



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: November 19, 2025

TO: City of San Diego Planning Commission

FROM: Martin R. Mendez, Development Project Manager, Development Services Department

SUBJECT: PRJ-1107880 Emerald Hills Project Correction Memorandum

---

This memorandum addresses corrections and clarifications to the documents that were prepared for the Emerald Hills Project, PRJ-1107880. The following are the corrections and clarifications made to the documents:

1. The project name changed from "5702 Old Memory Lane" to "Emerald Hills" during the project review. Therefore, the project name differs between the Notice of Application that was originally distributed via United States Mail and posted on the project site, and the project name listed on the Notice of Public Hearing. The Notice of Public Hearing included the project address within the body of the notice, "5702 Old Memory Lane," which is consistent with the original project name listed on the Notice of Application.
2. The Notice of Public Hearing identified that the Mitigation, Monitoring and Reporting Program to be considered for adoption would be for Transportation, Biological Resources and Paleontological Resources, whereas Transportation is not part of the project's MMRP.
3. The hearing documents identified the Program Environmental Impact Report (PEIR) number as 310077, where the PEIR Number is 386029, and the word "Clearinghouse" has also been corrected. The following is the correction made throughout the hearing documents:

Program Environmental Impact Report Number and the spelling of the word "Clearinghouse" from Program Environmental Impact Report (PEIR) No. ~~310077~~ 386029/State ~~Clearing House~~ Clearinghouse (SCH) No. 2014051075.

This correction is found throughout the following documents:

- Staff Report
- Staff Presentation
- Draft PEIR Addendum Resolution (Attachment 4)

- Draft Permit, Conditions 29 and 30 (Attachment 7)
  - Draft EIR Addendum (Attachment 13)
4. Removal of reference to “a Sustainable Development Area” located within the following document:
- Draft Tentative Map Resolution (Attachment 5), Page 1 (second paragraph) and Page 3 (Finding 1, third paragraph).

This correction is made as the project site is not located within a Sustainable Development Area and references to the site located within a Sustainable Development Area was not removed from the Draft Tentative Map Resolution (Attachment 5).

5. Correction to the statement in the hearing documents that the Biological Technical Report (BTR) included a slope analysis of the site, whereas the statement is corrected as follows:

The BTR ~~included~~ references a slope analysis of the site prepared by Hunsaker & Associates (2023),

This correction has been made to the following documents:

- Staff Report
  - Draft Tentative Map Resolution (Attachment 5)
  - Draft Permit Resolution (Attachment 8)
6. Correction to the Draft Permit (Attachment 7), where a number was missed for the condition listed following condition number 21, and the condition should be identified as condition number 22, and all subsequent conditions should be re-numbered accordingly.
7. Change to the Incentive and Waivers table, where the table identifies the requested waiver is for the Driveway Width, whereas the requested waiver is for the Driveway Opening Width, and reference to the driveway width requirements is removed from the table. The table is revised as follows:

Driveway Curb Opening (Waiver)		
SDMC section 142.0560(j)(3) for driveway openings.  Reference: City of San Diego Standard Drawing SDG-164 Driveway Location and Width Requirements.	In accordance with City of San Diego Standard Drawing SDG-164, Note 2 states the following:  Not more than 40-percent of the property frontage on residential lots may be allocated for driveway curb openings.	22-foot (22'-0") driveway curb opening (16-foot-wide driveways with a 3-foot flare on each side) for lots: 1-61, 71-83, 85-97, 99-101, 104-108 and 112-123.  107 of the 123 residential lots in this subdivision would exceed the 40-percent maximum driveway curb opening width.

This correction has been made to the following documents:

- Staff Report
- Staff Presentation
- Draft Tentative Map Resolution (Attachment 5)
- Draft Permit Resolution (Attachment 8)

Thank you,

A handwritten signature in blue ink, appearing to read 'M. Mendez', with a stylized flourish at the end.

Martin R. Mendez  
Development Project Manager

Attachments: Staff Report  
Staff Presentation (PDF File)  
Draft Addendum Resolution (Staff Report Attachment 4)  
Draft Tentative Map Resolution (Staff Report Attachment 5)  
Draft Permit Resolution (Staff Report Attachment 7)  
Draft Permit (Staff Report Attachment 8)  
Draft EIR Addendum (Staff Report Attachment 13)

cc: Michael Prinz, Assistant Deputy Director, Development Services Department