

Emerald Hills

A New Single-Family Detached Residential Community

A Presentation to the
City of San Diego Planning Commission
November 20, 2025

D·R·HORTON®
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- 123 new homes
- 13 affordable rate homes
- 60th Street widening with sidewalk, trail and landscape improvements
- On-site water quality treatment facilities
- Four public open space areas with amenities, with ocean and harbor views
- Public pedestrian circulation and trail
- Landscaped slopes and street frontages
- Secondary emergency vehicle access drive
- More than 500 new trees

Process And Community Outreach

Emerald Hills

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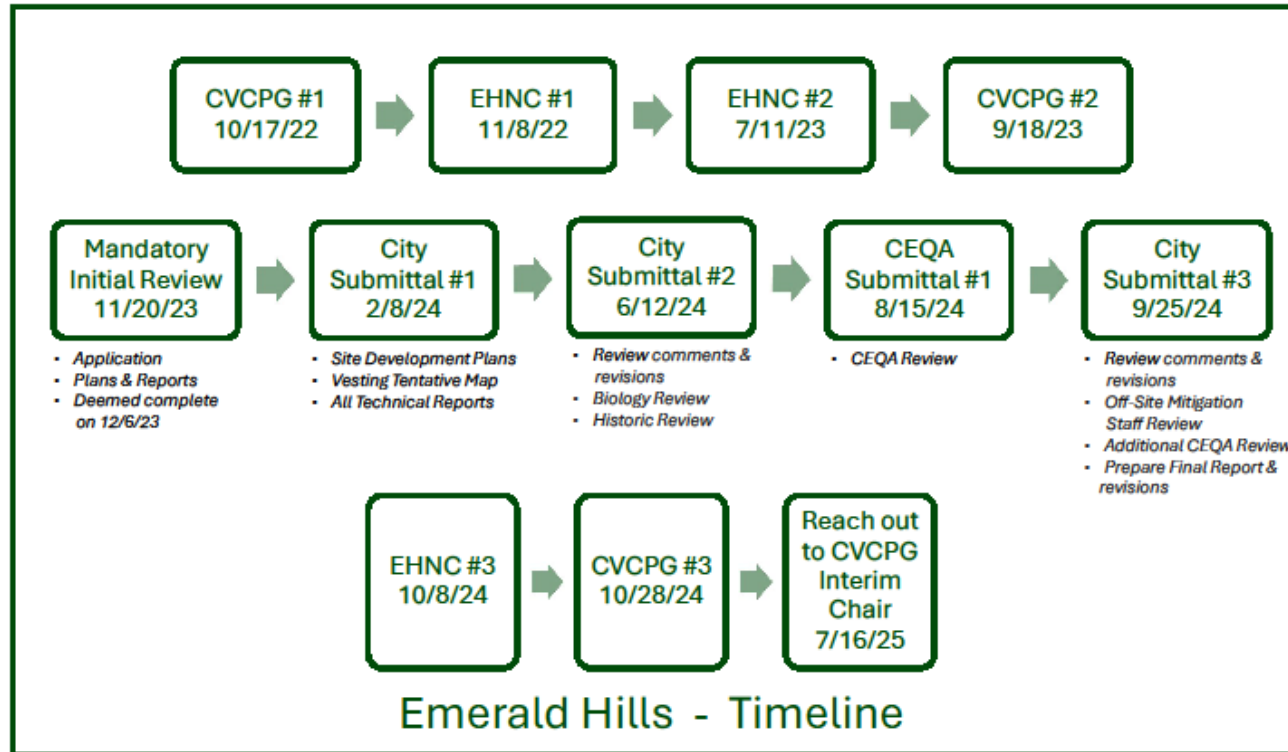
Horton's Community Outreach has included:

- Chollas Valley Community Planning Group
- Emerald Hills Neighborhood Group
- National Black Contractors Association
- National Association of Real Estate Brokers ("NAREB")
- San Diego County Urban League
- Meetings with Individual Homeowners
- Participated in Community Fundraising Events
- Participant Emerald Neighborhood Community Benefit Coalition



Process and Timeline

The Development Team has met with City Staff, Neighborhood Residents and the Community Planning Group on multiple occasions.



Emerald Hills

Illustrative Site Plan



Emerald Hills - Illustrative Site Plan

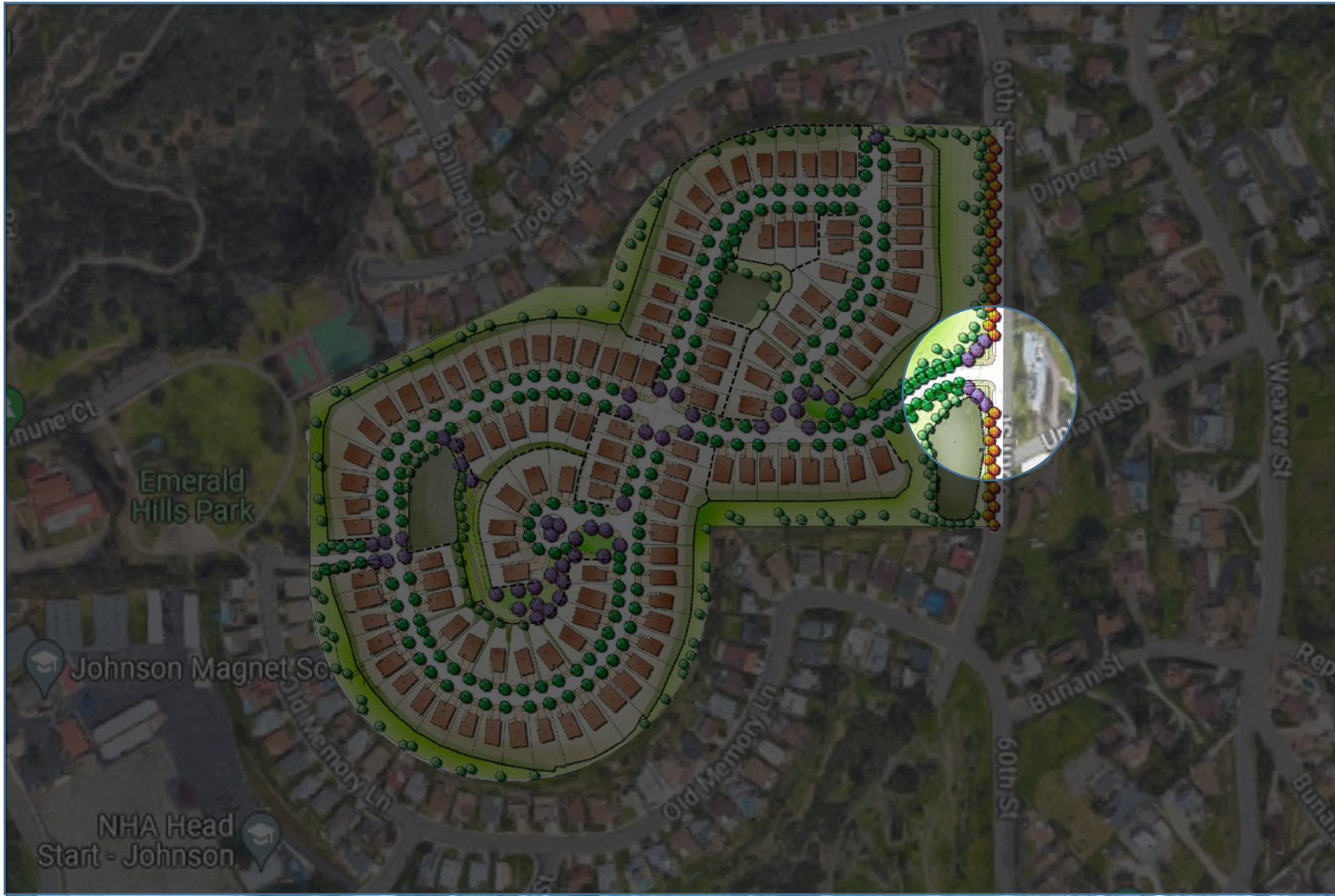
CITY OF SAN DIEGO, CALIFORNIA



DATE: 10/03/2024
HOWARD ASSOCIATES
LANDSCAPE ARCHITECTS
1951 Fourth Avenue, Ste. 300
San Diego, CA 92101 (619) 718-9660

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60th Street
Access



Emerald Hills - Illustrative Site Plan

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North
NTS

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60th Street Entry



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EMERALD HILLS

SAN DIEGO, CA

VIEW - 1

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60th Street Entry



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VIEW - 2

2/2/2018 | 10-08-25

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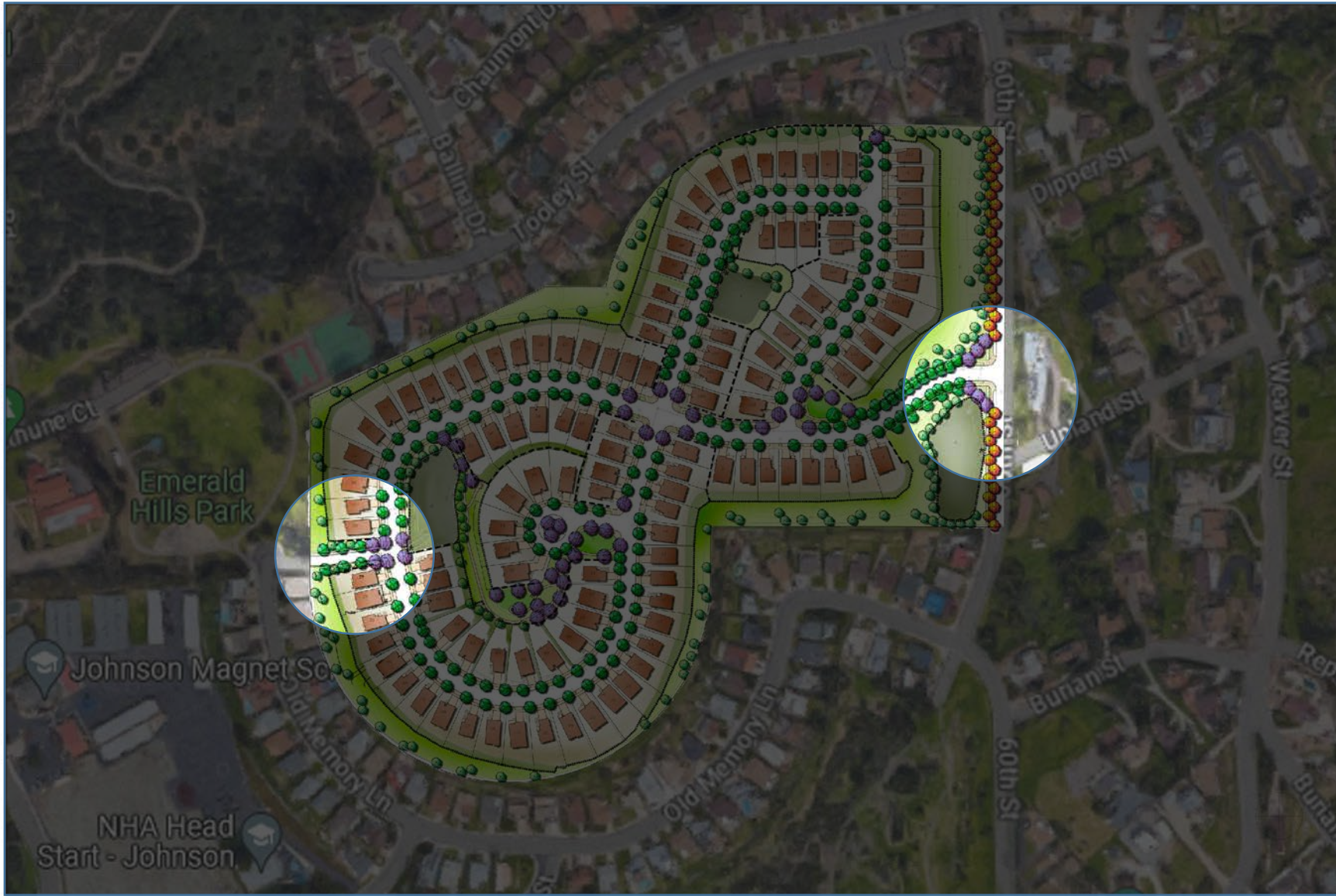
ARCHITECTS • DESIGNERS • DESIGNERS
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CONSTRUCTION • LANDSCAPE • INTERIOR • EXTERIOR

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Access Points



Emerald Hills - Illustrative Site Plan

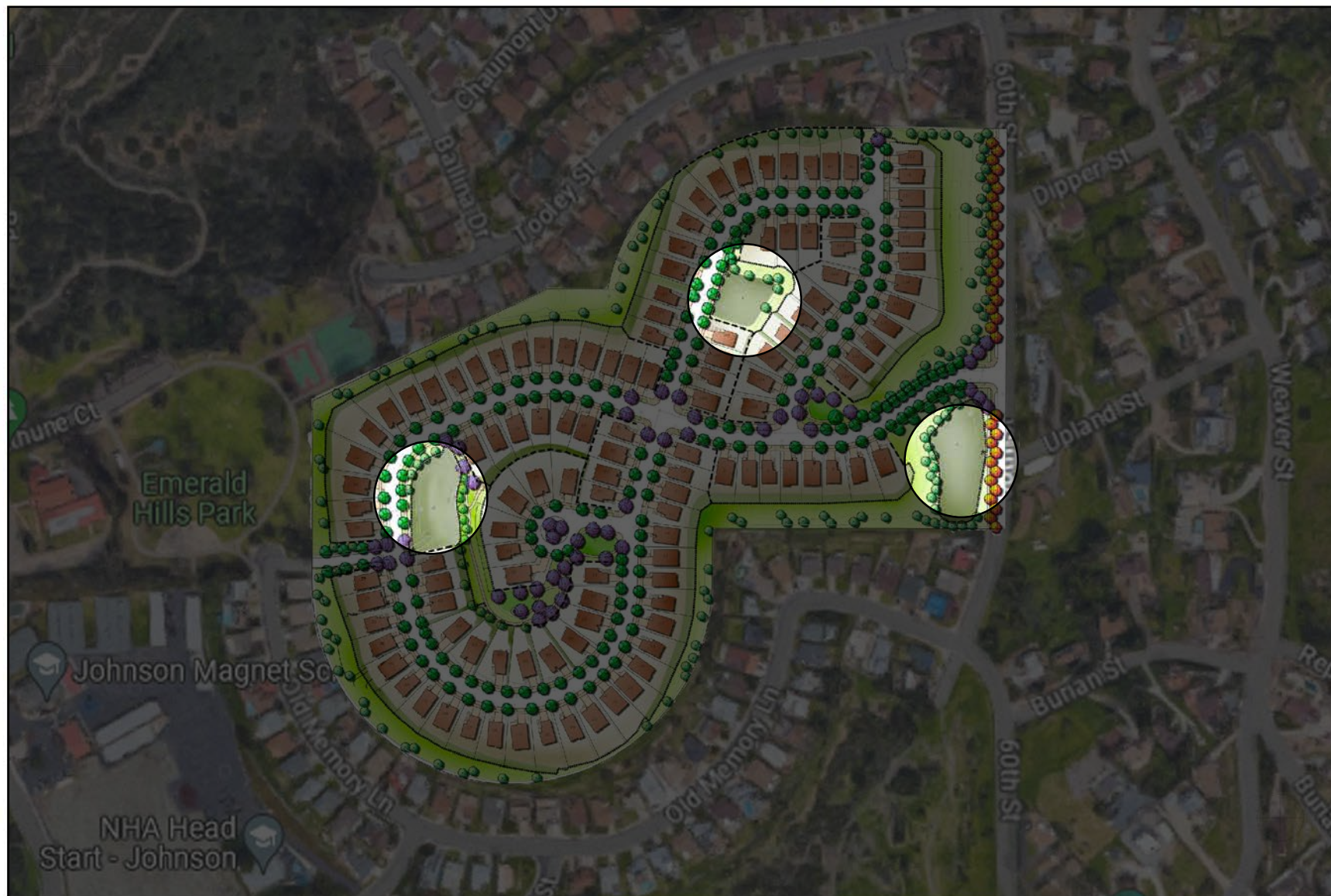
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Water Quality Basins



Emerald Hills - Illustrative Site Plan

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North

NTS

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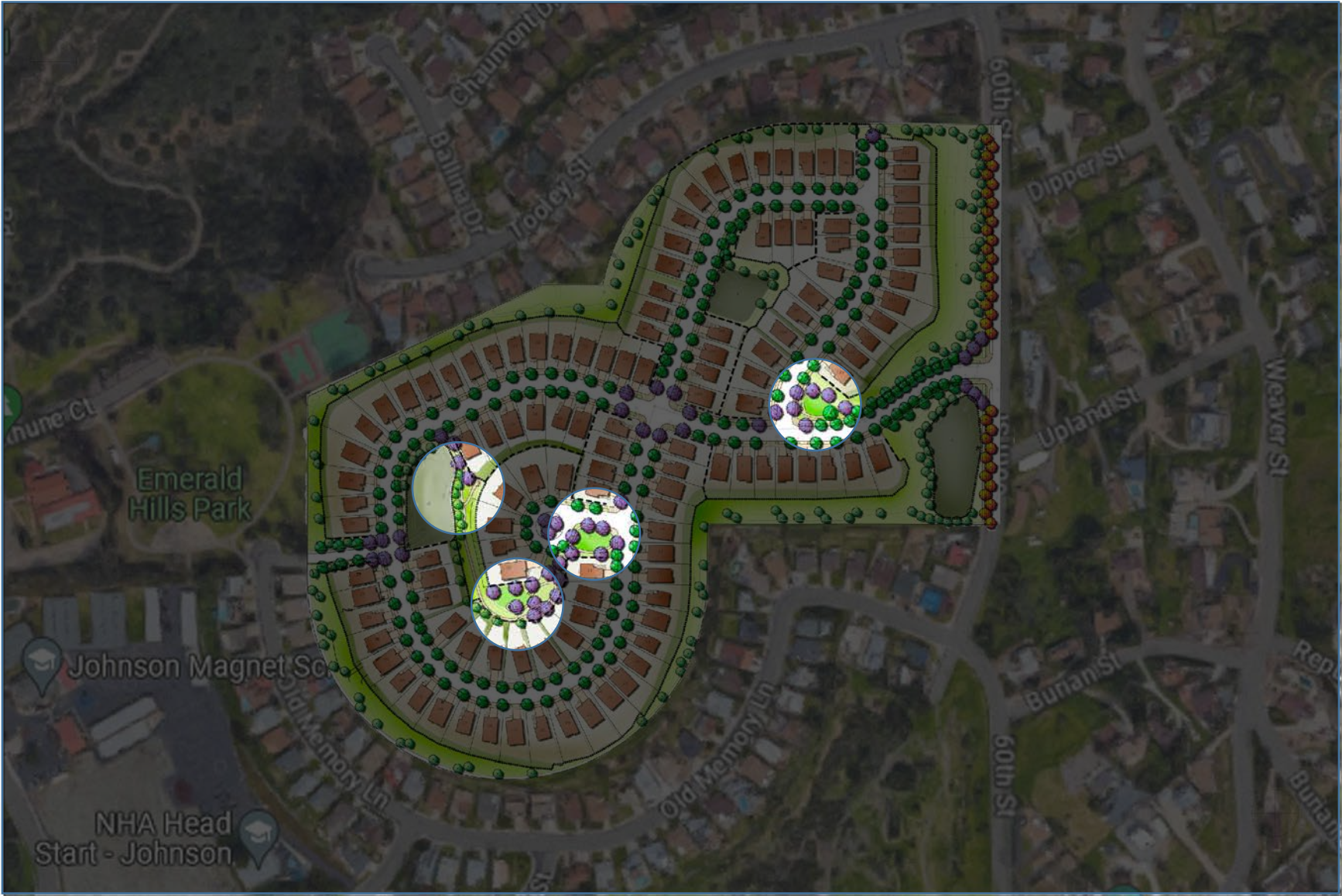
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Community Amenities

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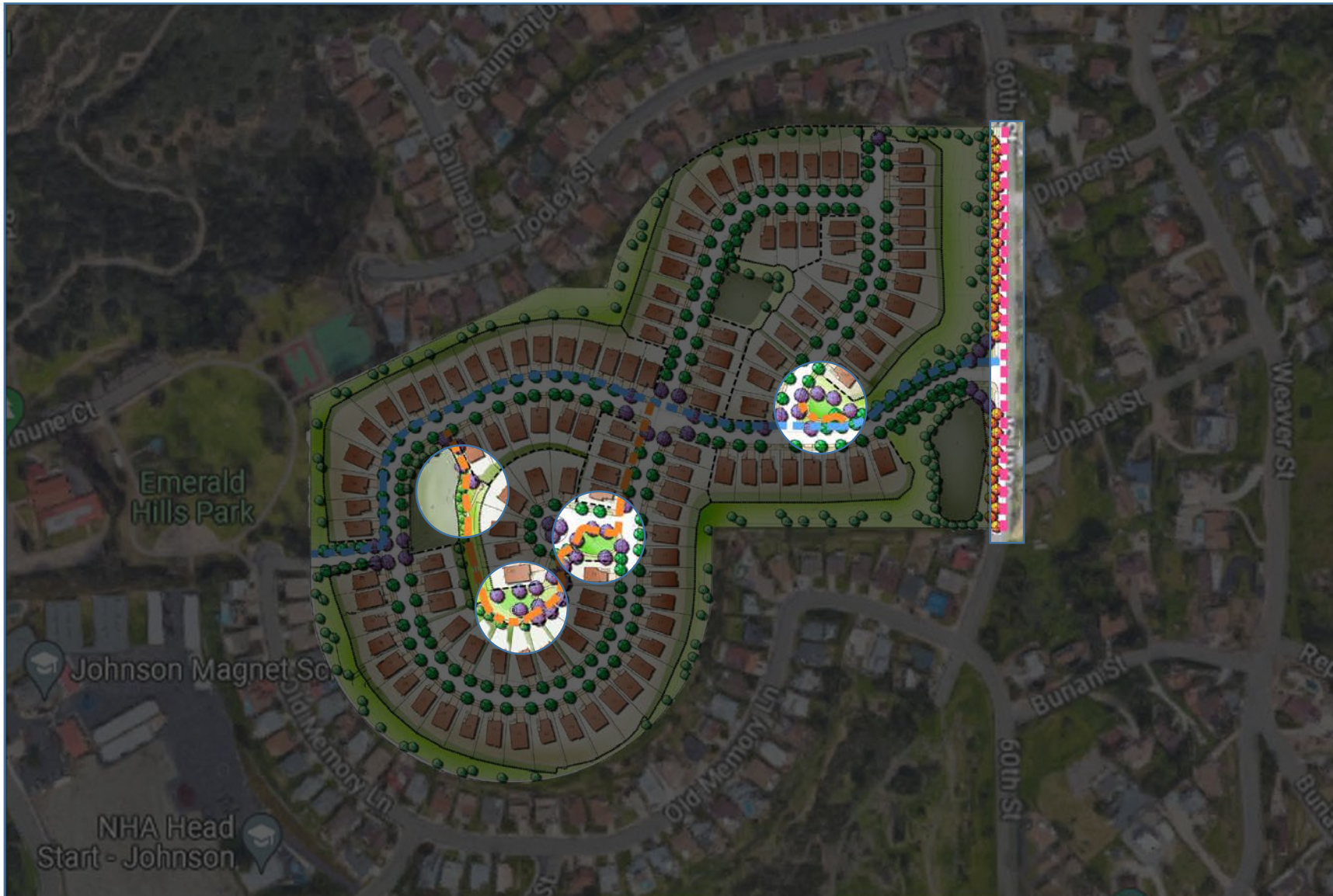


Emerald Hills - Illustrative Site Plan

CITY OF SAN DIEGO, CALIFORNIA

Trail Linkages

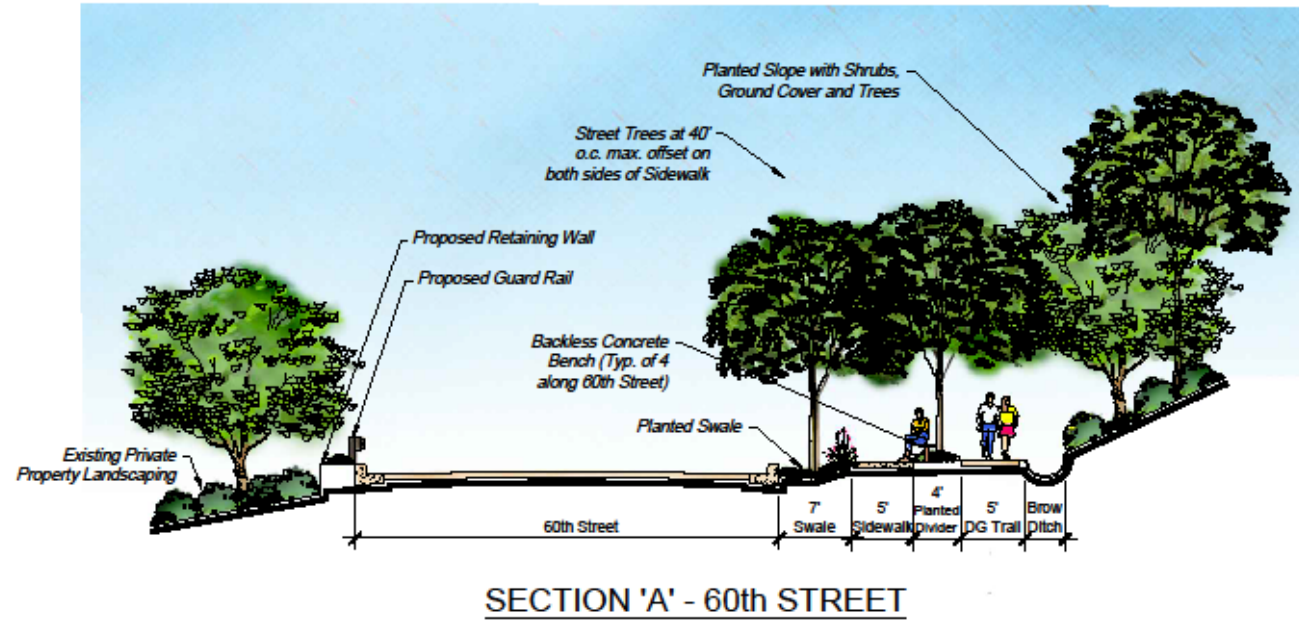
60th St Trail



Emerald Hills - Pedestrian Circulation

Street Sections

60th St Widening



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60th Street Existing View



Google Earth

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TO OBTAIN A PERMIT, CONTACT THE SAN DIEGO COUNTY ENGINEERING DEPARTMENT.

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EXISTING 60TH STREET LOOKING SOUTH

2022358 | 10-13-25

10-13-25 10:10 AM 10/13/2025 10:10 AM 10/13/25 10:10 AM

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Proposed 60th Street Widening



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EDIF DEFENSE COUNCIL FILED FOR THE 42ND ANNUAL MEETING AND IS SUBJECT TO DISCLOSURE.

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VIEW - 4

2392358 | 10-10-25

¹² 中国人口出版社《中国人口统计年鉴》1986年卷，第10页。

ARCHITECTS • PLANNERS • DESIGNERS

WHA

2002-2003, 100 * 42.15, 367.72, 543 * 20

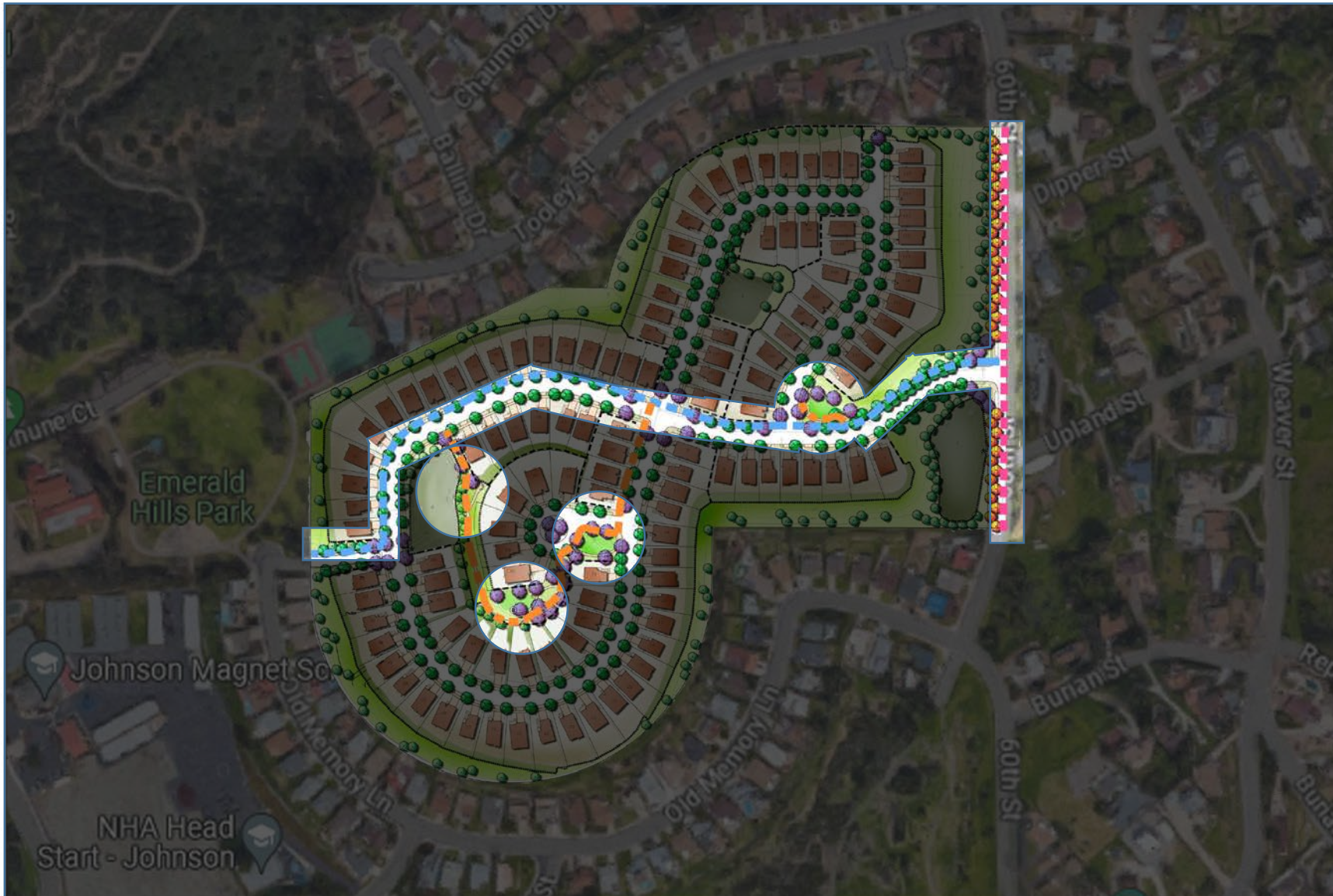
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Trail Linkages

60th St Trail

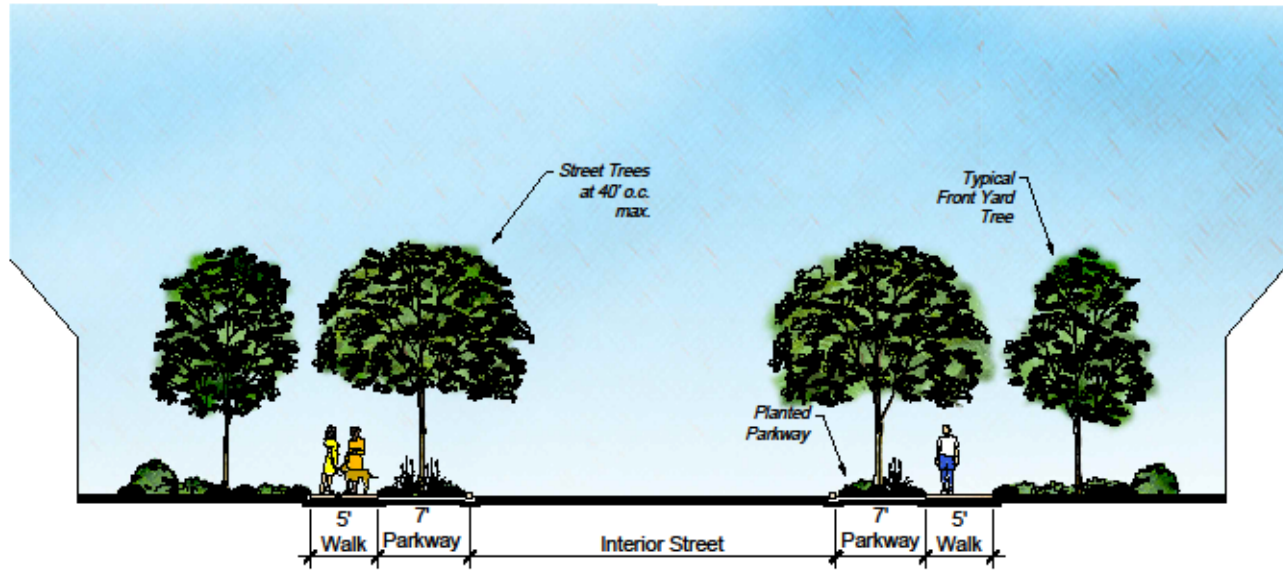
Connection from
60th to School
and Park



Emerald Hills - Pedestrian Circulation

Street Sections

Interior Street



SECTION 'B' - INTERIOR STREET

Trail Linkages

60th St Trail

Connection from
60th to School
and Park

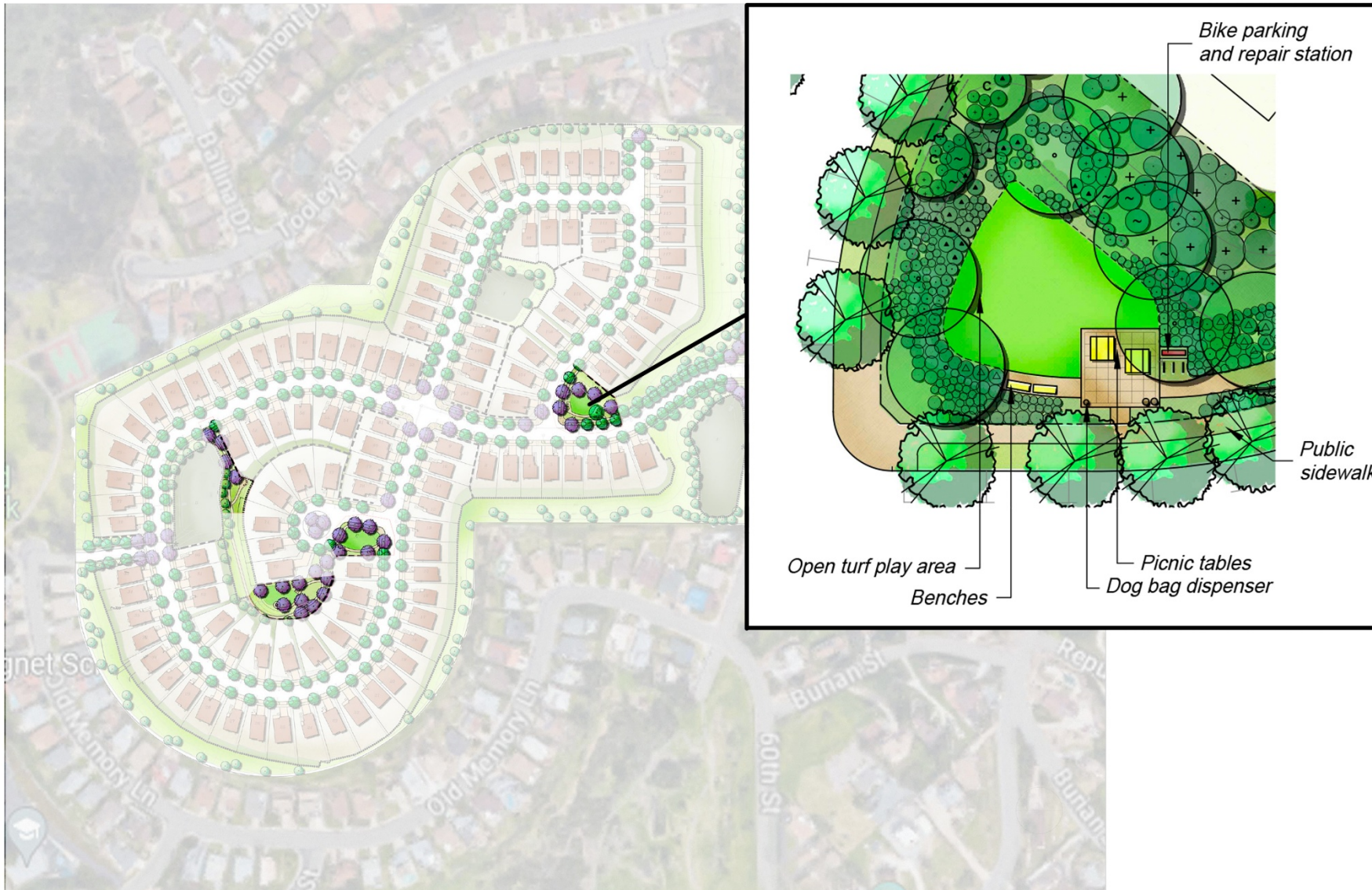
Scenic Walk
linking pocket
parks



Emerald Hills - Pedestrian Circulation

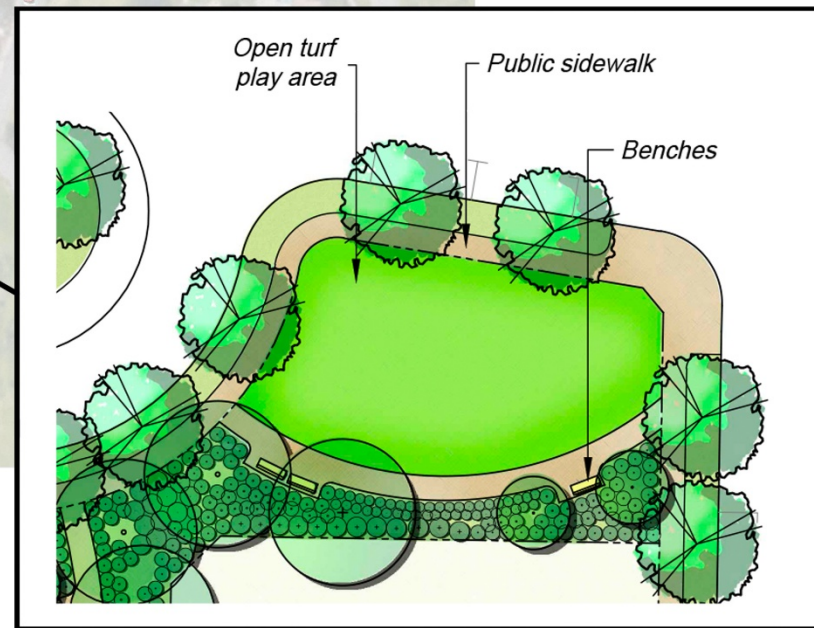
Pocket Park 1

A public access open space with an open turf play area, bike parking, a bike repair station, picnic tables and benches



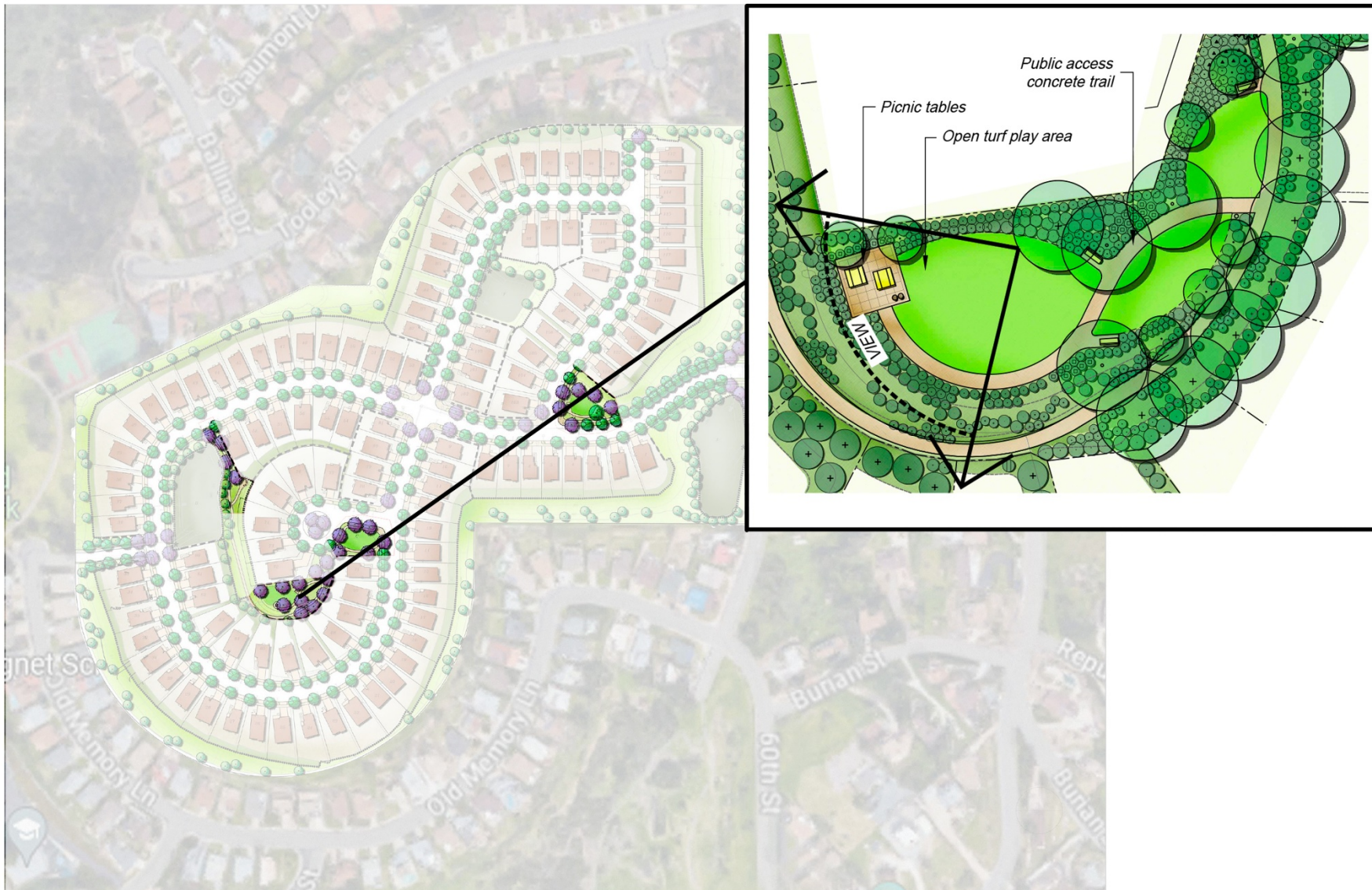
Pocket Park 2

Link #2 of the
public access open
spaces with a turf
play area and
benches



Pocket Park 3

Link #3 with
meandering trails,
picnic tables,
benches and
downtown and
ocean views





Pocket Park #3



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VIEW - 3-ALT

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12. Zhou, Z. Q. and Li, Y. M. *Journal of Inequalities and Applications* 2012, **2012**:16.

ACCEPTED MANUSCRIPT

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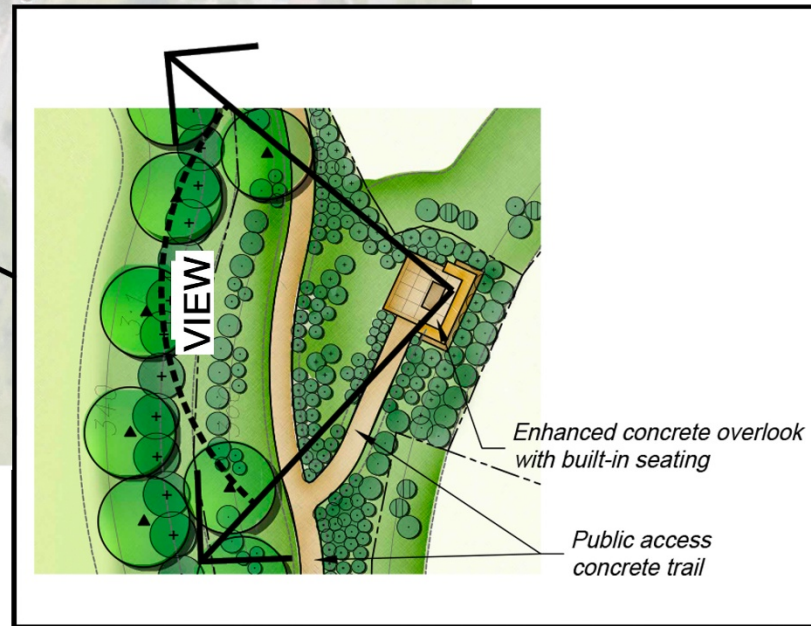
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Pocket Park 4

Link #4 with an artistic built-in bench and downtown and ocean views



Pocket Park #4



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VIEW - 3

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PANORAMIC SITE PHOTOS

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PANORAMIC SITE PHOTOS

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Architectural Styles

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(A) Spanish

Key Elements:

- Concrete "S" tile roof.
- 3.5:12 to 5:12 roof pitch with 0" to 12" overhangs.
- Stucco walls with light colors.
- Clay or ceramic tile pipe gable end detail.
- Round arches at entrances and/or porches.
- Board and batten style shutters.



(B) Traditional

Key Elements:

- Concrete flat tile.
- 4:12 to 6:12 roof pitch with 12" to 24" overhangs.
- Square columns with stucco over, or wood posts with base and capital trim.
- Stucco walls with horizontal lap siding accents.
- Panel style shutters.



(C) Craftsman

Key Elements:

- Concrete flat tile roof.
- 3.5:12 to 5:12 roof pitch with 12" to 24" overhangs.
- Stucco walls with stone veneer accents.
- Board and batten, shake or lap siding accents.
- Wooden brackets and kickers.
- Square or tapered columns.



SPANISH



TRADITIONAL



CRAFTSMAN



PLAN 1

PLAN 2

PLAN 3

PLAN 4

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ARCHITECTURAL STYLES –
12 ARCHITECTURAL VARIATIONS

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City of San Diego Land Use Policy Conformance

Emerald Hills



City Policy Support

18 Land Use Policies Represented

SUPPORT FOR CITY LAND USE POLICIES		
Policy	Description	Goal
State Housing Mandate	Provide Affordable and Market Rate Housing	San Diego to provide 108,036 new housing units by 2029. 34,240 currently approved.
Policy P-MO-16, 19	Community Plan Mobility Element	Promoting all modes of street networks and intersection safety
Policy ME-A.2		Implementing Safe Pedestrian Routes
Policy ME-A.7		Promotes pedestrian-oriented design in both public and private projects to improve walkability
Policy P-UD-21, 23	Residential Urban Design	Project provides multiple designs and orientations, street lighting, landscape parkways, street trees, 60 th Street walkways
Policy RE-A.7	Urban Design Policy	Promotes sustainable park design encouraging water & energy conservation, park sustainability
Policy EJ-C.3		Promotes public spaces to be inclusive, equitable and accessible to children of all ages, genders, abilities and caregivers
Policy LU-C.4	General Plan, Land Use & Community Planning Element	Directs City to "Ensure efficient use of remaining land for residential development meeting minimum density minimums of applicable plan designations
Policy HE-1.7;M.5	Housing Element Policies	Provides affordable housing and diversity of housing types, family housing, housing for large families
Policy EJ-C.1;C.3	Environmental Justice Policy	Improve and diversify opportunities in public spaces for people of all ages, design to be inclusive
Policy CE-A.11	Conservation Element Policy	Project utilizes non-invasive vegetation and low water-use plants
Policy-UD-98;99	Community Plan Urban Design Policies	Mitigating impacts to environmentally sensitive lands and sustainable landscape design
Policy P-CS-32, 33	Community Plan Conservation and Sustainability	Provides low impact (LID) practices and focused efforts to capture stormwater absorbing pollutants

The City of
SAN DIEGO

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City Policy Support

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Neighborhood Lot Size Compatibility

COMPARISON OF PROPOSED TO EXISTING LOT SIZES		
Study Sub Area	Percentage of Lots below 10,000 SF	Percentage of Lots between 5,000-6,000 SF
West of 60th	86%	50%
East of 60th	30%	10%
Total	53%	26%

Notes:

1. Total lot count in Study Area = 2,572
2. Lots in proposed new development range from 5,000-10,000 SF, with approximately half of the lots between 5,000 and 6,000 SF.
3. Many of the lots east of 60th contain significant slope areas.

CEQA Compliance Program

- An EIR Addendum was prepared for the Project in accordance with the CEQA Guidelines.
- The Project tiers from the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Program EIR (PEIR), certified in 2015.
- **EIR Addenda are appropriate when a project would not trigger the need for a subsequent or supplemental EIR.**
- The Addendum determined the Project would not result in any new significant impacts or a substantial increase in severity of impacts as compared to the PEIR.
- **The Project is within the scope of analysis of the PEIR and provides substantial evidence that the Project would not require a major change to the PEIR.**
- **Site-specific technical reports are incorporated in the analysis to provide substantial evidence that the Project would not result in any new or increased impacts**

CEQA

CALIFORNIA ENVIRONMENTAL
QUALITY ACT

Emerald Hills

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D.R. Horton has pledged the following, in coordination with the Emerald Hills Community Benefit Coalition:

- A Community Investment to promote the beautification of the Emerald Hills Community
- Formation of a committee to review and approve beautification requests.
- A collaborative effort that advocates private property and community enhancements
- Promotion of long-term fund raising efforts to augment D.R. Horton's value-based funding pledge (Subject to all Project approvals including Appeals)



Development Impact Fees

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Estimated Development Impact Fees (DIF)

DIF TYPE	Estimated Fee Amount
Park	\$2,331,860
Mobility	\$668,953
Fire	\$136,343
Library	\$346,233
Total	\$3,383,389

Above reflects the applicable City park, mobility, fire and library DIF per the City's recently adopted FY 2025 Citywide DIF resolutions and DIF schedule. These fees vary depending on home size, and the fees reflected above are based on a weighted average calculated from product size and mix as of 1/15/25.

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