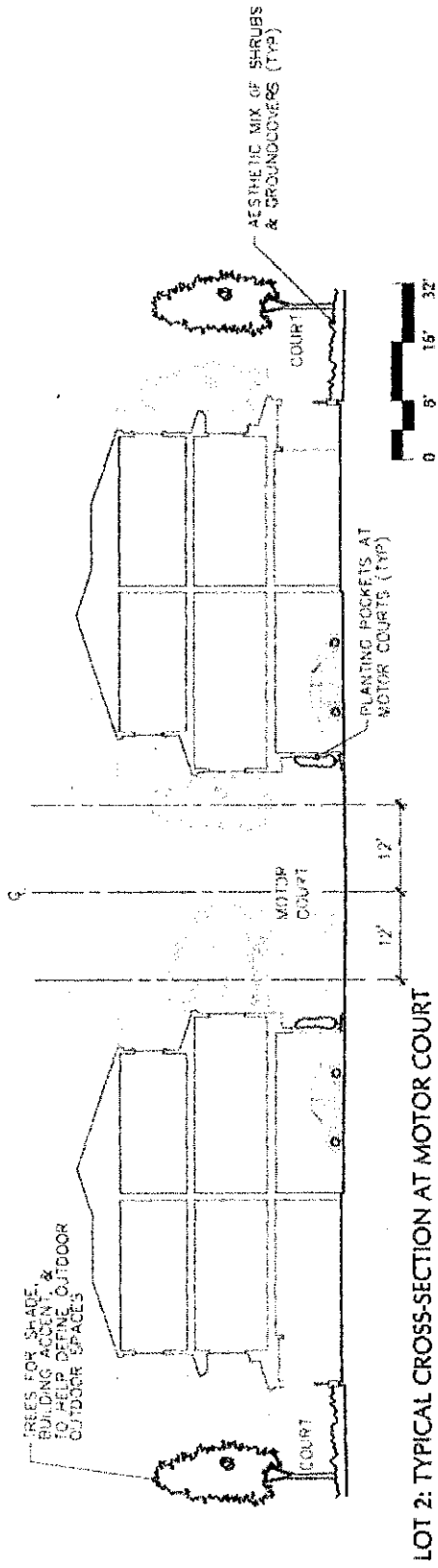


LOT 1: TYPICAL CROSS-SECTION AT MOTOR COURT

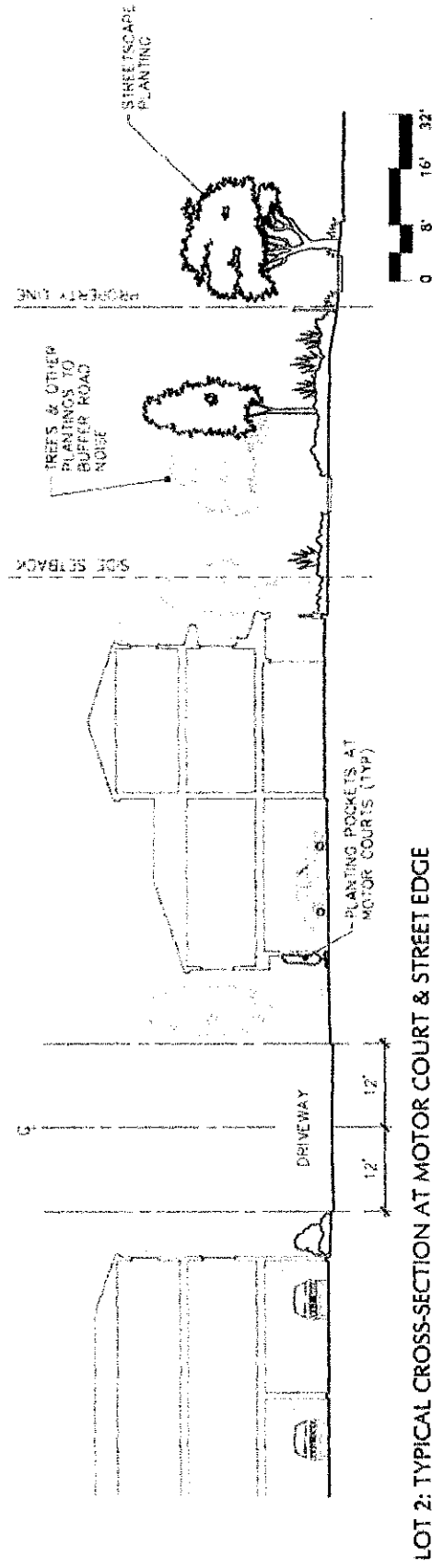


LOT 3: TYPICAL CROSS-SECTION AT MOTOR COURT & EMERGENCY ACCESS LANE

EXHIBIT 11.2 - CONCEPTUAL LANDSCAPE CROSS-SECTIONS



LOT 2: TYPICAL CROSS-SECTION AT MOTOR COURT



LOT 2: TYPICAL CROSS-SECTION AT MOTOR COURT & STREET EDGE

EXHIBIT 11.3 - CONCEPTUAL LANDSCAPE CROSS-SECTIONS

APPENDIX A

CITY OF SAN DIEGO DOCUMENTS REVIEWED IN PREPARATION OF CANDLELIGHT DEVELOPMENT GUIDELINES

1. Otay Mesa Community Plan
2. Santee Investments Otay Mesa Precise Plan
3. City of San Diego Land Development Code
4. San Diego Park & Recreation Department Consultant's Guide to Park Design and Development
5. City of San Diego Police Department Guide:
Crime Prevention Through Environmental Design
6. City of San Diego Multiple Habitat Planning Area (MHPA) Land Use
Adjacency Guidelines
7. City of San Diego Multiple Species Conservation Program (MSCP)
Subarea Plan

APPENDIX B

ZONING DEVELOPMENT SUMMARY FOR RESIDENTIAL BASE ZONE RM-2-5

Max. Density	15 –29 dwelling units per acre
Min. Lot Area	6,000 sf
Min. Lot Dimensions	
- Lot Width	50 ft
- Street Frontage	50 ft (See Section 131.0442 (a))
- Lot Width (corner)	55 ft
- Lot Depth	90 ft
Lot Coverage	N/A
Floor Area Ratio	1.35 (See Section 131.0446(e))
Building Setbacks	
- Min. Front Setback	15 ft (50% width of building envelope. See Section 131.0443(3)(1))
- Standard Front Setback	20 ft (50% width of building envelope. See Section 131.0443(3)(1))
- Min. Side Setback	5 ft or 10% of lot width, whichever is greater (See Section 131.0443 (e)(2))
- Min. Street Side Setback	10 ft or 10% of lot width, whichever is greater (See Section 131.0443 (e)(3))
- Min. Rear Setback	15 ft (See Section 131.0443(e)(4))
Max. Building Height	40 ft (See Section 131.0444(f))
Storage	240 cf (See Section 131.0454)
Private Exterior Open Space	60 sf per for a min. of 75% of total dwelling units (See Section 131.0455(b))
Common Open Space	300 sf of 25 sf per dwelling units, whichever is greater (See Section 131.0456)
Architectural Projections & Encroachments	Permitted per Section 142.0805
Refuse & Recycling	Applies per Section 142.0805
Parking	Provide parking as required per city of San Diego current Parking Regulations.

SITE PLAN FOR: CANDLELIGHT

PLAN NOTES FOR PROPOSED IMPROVEMENTS

- 1 6" OR 8" P.V.C. SEWER (PRIVATE).
- 2 SEWER FORCE MAIN (PRIVATE).
- 3 3" OR 6" P.V.C. WATER (PRIVATE).
- 4 6" P.V.C. FIRE (PRIVATE).
- 5 FIRE HYDRANT (PRIVATE).
- 6 VISIBILITY TRIANGLES, SEE NOTE THIS SHEET.
- 7 DRIVEWAY.
- 8 BUILDING.
- 9 ROADBED.
- 10 6" CURB OR 6" CURB AND GUTTER.
- 11 0" CURB.
- 12 RETAINING WALL.
- 13 GATE WITH KNOX BOX.
- 14 THE 6" PUBLIC TRAIL, PEELER LOG FENCE, AND TRAIL AMENITIES, SHALL BE CONSTRUCTED PER THE CITY'S CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT, APPENDIX E: TRAIL POLICIES AND STANDARDS.
- 15 PROPOSED 25' DRIVEWAY PER SDRSD SDG-160.
- 16 21' MIN. VEHICLE BACK-UP DISTANCE PROVIDED (TYP. ALL HEAD-IN PARKING).
- 17 PROP. PUBLIC 6" FIRE SERVICE AND RSGV
- 18 4" ROLLED CURB
- 19 155' STOPPING SIGHT DISTANCE PER CITY OF SAN DIEGO STREET DESIGN MANUAL SECTION 6.1.3(B) AND AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" SECTION 9.5.3.2 CASE B
- 20 MOBILITY POINTS ~ BIKE REPAIR STATION.
- 21 MOTORCYCLE PARKING STALL

SETBACK NOTES

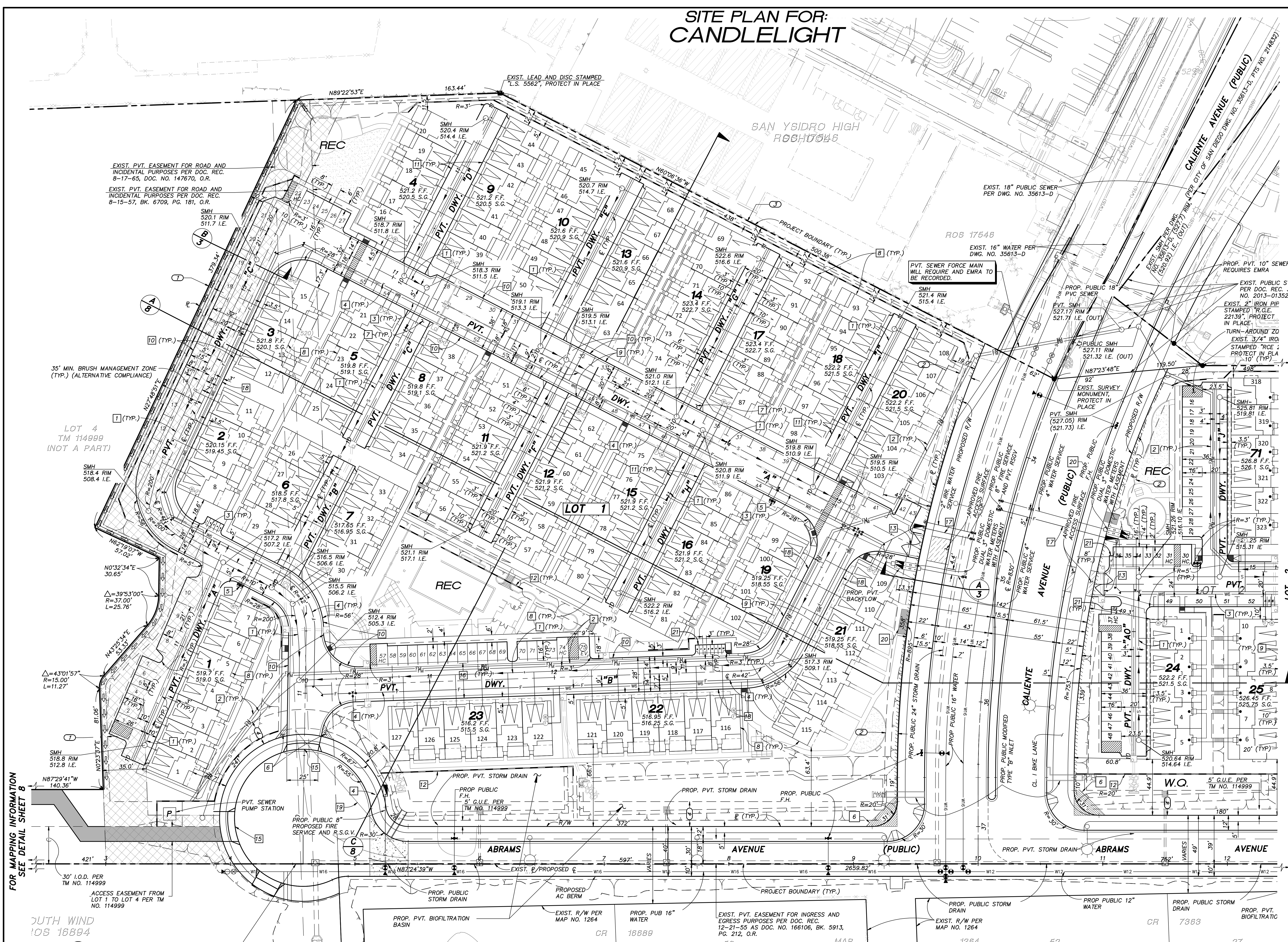
- 1 PROPOSED 5' WIDE SIDE YARD SETBACK.
- 2 PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
- 3 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
- 4 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

NOTE:

ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETER ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

NOTE:

FOR MOBILITY POINTS ~ 10 SHADE TREES SEE LANDSCAPE PLANS SHEET 17 THIS SET.



FOR MAPPING INFORMATION
SEE DETAIL SHEET 8

SEE DETAIL
A
16
FOR ULTIMATE R/W PLAN OF ABRAMS PARKWAY

NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409 (b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

NOTE:
ALL OVERHEAD LIGHTING SHALL BE DIRECTED DOWNWARD TO AVOID GLARE.

NOTE:
ALL RESIDENTIAL UNIT GARAGES WILL BE EQUIPPED WITH ACTIVE ELECTRIC VEHICLE CHARGING STATIONS.

NOTE:
GRADING AND PUBLIC IMPROVEMENTS PER DWG. NO. 41303-D AND 41304-D

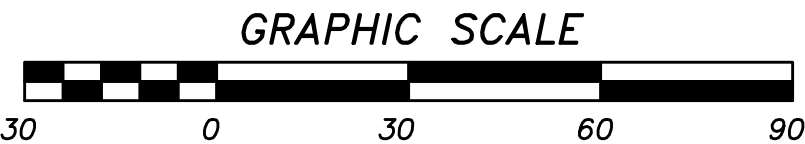


SB&O
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658-560-8157 Fax

2/8/2024

PETER R. SAFINO P.E. 44171 DATE

Prepared By:	SB&O INC.	Revision 14:	
Name:		Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
Phone #:	(858) 560-1141	Revision 11:	
Project Address:	VACANT LAND	Revision 10:	
	SAN DIEGO, CALIFORNIA	Revision 9:	
Project Name:	CANDLELIGHT	Revision 8:	
Sheet Title:	SITE PLAN ~ LOT 1	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	6-1-22
Original Date:	5-14-21		
Sheet:	2 of 16		
P.T.S. NO.	0691625		
I.D. NO.			



SCALE: 1" = 30'

SITE PLAN FOR: CANDLELIGHT

PLAN NOTES FOR PROPOSED IMPROVEMENTS

- 6" OR 8" P.V.C. SEWER (PRIVATE).
- SEWER FORCE MAIN (PRIVATE).
- 3" OR 6" P.V.C. WATER (PRIVATE).
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- VISIBILITY TRIANGLES, SEE NOTE THIS SHEET.
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- BUILDING.
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- 4" ROLLED CURB
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- PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
- 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
- 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

RIVERVIEW PLAN 1

- AFFORDABLE 1A PLAN ~ 2 BEDROOM.
- STANDARD 1A PLAN ~ 2 BEDROOM.
- STANDARD 1 PLAN ~ 3 BEDROOM.
- AFFORDABLE 1 PLAN ~ 3 BEDROOM.

NOTE:
FOR MOBILITY POINTS ~ 10 SHADE TREES SEE LANDSCAPE PLANS SHEET 17 THIS SET.

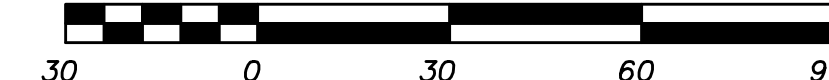
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2	N1°58'19"E	—	24.98'
3	N19°27'03"E	200.00'	67.90'
4	N21°25'23"E	—	42.72'

NOTE:
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NOTE:
7' RECREATION EASEMENT
TM NO. 114999
20' MIN. BRUSH MANAGEMENT ZONE 1 (TYP.)
(ALTERNATIVE COMPLIANCE)
35' MIN. BRUSH MANAGEMENT ZONE 2 (TYP.)
(ALTERNATIVE COMPLIANCE)

GRAPHIC SCALE



Prepared By:

Name: SB&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (858) 560-1141
Project Address:
VACANT LAND
SAN DIEGO, CALIFORNIA

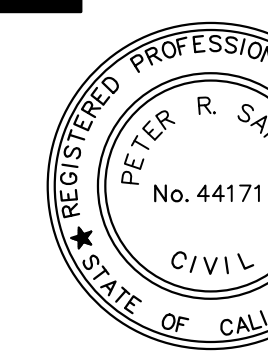
Project Name:
CANDLELIGHT

Sheet Title:
SITE PLAN ~ LOT 2 AND PORTION OF LOT 3

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
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Revision 1: 6-1-22
Original Date: 5-14-21
Sheet: 3 of 16
P.T.S. NO. 0691625
I.D. NO. _____

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PETER R. SAFINO P.E. 44171 DATE 2/8/2024

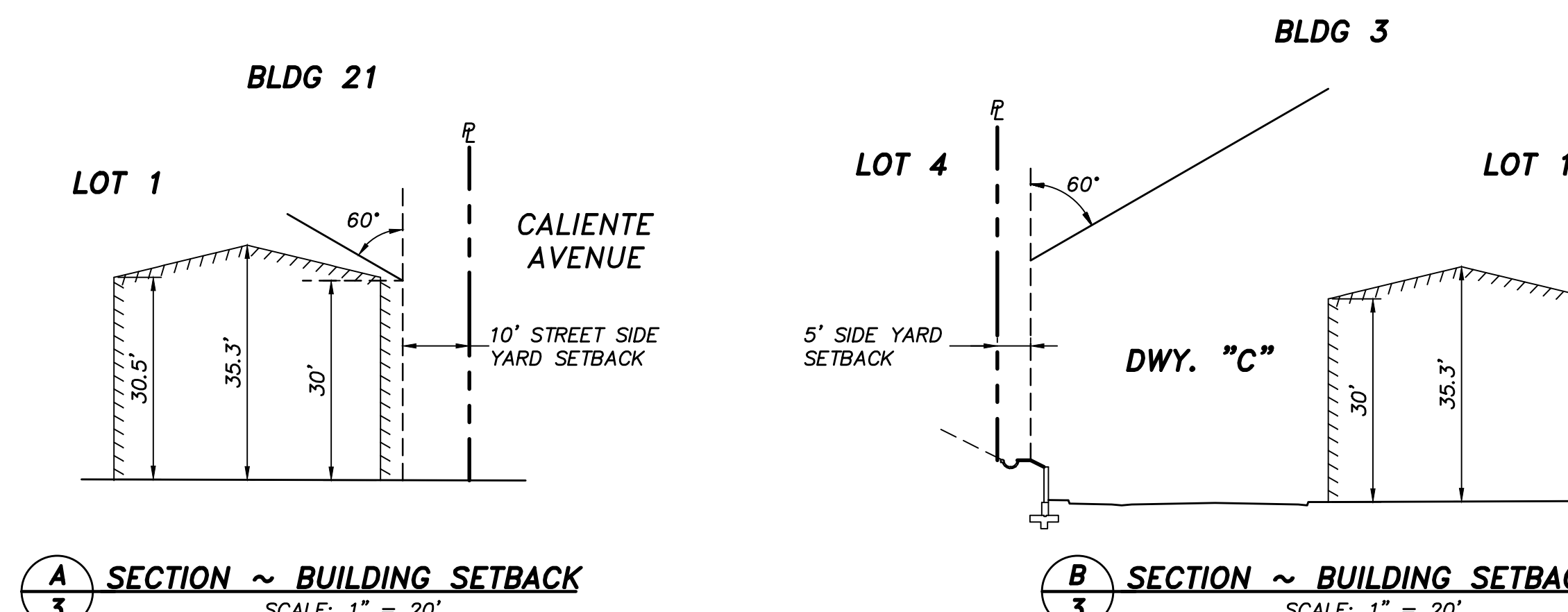
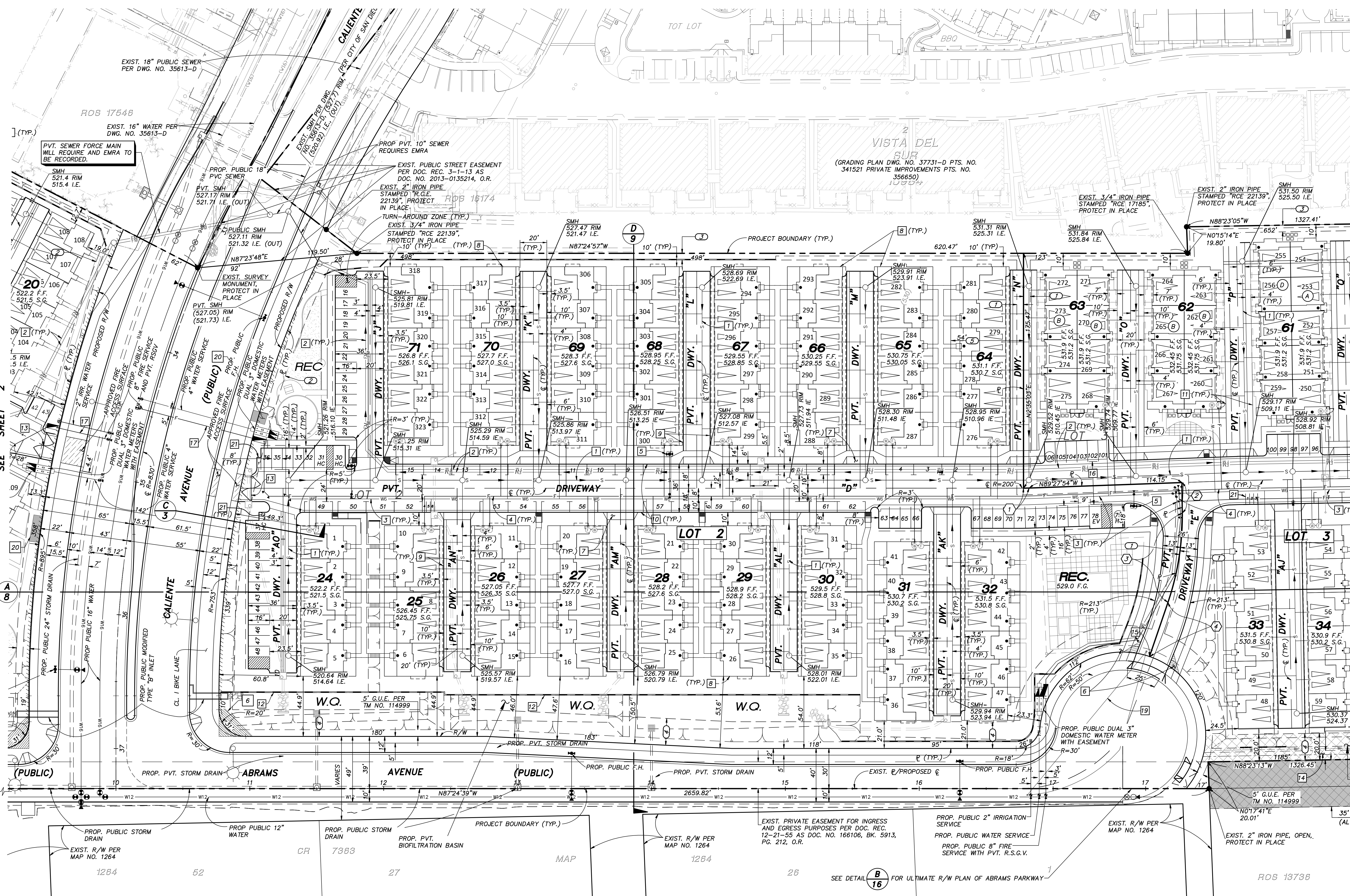


NOTE:
GRADING AND PUBLIC IMPROVEMENTS PER DWG. NO. 41303-D AND 41304-D

NOTE:
A RECIPROCAL ACCESS AND SHARED PARKING AGREEMENT WILL BE PROVIDED BETWEEN LOTS 2 AND 3.

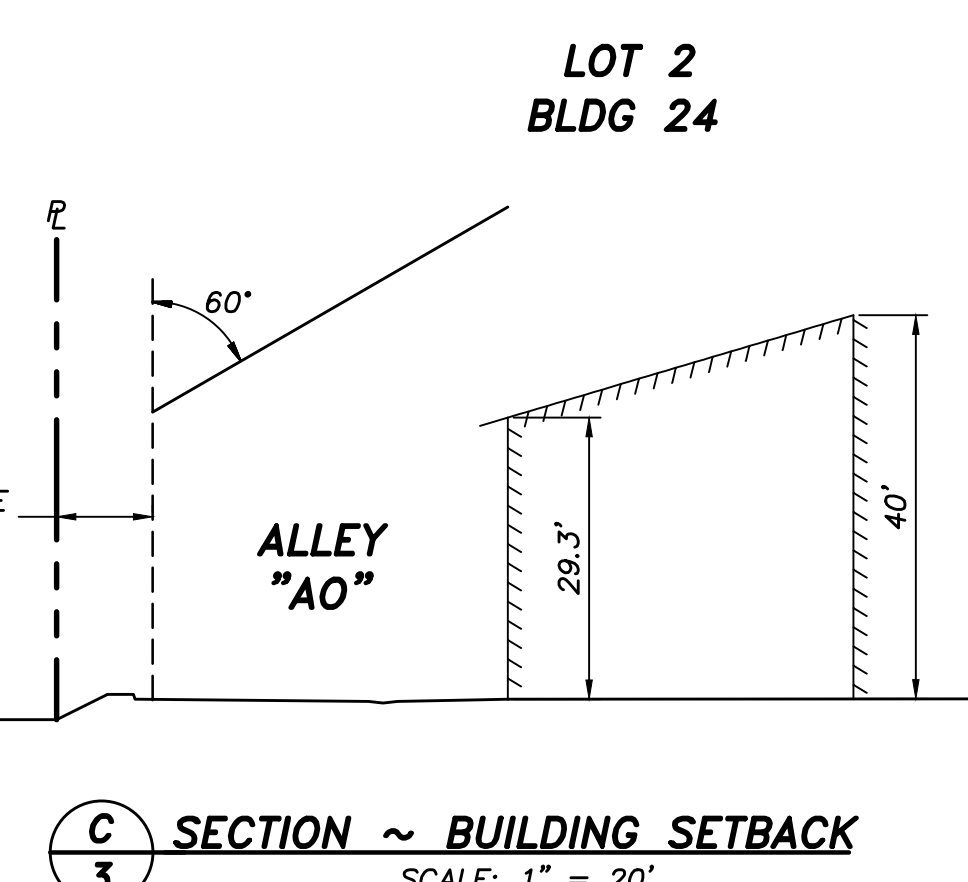
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SECTION ~ BUILDING SETBACK
SCALE: 1" = 20'

SECTION ~ BUILDING SETBACK
SCALE: 1" = 20'



SECTION ~ BUILDING SETBACK
SCALE: 1" = 20'

SITE PLAN FOR:
CANDLELIGHT



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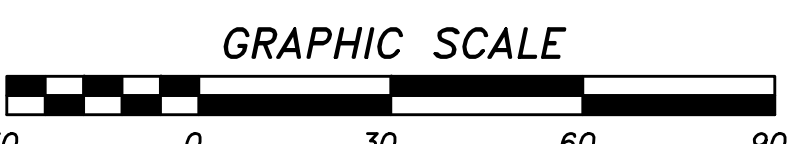
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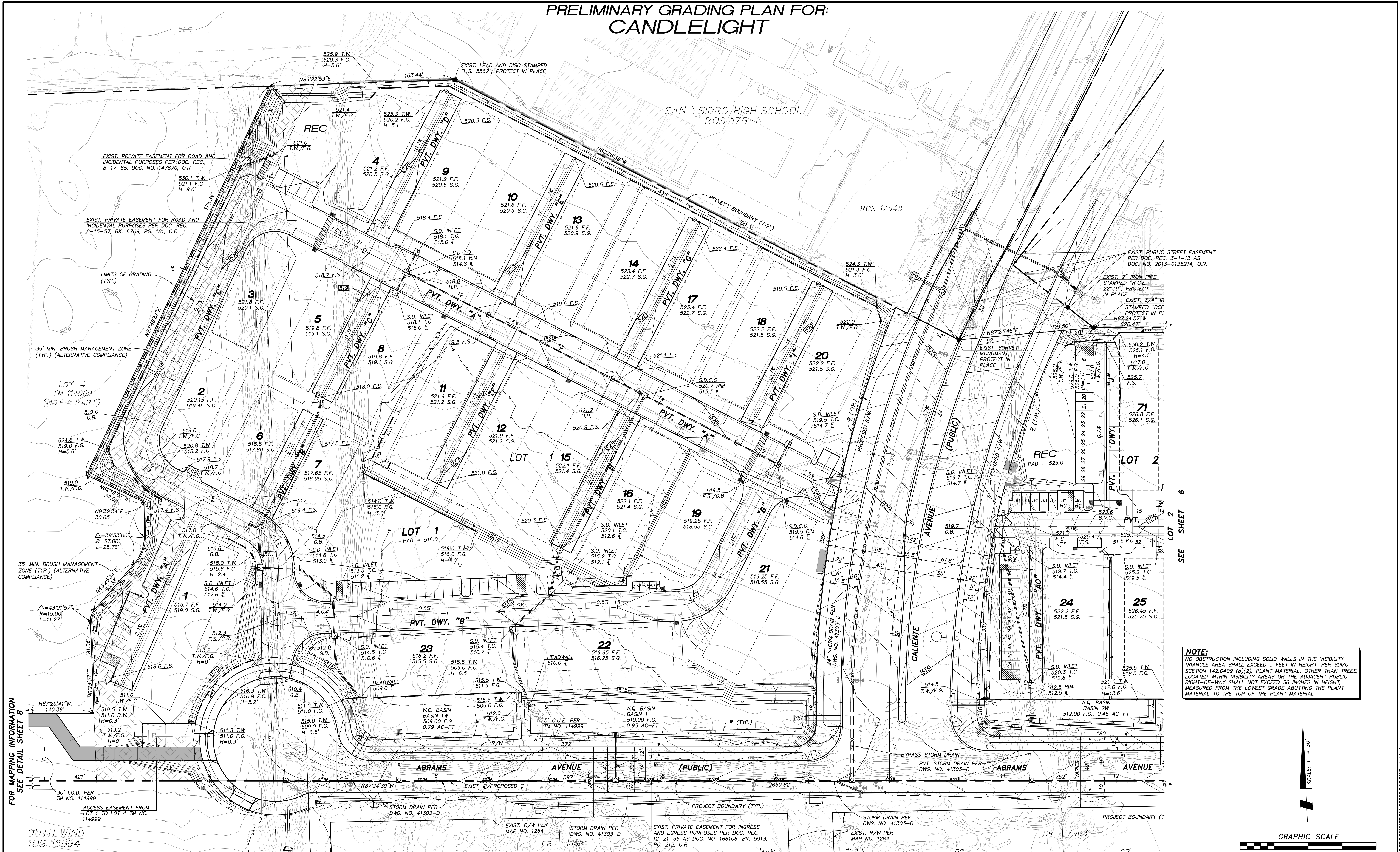
SB&O INC.
PLANNING ENGINEERING SURVEYING
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SAN DIEGO, CALIFORNIA 92123
PHONE: (858) 560-1141
FAX: (858) 560-1141
PETER R. SAFINO P.E. 44171 DATE 2/8/2024

Prepared By:	SB&O INC.	Revision 14:	
Name:	SB&O INC.	Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
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VACANT LAND		Revision 9:	
SAN DIEGO, CALIFORNIA		Revision 8:	
Project Name:	CANDLELIGHT	Revision 7:	
Revision 6:		Revision 5:	
Revision 4:		Revision 3:	
Revision 2:		Revision 1:	6-1-22
Original Date:	5-14-21	Sheet 4	of 16
Sheet Title:	SITE PLAN ~ LOT 3	P.T.S. NO.	0691625
I.D. NO.			



INDICATES EXISTING COVENANT OF EASEMENT FOR
MULTI-SPECIES CONSERVATION PROGRAM (MSCP) AND
VERNAL POOL HABITAT CONSERVATION PLAN (VHCP)
OPEN SPACE PURPOSES AND FOR THE PROTECTION OF
BIOLOGICALLY SENSITIVE LANDS WITHIN THE THE
MULTI-HABITAT PLANNING AREA (MHPA) FOR
BIOLOGICAL MITIGATION PURPOSES PER DOCUMENT
RECORDED NO. 20 AS
DOCUMENT NO. 41464-B.
OFFICIAL RECORDS. SEE CITY DRAWING NO. 41464-B.

PRELIMINARY GRADING PLAN FOR:
CANDLELIGHT



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FOR MAPPING INFORMATION
SEE DETAIL SHEET 8

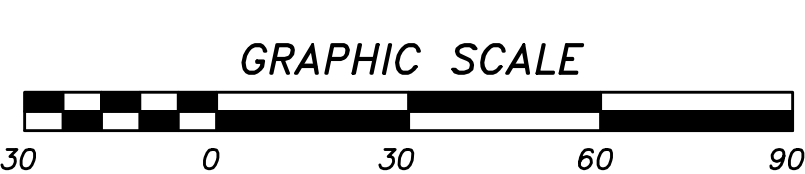
OUTH WIND
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NOTE:
GRADING AND PUBLIC
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SB&O INC.
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FAX

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Phone #:	(858) 560-1141	Revision 11:	
Project Address:	VACANT LAND SAN DIEGO, CALIFORNIA	Revision 10:	
Project Name:	CANDLELIGHT	Revision 9:	
Sheet Title:	PRELIMINARY GRADING PLAN ~ LOT 1	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
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Sheet	5	of	16
P.T.S. NO.	0691625		
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SCALE: 1" = 30'

PLAN NOTES FOR PROPOSED IMPROVEMENTS

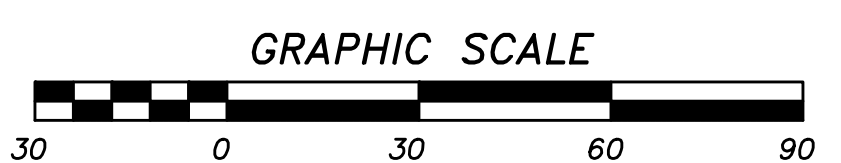
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7' RECREATION EASEMENT
TM NO. 114999

20' MIN. BRUSH MANAGEMENT ZONE 1 (TYP.)
(ALTERNATIVE COMPLIANCE)

35' MIN. BRUSH MANAGEMENT ZONE 2 (TYP.)
(ALTERNATIVE COMPLIANCE)



Prepared By:	30	0	30	60	90
Name: <u>SB&O INC.</u>					
Address: <u>3990 RUFFIN ROAD, SUITE 120</u>	Revision 14: _____				
<u>SAN DIEGO, CALIFORNIA 92123</u>	Revision 13: _____				
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Project Name: _____	Revision 3: _____				
<u>CANDLELIGHT</u>	Revision 2: _____				
_____	Revision 1: <u>6-1-22</u>				

Sheet Title: _____	Original Date: <u>5-14-21</u>				
<u>PRELIMINARY GRADING PLAN ~ LOT 2 AND</u>	Sheet <u>6</u> of <u>16</u>				
<u>PORTION OF LOT 3</u>	P.T.S. NO. <u>0691625</u>				

NOTE:
GRADING AND PUBLIC
IMPROVEMENTS PER DWG. NO.
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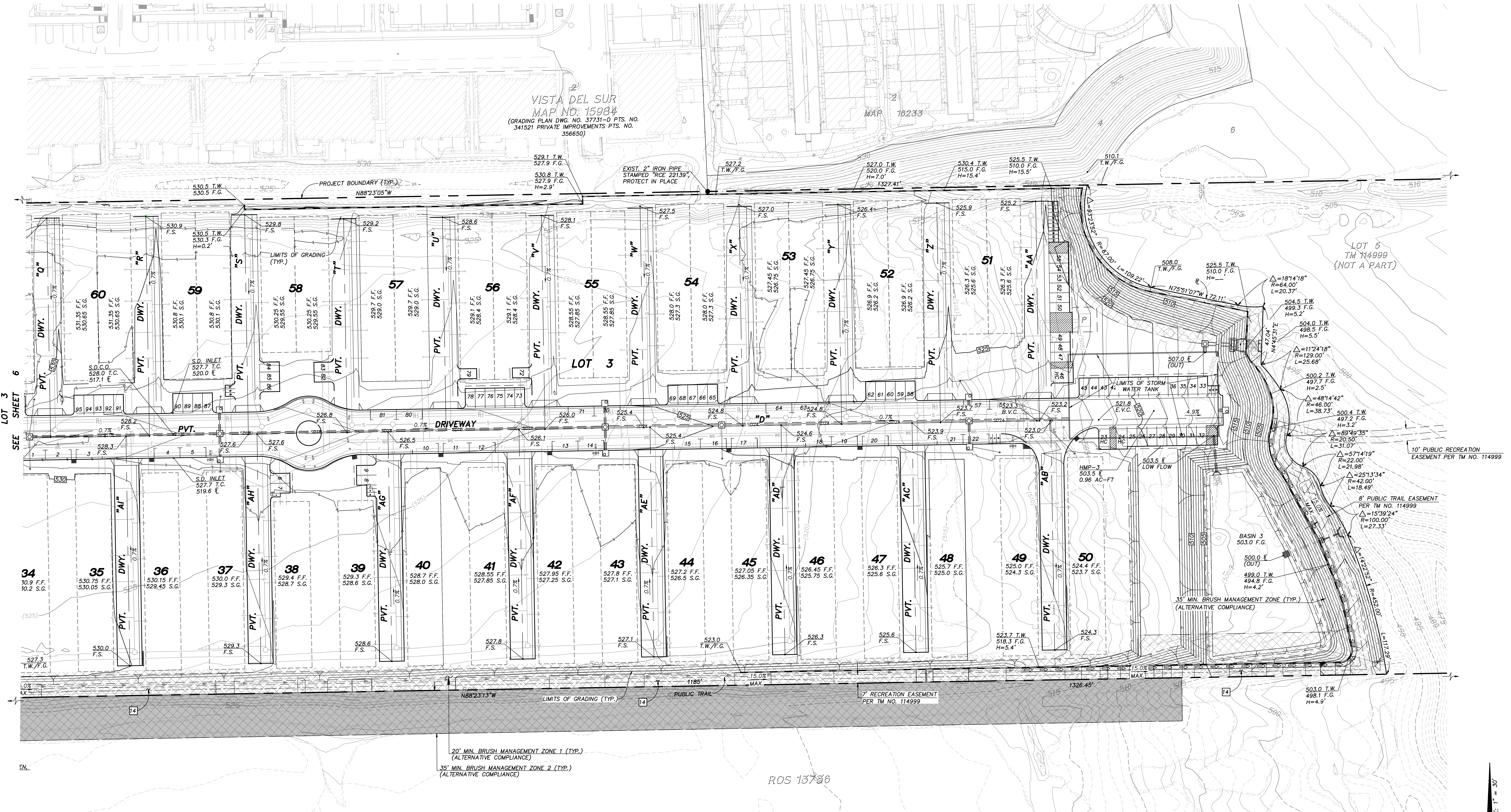


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Fax

Peter R. Safino 2/8/2024

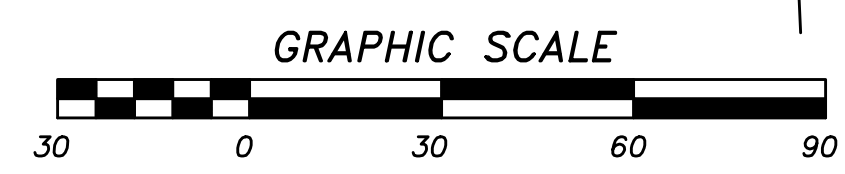
PETER R. SAFINO P.E. 44171 DATE

PRELIMINARY GRADING PLAN FOR:
CANDLELIGHT



PLAN NOTES FOR PROPOSED
IMPROVEMENTS

14 THE PUBLIC TRAIL SHALL BE CONSTRUCTED PER THE CITY'S
CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT,
APPENDIX E: TRAIL POLICIES AND STANDARDS.



Prepared By: SB&O INC.		Revision 14:	
Name:	SB&O INC.	Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
	SAN DIEGO, CALIFORNIA 92123	Revision 11:	
Phone #:	(858) 560-1141	Revision 10:	
Project Address:	VACANT LAND	Revision 9:	
	SAN DIEGO, CALIFORNIA	Revision 8:	
Project Name:	CANDLELIGHT	Revision 7:	
Sheet Title:	PRELIMINARY GRADING PLAN - LOT 3	Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	6-1-22
Original Date:	5-14-21		
Sheet:	7 of 16		
P.T.S. NO.	0691625		
I.D. NO.			

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PLANNING ENGINEERING SURVEYING

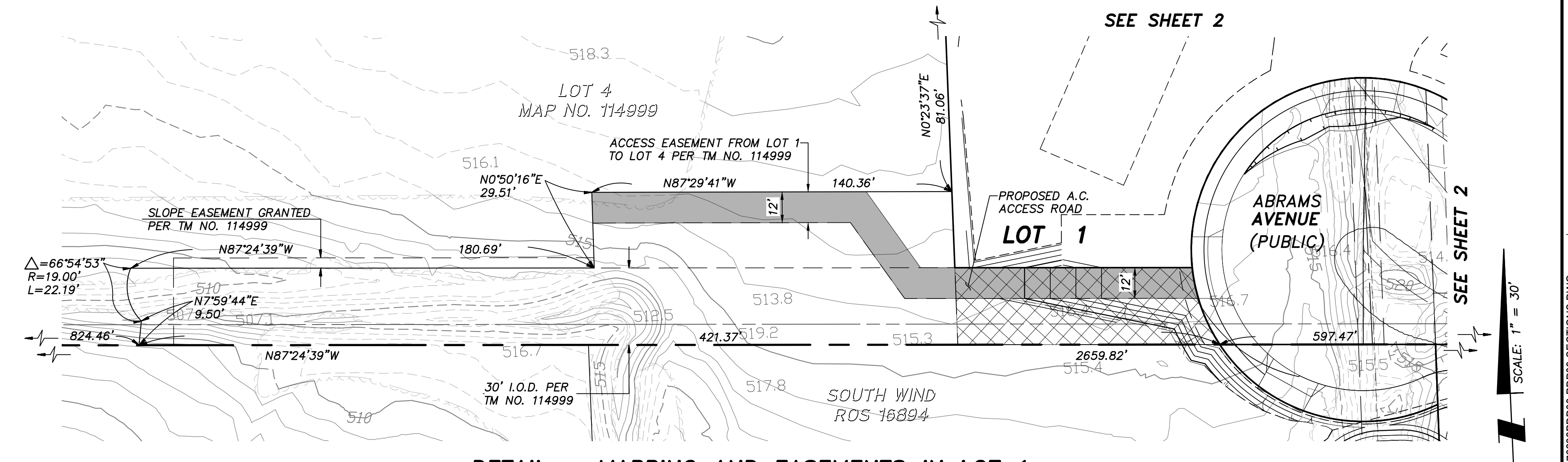
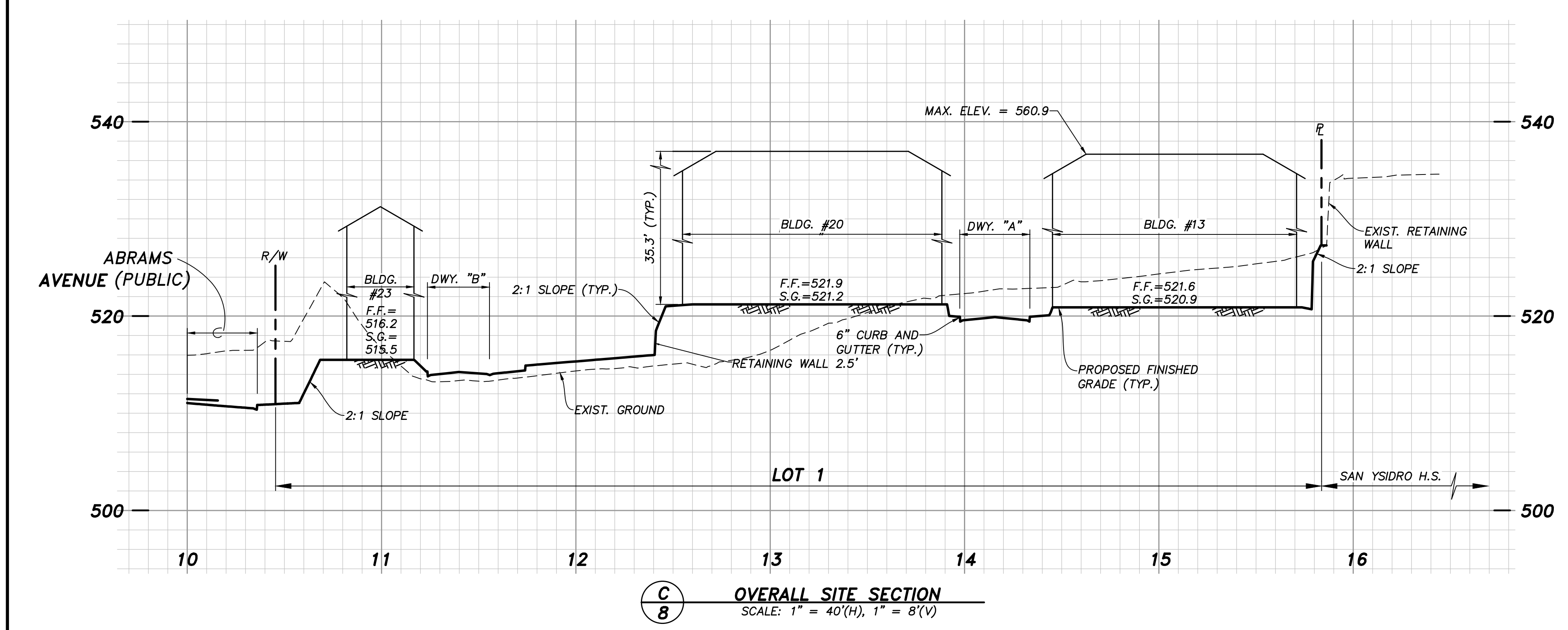
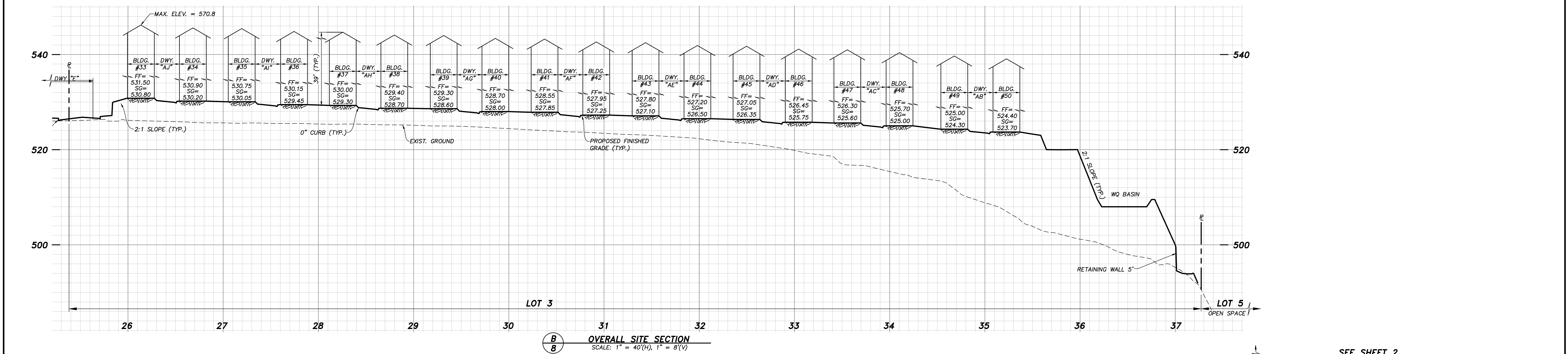
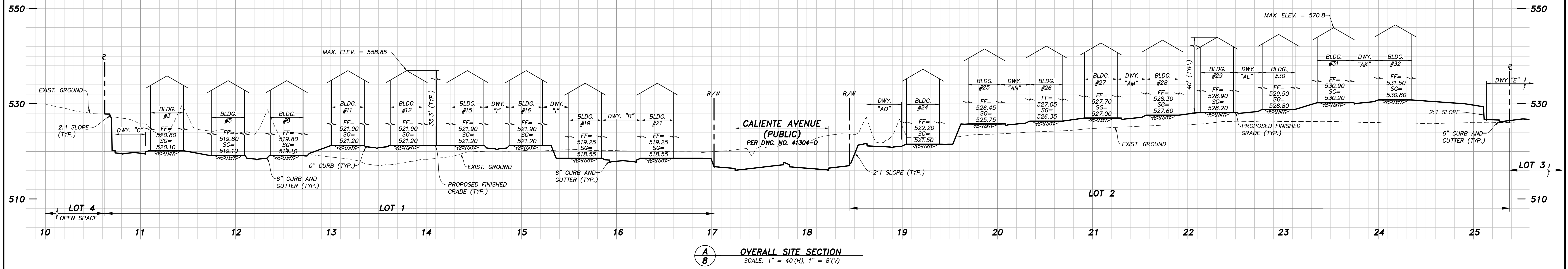
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141 858-560-8157
Fax



NOTE:
GRADING AND PUBLIC
IMPROVEMENTS PER DWG. NO.
41303-D AND 41304-D

PETER R. SAFINO P.E. 44171 DATE 2/8/2024

SITE SECTIONS / DETAILS / SECTIONS FOR:
CANDLELIGHT



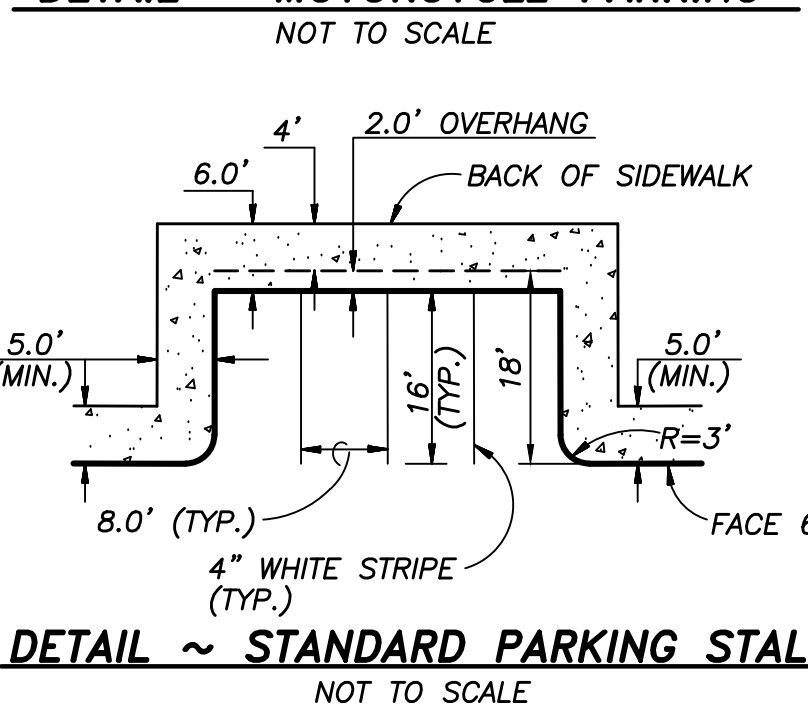
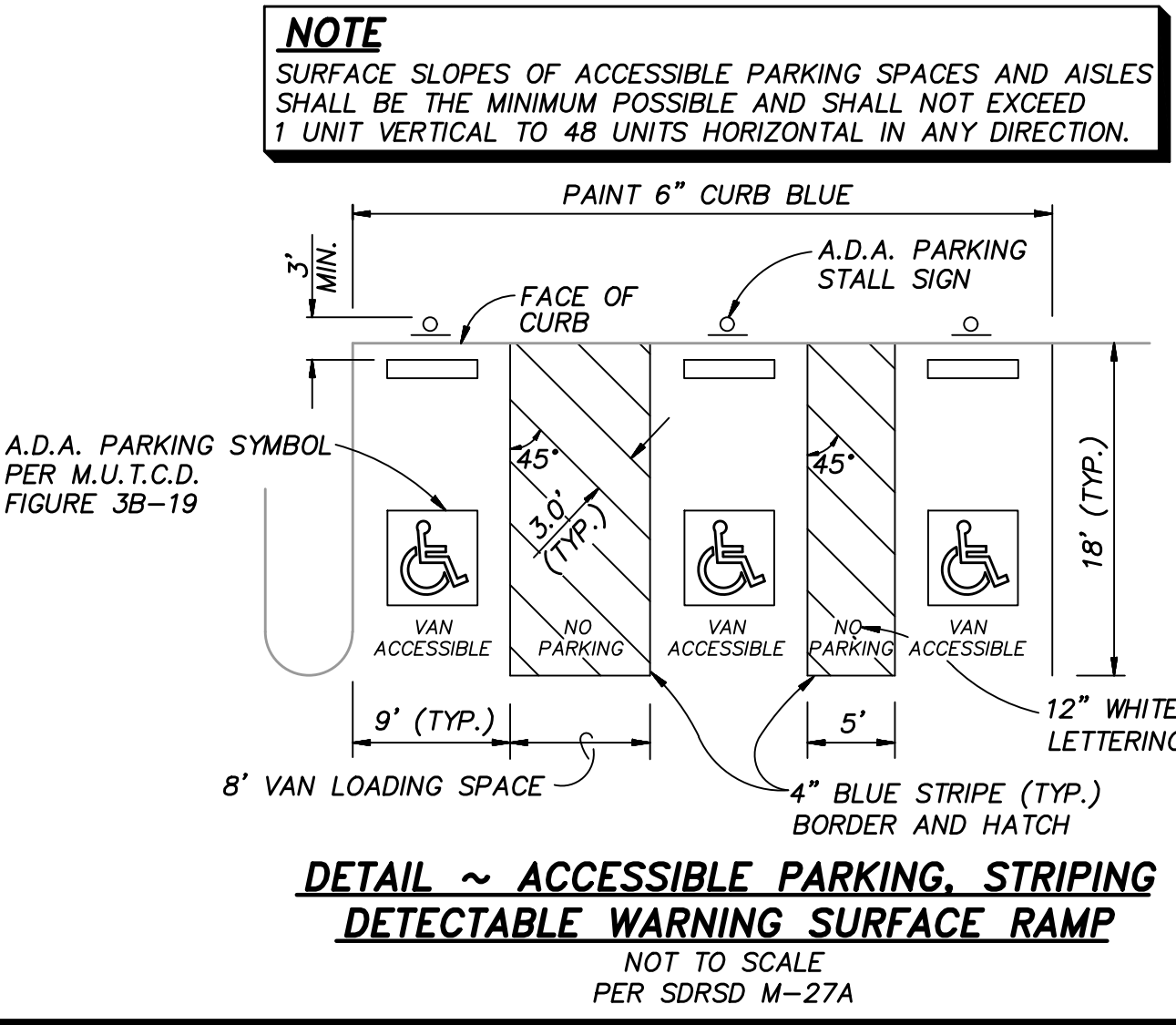
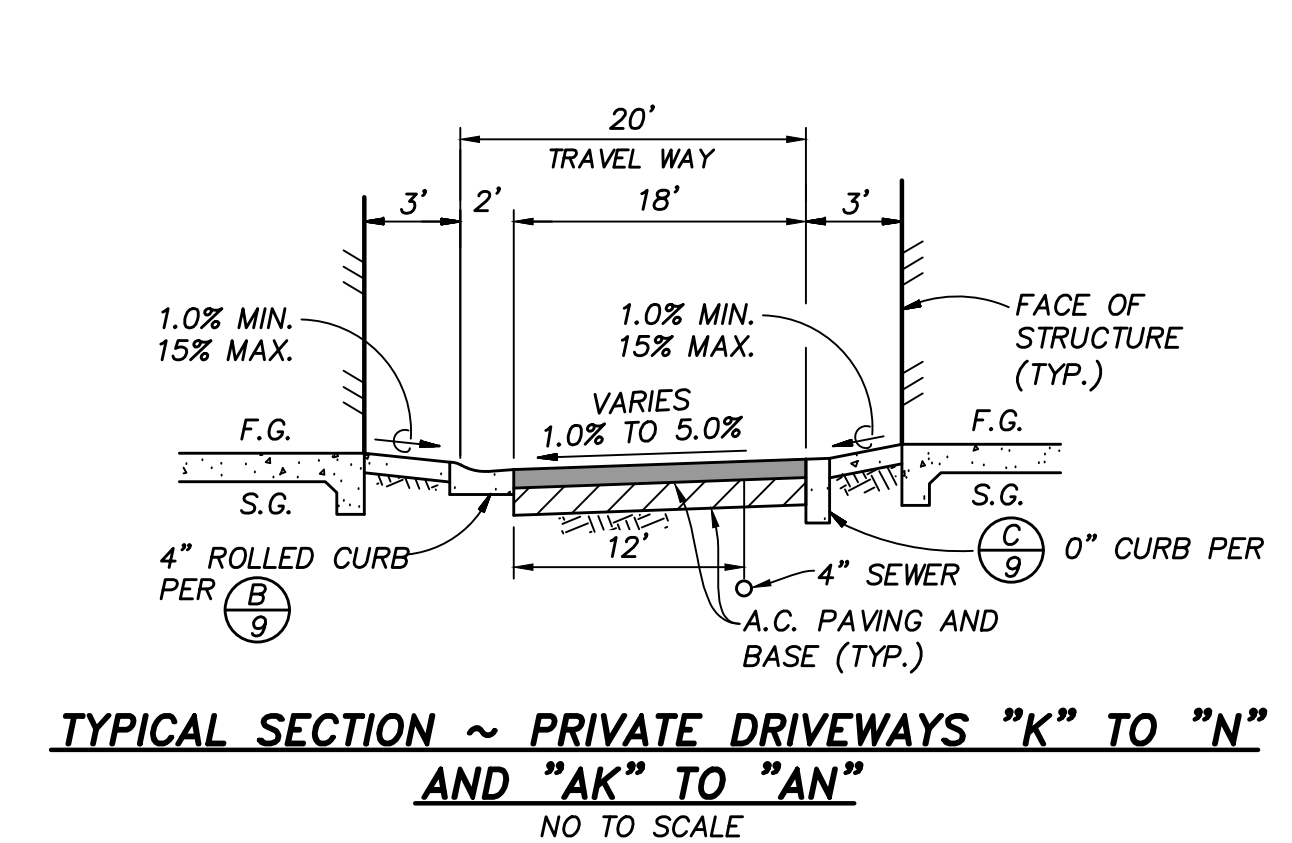
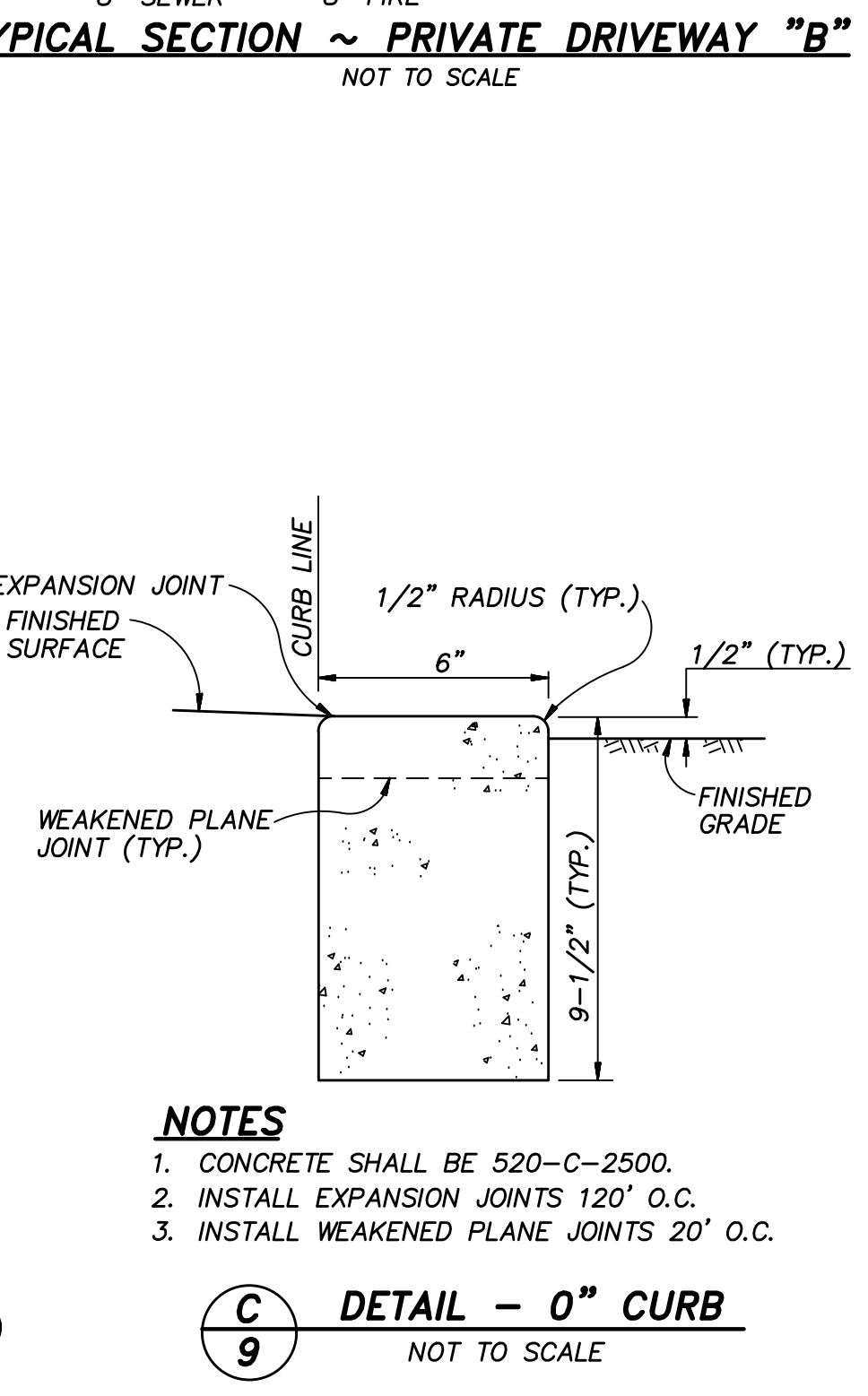
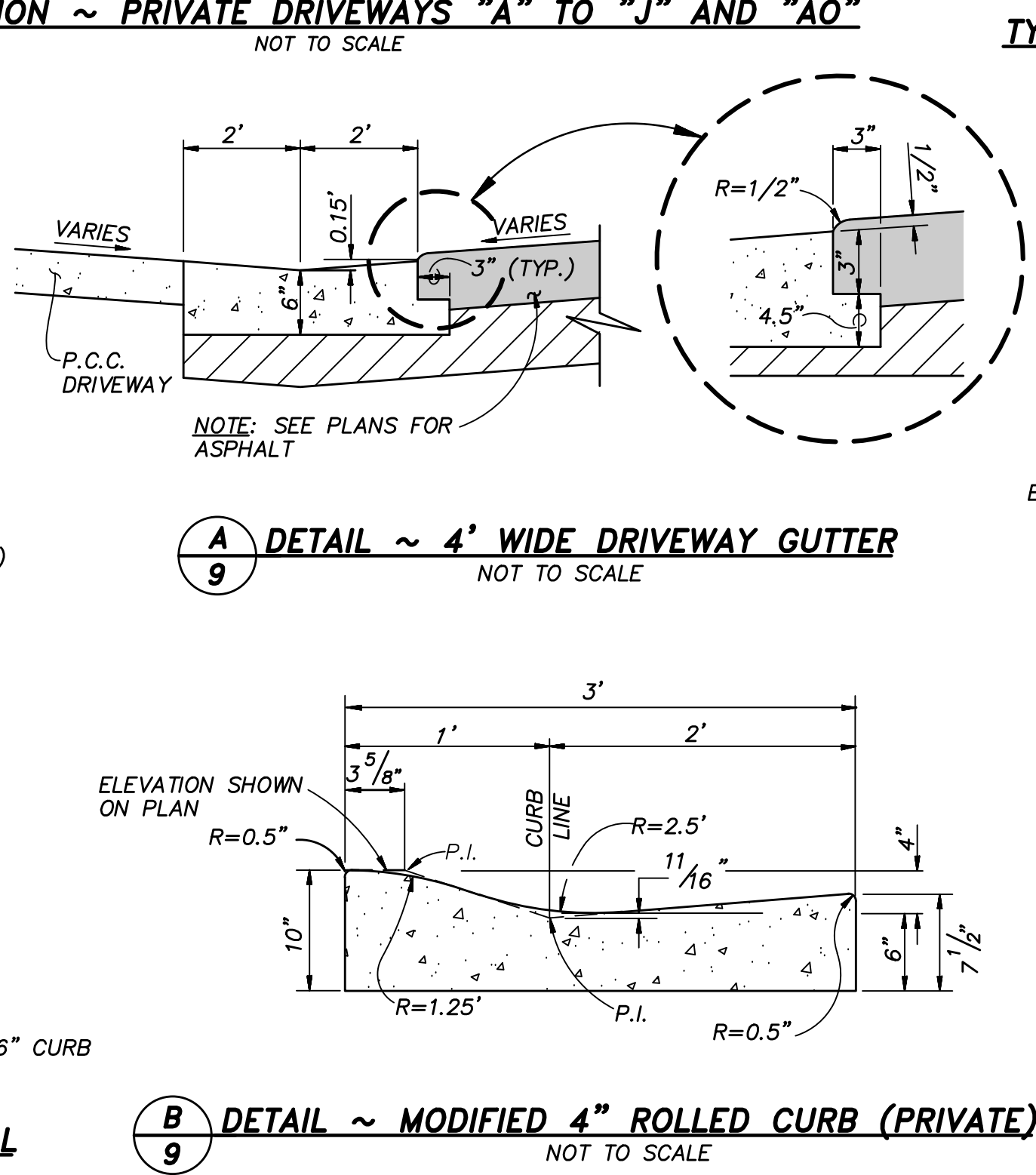
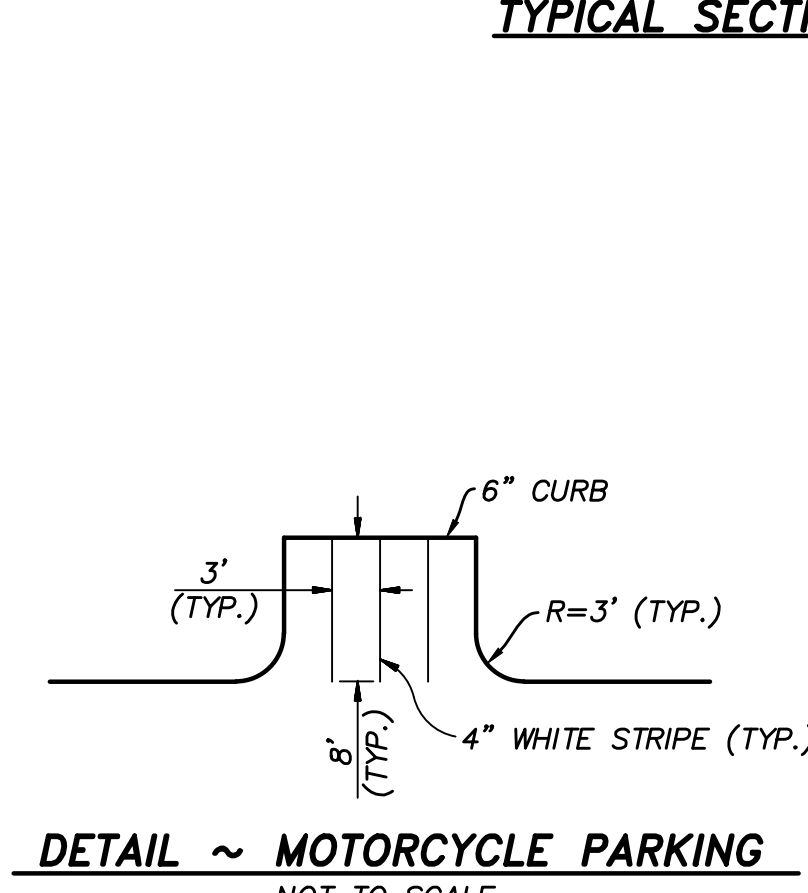
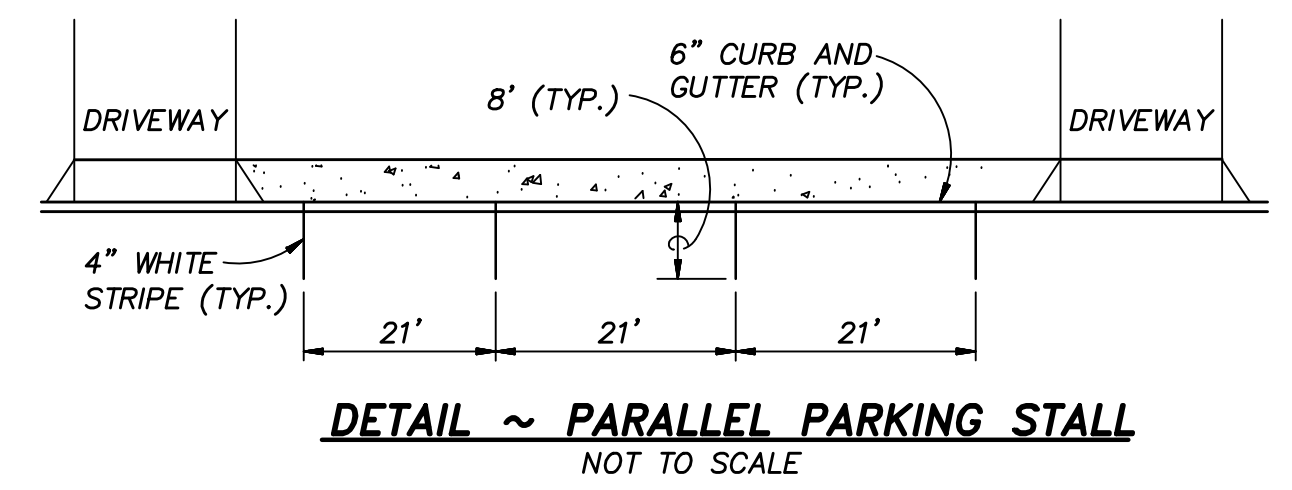
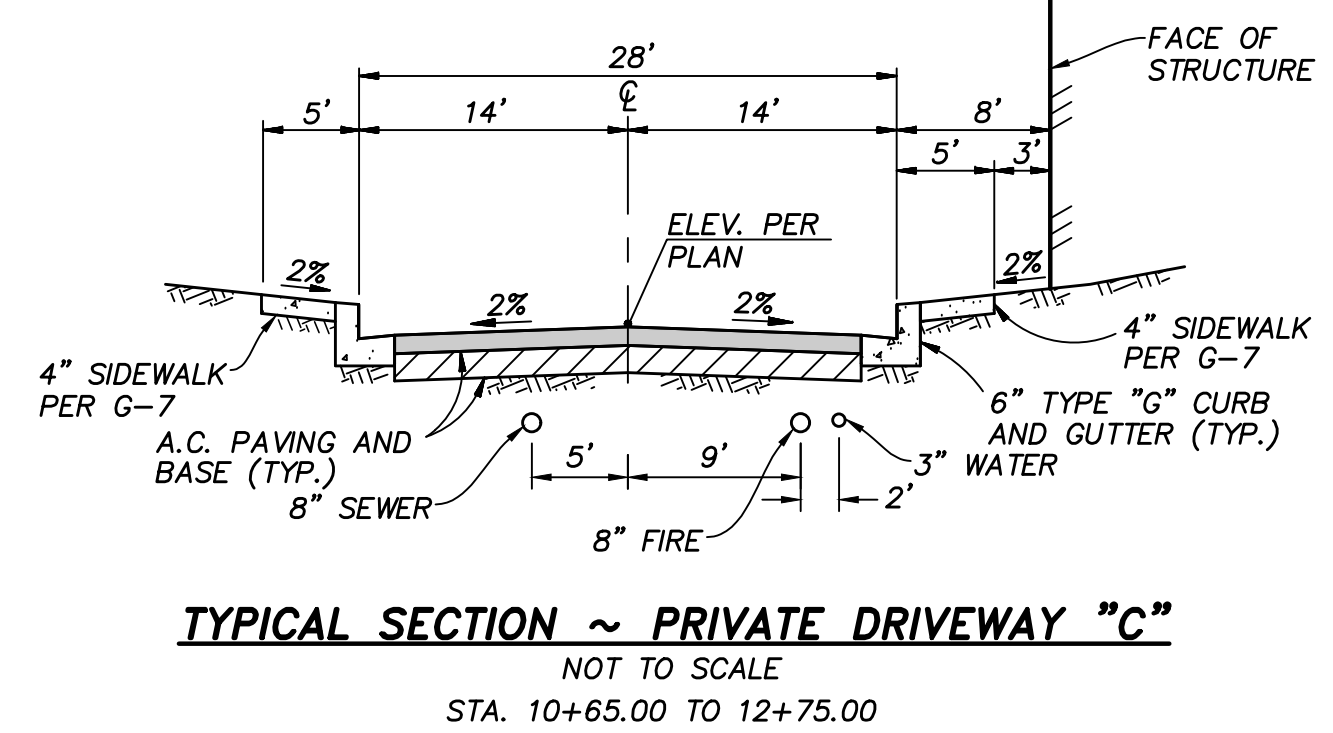
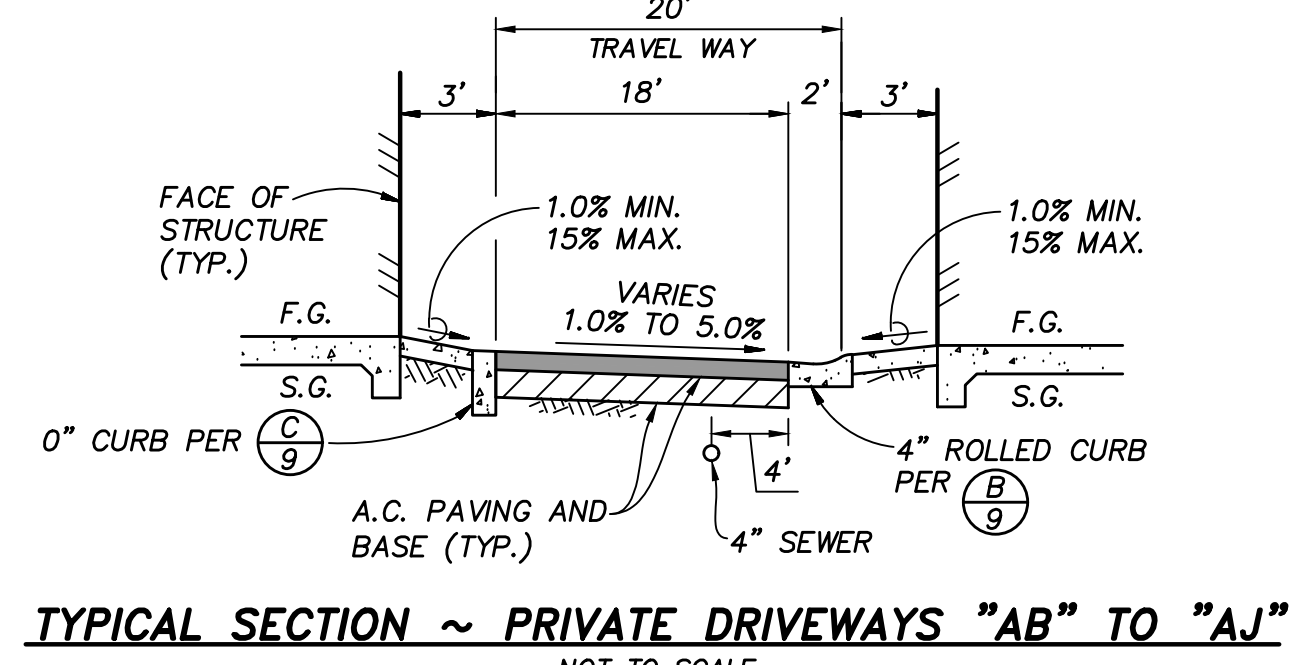
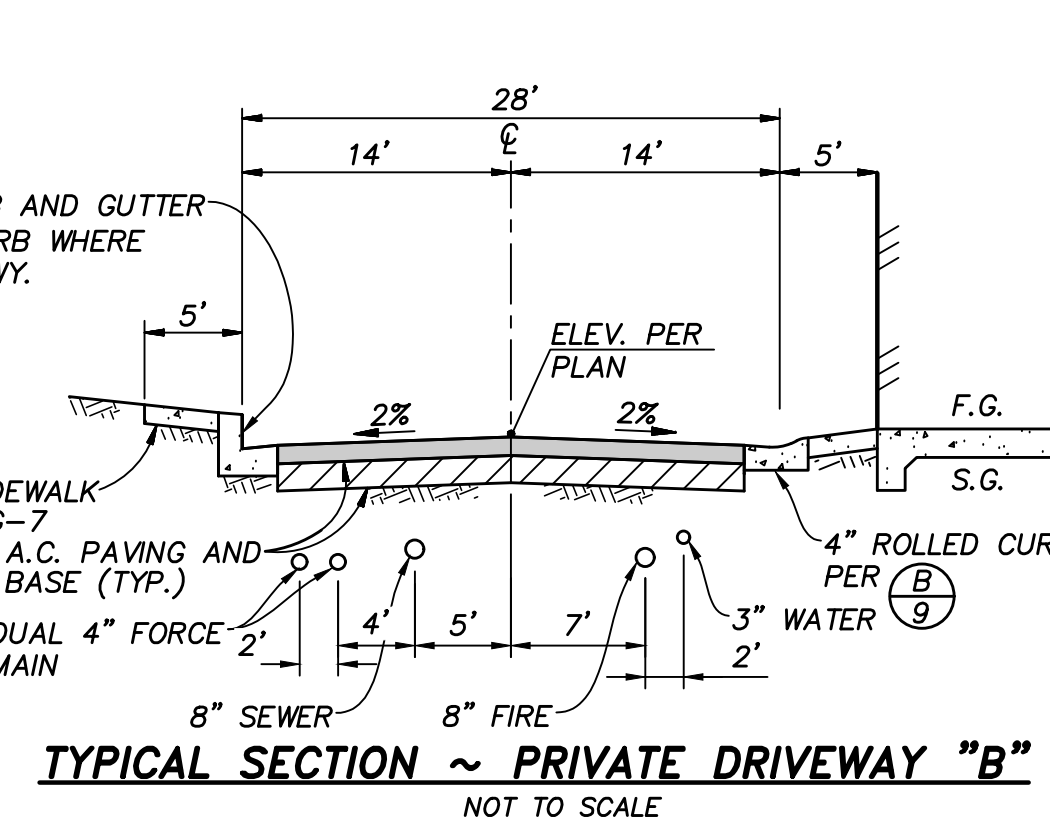
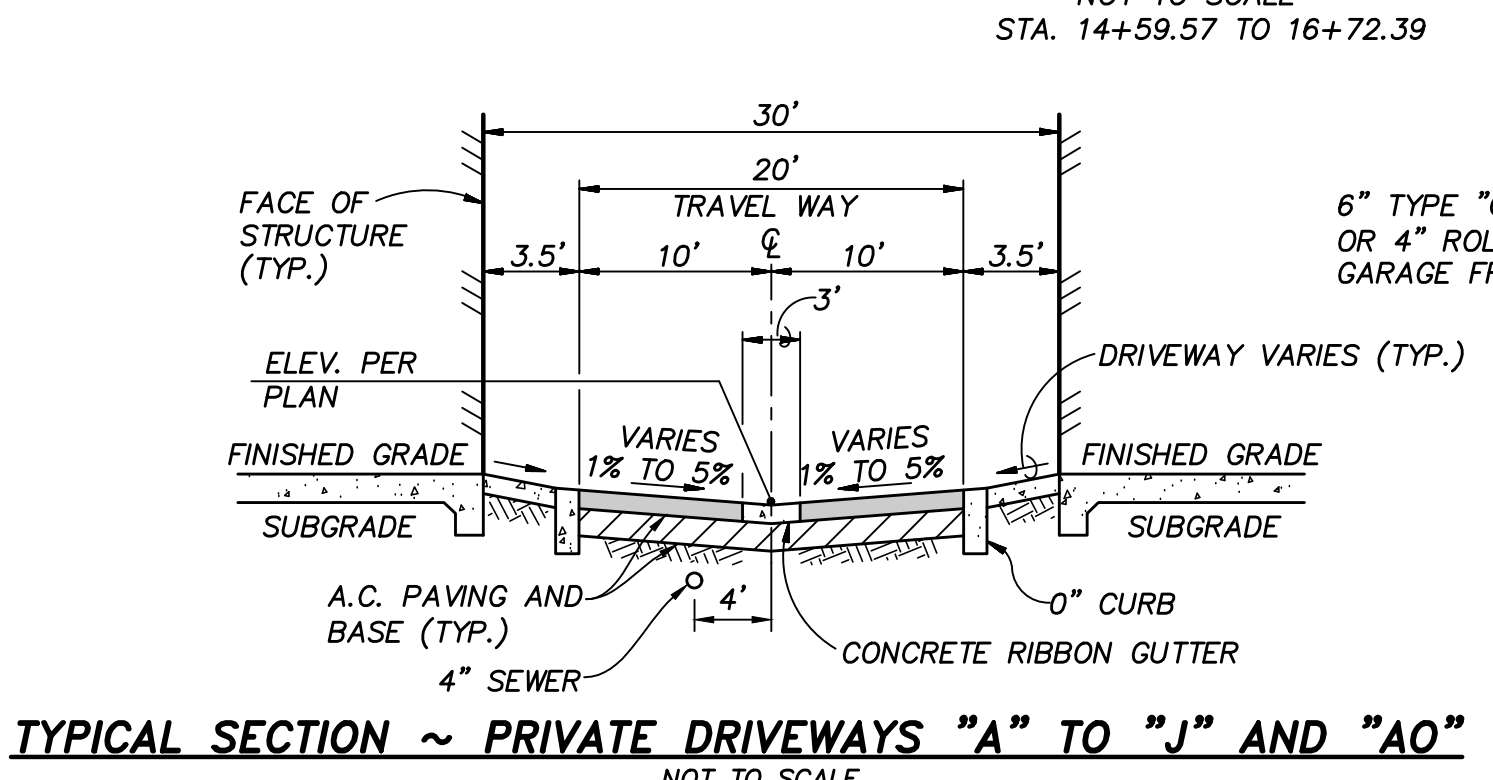
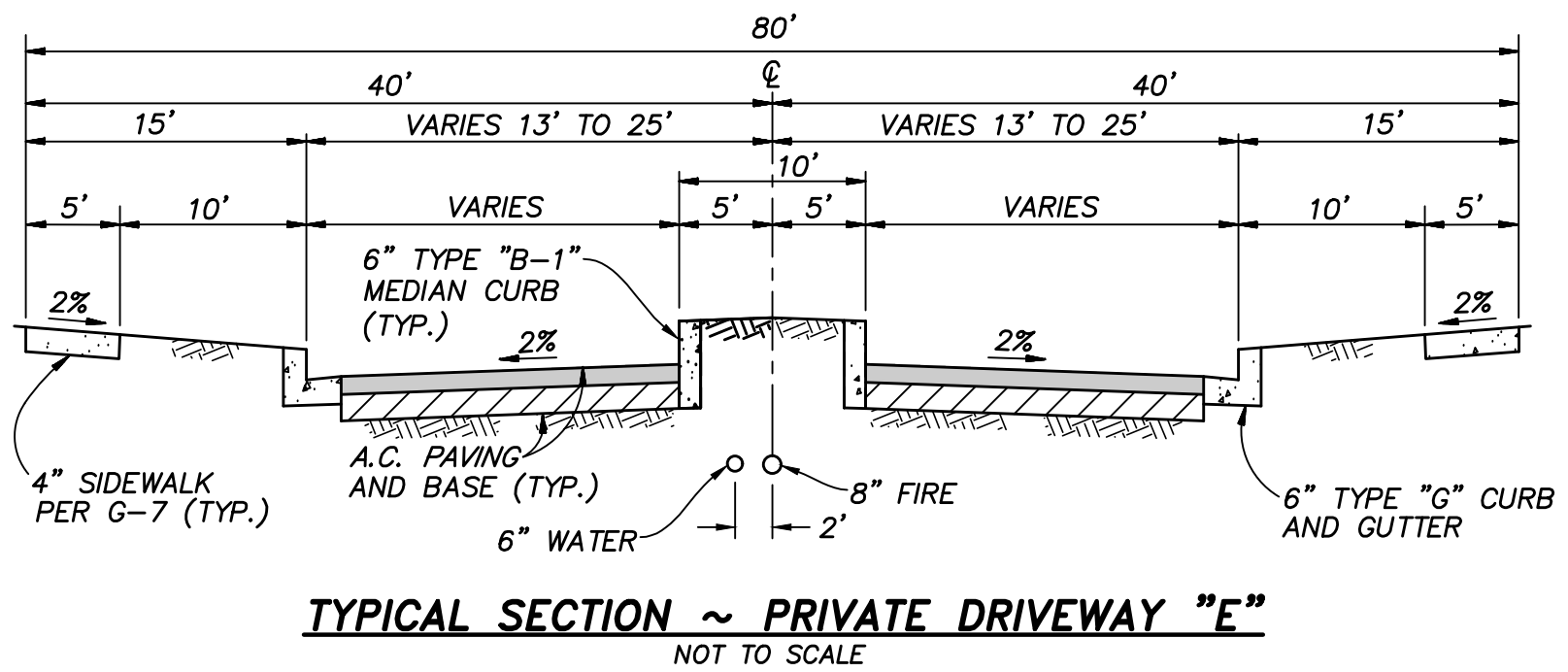
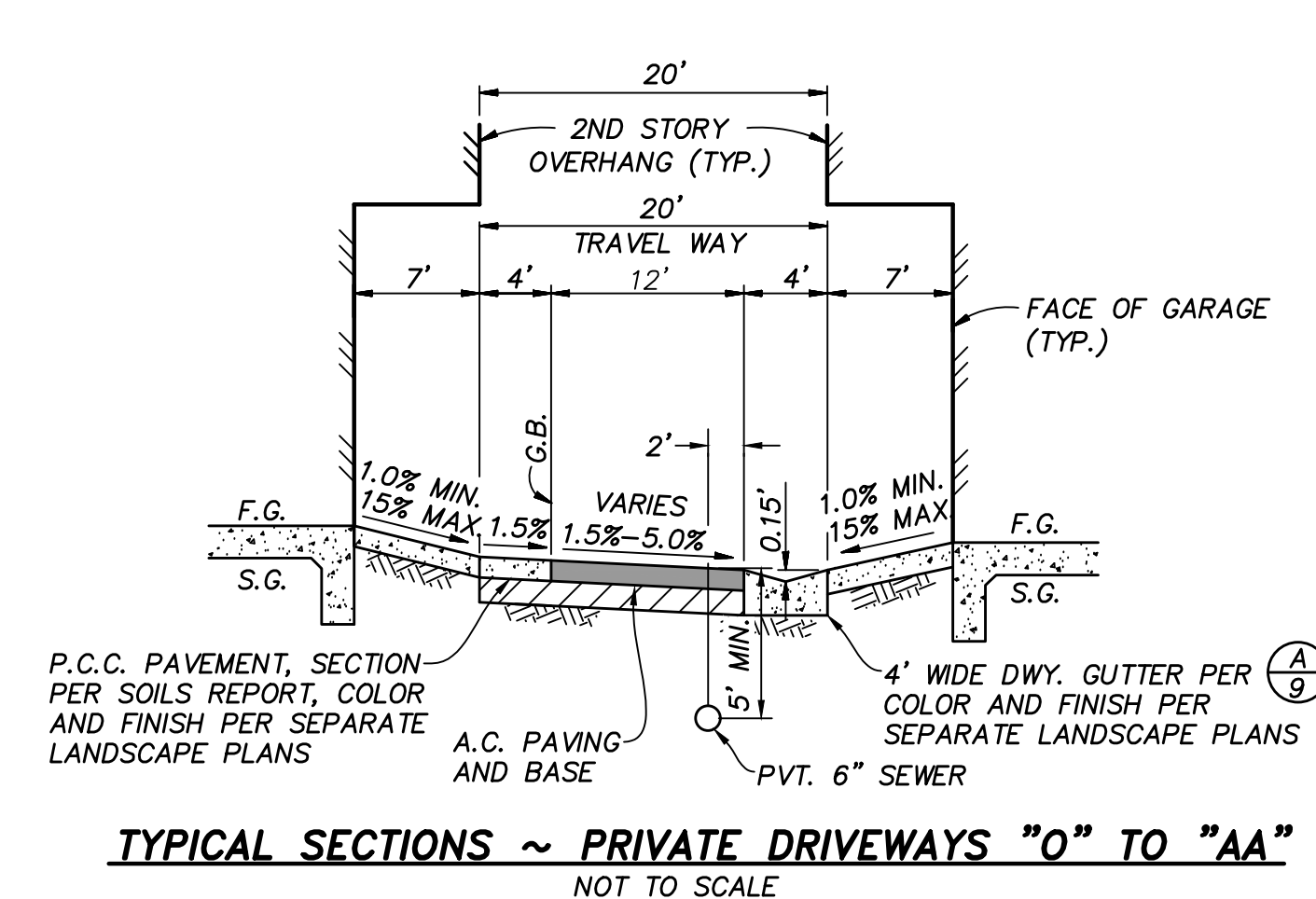
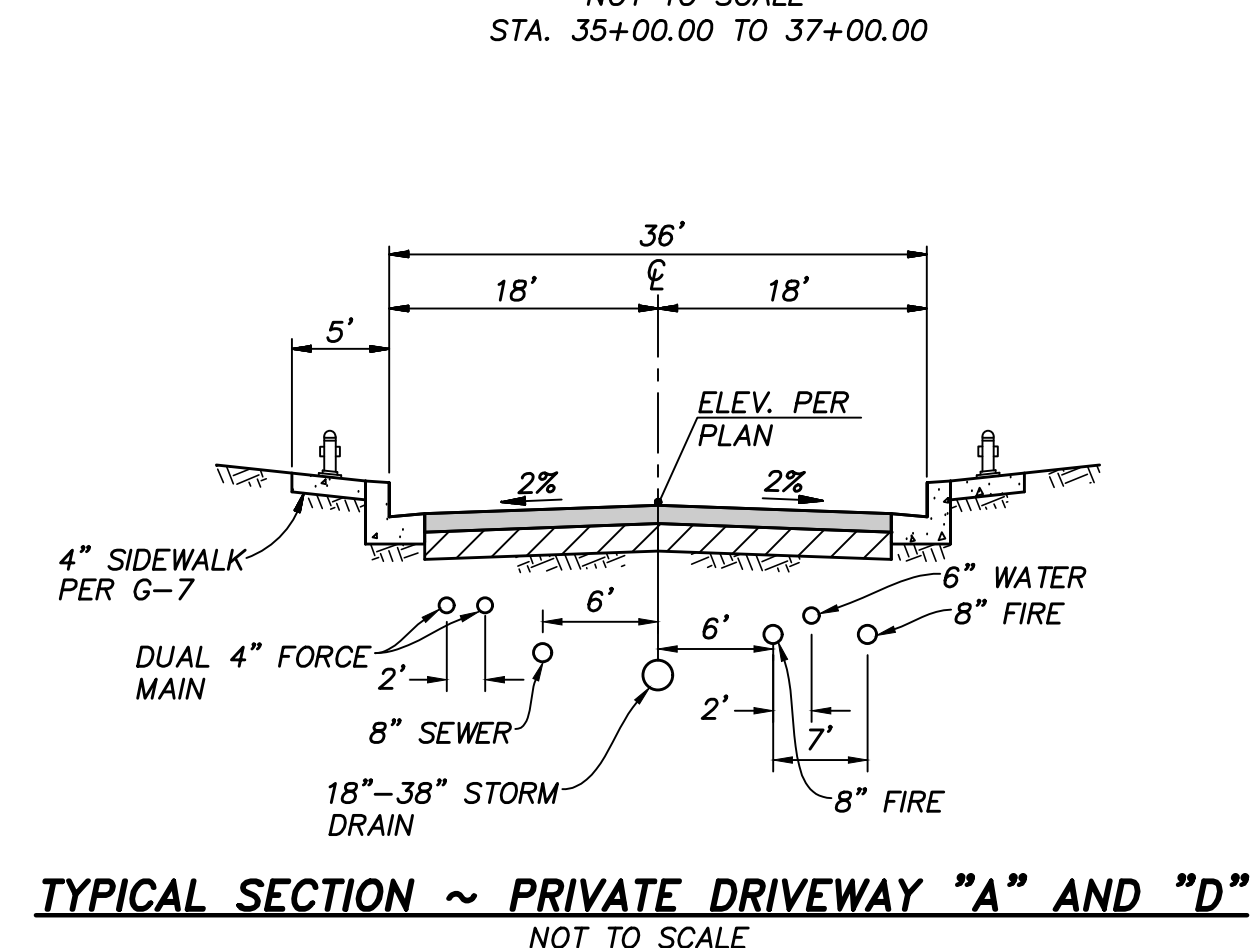
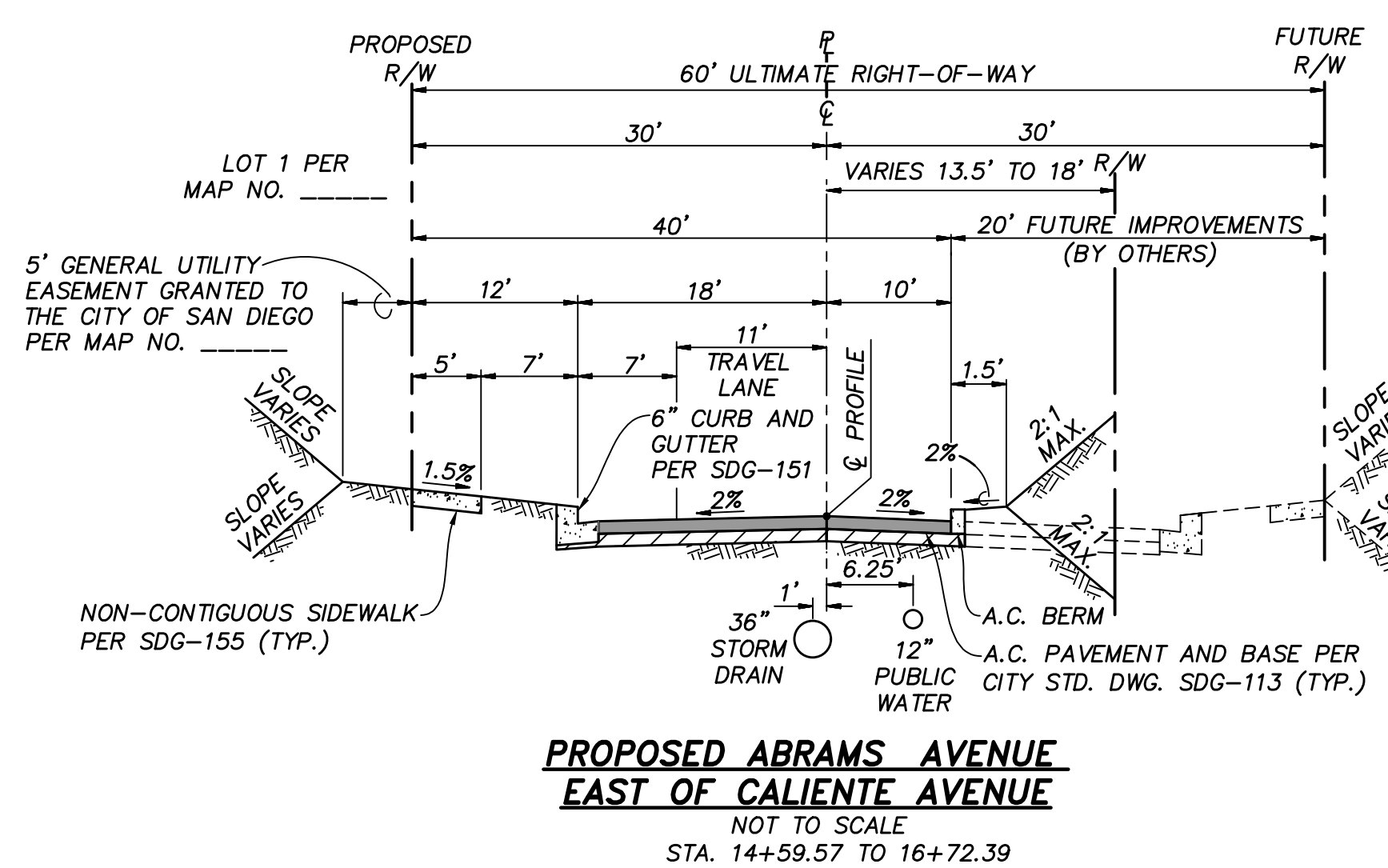
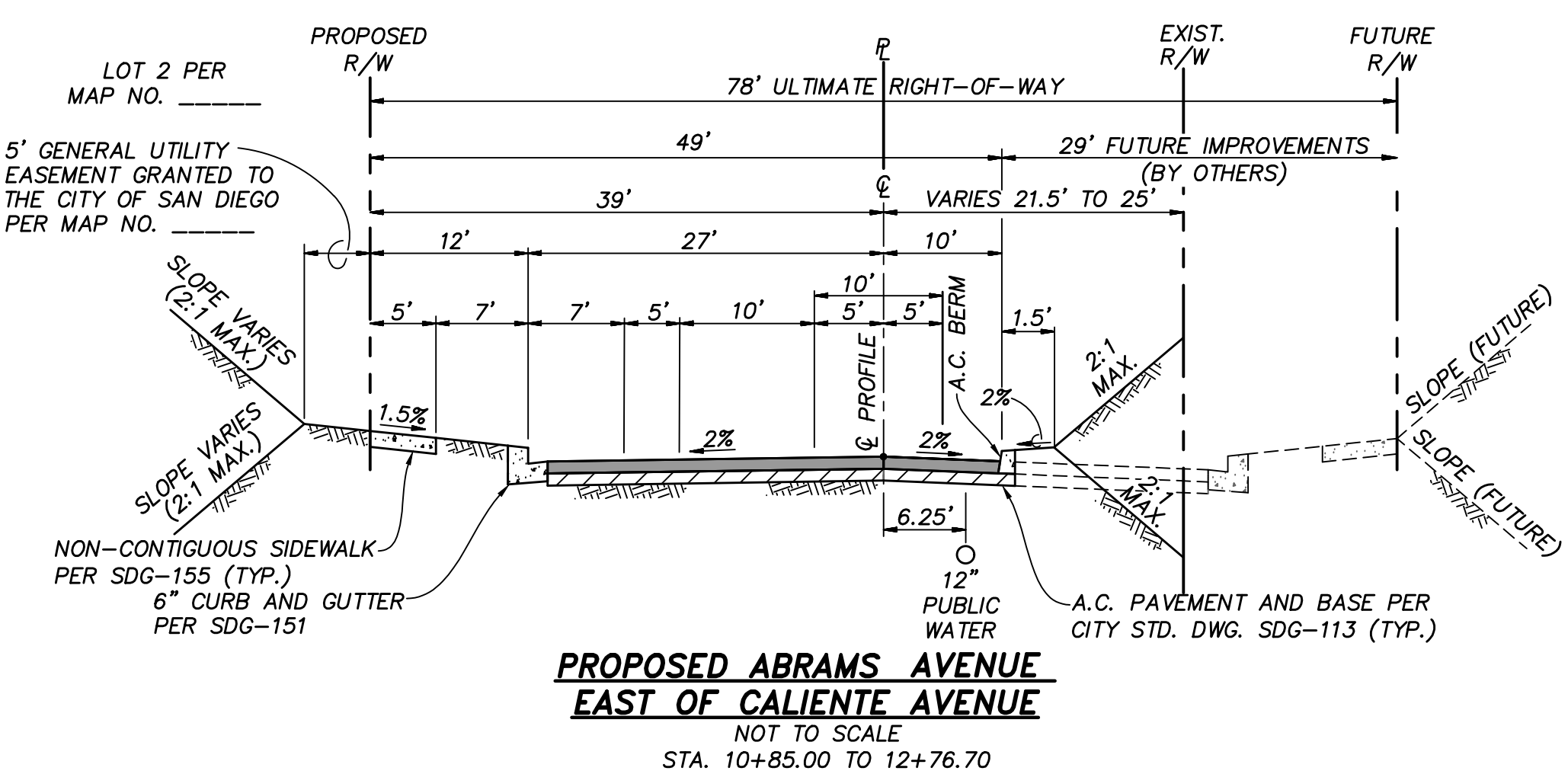
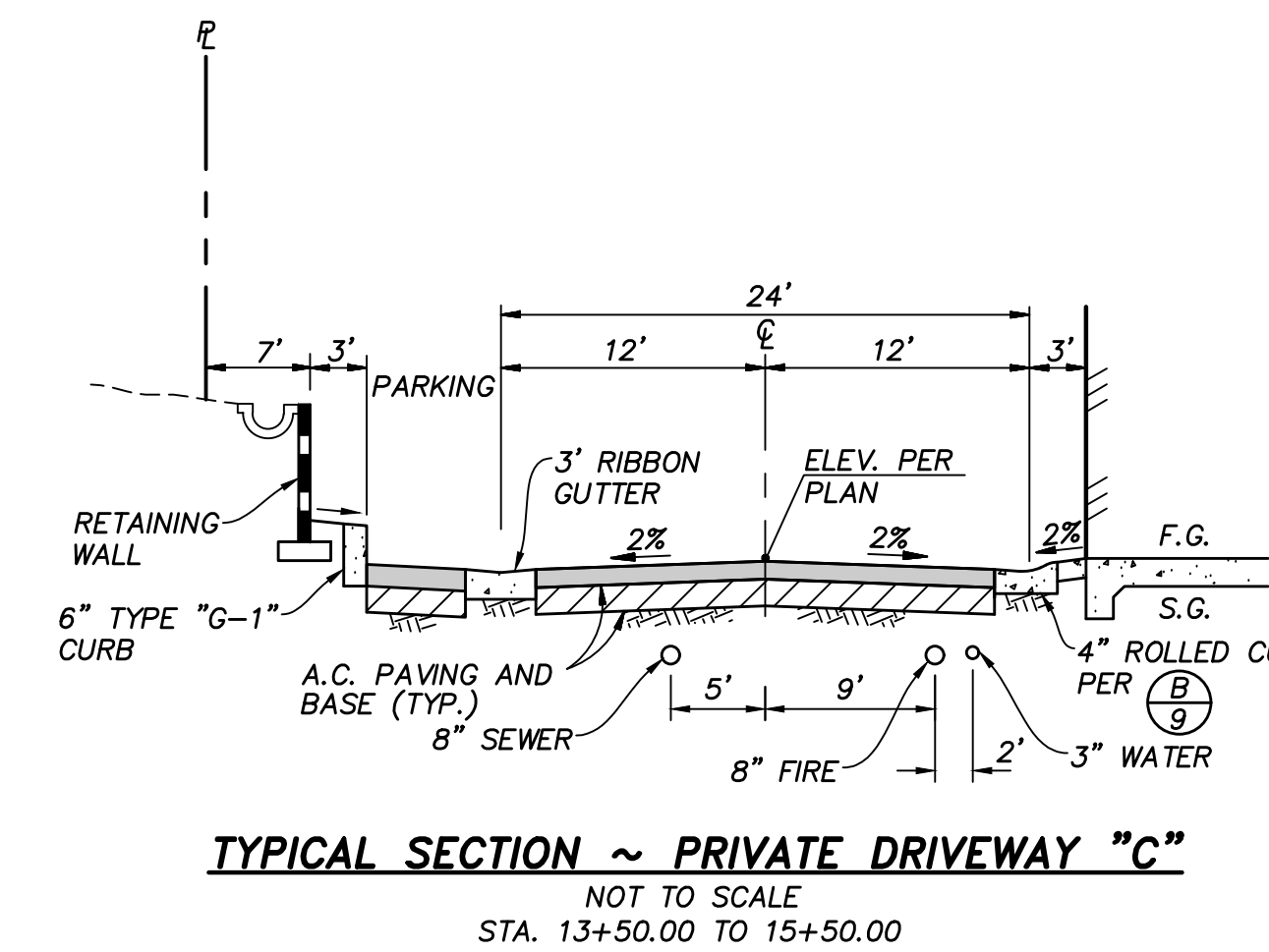
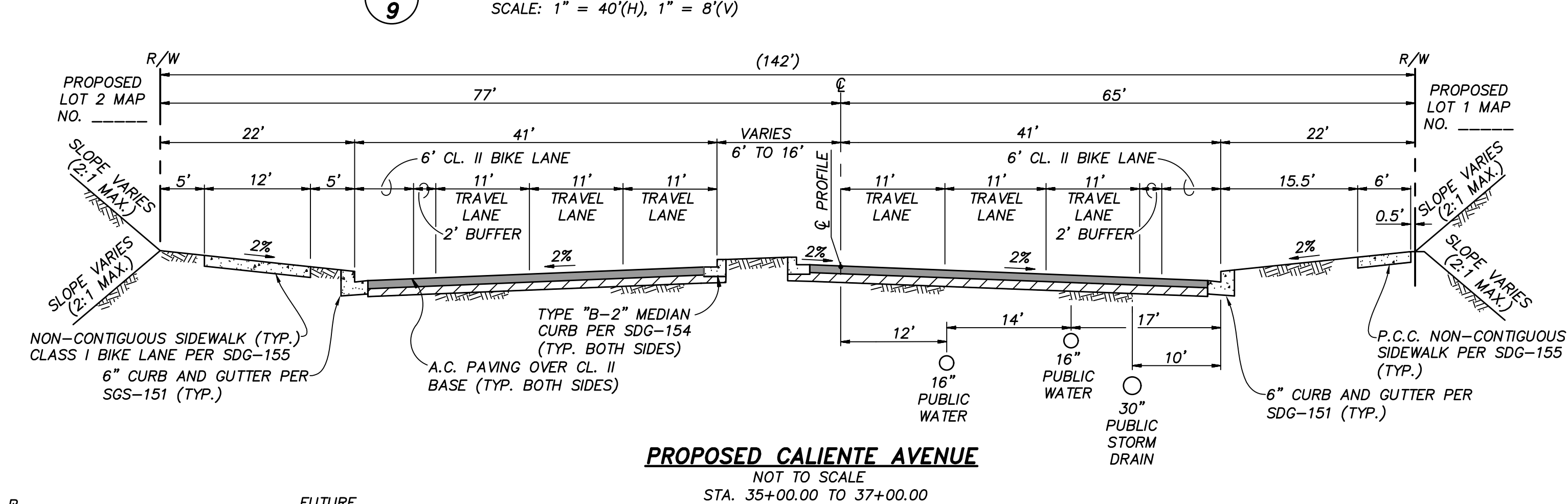
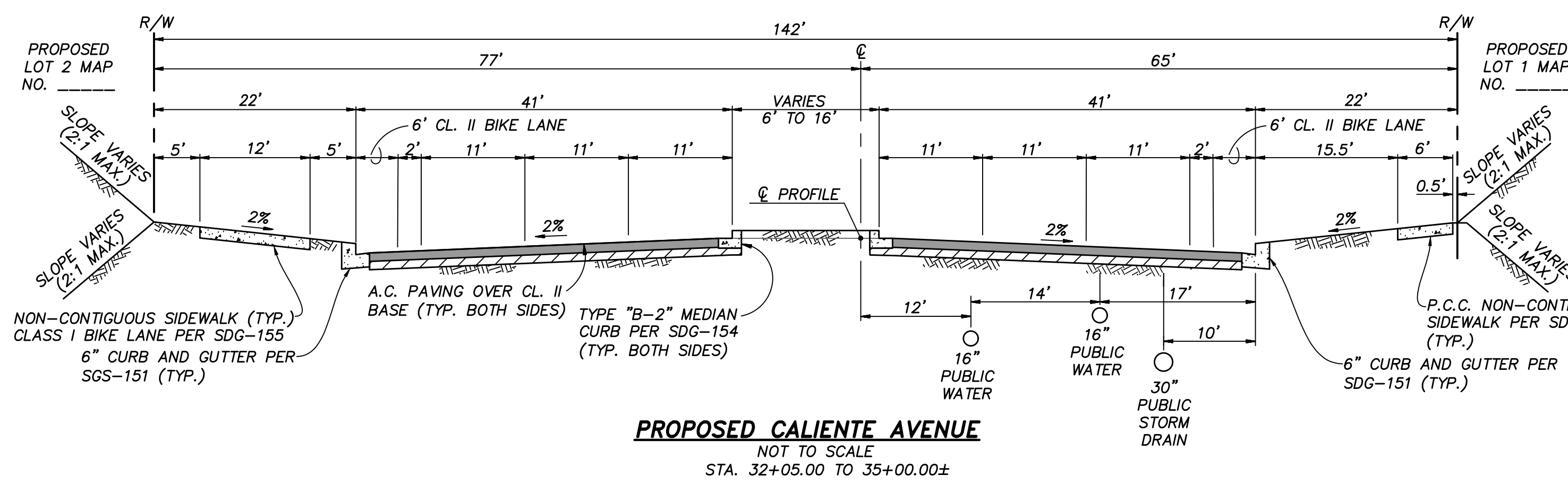
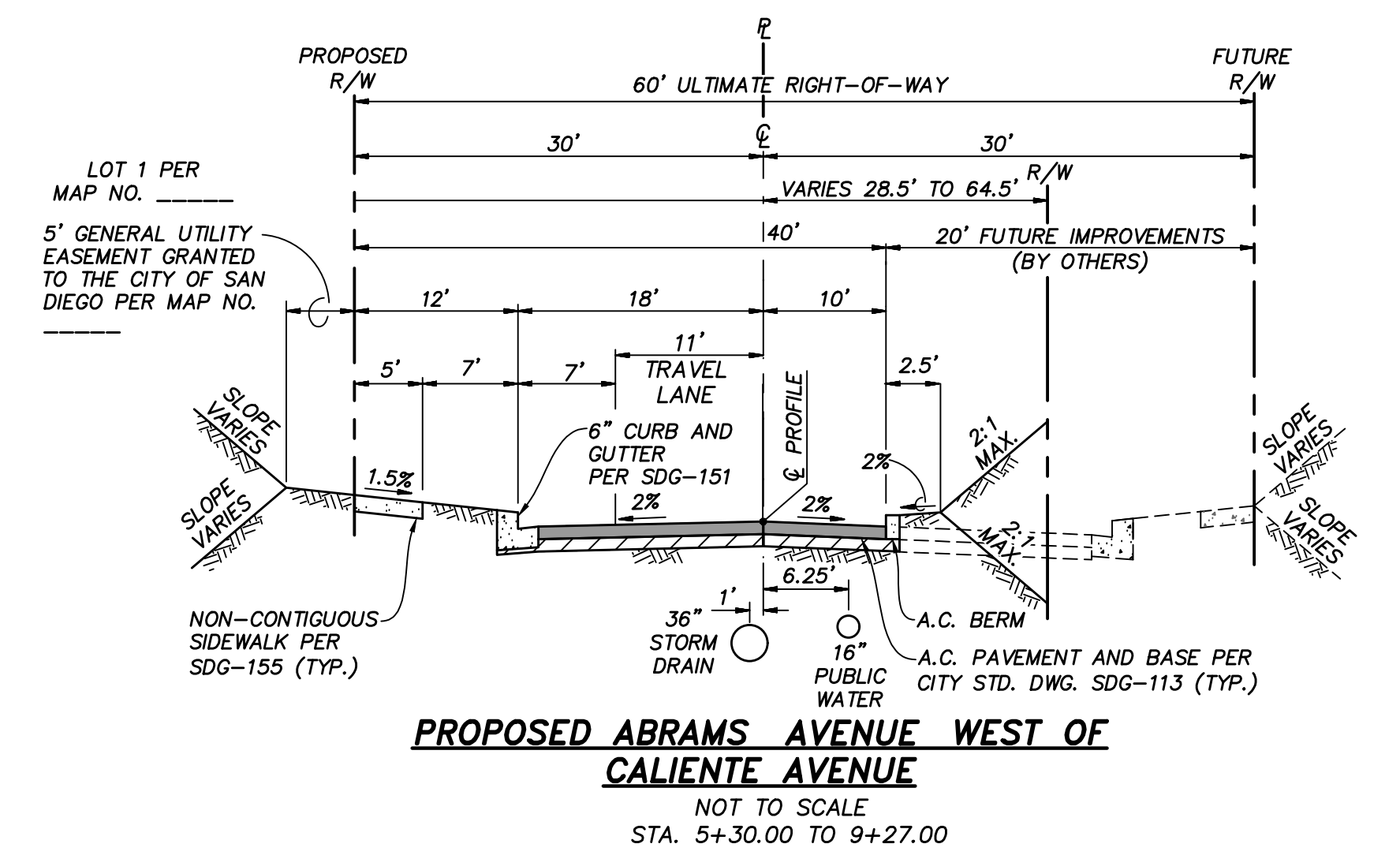
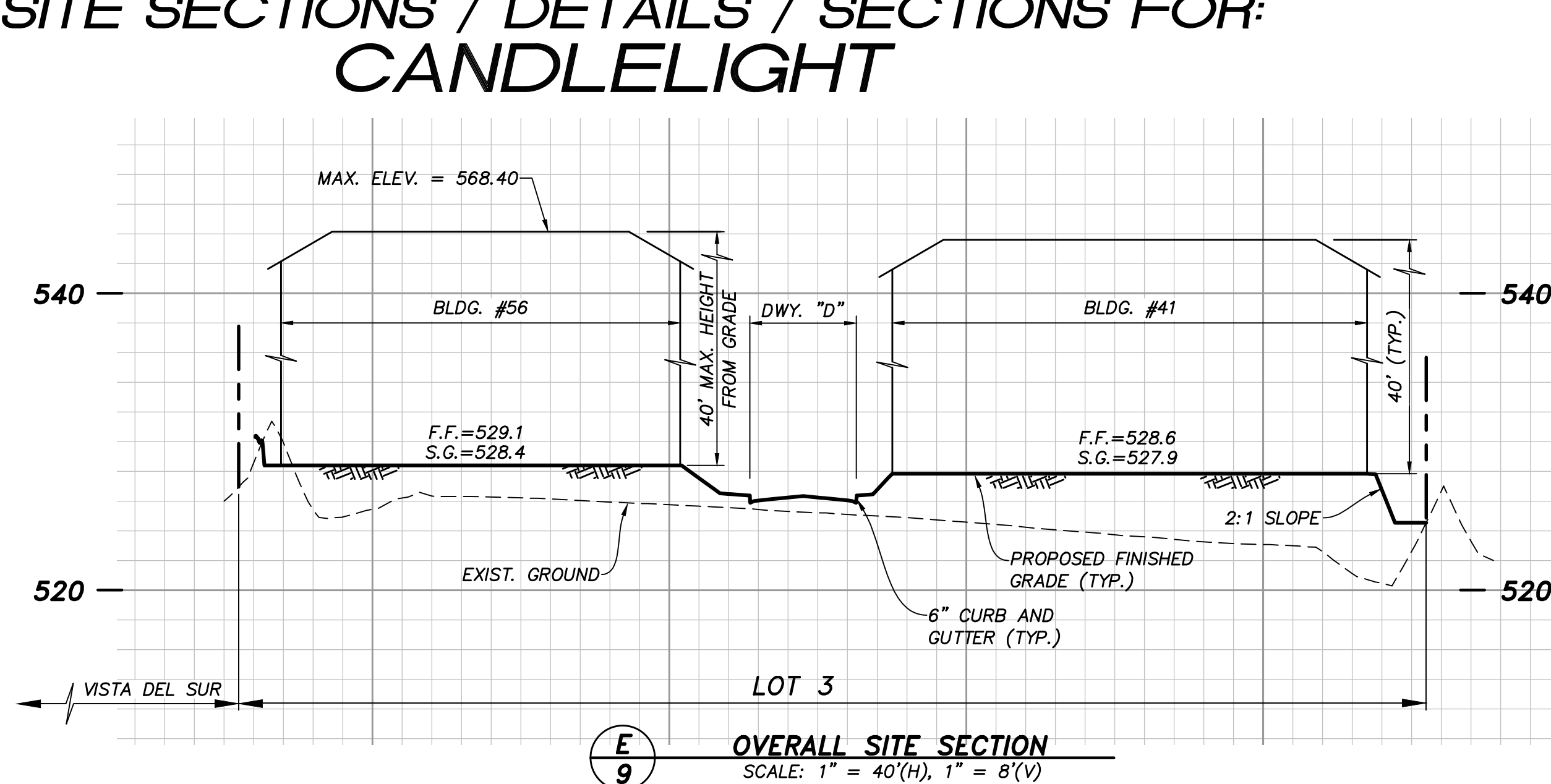
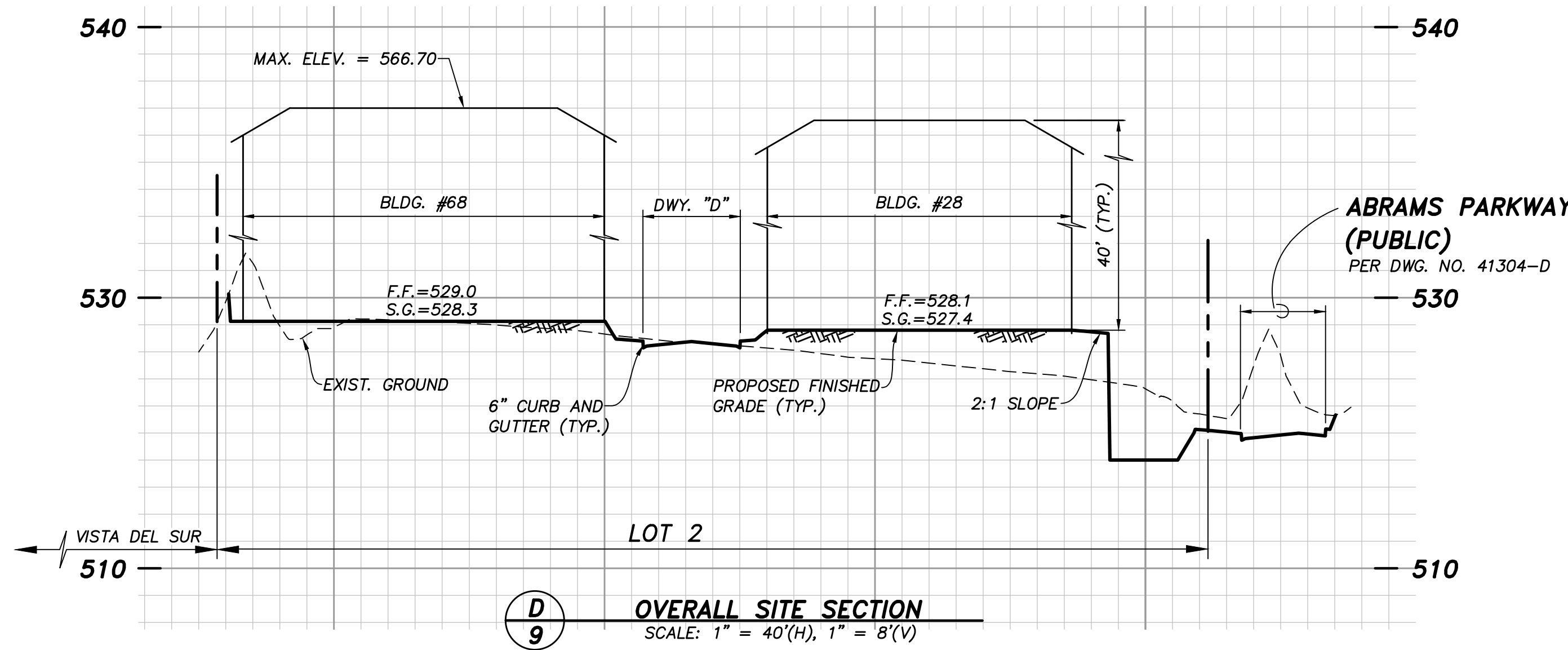
NOTE:
GRADING AND PUBLIC
IMPROVEMENTS PER DWG. NO.
41303-D AND 41304-D



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Prepared By:	SB&O INC.	Revision 14:	
Name:		Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
Phone #:	(858) 560-1141	Revision 11:	
Project Address:	VACANT LAND	Revision 10:	
	SAN DIEGO, CALIFORNIA	Revision 9:	
Project Name:	CANDLELIGHT	Revision 8:	
Sheet Title:	SITE SECTIONS / DETAILS / SECTIONS	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	6-1-22
Original Date:	5-14-21		
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P.T.S. NO.	0691625		
I.D. NO.			

SITE SECTIONS / DETAILS / SECTIONS FOR: CANDLELIGHT



NOTES

1. CONCRETE SHALL BE 520-C-2500.
2. INSTALL EXPANSION JOINTS 120' O.C.
3. INSTALL WEAKENED PLANE JOINTS 20' O.C.

NOTE:
GRADING AND PUBLIC
IMPROVEMENTS PER DWG. NO.
41303-D AND 41304-D



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658-560-1141
658-560-8157 Fax

Peter R. Safino 2/8/2024
PETER R. SAFINO P.E. 44171 DATE

Prepared By: _____

Name: SB&O INC.

Address: 3990 RUFFIN ROAD, SUITE 120

SAN DIEGO, CALIFORNIA 92123

Phone #: (858) 560-1141

Project Address: _____

VACANT LAND

SAN DIEGO, CALIFORNIA

Project Name: _____

CANDLELIGHT

Revision 14: _____

Revision 13: _____

Revision 12: _____

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Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 6-1-22

Original Date: 5-14-21

Sheet 9 of 16

P.T.S. NO. 0691625

I.D. NO. _____

ADA PATHWAY PLAN FOR:
CANDLELIGHT

LEGEND

PROPOSED A.D.A. PATHWAY

A.D.A. PATHWAY ACCESS

INDICATES HANDICAP ACCESSIBLE UNIT

BRUSH 35' MIN. MANAGEMENT ZONE 1

PARKING STALL NUMBER

INDICATED ADA PARKING STALL

SETBACK NOTES

- PROPOSED 5' WIDE SIDE YARD SETBACK.
- PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
- 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
- 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

NOTE:

FIRE ACCESS LANES SHALL BE MARKED WITH PAINTED RED CURBS AND "NO PARKING" SIGNS.

NOTE:

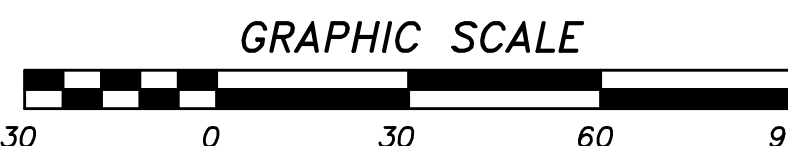
BUILDING HEIGHTS SHALL NOT EXCEED 35' IN HEIGHT FROM FINISHED GRADE TO EYES.

NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMA SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

FOR MAPPING INFORMATION
SEE DETAIL SHEET 8

OUTH WIND
ROS 16894



Prepared By:

Name: SB&O INC.

Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123

Phone #: (858) 560-1141

Project Address:
VACANT LAND
SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

Sheet Title:

ADA PATHWAY PLAN ~ LOT 1

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:

6-1-22

Original Date:

5-14-21

Sheet 10 of 16

P.T.S. NO. 0691625

I.D. NO.



SB&O INC.
PLANNING ENGINEERING SURVEYING

3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141 858-560-8157

PETER R. SAFINO P.E. 44171

2/8/2024

DATE

ADA PATHWAY PLAN FOR:
CANDLELIGHT

LEGEND

PROPOSED A.D.A. PATHWAY

A.D.A. PATHWAY ACCESS

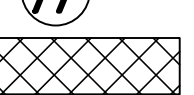
INDICATES HANDICAP ACCESSIBLE UNIT

BRUSH 35' MIN. MANAGEMENT ZONE 1

PARKING STALL NUMBER

INDICATED ADA PARKING STALL

○ ○ ○ ○ ○ ○ ○ ○



1

HC

SETBACK NOTES

- PROPOSED 5' WIDE SIDE YARD SETBACK.
- PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
- 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
- 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

NOTE:

FIRE ACCESS LANES SHALL BE MARKED WITH PAINTED RED CURBS AND "NO PARKING" SIGNS.

NOTE:

BUILDING HEIGHTS SHALL NOT EXCEED 35' IN HEIGHT FROM FINISHED GRADE TO EYES.

NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMA SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT. MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

20' MIN. BRUSH MANAGEMENT ZONE 1 (TYP.)

(ALTERNATIVE COMPLIANCE)

35' MIN. BRUSH MANAGEMENT ZONE (TYP.)

(ALTERNATIVE COMPLIANCE)

30'

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 60 90

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VACANT LAND

SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

Sheet Title:

ADA PATHWAY PLAN ~ LOT 2 AND PORTION

OF LOT 3

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:

6-1-22

Original Date:

5-14-21

Sheet

11 of 16

P.T.S. NO.

0691625

I.D. NO.

SB&O INC.

PLANNING ENGINEERING SURVEYING

3990 RUFFIN ROAD, SUITE 120

SAN DIEGO, CA. 92123

858-560-1141 858-560-8157

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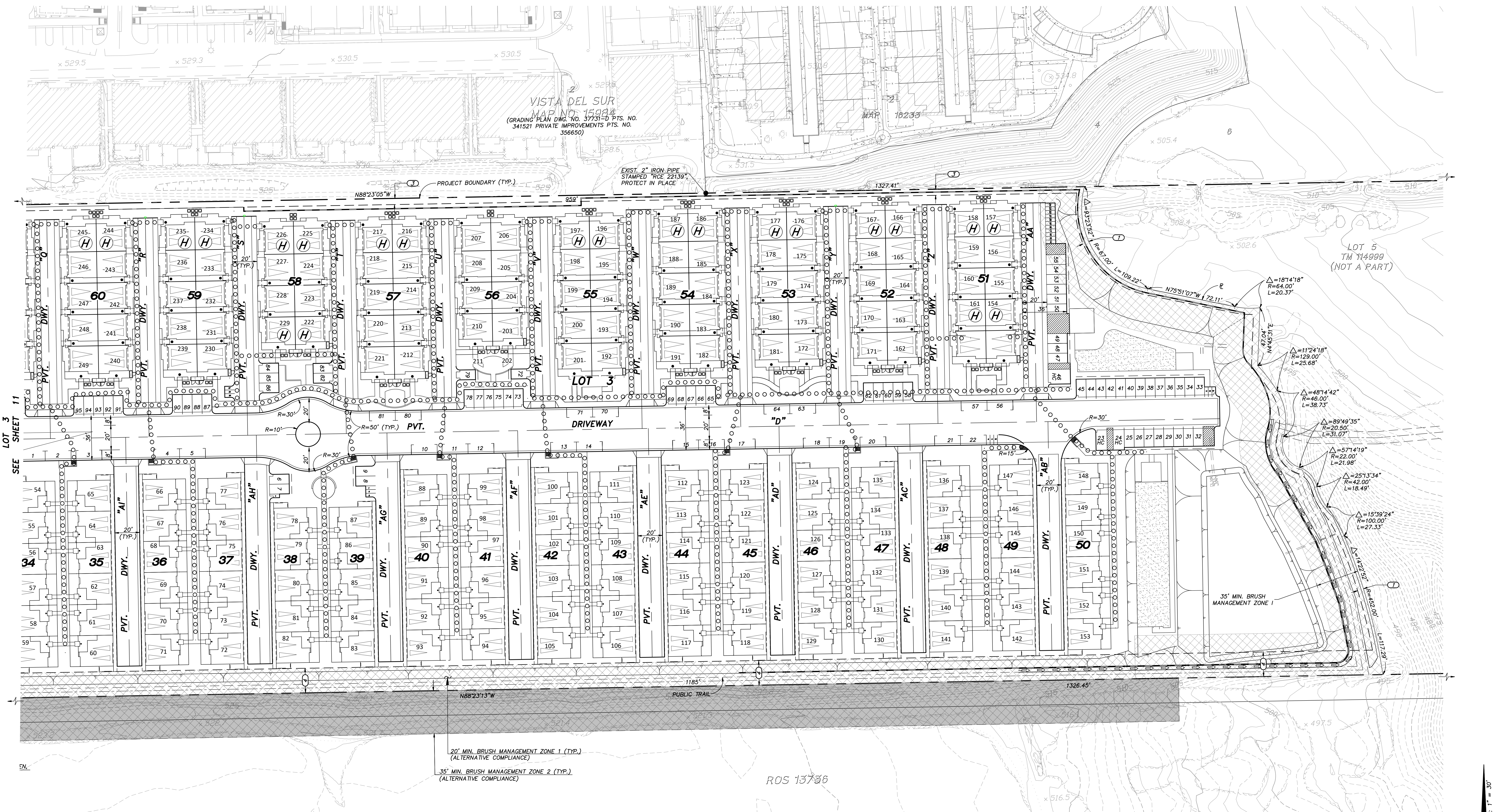


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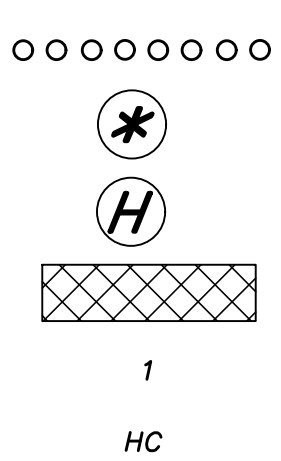
2/8/2024

DATE

ADA PATHWAY PLAN FOR:
CANDLELIGHT



- LEGEND**
- PROPOSED A.D.A. PATHWAY
 - A.D.A. PATHWAY ACCESS
 - INDICATES HANDICAP ACCESSIBLE UNIT
 - BRUSH 35' MIN. MANAGEMENT ZONE 1
 - PARKING STALL NUMBER
 - INDICATED ADA PARKING STALL



- SETBACK NOTES**
- 1 PROPOSED 5' WIDE SIDE YARD SETBACK.
 - 2 PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
 - 3 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
 - 4 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

NOTE:
FIRE ACCESS LANES SHALL BE MARKED WITH PAINTED RED CURBS AND "NO PARKING" SIGNS.

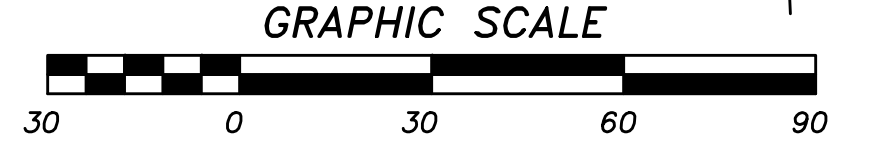
NOTE:
BUILDING HEIGHTS SHALL NOT EXCEED 35' IN HEIGHT FROM FINISHED GRADE TO EYES.



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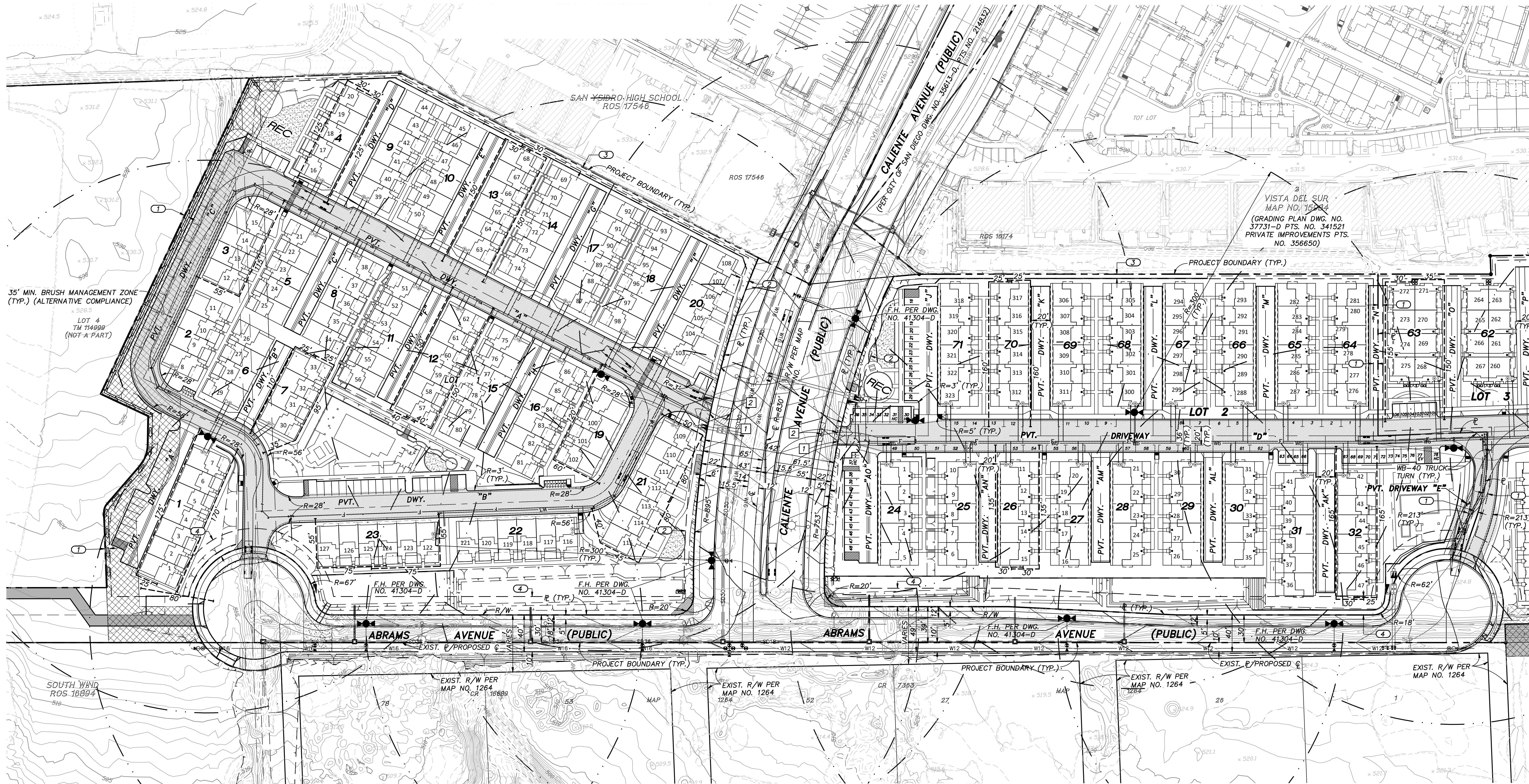
PETER R. SAFINO P.E. 44171 DATE 2/8/2024

Prepared By:	SB&O INC.	Revision 14:	
Name:	SB&O INC.	Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120 SAN DIEGO, CALIFORNIA 92123	Revision 12:	
Phone #:	(858) 560-1141	Revision 11:	
Project Address:	VACANT LAND SAN DIEGO, CALIFORNIA	Revision 10:	
Project Name:	CANDLELIGHT	Revision 9:	
Sheet Title:	ADA PATHWAY PLAN ~ PORTION OF LOT 3	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	6-1-22
Original Date:	5-14-21		
Sheet:	12 of 16		
P.T.S. NO.	0691625		
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SCALE: 1" = 30'

FIRE ACCESS PLAN FOR:
CANDLELIGHT



LEGEND

- PARKING STALL NUMBER
INDICATED ADA PARKING STALL
FIRE ACCESS LANE (W=26' MIN.)
EXIST. FIRE HYDRANTS
PROPOSED FIRE HYDRANTS
PROPOSED F.H. 300' RADIUS HOSE PULL
EXIST. F.H. 300' RADIUS HOSE PULL
FIRE HOSE PULL LENGTH
BRUSH 35' MIN. MANAGEMENT ZONE I
TRUCK TURN—OUTERMOST TRUCK PATH

SETBACK NOTES

- 1 PROPOSED 5' WIDE SIDE YARD SETBACK.
2 PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
3 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
4 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

CONSTRUCTION NOTES

- 1 EMERGENCY FIRE ACCESS.
2 APPROVED FIRE TRUCK SURFACE.

FIRE ACCESS NOTES

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150' IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- ANY HAMMERHEAD/TURNAROUND/CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX "D".
- ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WITH THE FIRE ENGINE IS IN A FIRE ACCESS ROAD LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR SPRINKLERED BUILDINGS; THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDINGS; THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT.
- CLEAR SPACE AROUND HYDRANTS; A 3' RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKERS SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
- DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS (IF THE BUILDINGS ARE SPRINKLERED, THIS NOTE DOES NOT APPLY).

NOTE

FIRE ACCESS LANES SHALL BE MARKED WITH PAINTED RED CURBS AND "NO PARKING" SIGNS.

NOTE

BUILDING HEIGHTS SHALL NOT EXCEED 30' IN HEIGHT FROM FINISHED GRADE TO EYES.

NOTE

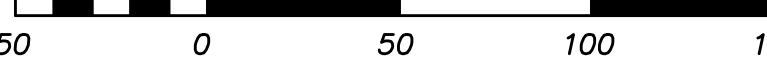
FOR BOUNDARY AND MAPPING INFORMATION SEE SHEETS 2-10.

NOTE

ALL BUILDINGS WILL BE SPRINKLERED.

SCALE: 1" = 50'

GRAPHIC SCALE



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Phone #: (858) 560-1141
Project Address:
VACANT LAND
SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

Sheet Title:

FIRE ACCESS PLAN ~ LOT 1 AND LOT 2

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
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Original Date: 5-14-21

Sheet 13 of 16

P.T.S. NO. 0691625

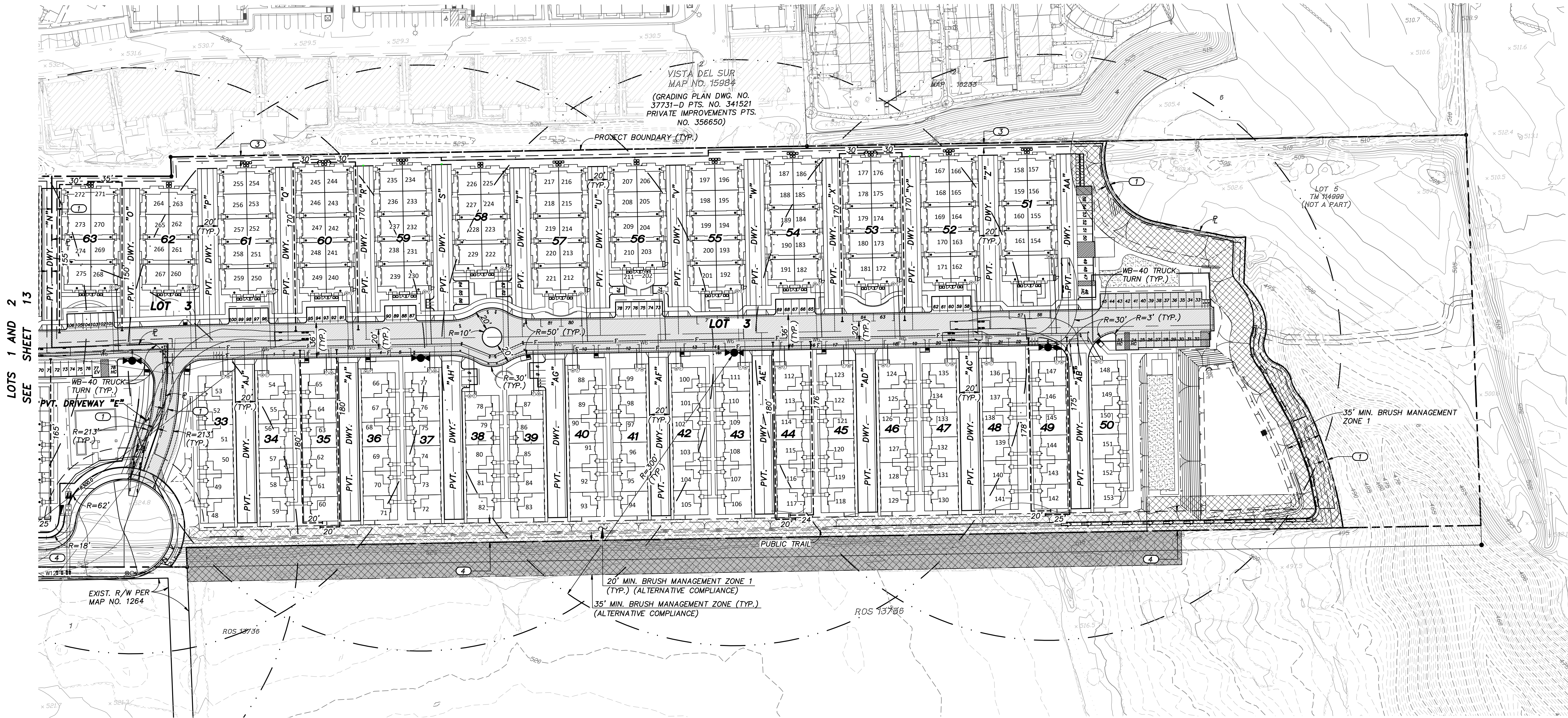
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Fax

PETER R. SAFINO P.E. 44171 DATE 2/8/2024

FIRE ACCESS PLAN FOR:
CANDLELIGHT



LEGEND

- PARKING STALL NUMBER
INDICATED ADA PARKING STALL
FIRE ACCESS LANE (W=26' MIN.)
EXIST. FIRE HYDRANTS
PROPOSED FIRE HYDRANTS
PROPOSED F.H. 300' RADIUS HOSE PULL
EXIST. F.H. 300' RADIUS HOSE PULL
FIRE HOSE PULL LENGTH
BRUSH 35' MIN. MANAGEMENT ZONE 1
TRUCK TURN-OUTERMOST TRUCK PATH

SETBACK NOTES

- 1 PROPOSED 5' WIDE SIDE YARD SETBACK.
2 PROPOSED 10' WIDE STREET SIDE YARD SETBACK.
3 5' WIDE RM-2-5 ZONE REAR YARD SETBACK.
4 20' WIDE RM-2-5 ZONE FRONT YARD SETBACK.

NOTE

FOR FIRE ACCESS NOTES SEE SHEET 13.

NOTE

FIRE ACCESS LANES SHALL BE MARKED WITH PAINTED RED CURBS AND "NO PARKING" SIGNS.

NOTE

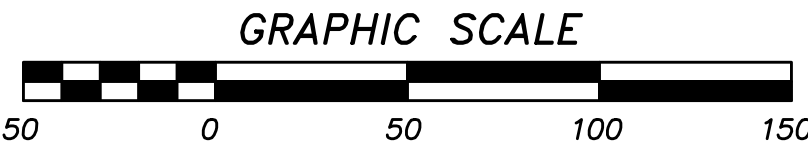
BUILDING HEIGHTS SHALL NOT EXCEED 35' IN HEIGHT FROM FINISHED GRADE TO EYES.

NOTE

FOR BOUNDARY AND MAPPING INFORMATION SEE SHEETS 2-10.

NOTE

ALL BUILDINGS WILL BE SPRINKLERED.



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Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
Phone #:	(858) 560-1141	Revision 11:	
Project Address:	VACANT LAND	Revision 10:	
Revision:	SAN DIEGO, CALIFORNIA	Revision 9:	
Revision:		Revision 8:	
Revision:		Revision 7:	
Revision:		Revision 6:	
Revision:		Revision 5:	
Revision:		Revision 4:	
Revision:		Revision 3:	
Revision:		Revision 2:	
Revision:		Revision 1:	6-1-22
Original Date:	5-14-21		
Sheet Title:	FIRE ACCESS PLAN ~ LOT 3	Sheet:	14 of 16
		P.T.S. NO.	0691625
		I.D. NO.	



SB&O INC.
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858-560-1141 858-560-8157
Fax
2/8/2024
PETER R. SAFINO P.E. 44171 DATE

LOTS 1 AND 2
SEE SHEET 13

ENVIRONMENTAL CONSTRAINTS FOR:
CANDLELIGHT

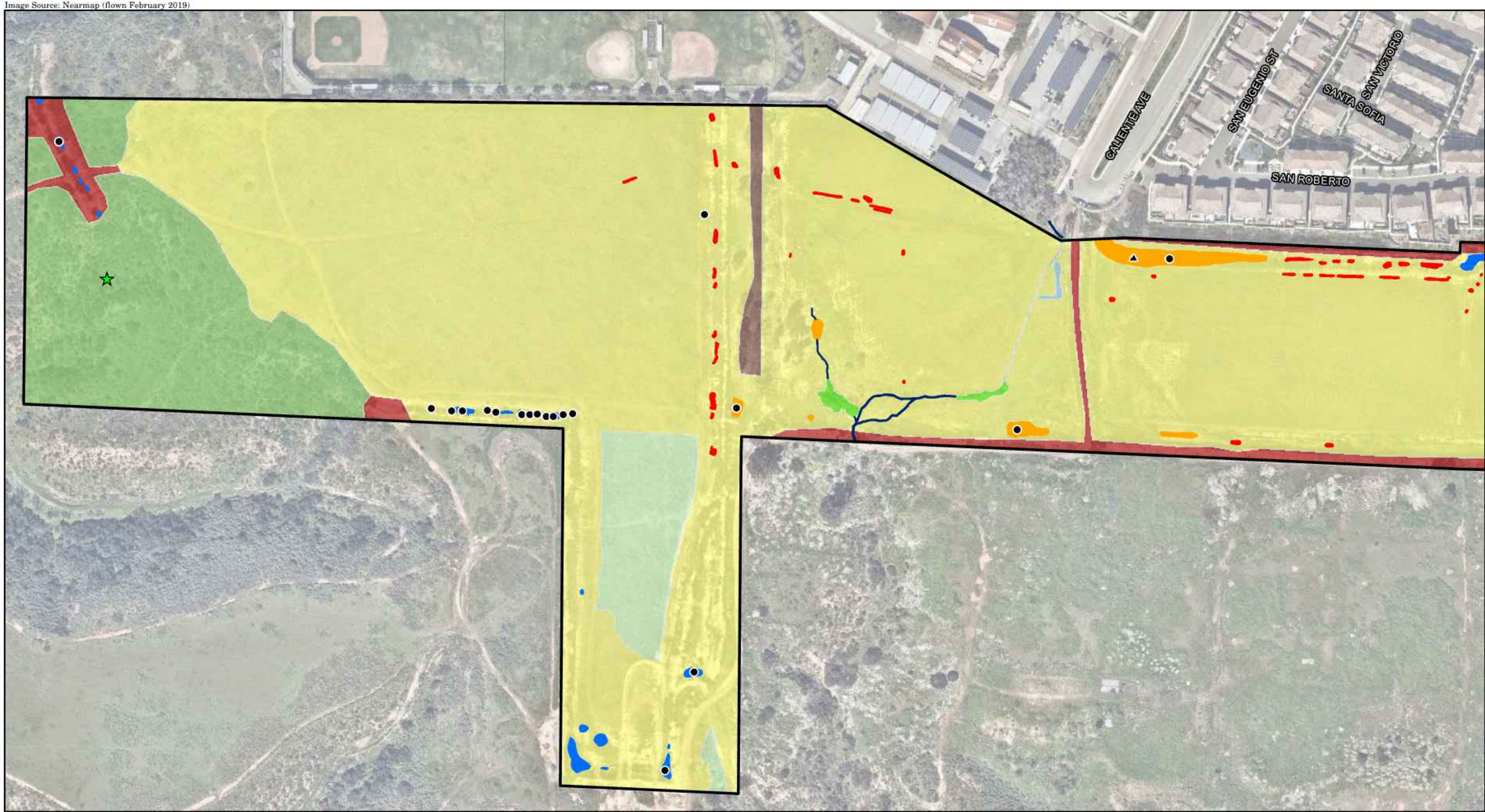


FIGURE 4a
Biological Resources

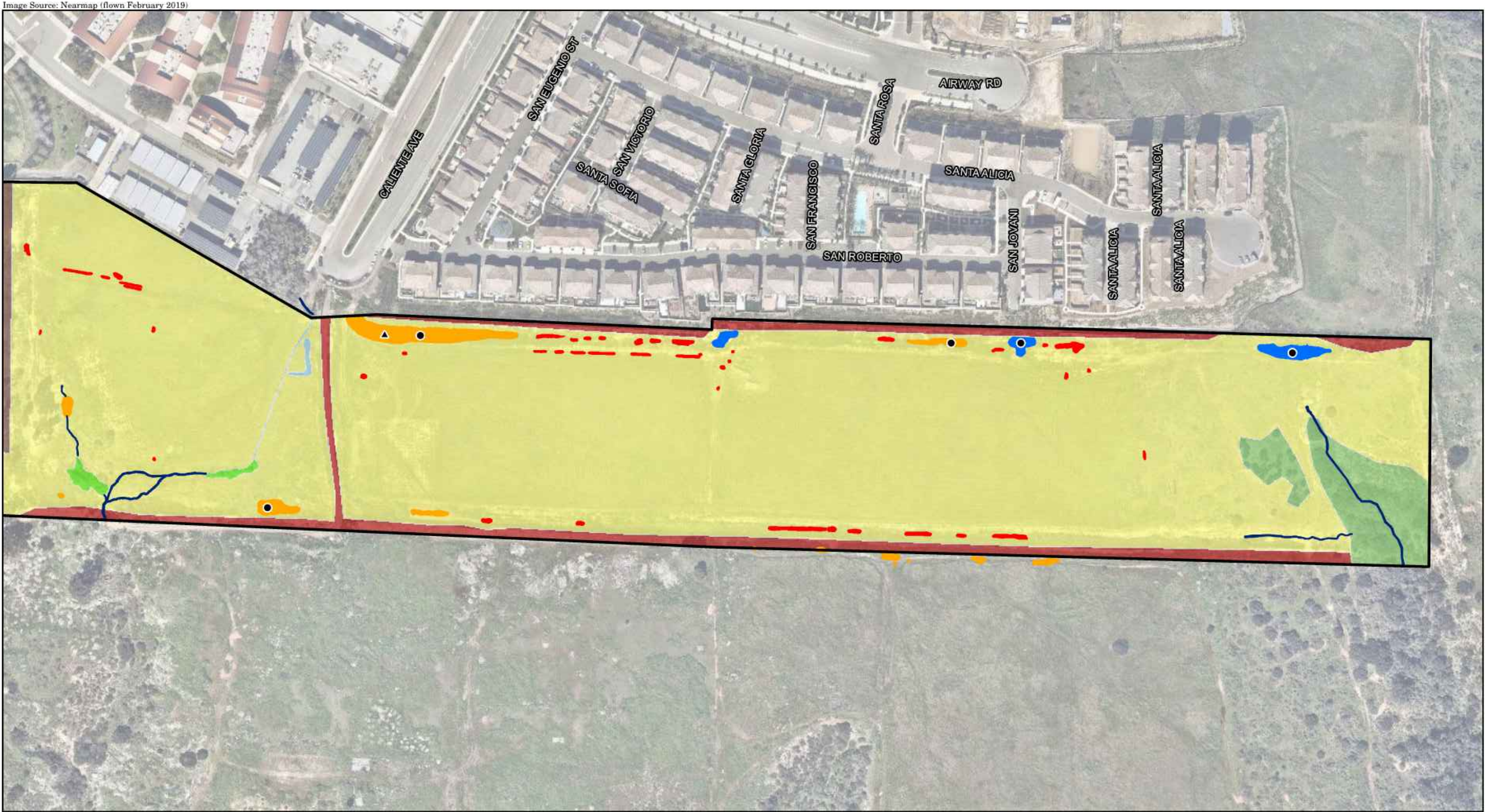
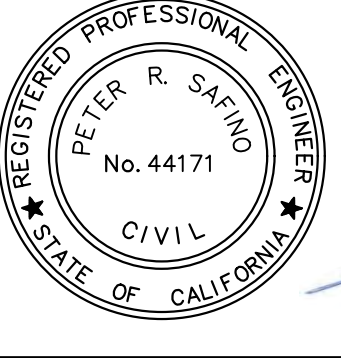


FIGURE 4b
Biological Resources

Prepared By:		Revision 14:	
Name:	SB&O INC.	Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
	SAN DIEGO, CALIFORNIA 92123	Revision 11:	
Phone #:	(858) 560-1141	Revision 10:	
Project Address:		Revision 9:	
	VACANT LAND	Revision 8:	
	SAN DIEGO, CALIFORNIA	Revision 7:	
Project Name:		Revision 6:	
	CANDLELIGHT	Revision 5:	
Revision 4:		Revision 4:	
Revision 3:		Revision 3:	
Revision 2:		Revision 2:	
Revision 1:	6-1-22	Revision 1:	
Original Date:	5-14-21		
Sheet Title:	ENVIRONMENTAL CONSTRAINTS	Sheet	15 of 16
P.T.S. NO.	0691625		
I.D. NO.			

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PETER R. SAFINO P.E. 44171 DATE 2/8/2024

SETBACK PLAN FOR:
CANDLELIGHT

LEGEND

SUBDIVISION BOUNDARY
R/W (RIGHT-OF-WAY)
SETBACK LINE

SETBACKS

FRONT:
SIDE:
STREET SIDE:
REAR:

REQUIRED PER ZONING

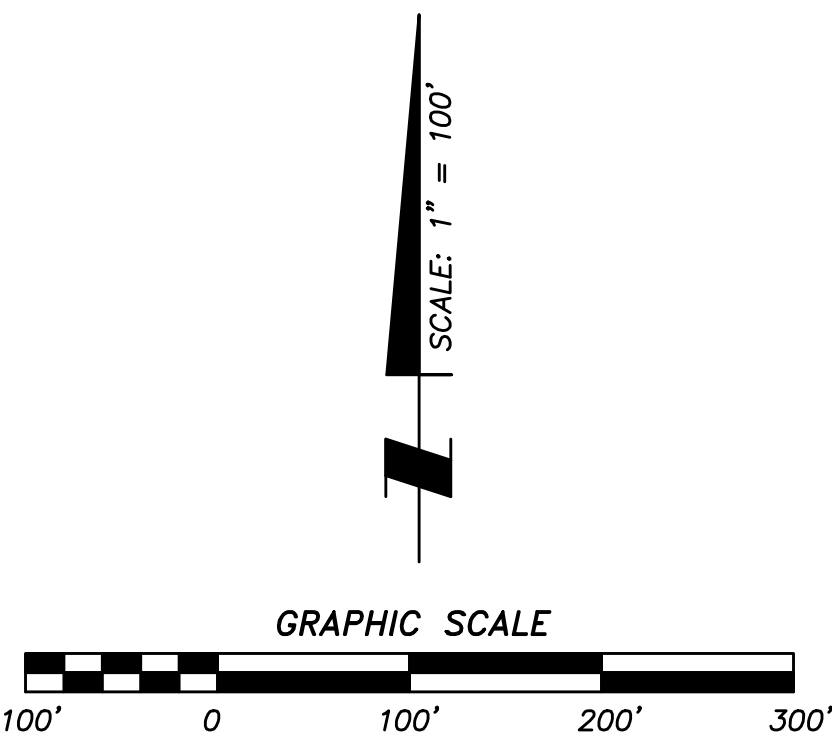
1 20'
2 VARIES (10% WIDTH)
3 VARIES (10% WIDTH)
4 5'

PROPOSED

5 20'
6 5'
7 10'
8 5'

BOUNDARY DATA TABLE

NO.	BEARING	RADIUS	LENGTH
1	N3°32'34"E	—	30.65'
2	S9°53'00"W	37.00'	25.26'
3	N0°00'39"W	—	202.34'
4	S3°01'57"E	15.00'	11.27'
5	N0°50'16"E	—	29.51'
6	S5°39'24"E	100.00'	27.33'
7	S5°13'34"E	42.00'	18.49'
8	S7°14'19"E	22.00'	21.98'
9	S6°49'35"E	20.50'	31.07'
10	S4°14'42"E	46.00'	38.73'
11	S1°24'18"E	129.00'	25.68'
12	N4°45'31"E	—	47.04'
13	S1°14'18"E	64.00'	20.37'
14	S3°23'52"E	67.00'	109.22'



SETBACK PLAN

Prepared By: _____

Name: SB&O INC.

Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123

Phone #: (858) 560-1141

Project Address: VACANT LAND
SAN DIEGO, CALIFORNIA

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: 1-4-23

Revision 1: 6-1-22

Original Date: 5-14-21

Sheet Title: SETBACK PLAN & ULTIMATE RIGHT-OF-WAY PLAN

P.T.S. NO. 0691625

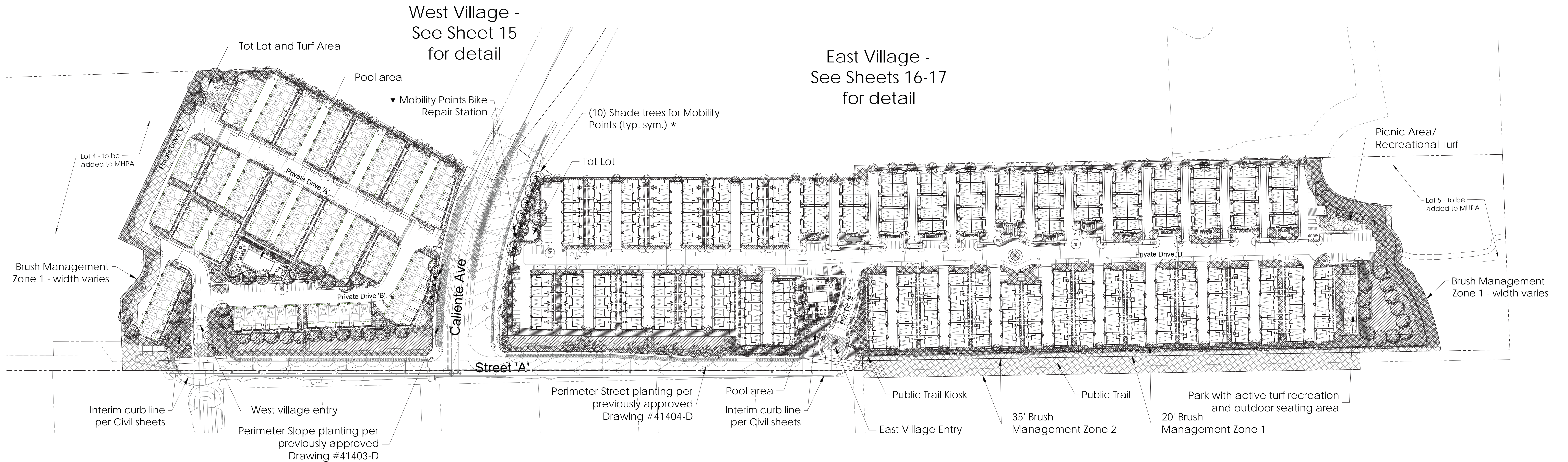
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858-560-1141
858-560-8157 Fax

PETER R. SAFINO P.E. 44171 DATE 2/8/2024

Overall Site



Plant Legend

Symbol	Botanical Name	Common Name	Mature Height/ Spread	Wucols Classification
Trees				
Zone 3				
Major Entry Tree - Broad-headed Evergreen - 36" box - 14 total				
	Magnolia Grandiflora	Southern Magnolia	30'/30'	M
	Olea europaea	Olive	30'/30'	L
Small Entry Tree - Standard Shrub - 36" box - 6 total				
	Photinia 'Fraseri'	Photinia	10'/10'	M
	Rhaphiolepis 'Majestic Beauty'	Standard India Hawthorn	10'/10'	M
Entry Drive Tree - Vertical Evergreen - 36" box - 23 total				
	Arbutus 'Marina'	No Common Name	25'/20'	M
	Lophostemon conferta	Brisbane Box	30'/20'	M
Flowering Accent Tree - 24" box - 39 total				
	Cassia leptophylla	Gold Medallion Tree	20'/20'	M
	Eriobotrya japonica	Bronze Loquat	20'/20'	M
Evergreen Canopy Tree - 24" box - 7 total				
	Tipuana tipu	Tipu Tree	30'/30'	L
	Ulmus parvifolia	Evergreen Elm	30'/30'	M
Interior Street Trees - Vertical Evergreen - (17) 36" box, (121) 24" box - 138 total				
	Arbutus 'Marina'	No Common Name	25'/20'	M
	Lophostemon conferta	Brisbane Box	30'/20'	M
Flowering Accent Tree @ terminus of alleys and pedestrian walks - 24" box - 25 total				
	Lagerstroemia indica	India Hawthorn	20'/20'	M
	Metrosideros excelsa	New Zealand Christmas Tree	20'/20'	M
Open space tree - Large Evergreen - 50% 36" box; 50% 24" box - 67 total				
	Agonis flexuosa	Peppermint Tree	30'/30'	L
	Brachychiton populneus	Bottle Tree	30'/30'	M
	Cinnamomum camphora	Camphor Tree	30'/30'	M
	Laurus nobilis	Grecian Laurel	30'/30'	L
	Magnolia spp.	Southern Magnolia	30'/30'	M
	Tipuana tipu	Tipu Tree	30'/30'	L
Palms at pool area - 8' BTH - 19 total				
	Archontophoenix c.	King Palm	20'/15'	M
	Arecastrum romanzoffianum	Queen Palm	20'/15'	M
Slope Trees - 50% 24" box; 50% 15 gal - 28 total				
	Geijera parviflora	Australian willow	25'/25'	L
	Platanus acerifolia	London Plan Tree	30'/30'	M
	Quercus agrifolia	Coast Live Oak	30'/30'	L
	Rhus lancea	African Sumac	30'/30'	L

Plant Legend (continued)

Symbol	Botanical Name	Common Name	Quantity/ Spacing	Mature Height/ Spread	Wucols Classification
Zone 3					
Shrubs - 5% 15 gallon; 25% 5 gallon; 70% 1 gallon					
	Agapanthus africanus	Lily-of-the-Nile		3/2'	M
	Agave attenuata	Foxtail agave		4/4'	L
	Agave 'Blue Flame'	Blue Flame Agave		3/3'	L
	Aloe 'Blue Elf'	No Common Name		2/2'	L
	Anigozanthos spp.	Kangaroo Paw		3/3'	M
	Arbutus 'Compacta'	Dwarf Strawberry Tree		4/4'	L
	Beschomera spp.	Aloe		4/4'	L
	Buxus spp.	Boxwood		2/3'	M
	Bougainvillea spp.	Bougainvillea		4/4'	L
	Callistemon spp.	Dwarf Bottlebrush		3/2'	L
	Carissa 'Tuttilei'	Dwarf Carissa		3/2'	L
	Chondropetalum tectorum	Cape Rush		3/2'	L
	Dianella tasmanica	Tasman Flax Lily		3/3'	M
	Dietes vegeta	Fortnight Lily		3/3'	L
	Festuca spp.	Fescue		18"/18"	M
	Furcraea foetida	Mauritius Hemp		4/4'	L
	Lantana spp.	Spreading Lantana		4/3'	L
	Lavandula stoechas	Spanish Lavender		4/3'	L
	Ligustrum 'Texanum'	Texas Privet		4/3'	M
	Myrtus 'Compacta'	Dwarf Myrtle		3/3'	L
	Phlomis spp.	Jerusalem Sage		4/4'	L
	Photinia 'Fraseri'	Photinia		6/4'	L
	Podocarpus macrophylla	Yew Pine		6/3'	M
	Rhaphiolepis spp.	India Hawthorn		4/3'	L
	Salvia spp.	Sage		4/4'	L
	Westringia spp.	Coast Rosemary		4/4'	L

Plant Legend (continued)

Symbol	Botanical Name	Common Name	Quantity/ Spacing	Mature Height/ Spread	Wucols Classification
Zone 3					
Vines - 100% 15 gallon					
	Bougainvillea spp.	Bougainvillea		5/2'	L
	Distictus buccinatoria	Blood Red Trumpet Vine		5/2'	M
	Jasminum polyanthemum	Jasmine		5/2'	M
	Macfadyena unguis-cati	Catclaw Vine		5/2'	L
Ground Covers Flats @ 12-24" spacing					
	Lantana montevidensis	Trailing Lantana		3/4'	L
	Myoporum spp.	Prostrate Myoporum		2/2'	L
	Rosmarinus spp.	Prostrate Rosemary		2/2'	L
Basin Planting - Plugs @ 12" o.c. spacing					
	Carex spp.	Sedge		1/1'	L
	Juncus spp.	Rush		2/2'	L
	Leymus spp.	No Common Name		2/2'	L
Turf - Sod					
	Marathon II Fescue	Dwarf Fescue		N/A	H

Landscape Design Concept

Candlelight is an exciting housing project that will help provide much needed housing for the San Diego region, and specifically the City of San Diego. The landscape has been designed to create a sense of community for the residents. Arrival to the two villages is heralded by raised planters and monument walls with specimen sized trees. Landscape accents are located throughout the community, with a pool area, tot lot and open turf recreation areas for each village.

The tree palette within the project has been selected for water conservation as well as creating a progression between spaces. Shrubs have been chosen to meet water conservation requirements as well as to set off the architecture and enhance to open spaces within the community.

The perimeter street trees and right-of-way planting will be installed per previously approved plans.

Standard Landscape Notes

- All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the 'City of San Diego Land Development Manual Landscape Standards', and all other landscape related City and regional standards.
- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
- Maintenance: All landscape shown on this plan shall be maintained by the property owner. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- All landscaped areas shall be irrigated with a permanent subsurface automatic irrigation system utilizing drip irrigation and a weather based smart controller.
- Root barriers shall be provided for all trees within 6' of a paved surface.
- All planting areas shall receive a 3" layer of bark mulch or cobble.
- Right-of-way areas shall receive a 3" layer of bark mulch.

Minimum Tree Separation Distance:

Traffic signals/stop signs - 20 feet
Underground utility lines - 5 feet (10 feet for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet (5' for residential streets <25 mph)
Intersections (intersecting curb lines of two streets) - 25 feet

Maintenance Notes:

All required landscape areas, including in the right-of-way shall be maintained by Owner and subsequently by the Homeowners Association. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.

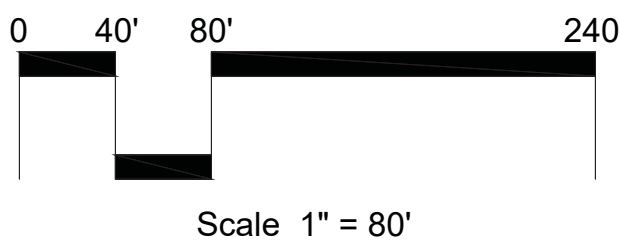
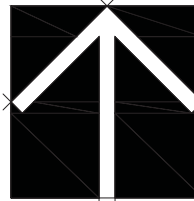
If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

Existing Tree Note:

Existing trees to be removed are shown in red on this sheet.

Mobility Points Summary:

- ▼ Bike Repair Station- 2 @ 1.5 points = 3 Points
- ★ Shade Trees - 10 @ 0.2 points = 2 Points
- Total = 5 Points



rla 2681
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landscape architecture
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san diego ca 92101 619 718 9660

Prepared By:

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SUITE 302

Phone #: SAN DIEGO, CA 92101

Project Address:

VACANT LAND

SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

Sheet Title:

LANDSCAPE DEVELOPMENT PLAN - OVERALL

Revision 14:

Revision 13:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

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Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:

Original Date: 1/19/2024

Sheet 17 of 23

P.T.S. NO. 0691625

I.D. NO.

West Village



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Phone #: SAN DIEGO, CA 92101

Project Address:

VACANT LAND

SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

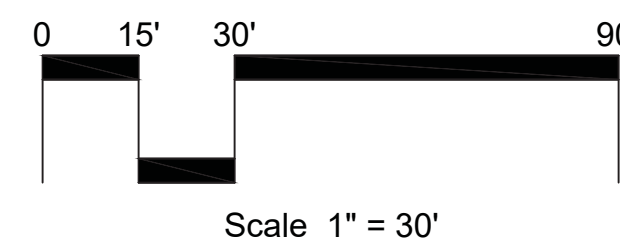
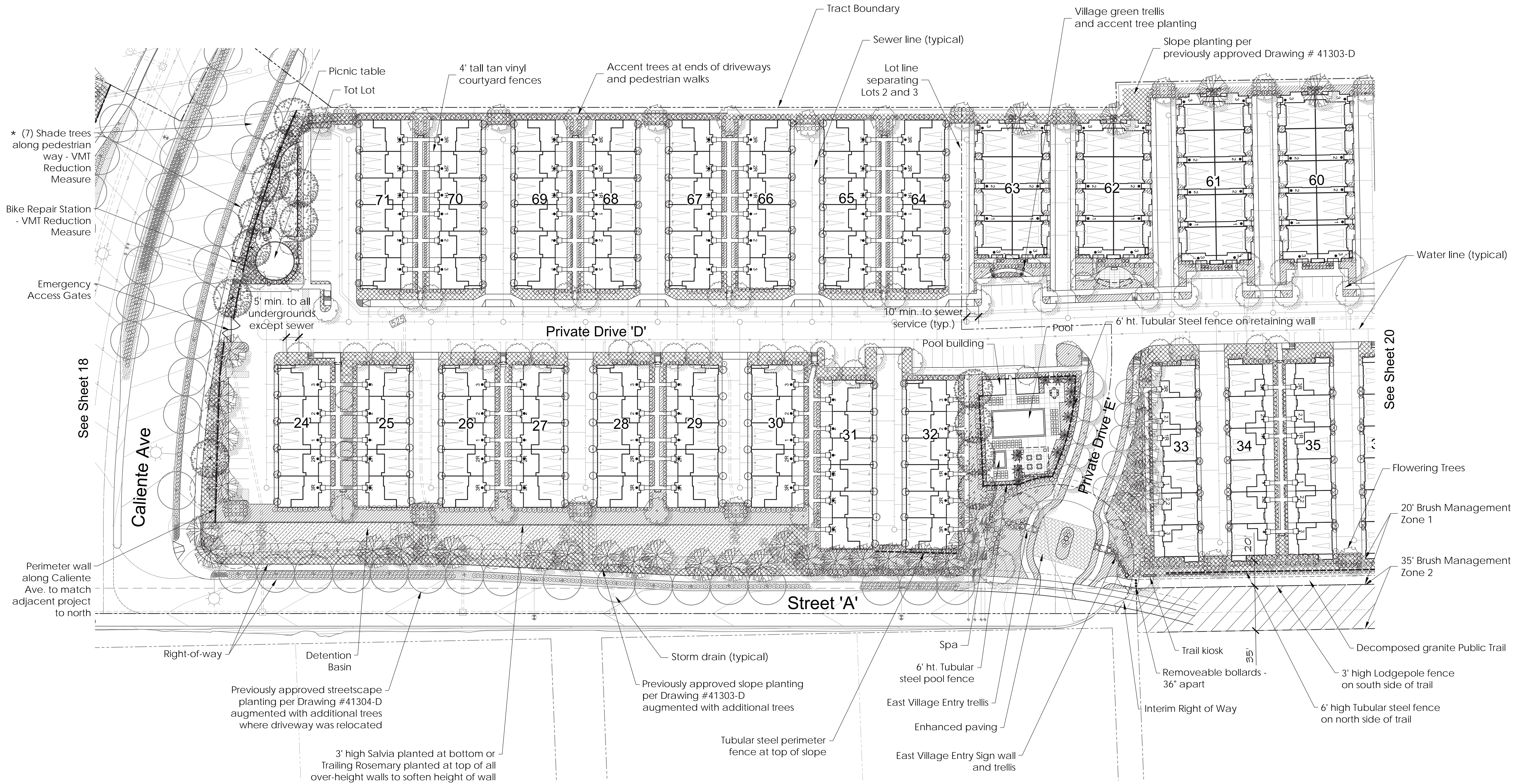
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P.T.S. NO. 0691625

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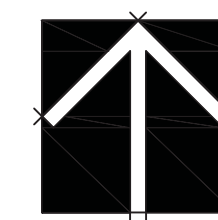
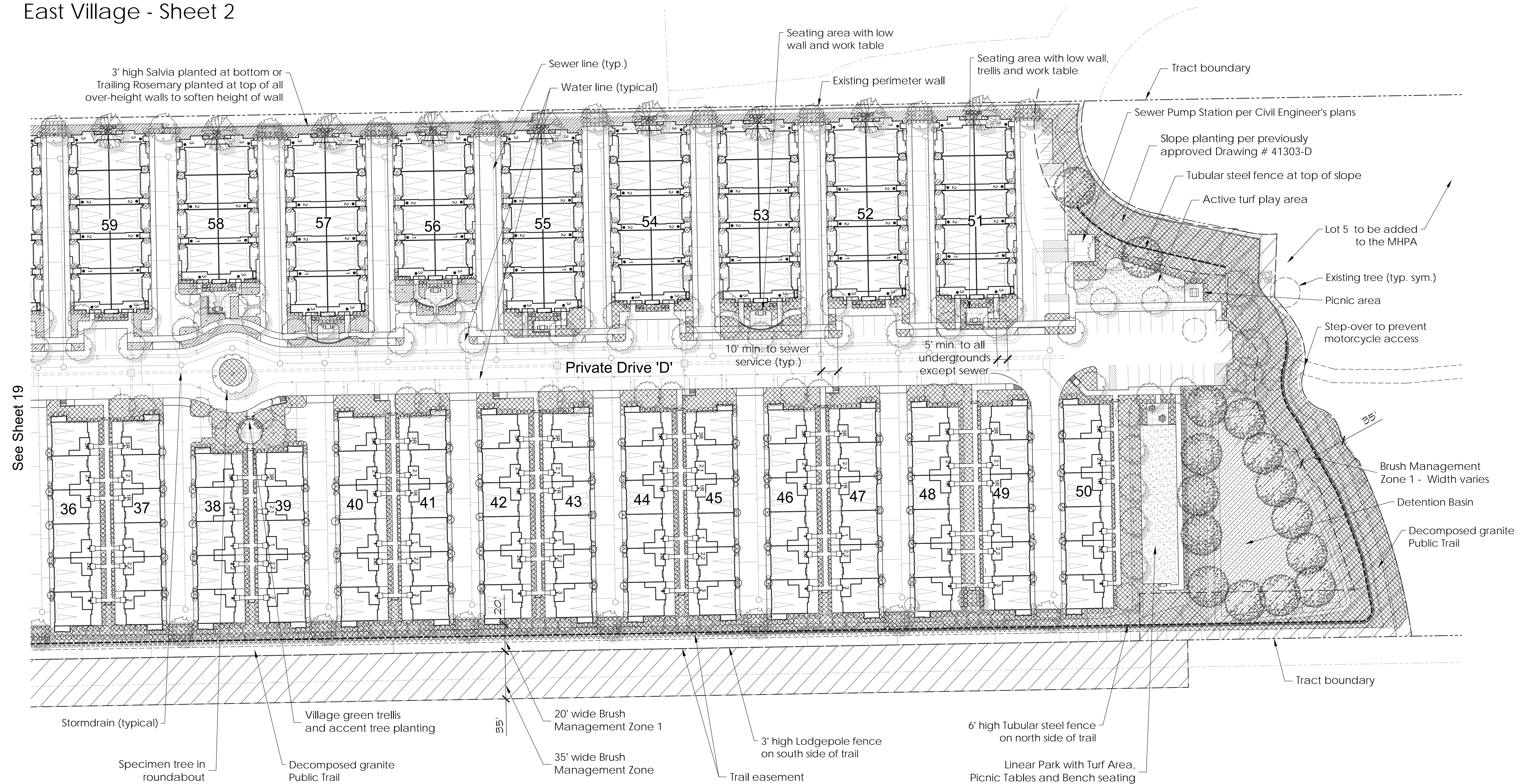
East Village - Sheet 1



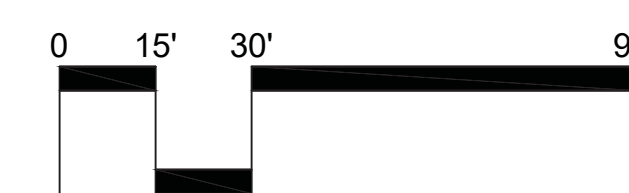
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landscape architecture
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san diego ca 92101 619 718 9660

Prepared By:	HOWARD ASSOCIATES, INC.	Revision 14:	
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	SUITE 302	Revision 11:	
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Project Address:		Revision 9:	
	VACANT LAND	Revision 8:	
	SAN DIEGO, CALIFORNIA	Revision 7:	
Project Name:	CANDLELIGHT	Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Sheet Title:	LANDSCAPE DEVELOPMENT PLAN - EAST VILLAGE SHEET 1	Original Date:	1/19/2024
		Sheet	19 of 23
		P.T.S. NO.	0691625
		I.D. NO.	

East Village - Sheet 2



North



Scale 1" = 30'

r l a 2681

◆ ◆ HOWARD ◆ ◆
◆ ◆ ASSOCIATES ◆ ◆
◆ ◆ landscape architecture ◆ ◆
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VACANT LAND
SAN DIEGO, CALIFORNIA
 Project Name: _____
CANDLELIGHT

 Sheet Title: _____
LANDSCAPE DEVELOPMENT PLAN - EAST
VILLAGE SHEET 2

Revision 14: _____
Revision 13: _____
Revision 12: _____
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Revision 4: _____
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Revision 1: _____

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Sheet 20 of 23

P.T.S. NO. 0691625

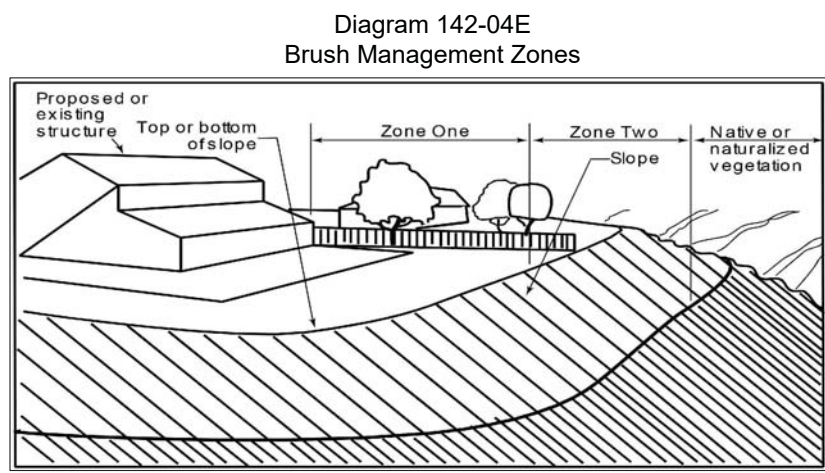
Brush Management Plan



Brush Management Notes

Note: The following information is excerpted from the Municipal Code. Proposed brush management on-site will be a minimum 35' Zone, with alternative compliance to be determined in coordination with the Fire Marshal.

SDMC Section 142.0412
Brush Management
Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.
(a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.



- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- (c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
- (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
- (2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).

Table 142-04H
Brush Management Zone Width Requirements

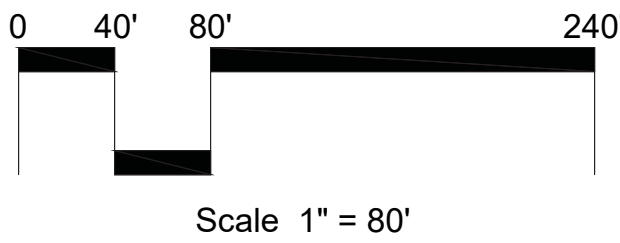
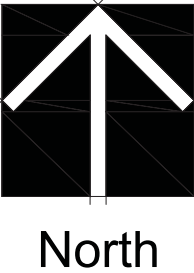
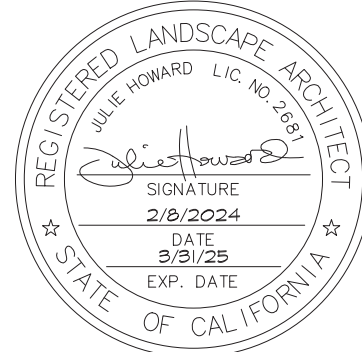
Criteria	Zone Widths
Zone One width	35 ft.
Zone Two width	65 ft.

- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- (e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate increase in

- width:
- (1) The required front yard setback of the base zone may be reduced by 5 feet.
- (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
- (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
- (g) Zone One Requirements
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
- (A) When planting areas contain only species that do not grow taller than 24 inches in height.
- (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
- (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
- (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in

- accordance with Process One if all of the following conditions exist:
- (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
- (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
- (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.
- (m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:
- (1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years' experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of \$1 million of liability insurance subject to approval by the Office of the City Attorney.
- (2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The applicant shall:
- (A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.
- (B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.
- (C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(n).
- (3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate the Zone Two brush management areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.
- (4) The timing of brush management activities shall comply with Section 142.0412(d).
- (5) While goats are browsing:
- (A) No more than 75 goats are permitted on a single acre of the premises.
- (B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.
- (C) The goats shall remain within a secure enclosure at all times.
- (D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.
- (E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.
- (F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.
- (6) No later than 5 business days from the date of removal of the goats, the applicant shall notify the Fire Chief in writing of the removal of the goats.
- (7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the applicant in writing, and shall constitute a final determination on the City's behalf.

- (n) Within the Coastal Overlay Zone, brush management for new subdivisions shall not be permitted to encroach into an environmentally sensitive habitat area (ESHA), except that encroachment may be permitted where necessary to achieve a maximum development area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern foredunes, Torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub communities, and any vegetative communities that support threatened or endangered species.
- (o) Violations and Remedies
- (1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).
- (2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the premises and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.



rla 2681
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landscape architecture
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san diego ca 92101 619 718 9660

Prepared By:

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Address: 1951 FOURTH AVE.

SUITE 302

Phone #: SAN DIEGO, CA 92101

Project Address:

VACANT LAND

SAN DIEGO, CALIFORNIA

Project Name:

CANDLELIGHT

Sheet Title:

BRUSH MANAGEMENT PLAN

Revision 14:

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Revision 12:

Revision 11:

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Revision 8:

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Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:

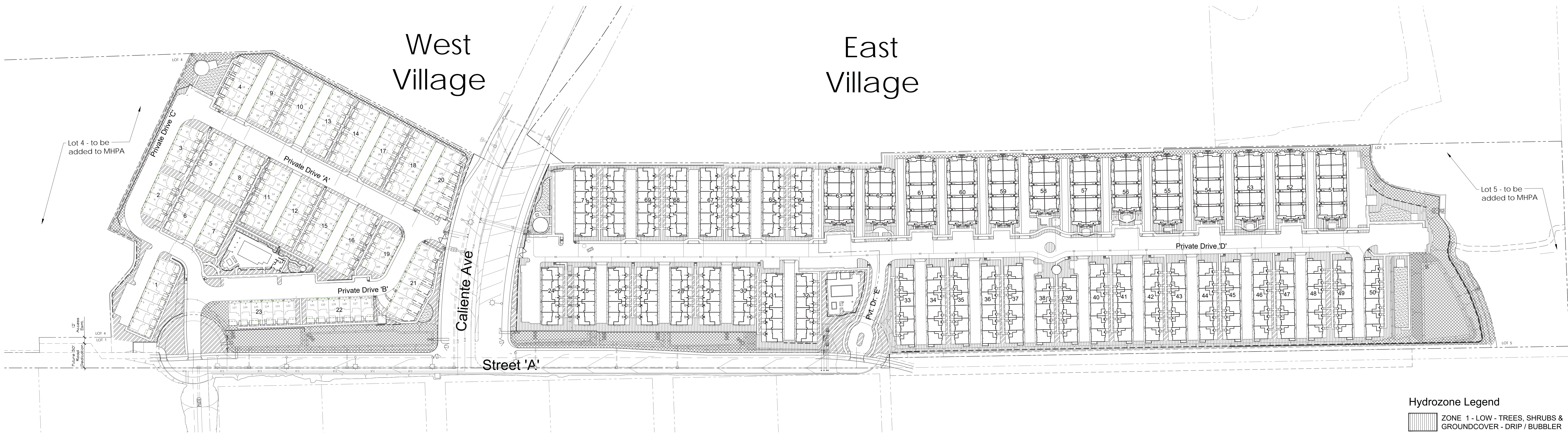
Original Date: 1/19/2024

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P.T.S. NO. 0691625

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Hydrozone Plan and Water Use Calculations



Hydrozone Legend

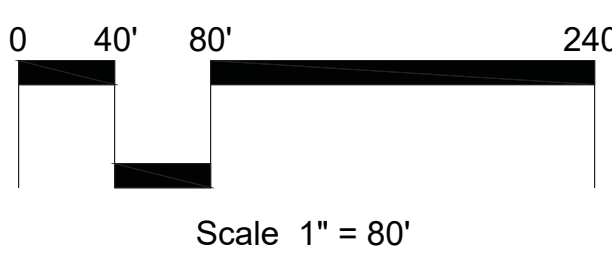
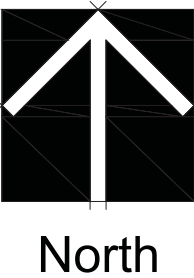
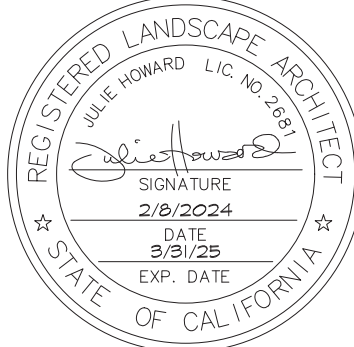
- ZONE 1 - LOW - TREES, SHRUBS & GROUND COVER - DRIP / BUBBLER
- ZONE 2 - HIGH - TURF - ROTORS
- ZONE 3 - LOW - ROTORS
- ZONE 4 - MODERATE - TREES, SHRUBS, GROUND COVER - DRIP / BUBBLER

City of San Diego Water Efficient Landscape Worksheet										
Evapotranspiration Rate										
ET _o		[in]								
Yearly		47.00								
Maximum Applied Water Budget										
LA (Total Landscape Area) =		246,522								
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year =										
ET _o (0.62) [(0.55)(LA) + (0.3)(SLA)]										
Maximum Applied Gallons / Year =		3,951,008								
Design Case Table										
A	B	C	F	G	E	H	D	I	J	K
Regular Landscape Areas										
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA) [SF]	% of Total Landscaped Area [SF]	Plant Factor (PF) (WUCOLS)	HA x PF	Irrigation Method	IE	PFxHA/IE	ETWU (Eto)(.62)(PFxHA/IE)
A	1 - Trees, shrubs, ground covers		52,351	21.2%	Low 0.3	15,705	Drip	0.81	19,389	565,009
A	3 - Basins and slopes - shrubs, ground covers		109,931	44.6%	Low 0.3	32,979	Rotors	0.75	43,972	1,281,356
A	4 - Trees, shrubs, ground covers		84,240	34.2%	Mod 0.5	42,120	Drip	0.81	52,000	1,515,280
	Total:		246,522						Estimated Water Use (ETWU):	3,361,639
Special Landscape Areas										
A	2 - Turf		9,346	3.8%	High 0.8	7,477	Rotors	0.75	9,346	272,342
									SLA Estimated Water Use (ETWU):	272,342
									Total Estimated Water Use (ETWU):	3,633,981

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Phone #: SAN DIEGO, CA 92101
Project Address:
VACANT LAND
SAN DIEGO, CALIFORNIA
Project Name:
CANDLELIGHT

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
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Revision 2:
Revision 1:

Original Date: 1/19/2024
Sheet Title: HYDROZONE PLAN AND WATER USE CALCULATIONS
Sheet 22 of 23
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I.D. NO.



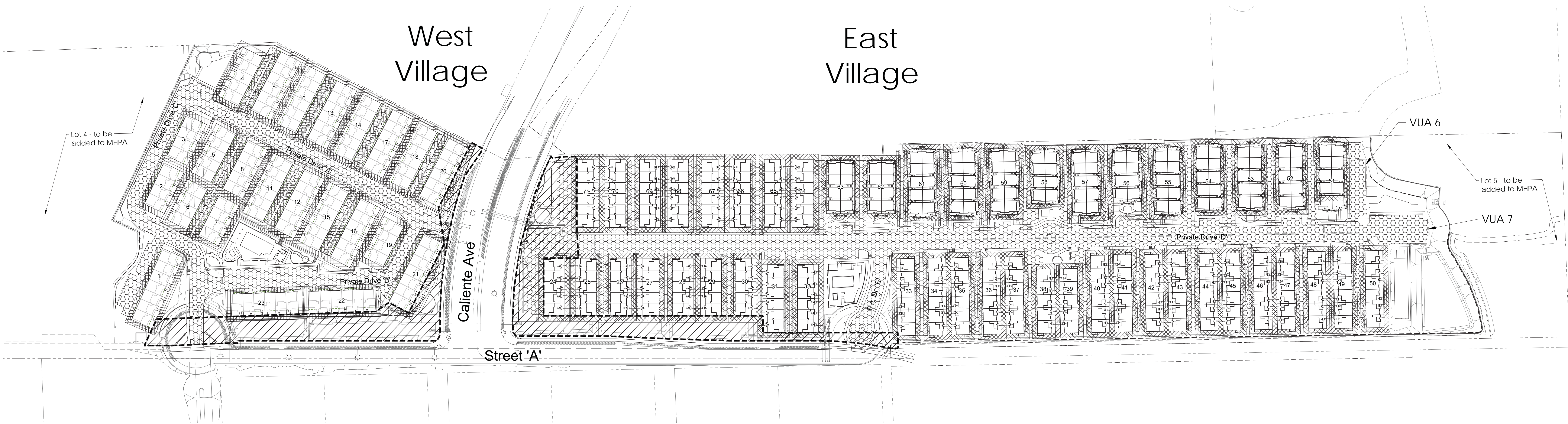
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Landscape Ordinance Compliance Plan



City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM DS-6
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>104,739</u> sq. ft. x 50% = <u>52,370</u> sq. ft.	<u>76,895</u> sq. ft.	<u>24,525</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>104,739</u> sq. ft. x 0.05 = <u>5,237</u> points	<u>5,237</u> points	<u>0</u> points
Plant Points Achieved with Trees (50%)		
<u>3,000</u> points		

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>244,465</u> sq. ft. x 30% = <u>73,340</u> sq. ft.	<u>78,500</u> sq. ft.	<u>5,160</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>244,465</u> sq. ft. x 0.05 = <u>12,223</u> pts.	<u>12,223</u> points	<u>0</u> points
Plant Points Achieved with Trees (50%)		
<u>6,550</u> points		

VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]			
WEST VILLAGE			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	2,070 sq. ft. x 0.05 = 104 sq. ft.	447 sq. ft.	373 sq. ft.
VUA outside Street Yard	87,017 sq. ft. x 0.03 = 2,611 sq. ft.	9,802 sq. ft.	7,191 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
VUA inside Street Yard	2,070 sq. ft. x 0.05 = 104 points	112 points	8 points
		Plant Points Achieved with Trees (50%)	
		60 points	
VUA outside Street Yard	87,017 sq. ft. x 0.03 = 2,611 points	2665 points	55 points
		Plant Points Achieved with Trees (50%)	
		1360 points	

VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]			
EAST VILLAGE			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	15,041 sq. ft. x 0.05 = 752 sq. ft.	1,983 sq. ft.	1,231 sq. ft.
VUA outside Street Yard	194,090 sq. ft. x 0.03 = 5,823 sq. ft.	24,018 sq. ft.	18,195 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
VUA inside Street Yard	15,041 sq. ft. x 0.05 = 752 points	776 points	24 points
		Plant Points Achieved with Trees (50%)	
		400 points	
VUA outside Street Yard	194,090 sq. ft. x 0.03 = 5,823 points	6,412 points	589 points
		Plant Points Achieved with Trees (50%)	
		3,500 points	

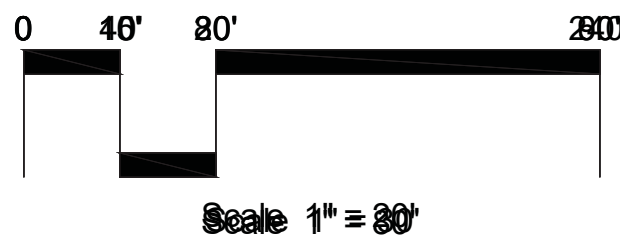
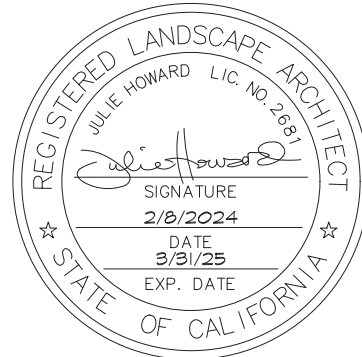
Code Compliance Legend

STREET YARD: 104,739 S.F.

REMAINING YARD: 244,465 S.F.

VEHICULAR USE AREA: 298,218 S.F.

OPEN SPACE TABULATION PER SDMC SECTION 143.0420	LOT		
	1 (SF)	2 (SF)	3 (SF)
ZONE	RM-2-5	RM-2-5	RM-2-5
TOTAL NUMBER OF DWELLING UNITS	127	95	225
TOTAL AREA	336,418	227,108	464,388
AREA OF LAND OCCUPIED BY BUILDINGS, STRUCTURES, STREETS, DRIVEWAYS OR PARKING AREAS	181,262	132,328	303,851
REQUIRED OPEN SPACE PER UNIT	190	190	190
REQUIRED OPEN SPACE PER UNIT	24,130	18,050	43,320
PROVIDED OPEN SPACE	155,156	94,780	160,537
REQUIRED USEABLE OPEN SPACE	24,130	18,050	43,320
PROVIDED USEABLE OPEN SPACE	104,941	84,742	124,204



HOWARD ASSOCIATES

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Prepared By: _____

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Project Address: VACANT LAND
SAN DIEGO, CALIFORNIA

Project Name: CANDLELIGHT

Sheet Title: LANDSCAPE ORDINANCE COMPLIANCE PLAN

Revision 14: _____

Revision 13: _____

Revision 12: _____

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Original Date: 1/19/2024

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