THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 13, 2025 REPORT NO. PC-25-053

HEARING DATE: November 20, 2025

SUBJECT: Emerald Hills Project, 5702 Old Memory Lane, Process Four Decision

PROJECT NUMBER: PRJ-1107880

OWNER/APPLICANT: Vertical Bridge Landco, LLC (Owner) / D.R. Horton Los Angeles Holding Company, Inc. (Applicant)

SUMMARY

Issue: Should the Planning Commission approve an application for the subdivision of an existing 31.18-acre site into 130 lots for a residential development consisting of 123 single dwelling units (including 13 affordable dwelling units), seven (7) private open space lots to include four (4) pocket parks, and associated improvements located at 5702 Old Memory Lane within the Encanto Neighborhoods Community Planning area?

Staff Recommendations:

1. Recommend the Planning Commission ADOPT Addendum No. 1107880 to the Southeastern San Diego and Encanto Neighborhoods Community Plan Update Program Environmental Impact Report (PEIR) No. 310077/State Clearing House (SCH) No. 2014051075 and a Mitigation, Monitoring and Reporting Program (MMRP) for the Emerald Hills (5702 Old Memory Lane) Project, PRJ-1107880.

2. Recommend the Planning Commission APPROVE Site Development Permit (SDP) No. PMT-3262906, Neighborhood Development Permit (NDP) No. PMT-3273605, and Neighborhood Use Permit (NUP) No. PMT-3286476; and

3. Recommend the Planning Commission APPROVE Vesting Tentative Map (VTM) No. PMT-3262907.

Community Planning Group Recommendation: On October 28, 2024, the Chollas Valley (Encanto Neighborhoods) Community Planning Group voted 13-0-0 to recommend Denial of the project without conditions or recommendations (Attachment 9).

Environmental Review: An Environmental Impact Report (EIR) Addendum was prepared for the

Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Program EIR (PEIR) No. 386029/State Clearinghouse (SCH) No. 2014051075, which was certified by the City Council on December 2, 2015, via Resolution No. 310077. The project is within the scope of the analysis of the PEIR, and there is no evidence that the project would require a major change to the PEIR. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. The project would be required to implement the Mitigation, Monitoring, and Reporting Program (MMRP), which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the project-specific technical studies. The specific project-related MMRP issue areas include Biological Resources, and Paleontological Resources.

Fiscal Impact Statement: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement:
The project would provide 123 dwelling units, including 13 for-sale dwelling units that will be deed-restricted with prices set aside for households with an income of no more than 100 percent of the area median income (AMI). The proposed dwelling units would contribute to the City's housing stock and help address the City's overall need for affordable housing, offering a mix of affordable and market-rate homes. The project would also support the General Plan, Housing Element goals of facilitating the construction of quality housing and the provision of new affordable housing.

BACKGROUND

Location
The 31.18-acre site is located at 5702 Old Memory Lane, west of 60th Street, north and east of Old Memory Lane, south of Tooley Street and south of Highway 94. (Attachment 1).

Existing Base Zones:
The site is located in the RS-1-2 (Residential-Single Unit) zone.

Overlay Zones and Planning Areas:
The project site is located within the Complete Communities Mobility Choices Mobility Zone 2, Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), and the Airport Influence Area – Review Area Two for SDIA.

Brush Management Zone
The project site is located within the Very High Fire Hazard Severity Zone (VHFHSZ) and adjacent to Fire Brush Management Zones located at the northwest corner of the project site near Emerald Hills Neighborhood Park and east of the project site along 60th Street.

Environmentally Sensitive Lands – Sensitive Biological Resources
The project site lies within the boundaries of the City's Multiple Species Conservation Program (MSCP)

Subarea. The Project site lies outside of the City's Multi-Habitat Planning Area (MHPA) and is not located adjacent to the MHPA. In accordance with the Mitigation Measure MM-BIO-1 and MM-BIO-2 of the MMRP for the Southeastern San Diego and Encanto Neighborhoods Community Plan Project PEIR No. 386029/SCH No. 2014051075 (certified by the City Council on December 2, 2015, via Resolution No. 310077), a site-specific Biological Technical Report (BTR) was prepared by Helix Environmental Planning (February 2025) which identified that most of the project site contains Environmentally Sensitive Lands (ESL) in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953, and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). The BTR included a slope analysis of the site, which determined that there are no steep hillsides on-site; thus, the project is not subject to identification as ESL in the form of steep hillsides. The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were observed within the project site; neither species is federally, or state listed or listed as a narrow endemic. No animal species were detected or are known to breed within the project site.

Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are proposed other than the requirement of the PEIR Mitigation Measure MM-BIO-1 and MM-BIO-2 which require a site-specific survey and report which has been met by the preparation of the site specific BTR previously referenced. The project would result in a total of 0.4-acres of impacts to Diegan coastal sage scrub (disturbed), a Tier II habitat outside of the MHPA. The project would also result in 29.2 acres of impacts to non-native grassland, a Tier IIIB habitat outside of the MHPA.

Encanto Neighborhoods Community Plan (Community Plan) Designation
The Community Plan designates the site for Very Low-Density Residential uses, allowing a density range of zero to four dwelling units per acre (0-4 du/ac).

General Plan Designation
The City of San Diego General Plan (General Plan) designates the site for Residential use.

Existing Use and Site Conditions
The project site is surrounded by single-dwelling unit development to the north, east, and south; to the west is an existing elementary school and Emerald Hills Neighborhood Park. The site was previously developed with a radio transmitter facility, which includes a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements. The project site is characterized by sloping terrain that ranges in elevation from approximately 315 feet above mean sea level (AMSL) to approximately 375 feet AMSL. Vegetation within the project site is limited to non-native grasslands with pockets of sagebrush and two special-status plant species (small-flowered morning glory and decumbent goldenbush), a few eucalyptus trees and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed) located along the northern Project site boundary.

Transit
The project is within the Complete Communities Mobility Choices Mobility Zone 2. Two regional transit hubs, the Encanto Trolley Station and Euclid Avenue Station, are located approximately one mile from

the project site. Metropolitan Transit Service (MTS) Bus Route 917 is located near the intersection of Kelton Road and Roswell Street, approximately one-half mile southwest of the project site.

DISCUSSION

Project Description:
The Emerald Hills Project (Project) application was deemed complete on December 6, 2023, and the Project is utilizing the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program (Expedite Program) qualifications and San Diego Municipal Code (SDMC) regulations that were in effect at the time the Project application was deemed complete. The Project proposes the following:

1. The demolition of an existing radio transmitter facility which includes a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements.

2. The subdivision of the approximately 31.18-acre site into 130 lots to include 123 residential for-sale lots for single-dwelling unit lots and seven (7) private open space lots totaling 7.95 acres (maintained by a Homeowners Association [HOA]). Thirteen (13) of the residential for-sale dwelling units will be allocated for affordable dwelling units with prices set aside for households with an income of no more than 100 percent of the AMI.

3. Public Streets totaling 6.42 acres and associated improvements including four encroachments into the public right-of-way (ROW):

    - A retaining wall within the easterly side of the 60th Street ROW, from Dipper Street to north of Upland Street, which is necessary to provide the required sight distance in conformance with applicable regulations for the intersection of 60th Street and the proposed Street 'A', which is the primary entrance to the Project site. This wall requires a Site Development Permit (SDP) pursuant to SDMC Section 129.0710(b), because the proposed encroachment is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the encroachment will be located. The retaining wall would allow for the elevation of 60th Street to be raised, thus extending the line of sight for vehicles as they approach the apex of the roadway and the proposed intersection. The wall proposed within the public right-of-way on the east side of 60th Street would be a City asset and the City would be responsible for maintenance of the retaining wall;

    - A retaining wall in the northeastern corner of the Project site extends approximately 10 feet east into the proposed 60th Street ROW and extends approximately 10 feet north beyond the frontage of the Project site. The retaining wall is necessary to minimize alteration of the existing topography while providing the necessary space for the proposed sidewalk along the Project's frontage and the transition to the existing sidewalk located north of the Project site within the 60th Street ROW, without significant grading within the adjacent property. This wall requires an SDP in accordance with SDMC Section 129.0710(b) for the portion of the wall that extends beyond the northern property line of the Project site and a Neighborhood Development Permit (NDP), pursuant to SDMC Section 129.0710(a), for the portion of the wall that fronts the Project site for the

construction of a privately-owned structure or facility into the public ROW where the applicant is the record owner of the underlying fee title in accordance with SDMC Section 129.0710(a);

- A retaining wall in the southeastern corner of the Project site that extends approximately 10 feet east into the 60th Street ROW. The retaining wall is necessary to minimize alteration of the existing topography while providing the necessary space for the proposed sidewalk along the Project's frontage and the transition to the existing sidewalk located south of the Project site within the 60th Street ROW, avoiding grading within the adjacent property. This wall also requires an NDP for a privately-owned structure or facility into the public ROW where the applicant is the record owner of the underlying fee title in accordance with SDMC Section 129.0710(a); and

- Automatic gates located on-site within the public ROW of the Emergency Vehicle Access (EVA) alley further described below.

4. Demolition of an existing radio transmitter facility, including a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated improvements.

5. New streetlights along the entire project frontage along 60th Street.

6. A multi-modal trail (to be privately maintained) adjacent to the 60th Street ROW fronting the project site.

7. An emergency vehicle access (EVA) alley, Public Street "B", at the westerly portion of the site that would allow access to and from the northwest terminus/cul-de-sac of Old Memory Lane adjacent to Emerald Hills Neighborhood Park, as shown on Exhibit "A." The proposed EVA alley would provide secondary access to the site in the event of an emergency. The access road would be secured with locked gates, each equipped with a Knox box, allowing emergency responders to unlock the gates in the event of an emergency.

8. A neighborhood identification sign at the southwest corner of Street "A" and 60th Street located outside of the required visibility triangle area as shown on the Exhibit "A". The neighborhood identification sign would be comprised of masonry walls with brick veneer and cast concrete accents. The neighborhood identification sign requires a Neighborhood Use Permit (NUP) in accordance with SDMC Section 126.0203(a).

9. Deviations from the applicable Land Development Code (LDC) regulations in the form of one incentive and five waivers in accordance with the SDMC Affordable Housing Regulations of Chapter 14, Article 3, Division 7, further described below under "Project Related Issues."

Housing Affordability:
The Project proposes 13 dwelling units (10 percent of the 123 dwelling units proposed) as deed-restricted affordable housing dwelling units provided at 100 percent of AMI in accordance with the

requirements of the "Affordable, In-Fill Housing and Sustainable Buildings Expedite Program" and Chapter 14, Article 3, Division 9 of the SDMC.

Residential Density:

The Project site is designated as Residential Very Low land use in the Community Plan, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). The City of San Diego General Plan (General Plan) also designates the Project site for Residential land uses. The Project proposes 123 single-dwelling units at a proposed density of 3.94 dwelling units per acre (du/ac) (123 dwelling units / 31.18 acres equals 3.94 du/ac), consistent with the density range of the Community Plan.

The proposed lot sizes range from 5,000 square feet to 9,172 square feet, with an average of approximately 5,954 square feet. The proposed development pattern is compatible with the established surrounding neighborhood. The RS-1-2 (Residential-Single Unit) zoning designation permits a density of one dwelling unit per lot with a minimum lot area of 20,000 square feet. If the site were developed in accordance with the RS-1-2 zone regulations, the 31.18-acre site would be permitted to develop 67 dwelling units (31.18*43,560/20,000 = 67.91, rounded down to 67, in accordance with SDMC Section 113.0222). The RS-1-2 zone designation, therefore, would not allow the project to maximize the allowable Community Plan density of up to four dwelling units per acre for the site.

The project was deemed complete on December 6, 2023. Staff deems an application complete when it includes all the information, materials, fees, and deposits required. At the time the application was deemed complete, SDMC Section 131.0431, Table 131-04D, Footnote 7 was in effect. Footnote 7 allowed for the minimum lot size of 5,000 square feet for single dwelling unit development in the RS-1-2 zone and applied the RS-1-7 development regulations for a proposed subdivision. Except in the case of specific circumstances prescribed by law and not applicable to this project, a project is subject to the regulations in effect as of the date staff deems the application complete. The City Council subsequently repealed Footnote 7 to Table 131-04D by Ordinance No. O-21934, which took effect on April 24, 2025.



Figure 1- Dwelling Unit Design Options

Architecture:

The Applicant submitted conceptual building designs for the various options that would be available for prospective homeowners. The design options illustrated various styles, which include Spanish, Craftsman and Traditional styles of architecture, incorporating a color palette of neutral tones, plaster and siding exterior finishes with stone and brick accents, and a mixture of gable and hip roofs. The proposed building options would also include options for one- and two-story dwelling units and

various floor plan options. The project would include the use of energy-efficient building materials in conformance with building codes and regulations.

Amenities:
The Project would include four (4) privately-owned and maintained pocket parks with landscaped walkways connecting the pocket parks. These pocket parks serve as focal points for community engagement and provide amenities such as benches, picnic tables, gardens, and shaded areas. Additionally, the concrete walkways within the pocket parks would connect to the network of non-contiguous sidewalks that are part of the internal circulation for the Project site. The Project would provide connectivity to the existing public right-of-way along 60th Street, east of the Project site, which would connect to the existing sidewalks along 60th Street located north and south of the Project site. The existing sidewalks located north and south of the Project site along 60th Street ultimately connect to trail heads for the Chollas Radio System Open Space to the north and the Radio Canyon Open Space to the south of the Project site.

Pedestrian Improvements:
The Project would include improvements to the public right-of-way adjacent to the site along 60th Street, east of the project site, and would provide connectivity to Old Memory Lane and the Emerald Hills Neighborhood Park located west of the project site. The proposed Project would include a new non-contiguous sidewalk along 60th Street, a multi-modal trail adjacent to the public right-of-way, and new streetlights. The multi-modal trail will be maintained by the property owner and will be publicly accessible through a recorded public access easement. As previously described, existing sidewalks north and south of the Project site along 60th Street would provide connectivity to trail heads for the Chollas Radio System Open Space to the north and the Radio Canyon Open Space to the south of the Project site. The Project aligns with Policy ME-A.7, which promotes pedestrian-oriented design in both public and private projects to improve walkability. The Project would support this policy through the proposed pedestrian and multi-modal improvements. Additionally, the proposed improvements to 60th Street and the pedestrian connection to Old Memory Lane would provide a connection to the Metropolitan Transit System (MTS) bus stop for Route 917 located near the intersection of Kelton Road and Roswell Street approximately one-half mile southwest of the project site.

Landscaping:
The proposed landscape plan includes the use of native/naturalized and/or low water use plant material, whenever possible. The landscape design for the pocket parks emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight focal points. Street trees are proposed to define and activate the pedestrian parkway along the internal street network and along the 60th Street project frontage, providing shading and scale to the street scene. The street trees would also help soften the building façades, reduce the heat island effect, and provide carbon sequestration.

Vehicular Access:
Vehicular access to the Project site would be via Public Street "A" entering from 60th Street located east of the Project site and a public right-of-way dedication for an Emergency Vehicle Access (EVA) alley connecting Public Street "B" to the northwest terminus/cul-de-sac of Old Memory Lane adjacent to Emerald Hills Neighborhood Park, as shown on Exhibit "A." The EVA alley would provide an alternate

emergency access through the proposed residential development during an event requiring emergency response, while maintaining vehicular circulation control onto Old Memory Lane during normal conditions. The automatic gates would not prevent access to pedestrians or cyclists and would be required to be readily operational through access control available to emergency services, as conditioned by the permit. The automatic gates would require an Encroachment and Maintenance Removal Agreement (EMRA) conditioned as a part of this permit.

Parking:
Vehicles and motorcycles would be parked in private garages and driveways of the proposed dwelling units for residents and on the internal street for visitors. The proposed Project would include 123 dwelling units with two-car garages, accommodating 246 vehicles in the private garages and driveways. Additionally, 170 on-street parking spaces will be provided for visitors within the internal streets.

Required Approvals:

- Process Four Vesting Tentative Map [VTM] for the subdivision of land per SDMC 125.0430;

- Process Four Site Development Permit [SDP] for:
    - The subdivision of a premises that contains ESL in accordance SDMC Section 126.0502(d)(3);
    - A proposed encroachment which is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the encroachment will be located in per SDMC Section 126.0502(d)(6);

- Process Two Neighborhood Development Permit [NDP] for:
    - The construction of a privately owned structure proposed in the public right-of-way dedicated for a street or an alley, where the applicant is the record owner of the underlying fee title per SDMC Section 126.0402(j); and

- Process Two Neighborhood Use Permit [NUP] per SDMC Section 126.0203 for a neighborhood identification sign; and

- Adoption of Addendum No. 1107880 to the Southeastern San Diego and Encanto Neighborhoods Community Plan Update PEIR No. 310077/State Clearing House (SCH) No. 2014051075 and a Mitigation, Monitoring and Reporting Program (MMRP) for the Emerald Hills (5702 Old Memory Lane) Project, PRJ-1107880.

Due to process consolidation, all actions are consolidated and processed as a Process Four per SDMC Section 112.0103.

General Plan - Community Plan Analysis:
Land Use
The General Plan designates the Project site for Residential land uses, and the Community Plan designates the Project site as Residential Very Low-Density land uses allowing zero to four dwelling

units per net acre (0-4 du/ac). General Plan Policy Land Use LU-C.3 recommends maintaining or increasing the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended. The proposed Project implements this policy by redeveloping the site for 123 dwelling units, where none currently exist.

The Project would support the General Plan, Land Use and Community Planning Element, Policy LU-C.4, which directs the city to "Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations." The Project would propose density that is consistent with the Community Plan residential land use designation of Residential Very Low, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). As previously described, the proposed density would be 3.94 dwelling units per acre (du/ac), consistent with the density range of the Community Plan. The Project would ensure the site is developed to maximize housing opportunities while respecting the community character and the established land use designation of the Community Plan.

Residential

The Project would support Housing Element Policies HE-I.7 and HE-M.5, which use available policies for the provision of affordable housing and fostering neighborhoods that include a diversity of housing types, especially affordable and family housing, including units for large families. The Project would support the policies by proposing affordable housing mixed in with market-rate housing and various plan options, thus supporting diversity in housing types, including the provision of housing for large families. Specifically, the Project is conditioned to include 13 on-site for-sale affordable dwelling units for households with an income at or below 100 percent of the Area Median Income (AMI).

Policy HE-A.2 of the Housing Element encourages location and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The Project will implement this policy by locating near facilities in the area, as shown in *Figure 2*, including four schools, several recreation facilities (parks and open space), and one library. Horton Elementary School, Gompers Academy, and Millennial Tech Middle School are approximately one mile from the site, and Johnson Magnet School is adjacent to the Project site. The Valencia Park/ Malcolm X Branch Library on Market Street is located approximately one mile from the Project site. Additionally, the Euclid Avenue Trolley Station and Encanto/62nd Street Trolley stations are approximately one mile from the Project site.

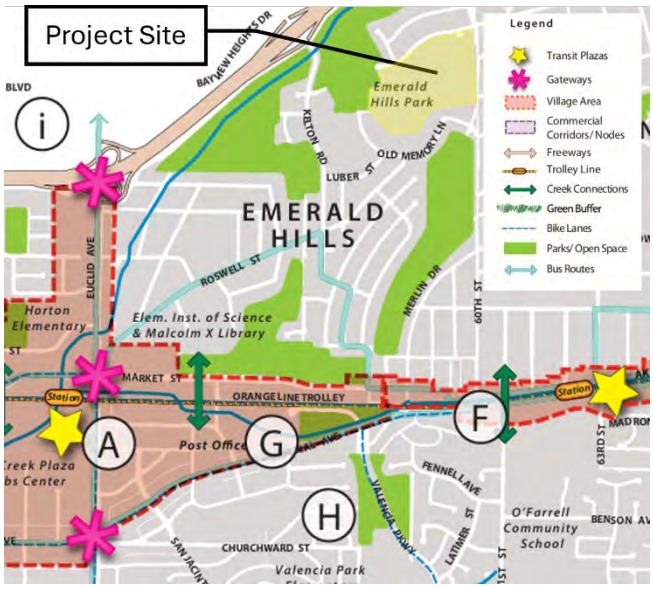


Figure 2 – Community Amenities

To meet the balanced communities' goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels, the proposed Project will include 13 affordable housing units on-site available for sale to moderate-income households at 100 percent AMI in a variety of unit sizes. The provision of affordable housing will also implement General Plan Land Use Element Policy LU-H3, which calls for the provision of a variety of housing types that are affordable in nature in residential and village developments.

Mobility

The General Plan Mobility Element has a goal for creating a safe and comfortable pedestrian environment. The proposed Project will implement this goal and its implementing policies ME-A.1 and ME-A.7 emphasizing pedestrian safety and comfort, through a design that features a circulation pattern with landscaped parkways and contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination utilizing street lighting within the internal streets for the development and as conditioned improvements along and adjacent to 60th Street. Additionally, the proposed improvements to 60th Street and the pedestrian connection to Old Memory Lane would provide a connection to the Metropolitan Transit System (MTS) bus stop for Route 917 located near the intersection of Kelton Road and Roswell Street, approximately one-half mile southwest of the Project site.

Urban Design

The Project would be consistent with the Residential Urban Design section of the Community Plan by proposing several floor plan options and building façade design options for the development that would use staggered setbacks, varied building heights, shapes and orientations with varying façade designs that include protected front porches and entryways that face the public street consistent with Policies P-UD-21 and P-UD-23. Additionally, the proposed development would be consistent with Policy P-UD-22 by proposing a street network that is similar to the established street network of the surrounding neighborhood through the provision of non-contiguous pedestrian-friendly sidewalks that would provide street lighting, landscaped parkways and street trees in conformance with the applicable regulations while providing a linkage to existing pedestrian walkways along 60th street and Old Memory Lane.

The Project respects the natural topography of the site by proposing to allocate 7.95 acres as open space areas to be maintained by a homeowner's association (HOA), including areas for landscaping, recreational use, and stormwater retention basins (bio-filtration basin). Portions of the existing slopes at the perimeter of the project site would be part of the HOA-maintained open space areas, which would provide a buffer between the existing homes on adjacent properties and the new dwelling units. The Project would include four pocket parks with various pedestrian amenities, including benches, picnic tables, gardens, shade areas, and concrete walkways providing a connection to the network of sidewalks within the Project site and a linkage to the established walkways along 60th Street and Old Memory Lane. The project's landscape design would create an environment with vegetation consistent with the surrounding context as well as other low-water-use regionally adapted species; and non-invasive species. The Project would include 12-foot-wide parkways that would be constructed around internal public circulation roads, thus providing mobility and recreational opportunities for pedestrians and bicyclists within the Project site and connectivity to recreational sites and open space areas within the community by connecting to 60th Street and Old Memory Lane.

By implementing open space and pedestrian amenities, the Project would comply with the goals and policies of the General Plan's Mobility and Recreation Elements, as well as the Community Plan's Mobility, Urban Design, and Recreation Elements.

General Plan Urban Design Policies UD-A.8(a) and (b) recommend new street trees for their shading, air quality, and livability benefits as well as water conservation through the use of drought-tolerant landscaping. The Community Plan also recommends landscaped parkways between the curb and sidewalk in new developments. The Project implements these General Plan and Community Plan recommendations by proposing planting 24-inch to 36-inch box canopy street trees within the proposed parkway. Species include Brisbane Box, Sycamore, Forest Pansy Redbud and Jacaranda.

Recreation

The Recreation Element of the General Plan has a specific policy, RE-D.3, to provide recreation programs and services specifically designed to meet the needs of children, the increasing elderly population, persons with disabilities and the underserved teenage population. This policy will be implemented by the proposed pocket parks, which are conditioned to be made publicly accessible through the implementation of a recreation easement, and the 12-foot-wide parkways that would be constructed around internal public circulation roads, thus providing mobility and recreational opportunities for pedestrians and bicyclists within the Project site and connectivity to recreational sites and open space areas within the community by connecting to 60th Street and Old Memory Lane. Recreation Element Policy RE-D.6.a., encourages the provision of safe and convenient pedestrian and bicycle paths connecting recreation facilities to residential areas. As previously described, the Project would provide a connection to Old Memory Lane, which has an existing sidewalk that connects to the Emerald Hills Neighborhood Park and the Johnson Magnet School located west of the project site. The Project proposes streetlights at regular intervals along the proposed residential local streets "A" through "D" and new streetlights along 60th Street, which would provide improvements to streetlighting for pedestrian safety

The Project would provide connectivity to the existing public right-of-way along 60th Street, east of the Project site, which would connect to the existing sidewalks along 60th Street located north and south of the Project site. The existing sidewalks located north and south of the Project site along 60th Street ultimately connect to trail heads for the Chollas Radio System Open Space to the north and the Radio Canyon Open Space to the south of the Project site

Conservation

An overall goal in the General Plan Conservation Element is to reduce the City's overall carbon footprint by improving energy efficiency, increasing use of alternative modes of transportation, and employing sustainable planning and design techniques. Conservation Element Policy CE-A.2 calls for achieving this goal by reducing the Urban Heat Island Effect through sustainable design and building practices. The proposed Project will feature strategies consistent with the requirements of the California Green Building Standards Code, including cool/green roofs, use of low-flow fixtures/appliances and accommodation of electric vehicle charging in accordance with current building code regulations. The Project will also include low-water-use plant materials.

Project-Related Issues:

Environmentally Sensitive Lands (ESL):
In accordance with the Mitigation Measure MM-BIO-1 and MM-BIO-2 of the MMRP for the Southeastern San Diego and Encanto Neighborhoods Community Plan Project PEIR No. 386029/SCH No. 2014051075 (certified by the City Council on December 2, 2015, via Resolution No. 310077), a site-specific Biological Technical Report (BTR) was prepared by Helix Environmental Planning (February 2025) which identified that most of the Project site contains ESL in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953 and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). The BTR included a slope analysis of the site, which determined that there are no steep hillsides on-site; thus, the project is not subject to identification as ESL in the form of steep hillsides.

The Project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA is located approximately 278 feet to the south, beyond two rows of houses on either side of Old Memory Lane, and approximately 316 feet to the northwest of the site, across Emerald Hills Park. Thus, the Project would not result in impacts to sensitive habitats located within the MHPA.

The Project would be required to comply with federal, state, and City regulations as well as implementation of Mitigation Measures from the Community Plan Update PEIR included in the Project specific MMRP. The Project includes a BTR that identified and analyzed potential impacts related to the development. The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were observed within the Project site, but no animal species were detected or are known to breed within the Project site. Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are proposed other than the habitat mitigation that is required as part of the site-specific EIR Addendum Mitigation Measure MM-BIO-2 for the impacts to habitat further described below.

The Project would result in a total of 0.4 acre of impacts to Diegan coastal sage scrub (disturbed), a Tier II habitat outside of the MHPA. The Project would also result in 29.2 acres of impacts to non-native grassland, a Tier IIIB habitat outside of the MHPA. Impacts to Tier II habitat would be mitigated at a 1:1 ratio, and impacts to Tier IIIB habitat would be mitigated at a 0.5:1 ratio for mitigation occurring inside of the MHPA. If mitigation were to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat.

As mitigation for impacts to 0.4 acre of Tier II habitat and 29.2 acres of Tier IIIB habitat, the Project shall provide compensatory habitat mitigation of at least 0.4 acre of Tier II habitat (or higher Tier) and 14.6 acres of Tier IIIB habitat (or higher Tier), in accordance with the mitigation measures of the PEIR (previously described) and the associated Project EIR Addendum Mitigation Measure MM-BIO-2. Mitigation for impacts to Tier II and IIIB habitats could occur within the MHPA in Tiers I through III (out-of-kind), or outside of the MHPA within the affected habitat type (in-kind). Mitigation ratios assume all impacts are outside the MHPA and no narrow endemic species are present. Compensatory mitigation would be provided off-site within the MHPA at a site approved by the City. The proposed location for the required mitigation would be at parcels owned by the Poway Unified School District located in the

East Elliot area near Spring Canyon, and/or an alternate site approved by the City. If the City were to approve some compensatory mitigation to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat. Prior to the issuance of construction or grading permits, the mitigation land will either be dedicated to the City in fee title, or protected by a recorded covenant of easement. In accordance with the required mitigation, impacts to Tier II and IIIB habitats would be reduced to a less-than-significant level. The Project would be consistent with the General Plan Conservation Element and Community Plan Conservation and Sustainability Element by minimizing and mitigating impacts to environmentally sensitive lands.

Brush Management

The Project site is located within the Very High Fire Hazard Severity Zone (VHFHSZ) and adjacent to Fire Brush Management 100-foot Buffer Zones located at the northwest corner of the Project site near Emerald Hills Neighborhood Park and east of the Project site along 60th Street. Brush management is typically required on all premises that propose structures that are within 100 feet of native or naturalized vegetation. The Project site is surrounded by urban development and implementation of the Project would install standard fire safety features and construct buildings in compliance with the fire regulations in the California Building Code (CBC) in conformance with brush management regulations. Additionally, the Project would reduce unmaintained brush areas on the Project site. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Incentives and Waivers:

The proposed Affordable Housing development includes ten percent of the total dwelling units as deed-restricted units. With the provision of the deed-restricted dwelling units the project qualifies as an Affordable Housing Development Project pursuant to SDMC Section 143.0715. The Project is being processed as an Expedite Program Project for Affordable Housing, In-Fill Development and Sustainable Buildings projects. By choosing to participate in the program the Project would be conditioned to provide 10 percent of the proposed dwelling units as for-sale dwelling units at or below 100 percent of the AMI.

The Project is requesting an incentive in accordance with SDMC Section 143.0720(a) and 143.0740. Additionally, the project is requesting waivers in exchange for the provision of affordable housing dwelling units in accordance with SDMC Section 143.0743. The Community Plan land use plan map allows a density range of zero to four dwelling units per acre, and the project is proposing a density of 3.94 dwelling units per acre. The project is proposing 123 dwelling units, where 125 dwelling units are allowed utilizing the Community Plan land use designation [31.18-acre site times 4 dwelling units per acre equals 124.72 rounded up to 125 in accordance with SDMC Section 143.0720(n)]. The number of incentives allowed for this project is identified in the Moderate Income Density Bonus Households Table 143-07C, where the Project proposes 10 percent moderate-income dwelling units and, in accordance with the table, is eligible for a five percent density bonus and one incentive. Density bonus is defined and shall be in accordance with SDMC Section 143.0720(m) where a density bonus means an increase in density or if elected by the applicant, a lesser percentage of density or no increase in density. The applicant is electing not to propose an increase in density; however, the Project is eligible for incentives and waivers. In accordance with SDMC Section 143.0720(d)(3), moderate-income dwelling units shall be affordable to households at an affordable housing cost that is not less than 28

percent of the gross income of the household nor exceeds 35 percent of 110 percent of the area median income, as adjusted for household size, appropriate for the dwelling units. The Project would be conditioned to provide 13 affordable for-sale dwelling units with prices set aside for households with an income of no more than 100 percent AMI.

The Project has an allowed density of one dwelling unit per lot, where each lot has a required lot area of 5,000 square feet, in accordance with Footnote No. 7 of SDMC Table 131-04D. This allows project sites within the RS-1-2 zone in the Encanto and Southeastern San Diego Community Planning areas, shall be allowed lot sizes of a minimum of 5,000 square feet, and all development regulations of the RS-1-7 zone for subdivisions. The proposed Project would comply with the development regulations of the RS-1-7 zone and applicable development regulations of the Land Development Code (LDC), except where deviations are allowed as development incentives and waivers for the provision of affordable housing in accordance with the Affordable Housing Regulations of SDMC Chapter 14, Article 3, Division 7. The Project is requesting the following deviations in the form of one incentive and five waivers in accordance with SDMC Sections 143.0720(a), 143.0740, 143.0743 and Table 143-07C for moderate-income households:

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
Fence Height – General Fence Regulations for all zones (Incentive)		
SDMC 142.0310(c)(1)(A) Solid fences located on the front or street side property line of residential lots. *Where a fence height deviation is being requested, the height shall not exceed three feet (3'-0") in height within Visibility Areas in accordance with SDMC Section 142.0310(b).	Front side maximum: Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C). Street-side maximum: Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C).	Fences of six (6) feet in height located on the street side property line for the following lots: 9, 53, 78, 81, 95, 102, 103 and 111. Within the referenced lots, fences shall not exceed three feet (3'-0") in height within the Visibility Areas shown on the Exhibit "A," in accordance with SDMC Section 142.0310(b).
Minimum Street Frontage (Waiver)		
SDMC Table 131-04D, Minimum Lot Dimensions, Street frontage for residential zones.	Minimum Street Frontage: 50 feet (50'-0") within the RS-1-7 (Residential-Single Unit) zone.	Minimum street frontage will range from 37 feet to 49 feet for the following lots: 1-8, 10, 11, 14-42, 45-52, 54, 57, 58, 60, 61, 72-79, 82, 83, 85, 87-97, 104, 105, 113-122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Lot Dimensions (Waivers)		

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width for residential zones.	Minimum Lot Width: 50 feet (50'-0") within the RS-1-7 zone.	Minimum lot width will range from 45 feet (45'-0") to 49 feet (49'-0") for the following lots: 4-7, 10-15, 33-37, 45, 51, 52, 54, 57, 58, 60, 61, 82, 83, 85, 92-97, 112-116, 121 and 122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width (Corner Lot) for residential zones.	Minimum Lot Width (Corner Lot): 55 feet (55'-0") within the RS-1-7 zone.	Minimum lot width (Corner Lot) will range from 48 feet (48'-0") to 54 feet (54'-0") for the following lots: 9, 53, 78, 81, 95 and 111, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Depth for residential zones.	Minimum Lot Depth: 95 feet (95'-0") within the RS-1-7 zone.	A lot depth of 93 feet (93'-0") for lots 110 and 111 as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Driveway Width (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 SDMC section 142.0560(j)(1), Table 142-05N, the minimum required and maximum allowed driveway width (outside a Parking Impact Overlay Zone) for a detached single dwelling unit (lot widths of 50 feet or less) shall be 12 feet (12'-0") and 20-feet (20'-0"), respectively. In accordance with SDMC section 142.0560(j)(1), table 142-05M, for a detached single dwelling unit (lot	For Lots: 1-61, 71-83, 85-97, 99-101, 104-108 and 112-123, 16-foot-wide driveways with a 3-foot flare on each side for a total driveway width of 22 feet (22'-0"). 107 of the 123 residential lots in this subdivision would exceed the 40-percent maximum driveway curb opening width.

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
	widths greater than 50 feet) the minimum required, and maximum allowed driveway widths are 12 feet (12'-0") and 25 feet (25'-0"), respectively. Not more than 40-percent of the property frontage on residential lots may be allocated for driveway curb openings.	

The requested incentive and waivers are necessary to allow the development of 123 lots for residential dwelling units in accordance with the maximum allowed residential density designation of the Community Plan. Without the requested incentive and waivers, the regulations would impact the developable area of the proposed lots, and the Project would not be able to maximize the number of residential dwelling units. The proposed incentive and waivers would allow for a Project with a site layout and building designs that are consistent with the goals and policies of the Community Plan and maximize the development potential, versus a project that, if designed in strict conformance with the development regulations of the applicable zone, would limit the site layout and reduce the density of development. A project designed in strict conformance with the regulations would result in a reduction of the number of proposed lots, potentially resulting in a decrease of 8 to 14 lots and a corresponding reduction in the proposed open space areas and pocket parks within the project site. If designed in strict conformance with the regulations, the site layout could potentially extend further into the proposed open space areas, thus requiring additional grading and further impacting the natural topography of the site. The proposed incentive and waivers would allow the developer to implement the proposed pocket parks and open space areas, which include the detention basins serving the development and the open space buffers between the existing residential dwelling units and the proposed development that are currently part of the site layout. Additionally, if the project is designed in strict conformance with the regulations, the reduction in lots and dwelling units could potentially result in the reduction of up to two of the proposed affordable dwelling units for the project.

The requested incentive and waivers have been reviewed as they relate to the proposed Project and the impact on the surrounding neighborhood. The requested incentive and waivers are appropriate and will result in a Project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near existing parks and recreational resources, and develop resource-efficient development located near schools, recreational resources, and walking/bicycling infrastructure, in conformance with the goals and policies of the Community Plan and the General Plan. Therefore, the proposed development will comply with the regulations of the LDC, including any

allowable incentives and waivers pursuant to SDMC Sections 143.0720(a), 143.0740, 143.0743 and Table 143-07C that are appropriate for this location.

Environmental Analysis:
An EIR Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project PEIR No. 386029/State Clearinghouse (SCH) No. 2014051075, which was certified by the City Council on December 2, 2015, via Resolution No. 310077. The PEIR indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the PEIR were implemented: land use, biological resources, hydrology and water quality, historical resources, paleontological resources, and geology and seismic hazards. The PEIR concluded that significant impacts related to transportation, air quality, and noise would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the PEIR would result in significant air quality and greenhouse gas (GHG) impacts, which would remain significant and unmitigated.

Overall, based on the foregoing analysis and information, the Project is within the scope of the analysis of the PEIR, and there is no evidence that the Project would require a major change to the PEIR. The Project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. The Project would be required to implement a project specific MMRP, which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The specific Project-related MMRP issue areas include Biological Resources and Paleontological Resources. Environmental review of the Project did not identify significant impacts that would be detrimental to public health, safety and welfare. Implementation of the mitigation measures identified in the Project-related MMRP would reduce impacts to below a level of significance.

CONCLUSION

Staff has reviewed the proposed Project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. With the approval of the deviations in the form of incentives and waivers, the Project meets all applicable regulations and policy documents, and staff supports the determination that the Project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the General Plan, the Community Plan.

Staff recommends that the Planning Commission **ADOPT** Addendum No. 1107880 to PEIR No. 310077/SCH No. 2014051075 and the Mitigation, Monitoring and Reporting Program (MMRP) and **APPROVE** the Project as proposed.

ALTERNATIVES

1. **ADOPT** Addendum No. 1107880 to PEIR No. 310077/SCH No. 2014051075 and a Mitigation, Monitoring and Reporting Program (MMRP) and **APPROVE** Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605, Neighborhood Use Permit No. PMT-3286476 and Vesting Tentative Map (VTM) No. PMT-3262907 with **MODIFICATIONS**.

2. **DO NOT ADOPT** Addendum No. 1107880 to PEIR No. 310077/SCH No. 2014051075 and a Mitigation, Monitoring and Reporting Program (MMRP) and **DO NOT APPROVE** Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605, Neighborhood Use Permit No. PMT-3286476 and Vesting Tentative Map (VTM) No. PMT-3262907, if the findings required to approve the Project **CANNOT BE AFFIRMED**.

Respectfully submitted,

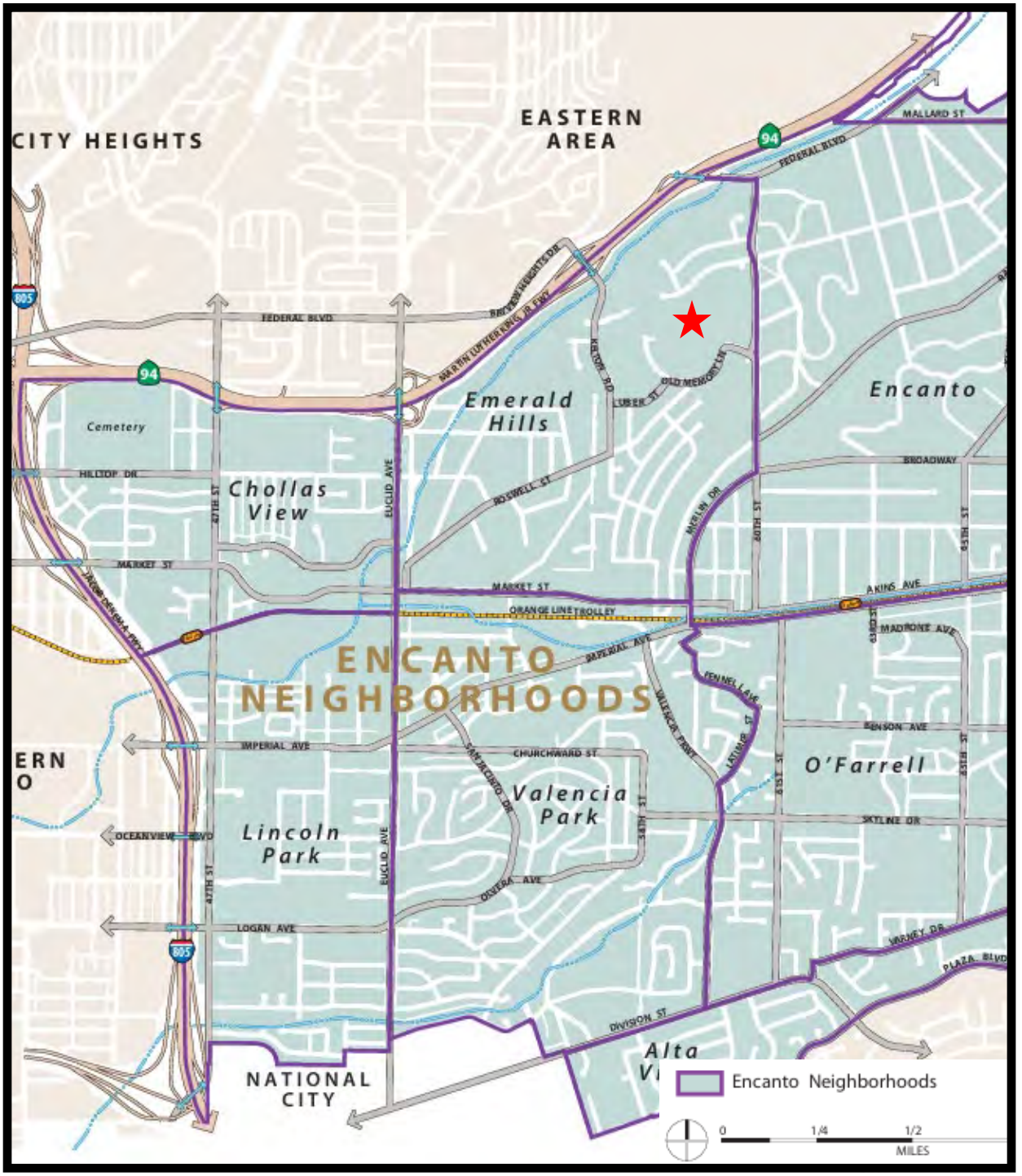
Michael Prinz

Michael Prinz
Assistant Deputy Director
Development Services Department

Martin R. Mendez
Development Project Manager
Development Services Department

Attachments:
1. Location Map
2. Aerial Map
3. Encanto Neighborhoods Community Plan Land Use Map
4. Draft Environmental Resolution
5. Draft Vesting Tentative Map Resolution
6. Draft Vesting Tentative Map Conditions
7. Draft Permit
8. Draft Permit Resolution
9. Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Site Photographs
13. EIR Addendum No. 1107880

ATTACHMENT 1

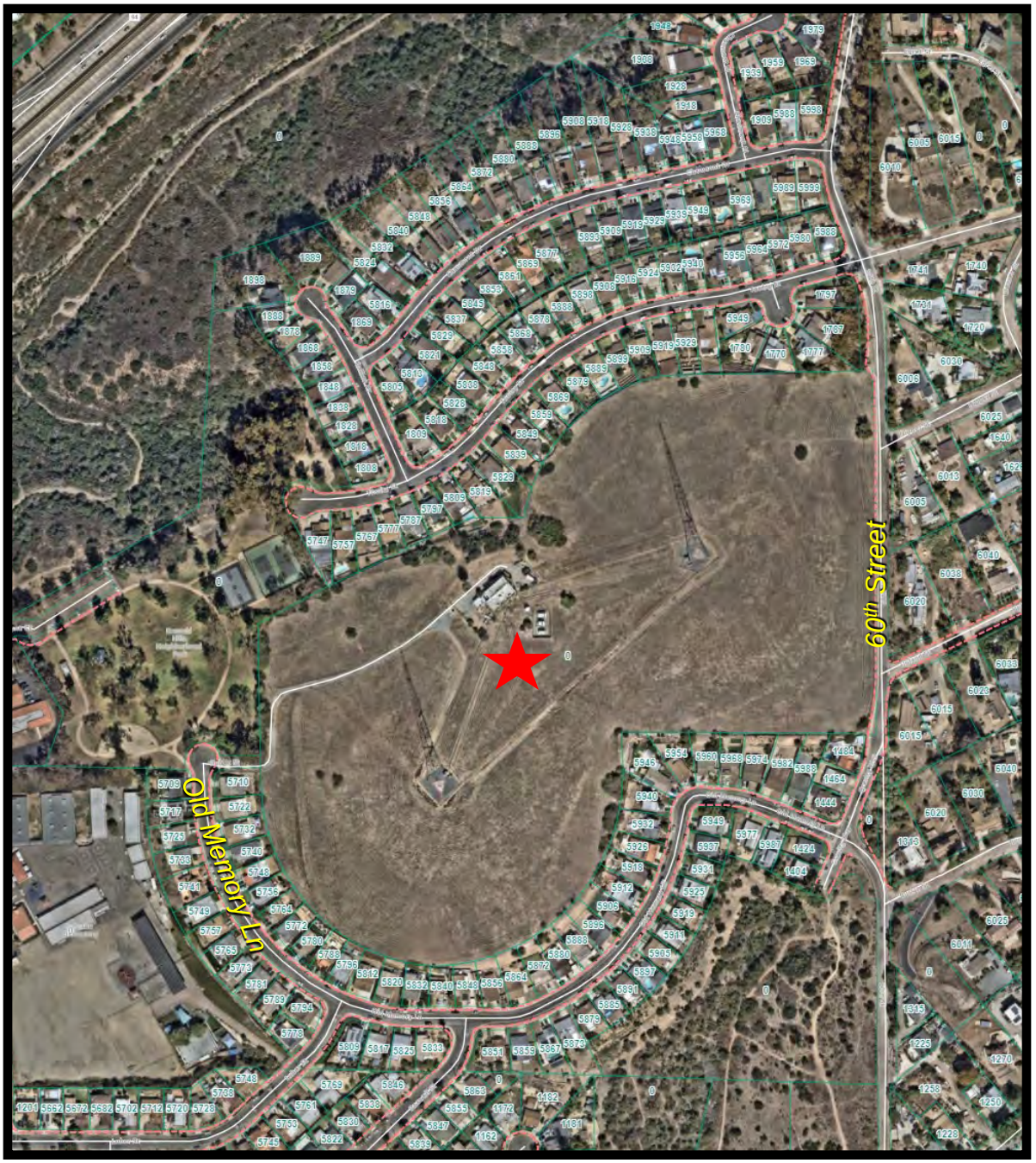


The City of SAN DIEGO

Project Location

5702 Old Memory Lane
Project No. PRJ-1107880

North

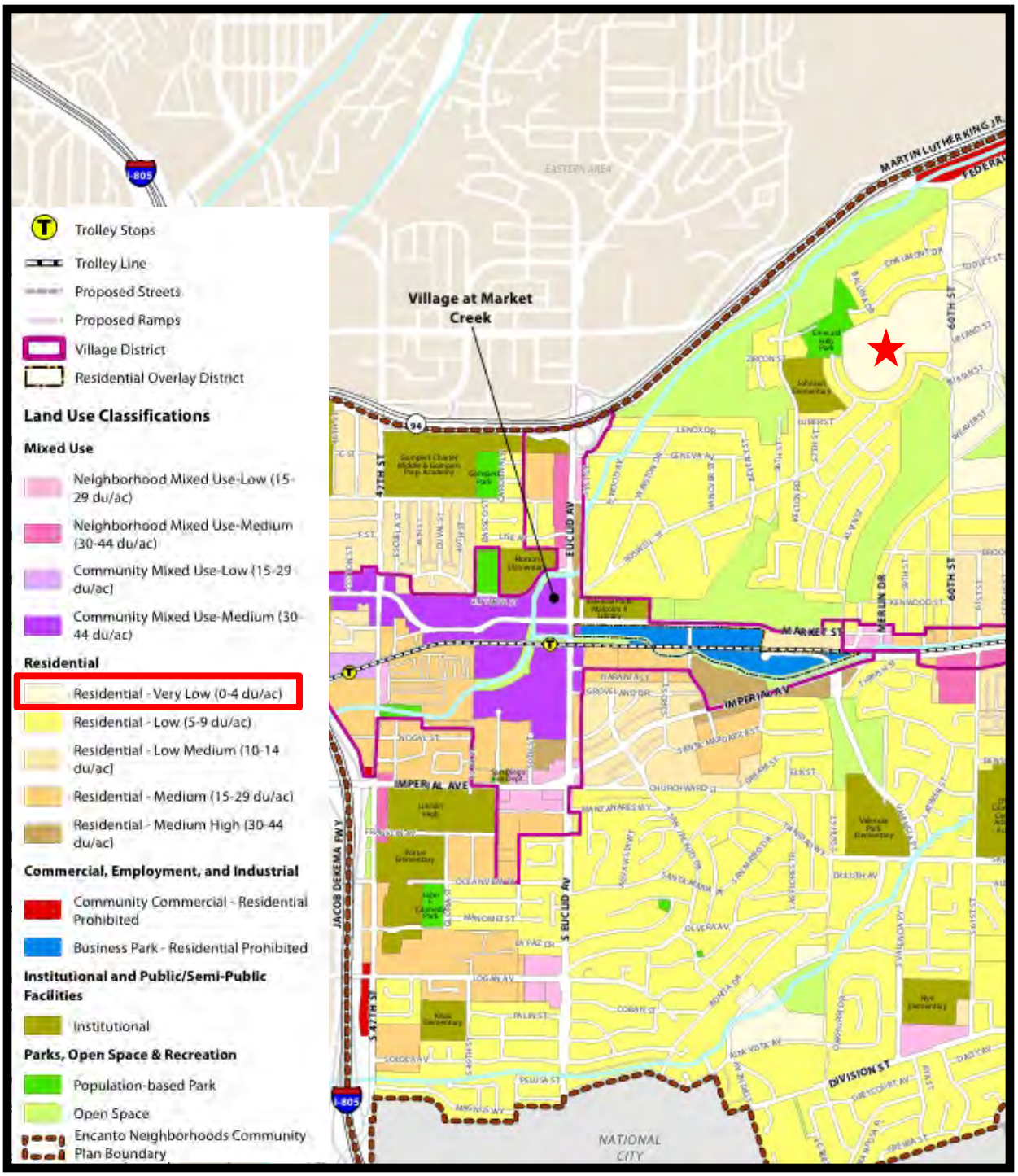


The City of SAN DIEGO

Aerial Photo

5702 Old Memory Lane
Project No. PRJ-1107880

North



The City of SAN DIEGO

Land Use Plan

5702 Old Memory Lane
Project No. PRJ-1107880

North

ATTACHMENT 4

RESOLUTION NUMBER R-_____

ADOPTED ON November 20, 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO ADOPTING ADDENDUM NO. 1107880 TO THE SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 310077/SCH NO. 2014051075 AND THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR EMERALD HILLS PROJECT, PRJ-1107880

WHEREAS, City of San Diego Planning Department conducted a comprehensive plan update to the Southeastern San Diego Community Plan that included the adoption of a new separate Encanto Neighborhoods Community Plan, amendments to the General Plan, amendments to the Land Development Code, adoption of Impact Fee Studies for Southeastern San Diego and Encanto Neighborhoods; and

WHEREAS, on December 2, 2015, the Council adopted Resolution No. 310077 certifying the Southeastern San Diego and Encanto Neighborhoods Community Plan Update Program Environmental Impact Report SCH No. 2014051075, adopting the Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, copies of which are on file in the Office of the City Clerk in accordance 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.); and

WHEREAS, on December 6, 2023, D.R. Horton Los Angeles Holding Company, Inc. submitted an application to the Development Services Department for approval of Vesting Tentative Map, Site Development Permit, Neighborhood Use Permit, and Neighborhood Development Permit for the Emerald Hills (PRJ-1107880); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Environmental Impact Report SCH No. 2014051075 along with the Addendum has been reviewed and considered by this Planning Commission prior to making a decision on the Project.

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the

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Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report SCH No. 2014051075, a copy of which is on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED that pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the City Clerk, or designee, is directed to file a Notice of Determination in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation after the approval of the project.

APPROVED:

By: _____
Martin R. Mendez, Development Project Manager

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT

PRJ-1107880

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Records Division, 7650 Mission Valley Road, San Diego, CA 92108. All mitigation measures contained in the Addendum No. 1107880 shall be made conditions of Vesting Tentative Map, Site Development Permit, Neighborhood Development Permit, and Neighborhood Use Permit as may be further described below.

VIII. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT

The project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified PEIR (No. 310077/SCH No. 2014051075) and the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Environmental Designee (ED) shall review and approve Construction Documents (CD), (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.

2. In addition, the ED 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 document templates as shown on the City website: https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

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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.

B. GENERAL REQUIREMENTS – 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 biological monitor
   Qualified paleontological monitor

   Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all parties present will be required.

   CONTACT INFORMATION:

   a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division** and can be reached at **(858) 627-3200**

   b) For Clarification of ENVIRONMENTAL REQUIREMENTS, contact the **RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This project, PRJ-1107880 and/or Environmental Document PRJ-1107880, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD'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: The Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder

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obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency:

Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit to the 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 would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

   NOTE: Surety and Cost Recovery – When deemed necessary by the DSD 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 INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Project-Specific Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General (Biological and Paleontological)	Consultant Qualification Letters	Prior to Preconstruction Meeting
General (Biological and Paleontological)	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biological Resources	Dedication of Land or Covenant of Easement	Prior to the issuance of any construction permit
Biological Resources	Nest Survey Letter Report (if grading/construction is to occur between January 15 to September 15)	Three calendar days prior to activities
Paleontological Resources	Paleontology Reports	Paleontology Site Observation
General	Consultant Site Visit Record (CSVR)	Monitoring during grading (as applicable)
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

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C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

In order to avoid potential impacts to Biological Resources and Paleontological Resources, the following mitigation measures shall be implemented by the permit holder:

BIOLOGICAL RESOURCES

MM-BIO-1 **BIOLOGICAL RESOURCES (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 (2018), 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. **Pre-construction Meeting** – The Qualified Biologist shall attend the pre-construction 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 any: 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, a 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.

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E. **General Avian Protection Requirements** –To avoid any direct impacts to Cooper's hawk, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to September 15). If the 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 in the proposed area of disturbance. The pre-construction survey shall be conducted within three calendar days before the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City DSD MMC/MSCP for review and approval before initiating any construction activities. If nesting birds are detected, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Laws (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 shall be submitted to the City DSD MMC/MSCP for review and approval and implemented to the satisfaction of the City. The City's DSD MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place before 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 and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize the 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

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species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be emailed to MMC on the first day of monitoring, the first 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.

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 laws. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City MMC within 30 days of construction completion.

MM-BIO-2 **Compensatory Mitigation:** Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the owner/permittee shall provide compensatory habitat mitigation in accordance with the Biology Guidelines for impacts to 0.4 acre of Diegan coastal sage scrub (Tier II) outside of the MHPA and 29.2 acres of non-native grassland (Tier IIIB) outside of the MHPA. Mitigation shall take place via the Poway Unified School District parcel (Assessor's Parcel Number 366-040-32-00) in the East Elliot area, and/or an alternate site approved by the City. If provided in the MHPA via the Poway Unified School District parcel, the mitigation shall consist of at least 0.4 acre of Tier II habitat (or higher Tier) and 14.6 acres of Tier IIIB habitat (or higher Tier).

Prior to the issuance of construction or grading permits, the mitigation land shall either be dedicated to the City in fee title or protected by a recorded covenant of easement in accordance with the Biology Guidelines. Upon acceptance of the property, the City shall manage it in accordance with the MSCP Framework Management Plan as modified by the area-specific management directives and the Vernal Pool Management and Monitoring Plan, as appropriate.

PALEONTOLOGICAL RESOURCES

MM-PALEO-1

I. Prior to Permit Issuance

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

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

II. Prior to Start of Construction

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 a 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. 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 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

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graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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 a 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 (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 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.
   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 significance 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 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.

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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.

IV. Night and/or Weekend Work

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 CSVR and submit to MMC via fax by 8AM on the next business day.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
      d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, 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.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to 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. Recording Sites with the San Diego Natural History Museum
         The PI shall be responsible for recording (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 submittal of 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.

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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
   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)
   1. 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.
   2. 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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PLANNING COMMISSION RESOLUTION NUMBER R-_____
VESTING TENTATIVE MAP NO. 3262907
EMERALD HILLS PROJECT - PROJECT NO. PRJ-1107880 [MMRP]

WHEREAS, VERTICAL BRIDGE LANDCO, LLC, A Delaware Limited Liability Company, Owner, D.R. HORTON LOS ANGELES HOLDING COMPANY, INC, A California Corporation, Subdivider, and Hunsaker and Associates, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 3262907 for the proposed subdivision [Subdivision] of the approximately 31.18-acre site into 130 lots to include 123 residential for-sale lots for single-dwelling units and seven (7) private open space lots (maintained by a Homeowner's Association [HOA]) lots. The proposed Project is known as Emerald Hills Project (Project), located at 5702 Old Memory Lane. The Project site is located west of 60th Street, North and east of Old Memory Lane, South of Tooley Street and South of Highway 94. The property is legally described as ALL THAT PORTION OF LOT 18 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF MADE IN AN ACTION ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, A CORPORATION, ET AL" AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY; and

WHEREAS, the Project site is in the RS-1-2 (Residential-Single Unit) zone, Complete Communities Mobility Choices Mobility Zone 2, Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), Airport Influence Area – Review Area Two for SDIA, a Sustainable Development Area, containing Environmentally Sensitive Lands, and Affordable Housing Parking Demand area within the Encanto Neighborhoods Community Plan (Community Plan) Planning Area; and

WHEREAS, the Map proposes the Subdivision of a 31.18-acre site into 130 lots to include 123 residential for-sale lots for single-dwelling units and seven (7) private open space lots. The Subdivision

would include seven (7) private open space lots (maintained by a HOA) totaling 7.95 acre, public streets totaling 6.42 acres, and associated improvements. The Subdivision includes the allocation of 13 lots for affordable for-sale dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income (AMI); 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 _____, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 3262907, and pursuant to San Diego Municipal Code (SDMC) section(s) 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 Vesting Tentative Map No. 3262907:

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

The proposed subdivision [Subdivision] consists of subdividing an approximately 31.18-acre site located at 5702 Old Memory Lane into 130 lots to include 123 residential for-sale lots for single-dwelling units, seven open space lots totaling 7.95 acres, and public streets totaling 6.42 acres. The Subdivision would include 13 lots for affordable for-sale dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income (AMI).

The Emerald Hills project [Project] would include the demolition of an existing radio transmitter facility, including a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated improvements for the construction of 123 single dwelling units, seven (7) private open space lots to include four (4) pocket parks, the installation of a neighborhood identification sign, circulation roadways, walkways and associated on-site and off-site improvements. Associated improvements include three retaining walls that would encroach into the 60th street public right-of-way (ROW). Two walls would be located on the west side of 60th Street, one located at the northeast corner of the Project site and one on the southeast corner of the Project site, the third wall would be

located on the east side of 60th Street. The wall proposed within the public right-of-way on the east side of 60th Street would be a City asset and the City would be responsible for maintenance of the retaining wall. The walls located on the west side of 60th street would be the responsibility of the HOA. The Subdivision would be conditioned to install new streetlights along the 60th Street frontage. The Subdivision would also include an emergency access alley at the westerly portion of the site that would allow access to and from Old Memory Lane for emergency services. The access alley would be secured with locked gates at either end that encroach into the access alley ROW within the Project site to prevent the circulation of vehicular traffic. The access gates would be provided with a knox-box at each gate which would allow emergency responders to unlock the access gates in the event of an emergency. Additionally, the Project proposes a neighborhood identification sign which shall conform to the applicable regulations of SDMC Section 141.1102, Neighborhood Identification Signs. The proposed neighborhood identification sign shall have a maximum sign copy area of 20 square feet, shall be located at the southwest corner of Street "A" and 60th Street, and shall be constructed of masonry walls with brick veneer and cast concrete accents as shown on the Exhibit "A". The neighborhood identification sign requires the approval of a separate NUP.

The 31.18-acre site is located at 5702 Old Memory Lane in the RS-1-2 (Residential-Single Unit) zone, Complete Communities Mobility Choices Mobility Zone 2, within a Sustainable Development Area, and within the Encanto Neighborhoods Community Plan (Community Plan) planning area. The Project site is characterized by sloping terrain that ranges in elevation from approximately 315 feet above mean sea level (AMSL) to approximately 375 feet AMSL. The site is surrounded by single-dwelling unit development to the north, east, and south, and an elementary school and Emerald Hills Park to the west. Vegetation within the Project is limited to non-native grasslands with pockets of sagebrush, a few eucalyptus trees and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed) located along the northern Project site boundary.

The Project site was previously developed for a radio transmitter facility, which included a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements. A Historical Resource Technical Report (HRTR) prepared by BFSA Environmental Services (dated January 31, 2024, and revised March 19, 2024) was prepared for the Project site, which identified the existing transmitter building as a two-story, Streamline Moderne-style commercial building built in 1948, along with one of the two existing broadcast towers. The HRTR evaluated the property for significance under Historical Resources Board (HRB) Criterion A and found no significance as a special element for historical development for the development of radio broadcasting. It also did not find any significance under HRB Criterion B in association with significant persons or events. Additionally, the report did not find any significance under HRB Criterion C for the building or HRB Criterion D as a representative of a notable work of a master, as the designer/builder of the building and towers.

The Project site is located within the Encanto Neighborhoods Community Plan [Community Plan] planning area. The Community Plan designates the land use for the Project site as Residential Very-Low, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). The proposed Subdivision would allow for 123 single-dwelling units with attached garages at a proposed density of 3.94 dwelling units per acre (du/ac) (123 dwelling units / 31.18 acres equals 3.94 du/ac), consistent with the density range of the Community Plan. Additionally, the City of San Diego General Plan (General Plan) also designates the Project site for Residential land uses. The dwelling units would have an average lot size of approximately 5,954 square feet with a range of lot sizes from 5,000 square feet to 9,172 square feet, thus compatible with the established residential dwelling units of the

surrounding neighborhood. Additionally, the subdivision is utilizing the zoning regulations of the RS-1-7 zone, which allows a minimum lot size of 5,000 square feet. Utilization of the RS-1-7 zone regulations is in accordance with SDMC Section 131.0431, Table 131-04D, Footnote 7. The project was deemed complete on December 6, 2023, which is prior to the repeal of Footnote 7 from Table 131-04D by Ordinance No. O-21934 N.S. The repeal of Footnote 7 took effect on April 24, 2025.

The Project would comply with the City of San Diego Mobility Choices Regulations for Mobility Zone 2. The purpose of the Mobility Choices Regulations is to reduce Citywide vehicle miles traveled (VMT) to address the environmental impacts of development related to noise, air pollution, and greenhouse gas emissions. The Project will comply with the regulations by implementing the following VMT Reduction Measures:

- Installation of one bike repair station in Pocket Park 1 in the location shown in Exhibit "A."
- Provision of eight (8) trees with 20 feet spacing along Street "A" as shown in Exhibit "A."
- Construction of a 200-square-foot resting area in Pocket Park 1 with benches, signage, and trash receptacle, as shown in Exhibit "A."

The Subdivision would support the goals of the Walkable Communities section of the General Plan's Mobility Element, which includes a city where walking/rolling is a viable travel choice, particularly for trips of less than one-half mile. Walkable communities offer public health benefits by providing opportunities for people to be active as a part of their everyday lives. The Subdivision would support this goal by incorporating landscaped non-contiguous sidewalks with street trees, shaded seating areas, and recreational amenities within the proposed pocket parks and parkways, and a multi-use trail adjacent to the non-contiguous sidewalk along 60th street, enhancing the pedestrian experience and encouraging active mobility within the community. The Subdivision would also support the goals of providing a safe and comfortable environment, a complete, functional, and interconnected pedestrian network that is accessible to pedestrians of all ages and abilities by providing walkways as previously described along with streetlighting including adding streetlights to 60th Street and providing a pedestrian connector to Emerald Hills Neighborhood Park located northwest of the Project site and a pedestrian connection to the existing 60th Street public right-of-way and existing sidewalk which provides a pedestrian connection to Old Memory Lane and provides a connection to the Metropolitan Transit System (MTS) bus stop for Route 917 located near the intersection of Kelton Road and Roswell Street approximately a half-mile southwest of the Project site.

Policy ME-A.2 focuses on implementing safe pedestrian routes that connect residential areas to schools, transit, and other highly frequented destinations. The implementation of safe pedestrian routes includes supporting needed improvements and programs such as wider and non-contiguous sidewalks, more visible pedestrian crossings, traffic enforcement, traffic calming, street and pedestrian lighting, pedestrian trails, and educating children on traffic and bicycle safety. Additionally, Recreation Element Policy RE-D. 6. a., encourages the provision of safe and convenient pedestrian and bicycle paths connecting recreation facilities to residential areas. As previously described, the Project would provide a connection to Old Memory Lane, which has an existing sidewalk that connects to the Emerald Hills Neighborhood Park and Johnson Magnet School, located west of the Project site. The Subdivision would be conditioned to provide new streetlights along 60th Street, which would provide improvements to streetlighting for pedestrian safety. The Subdivision would further support this policy by dedicating additional right-of-way along 60th Street, thus providing a new non-contiguous sidewalk and a multi-modal trail fronting the Project site adjacent to 60th Street.

The Subdivision would provide connectivity to the existing right-of-way at 60th Street east of the Project site, which would connect the Project to existing sidewalks along 60th Street that connect to trail heads for the Chollas Radio System Open Space areas located northwest and southeast of the Project site. Additionally, the Project aligns with Policy ME-A.7, which promotes pedestrian-oriented design in both public and private Projects to improve walkability. The Subdivision, as previously described, would support this policy through the proposed pedestrian and multi-modal improvements. The proposed Subdivision would be consistent with Policy P-UD-22 by proposing a street network that is similar to the established street network of the surrounding neighborhood through the provision of non-contiguous pedestrian-friendly sidewalks that would provide street lighting, landscaped parkways and street trees in conformance with the applicable regulations while providing a linkage to existing pedestrian walkways along 60th Street and Old Memory Lane.

The Subdivision respects the natural topography of the site by proposing 7.95 acres as open space areas to be maintained by a HOA, including areas for landscaping, recreational use, and stormwater retention basins (bio-filtration basin). Portions of the existing slopes at the perimeter of the Project site would be part of the HOA-maintained open space areas, which would provide a buffer between the existing homes on adjacent properties and the new dwelling units. The Subdivision would include four lots for pocket parks in accordance with the associated Project. The pocket parks would provide various pedestrian amenities, including benches, picnic tables, gardens, shade areas, and concrete walkways, providing a connection to the network of sidewalks within the Project site and a linkage to the established walkways along 60th Street and Old Memory Lane. The Subdivision would include right-of-way dedications that include 12-foot-wide parkways that would be constructed around internal public circulation roads, thus providing mobility and recreational opportunities for pedestrians and bicyclists within the Project site and connectivity to recreational sites and open space areas within the community by connecting to 60th Street and Old Memory Lane. By implementing open space and pedestrian amenities, the Project would comply with the goals and policies of the General Plan's Mobility and Recreation Elements, as well as the Community Plan's Mobility, Urban Design, and Recreation Elements.

The proposed open space lots would also support the Community Plan, Urban Design Element Policy P-UD-5, which calls for the creation of well-defined open spaces and common areas through building form that arranges dwelling units around a central, common and usable open space. The Subdivision and associated Project would incorporate this policy by integrating four pocket parks strategically integrated into the site design. These pocket parks serve as focal points for community engagement and provide amenities such as benches, picnic tables, gardens, and shaded areas. Additionally, the parks are connected by a network of concrete walkways that connect to the network of non-contiguous sidewalks that are part of the internal circulation for the Project site. These design features ensure that open spaces are accessible, inviting, and serve as key gathering areas for the community. The associated Project incorporates features such as tree-lined sidewalks, landscaped parkways and streetlighting, which would promote walkability and contribute to a visually appealing streetscape that enhances the character of the neighborhood. The proposed pocket parks and walkways would be available for the community and would support the General Plan Environmental Justice Policy EJ-C.1, which seeks to improve and diversify opportunities for play in public spaces for people of all age groups, genders, and abilities, and Policy EJ-C.3, which calls for the design of public spaces to be inclusive, equitable, and accessible to children of all ages, genders, and abilities, and their caregivers.

Furthermore, the Subdivision would support the General Plan, Land Use and Community Planning Element, Policy LU-C.4, which directs the city to "Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations." The Project would propose density that is consistent with the Community Plan residential land use designation of Residential Very Low, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). As previously described the proposed density would be 3.94 dwelling units per acre (du/ac), consistent with the density range of the Community Plan.

The Subdivision and associated Project would support the City's General Plan Environmental Justice Element by meeting the goal of providing safe and healthy homes for people of all age groups, genders, and abilities to thrive in their communities by providing quality housing that would consist of new construction that conforms to current building codes and engineering standards. Conformance with current building codes would include conformance with the current California Energy Code and California Green Building Standards Code by incorporating energy-efficient lighting, appliances, windows, and additional sustainable design features such as water-efficient landscaping and plumbing fixtures.

The Subdivision and associated Project would support Housing Element Policies HE-I.7 and HE-M.5 by providing affordable housing and fostering neighborhoods that include a diversity of housing types, particularly affordable housing mixed in with market-rate housing and various plan options, thus supporting diversity in housing types, including the provision of housing for large families. Specifically, the Subdivision is conditioned to include 13 on-site for-sale affordable dwelling units for moderate-income households with an income at or below 100 percent of the Area Median Income (AMI). By supporting the housing element goals and policies, the Subdivision would address environmental justice issues, including the provision of affordable housing, addressing substandard living conditions, and improving access to parks and schools.

Furthermore, the Subdivision and associated Project aligns with Environmental Justice Policy EJ-C.1, which seeks to improve and diversify opportunities for play in public spaces for people of all age groups, genders, and abilities, and Policy EJ-C.3, which calls for the design of public spaces to be inclusive, equitable, and accessible to children of all ages, genders, and abilities, and their caregivers. The Subdivision supports these goals by integrating four pocket parks within the proposed private open space lots, and the Project would provide diverse amenities such as benches, picnic tables, gardens, and shaded areas, creating inclusive and accessible recreational opportunities for people of all ages and abilities that are accessible to all members of the public. The Subdivision also enhances connectivity and accessibility for all residents through the inclusion of pathways, parkways, and open spaces designed to link the site's recreational features with the surrounding community. The General Plan includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels. The General Plan's Housing Element identifies policies to help the City meet the regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes, and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure.

Finally, the Subdivision will comply with the General Plan's Housing Element and the City of San Diego's need to accommodate forecasted increases in population and housing needs. According to the San Diego Housing Commission, it is estimated that the city could fall short of its 2010-2020 RHNA goals (as set by San Diego Association of Governments pursuant to state mandate) by as much as 50,000 units, based on past and current housing production trends. The housing units proposed by the Project would help to meet the existing and Projected regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of 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 Subdivision and associated Project are described in the findings above, incorporated herein by reference. The proposed Subdivision would comply with the zoning and development regulations of the Land Development Code, except where deviations are allowed as development incentives and waivers for the provision of affordable housing in accordance with the Affordable Housing Regulations of SDMC Chapter 14, Article 3, Division 7. The Project is requesting the following deviations in the form of one incentive and five waivers in accordance with SDMC Section 143.0740 and Table 143-07C for moderate-income households:

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
Fence Height – General Fence Regulations for all zones (Incentive)		
SDMC 142.0310(c)(1)(A) Solid fences located on the front or street side property line of residential lots. *Where a fence height deviation is being requested, the height shall not exceed three feet (3'-0") in height within Visibility Areas in accordance with SDMC Section 142.0310(b).	<u>Front side maximum:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C). <u>Street-side maximum:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C).	Fences of six (6) feet in height located on the street side property line for the following lots: 9, 53, 78, 81, 95, 102, 103 and 111. Within the referenced lots, fences shall not exceed three feet (3'-0") in height within the Visibility Areas shown on the Exhibit "A," in accordance with SDMC Section 142.0310(b).
Minimum Street Frontage (Waiver)		
SDMC Table 131-04D, Minimum Lot Dimensions, Street frontage for residential zones.	<u>Minimum Street Frontage</u>: 50 feet (50'-0") within the RS-1-7 (Residential-Single Unit) zone.	Minimum street frontage will range from 37 feet to 49 feet for the following lots: 1-8, 10, 11, 14-42, 45-52, 54, 57, 58, 60, 61, 72-79, 82, 83, 85, 87-97, 104,

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
		105, 113-122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Lot Dimension (Waivers)		
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width for residential zones.	Minimum Lot Width: 50 feet (50'-0") within the RS-1-7 zone.	Minimum lot width will range from 45 feet (45'-0") to 49 feet (49'-0") for the following lots: 4-7, 10-15, 33-37, 45, 51, 52, 54, 57, 58, 60, 61, 82, 83, 85, 92-97, 112-116, 121 and 122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width (Corner Lot) for residential zones.	Minimum Lot Width (Corner Lot): 55 feet (55'-0") within the RS-1-7 zone.	Minimum lot width (Corner Lot) will range from 48 feet (48'-0") to 54 feet (54'-0") for the following lots: 9, 53, 78, 81, 95 and 111, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Depth for residential zones.	Minimum Lot Depth: 95 feet (95'-0") within the RS-1-7 zone.	A lot depth of 93 feet (93'-0") for lots 110 and 111 as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Driveway Width (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 SDMC section 142.0560(j)(1), Table 142-05N, the minimum required and maximum allowed driveway width (outside a Parking Impact Overlay Zone) for a detached single dwelling unit (lot widths of 50 feet or less) shall be 12 feet (12'-0") and 20-feet (20'-0"), respectively.	For Lots: 1-61, 71-83, 85-97, 99-101, 104-108 and 112-123, 16-foot-wide driveways with a 3-foot flare on each side for a total driveway width of 22 feet (22'-0"). 107 of the 123 residential lots in this subdivision would exceed the 40-percent maximum driveway curb opening width.

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
	In accordance with SDMC section 142.0560(j)(1), table 142-05M, for a detached single dwelling unit (lot widths greater than 50 feet) the minimum required, and maximum allowed driveway widths are 12 feet (12'-0") and 25 feet (25'-0"), respectively. Not more than 40-percent of the property frontage on residential lots may be allocated for driveway curb openings.	

The requested incentives and waivers are necessary to allow the Subdivision of 123 lots for residential dwelling units in accordance with the maximum allowed residential density designation of the Community Plan where four dwelling units per acre are allowed, resulting in a maximum of 125 dwelling units on the on the 31.18-acre site [31.18 x 4 = 124.72 rounded up to 125 in accordance with SDMC Section 143.0720(n)]. The Project would benefit the Encanto Neighborhoods Community by providing new for-sale housing, including affordable housing opportunities, while maintaining consistency with the residential density designation of the Community Plan for the Project site.

Without the requested incentive and waivers, the regulations would impact the developable area of the proposed lots, and the Project would not be able to maximize the number of residential dwelling units. The proposed incentive and waivers would allow for a Project with a site layout and building designs that are consistent with the goals and policies of the Community Plan and maximize the development potential, versus a project that, if designed in strict conformance with the development regulations of the applicable zone, would limit the site layout and reduce the density of development. A project designed in strict conformance with the regulations would result in a reduction of the number of proposed lots, potentially resulting in a decrease of 8 to 14 lots and a corresponding reduction in the proposed open space areas and pocket parks within the project site. If designed in strict conformance with the regulations, the site layout could potentially extend further into the proposed open space areas, thus requiring additional grading and further impacting the natural topography of the site. The proposed incentive and waivers would allow the developer to implement the proposed pocket parks and open space areas, which include the detention basins serving the development and the open space buffers between the existing residential dwelling units and the proposed development that are currently part of the site layout. Additionally, if the project is designed in strict conformance with the regulations, the reduction in lots and dwelling units could

potentially result in the reduction of up to two of the proposed affordable dwelling units for the project.

The requested incentive and waivers have been reviewed as they relate to the proposed Project and the impact on the surrounding neighborhood. The requested incentive and waivers are appropriate and will result in a Project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near existing parks and recreational resources, and develop resource-efficient development located near schools, recreational resources, and walking/bicycling infrastructure, in conformance with the goals and policies of the Community Plan and the General Plan. Additionally, the subdivision is utilizing the zoning regulations of the RS-1-7 zone, which allows a minimum lot size of 5,000 square feet. Utilization of the RS-1-7 zone regulations is in accordance with SDMC Section 131.0431, Table 131-04D, Footnote 7. The project was deemed complete on December 6, 2023, which is prior to the repeal of Footnote 7 from Table 131-04D by Ordinance No. O-21934 N.S. The repeal of Footnote 7 took effect on April 24, 2025. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the LDC, including any allowable incentives and waivers pursuant to SDMC Sections 143.0720(a), 143.0740, 143.0743 and Table 143-07C that are appropriate for this location.

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

The Subdivision and associated Project are described in the findings above, incorporated herein by reference. The Subdivision would involve the creation of 123 residential single dwelling unit lots and seven private open space lots on an approximately 31.18-acre site. As previously stated, the Community Plan designates the land use for the Project site as Residential – Very Low for a density of zero to four dwelling units per acre (0-4 du/ac), where the Project is proposing a residential density of 3.9 du/ac in conformance with the maximum allowed density. The Land Development Code allows a 5,000 square foot minimum lot area for each lot pursuant to SDMC Section 131.0431, Table 131-04D, Footnote 7 which was in effect when the Project was deemed complete and thus applies to the Project. The Subdivision is in conformance with this minimum lot area.

Under existing conditions, the Project site contains a radio transmitter facility, which includes a 7,050-square-foot (SF) transmitter building, two broadcast towers, associated site improvements and non-native grassland over a majority of the Project site. In accordance with Mitigation Measure MM-BIO-1 and MM-BIO-2 of the Mitigation Monitoring and Report Program (MMRP) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Project Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075 (certified by the City Council on December 2, 2015, via Resolution No. 310077), a site-specific Biological Technical Report (BTR) was prepared by Helix Environmental Planning (February 2025) which identified that most of the Project site contains Environmentally Sensitive Lands (ESL) in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953 and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were observed within the project site; neither species is federally, or state listed or listed as a narrow endemic. No animal species were detected or are known to breed within the project site. Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are proposed other than the habitat mitigation that is required as part of the site-specific EIR Addendum Mitigation Measure MM-BIO-2 for the impacts to habitat, further described below. The

BTR included a slope analysis of the site, which determined that there are no steep hillsides on-site; thus, the project is not subject to identification as ESL in the form of steep hillsides.

The Project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA is located approximately 278 feet to the south, beyond two rows of houses on either side of Old Memory Lane, and approximately 316 feet to the northwest of the site, across Emerald Hills Park. Thus, the Project would not result in impacts to sensitive habitats located within the MHPA.

The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were observed within the Project site, but no animal species were detected or are known to breed within the Project site. Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are other than the habitat mitigation that is required as part of the site-specific EIR Addendum Mitigation Measure MM-BIO-2 for the impacts to habitat further described below.

Cooper's hawk may nest on or adjacent to the site. However, the implementation of site-specific Mitigation Measure MM-BIO-1 would reduce impacts to Cooper's hawk to less than significant. A preconstruction nesting bird survey will be conducted to determine the presence of any nesting birds. Avoidance measures would be provided for nesting birds. Prairie falcon, a watch list species, has the potential to forage on site. Impacts to this species are not expected to be significant with the implementation of compensatory habitat mitigation provided as site-specific Mitigation Measure MM-BIO-2. Coastal California gnatcatcher is not expected on-site, and the nearest off-site MHPA with potential for this species starts more than 300 feet to the northwest on the other side of Emerald Hills Park. The Project site does not include California sagebrush or California buckwheat, which are favored by the coastal California gnatcatcher. Therefore, indirect noise impacts to breeding coastal California gnatcatchers located in the off-site MHPA would be considered less than significant. Implementation of site-specific Mitigation Measure MM-BIO-2 would reduce impacts to coastal California gnatcatcher habitat to less than significant. Coastal cactus wren is not expected on site, and the nearest coastal cactus wren record is located approximately 0.5-mile southwest of the Project site. No apparently suitable habitat for the coastal cactus wren, including cacti and native scrub vegetation, were observed on-site. Impacts to this species are expected to be less than significant.

A Crotch's bumble bee survey was conducted as part of the Project-specific BTR. The site was evaluated during the habitat assessment as having low potential for the species. No Crotch's bumble bee was observed during the focused surveys conducted on May 1, 3, and 21 and June 19, 2024. With the implementation of the site-specific mitigation measures, as required by PEIR MM-BIO-1, the Project would not result in a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species, and impacts would be less than significant.

Under existing conditions, the Project site does not contain wetland habitat. No features were observed on the Project site that would be considered Army Corps of Engineers Waters of the United States, CDFW Waters of the State, or City wetlands. No surface water flow or ponding water was observed on the site, and no evidence of water flow or ponding was observed. The Project would not impede the movement of any native, resident, or migratory fish or wildlife species or interfere with established native, resident, or migratory wildlife corridors. The Project site is currently surrounded

by developed land and is not expected to provide for regional or localized wildlife movement. Wildlife may continue to use the Emerald Hills Branch of Chollas Creek in the MHPA to the west of the Project site and Emerald Hills Park. Chollas Creek is known to provide dispersal of urban acclimated species.

In addition, the Project would not interfere with linkages identified in the MSCP Plan or the use of native wildlife nursery sites. Birds could move through the site; however, the species that would be likely to use the Project site would be the same common, urban-adapted species that would use the adjacent residential development. Implementation of the Project would result in development on-site that is consistent with the Community Plan.

The Project would be developed in accordance with the Community Plan policies, which includes policies and goals that intend to remove invasive species within the Community Plan area (including the Project site). An Environmental Impact Report (EIR) Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the PEIR.

The Project would result in a total of 0.4 acre of impacts to Diegan coastal sage scrub (disturbed), a Tier II habitat outside of the MHPA. The Project would also result in 29.2 acres of impacts to non-native grassland, a Tier IIIB habitat outside of the MHPA. Impacts to Tier II habitat would be mitigated at a 1:1 ratio, and impacts to Tier IIIB habitat would be mitigated at a 0.5:1 ratio for mitigation occurring inside of the MHPA. If mitigation were to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat.

As mitigation for impacts to 0.4 acre of Tier II habitat and 29.2 acres of Tier IIIB habitat, the Project shall provide compensatory habitat mitigation of at least 0.4 acre of Tier II habitat (or higher Tier) and 14.6 acres of Tier IIIB habitat (or higher Tier), in accordance with the mitigation measures of the PEIR (previously described) and the associated Project EIR Addendum Mitigation Measure MM-BIO-2. Mitigation for impacts to Tier II and IIIB habitats could occur within the MHPA in Tiers I through III (out-of-kind), or outside of the MHPA within the affected habitat type (in-kind). Mitigation ratios assume all impacts are outside the MHPA and no narrow endemic species are present. Compensatory mitigation would be provided off-site within the MHPA at a site approved by the City. The proposed location for the required mitigation would be at parcels owned by the Poway Unified School District located in the East Elliot area near Spring Canyon, and/or an alternate site approved by the City, with the final mitigation package to be approved by the City before impacts. If the City were to approve some compensatory mitigation to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat. Prior to the issuance of construction or grading permits, the mitigation land will either be dedicated to the City in fee title, or protected by a recorded covenant of easement. In accordance with the required mitigation, impacts to Tier II and IIIB habitats would be reduced to a less-than-significant level.

The Subdivision and the Project would be consistent with the General Plan Conservation Element and Community Plan Conservation and Sustainability Element by minimizing and mitigating impacts to environmentally sensitive lands. The Project will include a sustainable landscape design and maintenance that consists of a palette of plant species that conform to the City of San Diego Landscape Standards, including non-invasive vegetation and low-water-use plants. By utilizing non-

invasive vegetation and low-water-use plants, the Project would support the Conservation Element policy CE-A.11 and the Community Plan Urban Design Policies P-UD-98 and P-UD-99.

A site-specific Preliminary Geotechnical Evaluation and Preliminary Geotechnical Evaluation Addendum were prepared for the Project by GeoTek, Inc. (Geotek, 2023b; Geotek, 2023a). The Geotechnical Evaluation identified that the Project site is not located in a seismically active region, and no active faults are known to exist at the site. The nearest known active fault is located approximately 4.5 miles southwest of the Project site. The Project would be required to comply with the recommendations provided in the Geotechnical Evaluation. The liquefaction potential and seismic settlement potential on the Project site are considered negligible due to the apparent density of the underlying formation and lack of a shallow groundwater table. Additionally, the Geotechnical Evaluation concludes that the potential for landslides and rockfall is considered low. Therefore, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, or similar hazards.

As previously described, the General Plan designates the Project site for residential land uses. Additionally, the Community Plan designates the land use for the Project site as Residential – Very Low for a density of zero to four dwelling units per acre (0-4 du/ac). Surrounding land use includes residential and open space land uses to the north, residential land uses to the east, residential and open space land uses to the south, and residential and open space land uses to the west. The Subdivision is consistent with the General Plan, Land Use and Community Planning Element LU-C.4, which directs the City to "ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations."

Furthermore, the Subdivision and associated Project would be conditioned to prepare a Project-specific Stormwater Pollution Prevention Plan (SWPPP) prior to grading, which would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices [BMPs]) to reduce or eliminate discharge to surface water from stormwater and non-stormwater events. As previously described, an EIR Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Subdivision and the associated Project that were not analyzed as significant effects in the PEIR. The Project would be required to implement a Project-related MMRP, which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The Project-related MMRP issue areas include Biological Resources and Paleontological Resources. 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 Subdivision, associated Project, and environmental impacts are described in findings 1 through 3 above, incorporated herein by reference. Under existing conditions, the Project site contains two broadcast towers, a 7,050-square-foot transmitter building, two broadcast towers built between 1948 and 1949, and non-native grassland over a majority of the Project site. Impacts to

Biological Resources, including wildlife and their habitats, are described in the finding above, incorporated herein by reference. In accordance with the required mitigation, impacts to Tier II and IIIB habitats would be reduced to a less-than-significant level. The Subdivision would be consistent with the General Plan Conservation Element and Community Plan Conservation and Sustainability Element by minimizing and mitigating impacts to environmentally sensitive lands.

Overall, the Subdivision and the associated Project is within the scope of the analysis of the PEIR, and there is no evidence that the Subdivision or the associated Project would require a major change to the PEIR. The Project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. The Project is required to implement a Project-related MMRP, which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The Project-related MMRP issue areas include Biological Resources and Paleontological Resources.

The Project site does not contain any sensitive riparian habitat or other habitat community identified in local or regional plans, policies, and regulations or by the CDFW or U.S. Fish and Wildlife Service. Overall, the Project would be consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts. Therefore, 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.

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

The Subdivision and associated Project is described in the findings above, incorporated herein by reference. The Project site is located approximately 6.1 miles east of the San Diego International Airport (SDIA) in the Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) (Review Area 2). The Project site is not located within any ALUCP Safety Zones or ALUCP noise contours. The Subdivision would not conflict with the ALUCP and would not result in airport safety hazards for people residing or working in the Project area. The Subdivision would be consistent with all applicable land use plan, policies and regulations; therefore, no impact to airport safety would occur. The Subdivision has been designed to minimize alterations to natural landforms and the development footprint has been located to minimize erosion, flood and fire hazards.

A site-specific Preliminary Geotechnical Evaluation and Preliminary Geotechnical Evaluation Addendum were prepared for the Project by GeoTek, Inc. (Geotek, 2023b; Geotek, 2023a). The Geotechnical Evaluation notes that the Project site is not located in a seismically active region, and no active fault is known to exist at the site. The nearest known active fault is located approximately 4.5 miles southwest of the Project site. The Project would be required to comply with the recommendations provided in the Project-specific Geotechnical Evaluation. The liquefaction potential and seismic settlement potential on the Project site is considered negligible due to the apparent density of the underlying formation and lack of a shallow groundwater table. Additionally, the Geotechnical Evaluation concludes that the potential for landslides and rockfall is considered low. Therefore, the Subdivision and associated Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, or similar hazards.

The Subdivision would involve grading activities that would expose and disturb soils. Therefore, the Subdivision and associated Project would have the potential to increase localized soil erosion during construction. A Project-specific stormwater pollution prevention plan (SWPPP) would be required prior to grading, which would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices [BMPs]) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges. Short-term erosion and sedimentation impacts would be addressed through conformance with applicable elements of the City's stormwater program and related National Pollutant Discharge Elimination System (NPDES) requirements. Specifically, this would entail conformance with applicable City regulatory codes as well as the NPDES Construction General Permit. A drainage Study was prepared for the Project by Hunsaker and Associates (May 31, 2024), and the study concluded that post-development drainage for the Project site would not result in a significant increase in runoff, and there would be no negative impacts to downstream drainage facilities.

The Project would include the implementation of three on-site water quality/hydromodification basins, along with their associated storm drain systems. The attenuation provided by the hydromodification basins would result in a reduction of flow compared to existing pre-development conditions. Further, the Project's proposed landscaping is designed to control erosion after completion of the Project's construction phase. Therefore, with adherence to existing regulations and requirements, there would be a less-than-significant impact related to erosion and flood hazards during construction and operation of the Project.

The Project site would include an emergency vehicle access road at the western edge of the Project site connected to Old Memory Lane. The Project will provide access to the site by emergency vehicles, including fire apparatus and will provide fire hydrants throughout the Project site in conformance with the City's Fire and Rescue Department requirements. The Project has been reviewed by the City's Fire and Rescue Department for conformance with local and State Fire Code requirements, including provision of fire hydrants, fire flow requirements, and street/aerial access for emergency vehicles. Additionally, prior to the issuance of permits for construction the project will be reviewed for conformance with requirements of the current California Building Codes including the California Fire Code.

As previously described, an EIR Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the PEIR. The PEIR indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the PEIR were implemented: land use, biological resources, hydrology and water quality, historical resources, paleontological resources, and geology and seismic hazards. The PEIR concluded that significant impacts related to transportation, air quality, and noise would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the PEIR would result in significant air quality and greenhouse gas (GHG) impacts, which would remain significant and unmitigated.

Overall, based on the foregoing analysis and information, the Subdivision and associated Project is within the scope of the analysis of the PEIR, and there is no evidence that the Subdivision or associated Project would require a major change to the PEIR. The Subdivision and Project would not result in any new significant impact, nor would there be a substantial increase in the severity of

impacts from those described in the PEIR. The Project would be required to implement a Project-related MMRP, which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The Project-related MMRP issue areas include Biological Resources and Paleontological Resources. Environmental review of the Project did not identify significant impacts that would be detrimental to public health, safety and welfare.

The proposed Subdivision was reviewed by City Staff and determined to be in conformance with the SDMC, including the allowed incentives and deviations to the SDMC regulations. The Subdivision must satisfy the conditions of approval of Vesting Tentative Map No. PMT-3262907, Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605, and Neighborhood Use Permit No. PMT-3286476, to achieve compliance with the regulations of the SDMC. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include submitting an updated geotechnical report that addresses the construction plans; obtaining an Encroachment Maintenance Removal Agreement (EMRA) for all private storm drain systems and connections, landscape and irrigation located in the public right-of-way; assuring by permit and bond the design and construction of all required public water and sewer facilities; and installation of private backflow prevention devices. Prior to issuance of any building permit, grading permit, and public improvement permit, for the proposed Subdivision and Project, the associated construction plans and specifications shall be reviewed by City staff to ensure compliance with all building, electrical, mechanical, plumbing and fire code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction would be enforced through building inspections completed by the City's building inspectors. 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 proposed Subdivision and associated Project is described in the findings above, incorporated by reference herein. The Subdivision proposes the creation of 123 single-dwelling unit residential lots and seven private open space lots on an approximately 31.18-acre site. The Project would include the demolition of an existing transmitter building and two broadcast towers currently located on-site. No public access easements exist on the Project site. Required street right-of-ways and utility easements are accommodated by the Project design. The proposed Project would be conditioned to include a private trail adjacent to the 60th Street public right-of-way (ROW) with the requirement to record a public access easement to ensure the public at large have access to the trail within the proposed subdivision. Additionally, the property owner would be responsible for maintaining the trail. Therefore, the design of the subdivision or the type of improvements would 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 and associated Project are described in the findings above, incorporated herein by reference. The design of the proposed subdivision of a 31.18-acre parcel into 123 lots for residential development and seven (7) private open space lots has taken into account the best use of the land to minimize grading and maximize utilization of the Project site. The proposed Subdivision and associated Project will comply with current regulations of the California Energy Code (Title 24) and California Green Building Standards Code, in effect at the time of application for any necessary building permits. The current applicable building codes require the following mandatory standards:

- Storm water drainage and retention;
- solar on single- and multi-family residential buildings;
- outdoor water use requirements as outlined in local water efficient landscaping ordinances or current Model Water Efficient Landscape Ordinance standards, whichever is more stringent;
- requirements for water-conserving plumbing fixtures and fittings;
- 65 percent of construction/demolition waste diverted from landfills;
- inspections of energy systems to ensure optimal working efficiency;
- low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particle boards; and
- dedicated circuitry to facilitate installation of electric vehicle charging stations in newly constructed attached garages for single-family and duplex dwellings.

In addition, the associated Project includes new tree plantings to provide shade, reduce the heat island effect, increase pedestrian usability, and provide natural cooling opportunities. The associated Project design would provide, to the extent feasible, mandatory sustainable building standards in conformance with the requirements of the applicable building codes. Therefore, the design of the proposed subdivision provides, 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 proposed Subdivision and associated Project are described in the findings above, incorporated by reference herein. The Community Plan Land Use Policy P-LU-19 encourages housing development that addresses the needs of a diverse, growing population, including differences in age, household composition, and income, and ensures that existing area residents are able to remain in the community. For the 6th Cycle Housing Element, the City of San Diego must identify enough potentially developable land zoned for residential use to meet the City's new Regional Housing Need Allocation (RHNA) capacity/production target and develop policies and programs that create opportunities to increase production. The proposed Subdivision and associated Project would improve the City's housing stock and add to the housing needs of the region, consistent with the Community Plan, the City of San Diego housing strategies, and the Housing Element. The Project would accommodate the needs of moderate-income households by providing 13 affordable deed-restricted for-sale dwelling units with prices set aside for households with an income of no more than 100 percent AMI.

The San Diego Housing Commission has begun to address the need for additional housing in their San Diego Housing Production Objectives 2018-2028 report. The report states that the City of San Diego has the housing potential to fulfill its 10-year housing need if all of its capacity sources, including rezoning to increase density around transit hubs and the re-development of underutilized parcels of land, are fully utilized (San Diego Housing Production Objectives 2018 – 2028, Page 10). The proposed Subdivision and associated Project would aid in closing the gap in rising housing demand in the City of San Diego and assist in meeting the RHNA target by adding 123 dwelling units including 13 affordable dwelling units to the City's housing supply.

The administrative record for the proposed Subdivision and associated Project, including the Project plans, technical studies, environmental documentation to determine 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 and found that the addition of 123 residential lots and seven (7) private open space lots for private residential development is consistent with the housing needs anticipated for the Encanto Neighborhoods Community Planning area and the City. Therefore, the effects of the proposed subdivision have been considered based on the housing needs of the region and those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission>], Vesting Tentative Map No. 3262907, hereby granted to D.R. HORTON LOS ANGELES HOLDING COMPANY, INC, A California Corporation, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martin R. Mendez
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009763

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. PMT-3262907
5702 OLD MEMORY LANE PROJECT NO. PRJ-1107880

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL:

1. This Vesting Tentative Map will expire _____.

2. Compliance with all of the 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 Vesting Tentative Map shall comply with the conditions of Site Development Permit No. 3262906, Neighborhood Development Permit No. 3273605 and Neighborhood Use Permit No. 3286476.

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.

AFFORDABLE HOUSING:

6. Prior to the recordation of the Final Map, the Subdivider 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 (San Diego Municipal Code § 143.0301 et seq.).

DRAFT

ENGINEERING:

7. Prior to the recordation of the Final Map, the Subdivider shall ensure that all on-site 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 is satisfactory to the City Engineer.

8. Prior to the recordation of the Final Map, the Subdivider shall, assure by permit and bond the installation of streetlights adjacent to the site on 60th Street and throughout the project in accordance with the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18, to the satisfaction of the City Engineer.

9. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.

10. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

11. Prior to the issuance of any construction permit, the Owner/Permittee shall prepare a drainage study to the satisfaction of the City Engineer. The drainage study shall, at minimum, include an analysis demonstrating developed-condition peak flow attenuation below pre-project runoff rates to each discharge location while meeting regional detention basin conjunctive use guidelines. The study shall also demonstrate pre-project and developed-condition discharge velocities to each discharge location to open receiving channels.

MAPPING:

12. Prior to expiration of the Tentative Map, a Final Map to subdivide the approximately 31.18-acre property into 130 lots consisting of 123 residential lots (including 13 lots for affordable dwelling units) and seven (7) open space lots (including four [4] pocket parks) to be maintained by a Homeowner's Association (HOA) shall be recorded in the San Diego County Recorder's Office.

13. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

14. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project,

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in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

16. All proposed easements and right-of-way dedications within the boundary of the Tentative Map shall be granted on the proposed Final Map with the exception of any required Covenant of Easements which shall be granted by deed.

17. Prior to the recordation of the Final Map, all streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.

18. 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.

TRANSPORTATION:

19. All automobile 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.

20. Prior to the recordation of the Final Map, the Subdivider shall dedicate 30 feet for the widening of the fronting portion of southbound 60th Street and assure by permit and bond the construction of 18 feet of pavement, curb, and gutter, in addition to the 18 to 20 feet of existing pavement, a 12 foot wide parkway (7 foot wide Green Streets Swale, 5 foot wide non-contiguous sidewalk) within a 60 foot wide right-of-way, in addition to a 10 foot wide trail easement (4 foot wide buffer, 5 foot wide decomposed granite, 1 foot buffer) within the

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project site, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

21. Prior to the recordation of the Final Map, the Subdivider shall dedicate 56 feet of right-of-way and assure by permit and bond the construction of the internal roadways labeled Street "A", Street "B", Street "C", and Street "D" on Exhibit 'A' with a 32-foot curb-to-curb pavement width and a 12-foot wide parkway (seven-foot [7'-0"] wide landscape, five-foot [5'-0"] wide non-contiguous sidewalk) on each side within the 56 feet of right-of-way, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

22. Prior to the recordation of the Final Map, the Subdivider shall assure by permit and bond the construction of an Emergency Vehicle Access within the existing 30 feet of right-of-way, with a 20-foot wide curb-to-curb pavement width, seven-and-a-half-foot (7'-6") wide parkway (two-and-a-half-foot [2'-6"] wide buffer, and five –foot [5'-0"] wide sidewalk) on the north side,and a two-and-a-half-foot (2'-6") wide buffer on the south side, satisfactory to the City Engineer and Fire Marshall. All improvements shall be completed and operational prior to first occupancy.

23. Prior to the recordation of the Final Map, the Subdivider shall dedicate and permit and bond the construction of an Emergency Vehicle Access between the terminus of the existing public right-of-way and Street "B" within 30 feet of right-of-way, with a 20-foot wide curb-to-curb pavement width, seven-and-a-half-foot (7'-6") wide parkway (two-and-a-half-foot [2'-6"] wide buffer, and a five–foot [5'-0"] wide sidewalk) on the north side, and a two-and-a-half-foot (2'-6") wide buffer on the south side, satisfactory to the City Engineer and Fire Marshall. All improvements shall be completed and operational prior to first occupancy.

24. The Owner/Permittee shall provide and maintain onsite the following Vehicle Miles Traveled (VMT) reduction measures:
    a. Install one bike repair station in Pocket Park 1 in the location shown in Exhibit A.
    b. Provide eight (8) trees with 20 feet spacing along Street "A" as shown in Exhibit A.
    c. Construct a 200-square-foot resting area in Pocket Park 1 with benches, signage, and trash receptacle, as shown in Exhibit A.

    These improvements shall be completed and operational prior to first occupancy.

MULTIPLE SPECIES CONSERVATION PROGRAM REQUIREMENTS:

25. Prior to the recordation of the Final Map, the Subdivider shall grant the off-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 the Off-Site Mitigation Exhibit made a part of the Site Development Permit No. 3262906, Neighborhood Development Permit No. 3273605 and Neighborhood Use Permit No. 3286476 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

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shall be free and clear of all private easements, private encroachments, private agreement and/or liens.

26. Prior to the recordation of the Final Map, the Subdivider shall schedule an inspection with the Parks 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 acceptance.

PARKS AND RECREATION REQUIREMENTS:

27. Prior to the recordation of the Final Map, the Subdivider shall grant on the Final Map a recreation easement over all publicly accessible parks and trails on private property, to the satisfaction of the City Engineer and the Parks and Recreation Department. All recreation easements shall be maintained by the property owner.

28. Prior to the recordation of the Final Map, the Subdivider shall ensure that the Parks and Recreation Department has reviewed and approved the Final Map.

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 Vesting 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 Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting 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.

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Internal Order No. 24009763

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE,
MAIL STATION DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009763 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3262906
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3273605
NEIGHBORHOOD USE PERMIT NO. PMT-3286476
5702 OLD MEMORY LANE PROJECT NO. PRJ-1107880
PLANNING COMMISSION

This Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605, and Neighborhood Use Permit No. PMT-3286476 is granted by the Planning Commission of the City of San Diego to VERTICAL BRIDGE LANDCO, LLC, A Delaware Limited Liability Company, Owner, and D.R. HORTON LOS ANGELES HOLDING COMPANY, INC, A California Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505, 126.0404, and 126.0205. The 31.18-acre site is located at 5702 Old Memory Lane in the RS-1-2 (Residential-Single Unit) zone of the Encanto Neighborhoods Community Planning area. The project site is legally described as: ALL THAT PORTION OF LOT 18 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF MADE IN AN ACTION ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, A CORPORATION, ET AL" AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner, and Permittee to redevelop an existing radio broadcast facility to include the demolition of existing broadcast transmitter towers, a broadcast building, and associated accessory structures and site improvements for a proposed residential subdivision consisting of 130 lots, including 123 Residential-Single Unit lots and seven (7) private open space lots, a neighborhood identification sign and associated site improvements subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2025, on file in the Development Services Department.

The project shall include:

a. The redevelopment of an existing closed radio broadcast facility to include the following:

   1) Demolition of an existing radio transmitter facility, including a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements;

2) The subdivision of a 31.18-acre site for 130 lots, including 123 Residential-Single Unit lots and seven (7) private open space lots (privately maintained by a Homeowner's Association [HOA]) to include four (4) private parks (with a recreation easement to be publicly accessible);

3) Construction of 123 residential dwelling units to include 13 affordable for-sale dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income (AMI); and

b. Allowable deviations in the form of one incentive and five waivers from the development regulations pursuant to the table below:

Proposed Incentive and Waivers		
Development Regulation	**Required/Allowed**	**Proposed**
Fence Height – General Fence Regulations for all zones (Incentive)		
SDMC 142.0310(c)(1)(A) Solid fences located on the front or street side property line of residential lots. *Where a fence height deviation is being requested, the height shall not exceed three feet (3'-0") in height within Visibility Areas in accordance with SDMC Section 142.0310(b).	<u>Front side maximum fence height:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C). <u>Street-side maximum fence height:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C).	Fences of six (6) feet in height located on the street side property line for the following lots: 9, 53, 78, 81, 95, 102, 103 and 111. Within the referenced lots, fences shall not exceed three feet (3'-0") in height within the Visibility Areas shown on the Exhibit "A," in accordance with SDMC Section 142.0310(b).
Minimum Street Frontage (Waiver)		
SDMC Table 131-04D, Minimum Lot Dimensions, Street frontage for residential zones.	<u>Minimum Street Frontage</u>: 50 feet (50'-0") within the RS-1-7 (Residential-Single Unit) zone.	Minimum street frontage will range from 37 feet to 49 feet for the following lots: 1-8, 10, 11, 14-42, 45-52, 54, 57, 58, 60, 61, 72-79, 82, 83, 85, 87-97, 104, 105, 113-122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Lot Dimensions (Waivers)		
SDMC Table 131-04D, Minimum Lot Dimensions,	<u>Minimum Lot Width:</u> 50 feet (50'-0") within the RS-1-7 zone.	Minimum lot width will range from 45 feet (45'-0") to 49 feet (49'-0") for the

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Proposed Incentive and Waivers		
Development Regulation	**Required/Allowed**	**Proposed**
Lot Width for residential zones.		following lots: 4-7, 10-15, 33-37, 45, 51, 52, 54, 57, 58, 60, 61, 82, 83, 85, 92-97, 112-116, 121 and 122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width (Corner Lot) for residential zones.	Minimum Lot Width (Corner Lot): 55 feet (55'-0") within the RS-1-7 zone.	Minimum lot width (Corner Lot) will range from 48 feet (48'-0") to 54 feet (54'-0") for the following lots: 9, 53, 78, 81, 95 and 111, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Depth for residential zones.	Minimum Lot Depth: 95 feet (95'-0") within the RS-1-7 zone.	A lot depth of 93 feet (93'-0") for lots 110 and 111 as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Driveway Width (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 SDMC section 142.0560(j)(1), Table 142-05N, the minimum required and maximum allowed driveway width (outside a Parking Impact Overlay Zone) for a detached single dwelling unit (lot widths of 50 feet or less) shall be 12 feet (12'-0") and 20-feet (20'-0"), respectively. In accordance with SDMC section 142.0560(j)(1), table 142-05M, for a detached single dwelling unit (lot widths greater than 50 feet) the minimum required, and maximum allowed driveway widths are 12 feet (12'-0")	For Lots: 1-61, 71-83, 85-97, 99-101, 104-108 and 112-123, 16-foot-wide driveways with a 3-foot flare on each side for a total driveway width of 22 feet (22'-0"). 107 of the 123 residential lots in this subdivision would exceed the 40-percent maximum driveway curb opening width.

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Proposed Incentive and Waivers		
Development Regulation	**Required/Allowed**	**Proposed**
	and 25 feet (25'-0"), respectively. Not more than 40-percent of the property frontage on residential lots may be allocated for driveway curb openings.	

c. Landscaping (planting, irrigation and landscape-related improvements);

d. Off-street parking;

e. A free-standing neighborhood identification sign located at the eastern entrance to the development site at the proposed intersection of 60th Street and Street "A" as shown in Exhibit "A"; and

f. 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 December 5, 2028.

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.

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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" conditions(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.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

13. The Site Development Permit, Neighborhood Development Permit, and Neighborhood Use Permit shall comply with all Conditions of the Final Map for Tentative Map No. 3262907.

AFFORDABLE HOUSING REQUIREMENTS:

14. Prior to the issuance of any building permits for the construction of dwelling units, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of SDMC 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 13 affordable

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for-sale dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income (AMI).

AIRPORT REQUIREMENTS:

15. 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:

16. Prior to issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the construction of a current City Standard public storm drain system on 60th Street including a new curb inlet, storm drainpipe and cleanout connecting to existing public storm drain pipe on Dipper Street, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the construction of a current City Standard public storm drain system on EVA road and Old Memory Lane including cleanouts, storm drain pipes, and green street improvements, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the construction of current City Standard public storm drain systems on all Public Internal Streets (A, B, C, and D) including curb inlets, storm drain pipes, cleanouts and curb outlets, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

19. Prior to issuance of any building permit, the Owner/Permittee shall remove and replace portions of the existing guardrail along east side of 60th Street across from the project site, in accordance with the approved Exhibit "A", to the satisfaction of the City Engineer and Transportation Department.

20. Prior to issuance of any building permit, the Owner/Permittee shall construct a City Standard Retaining Wall along the east side of 60th Street, in accordance with approved Exhibit 'A', to the satisfaction of the City Engineer and Transportation Department.

21. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of pedestrian curb ramps, per current City Standards, in accordance with approved Exhibit "A", to the satisfaction of the City Engineer.

Prior to issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of a City Standard driveway for each proposed lot, in accordance with the approved Exhibit "A", to the satisfaction of the City Engineer.

22. Prior to issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the proposed Emergency Vehicle Access (EVA) automatic swing gates, knox box, curb outlets, retaining walls, swales, street trees, landscape,

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irrigation, rolled curb, private stormwater systems and storm drain connections within the right-of-way for all internal public streets (A B, C, and D), EVA road, 60th Street, and Old Memory Lane, to the satisfaction of the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Stormwater Management Device Maintenance Agreement (SWMDCMA) detailing the ongoing maintenance of permanent Best Management Practices (BMP), to the satisfaction of the City Engineer.

25. Prior to the issuance of any construction permit, the Owner/Permittee applicant shall submit a Technical Report (Stormwater Quality Management Plan), which shall be subject to final review and approval by the City Engineer, in accordance with the Stormwater Standards Manual in effect at the time of the construction permit issuance.

26. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit Order No. 2022-0057-DWQ. In accordance with Order No. 2022-0057-DWQ 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.

27. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI), including 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. If ownership of the entire site or any portion of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with Section II.C of Order No. 2022-0057-DWQ, and a copy shall also be submitted to the City.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

28. 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.

29. The mitigation measures specified in the MMRP and outlined in Project No. PRJ-1107880 Addendum to Program Environmental Impact Report (PEIR) No. 310077/State Clearing House (SCH) No. 2014051075, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

30. The Owner/Permittee shall comply with the MMRP as specified in Project No. PRJ-1107880 Addendum to Program Environmental Impact Report (PEIR) No. 310077/State Clearing House (SCH) No. 2014051075, 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:

- Biological Resources

- Paleontological Resources

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of any grading permit, 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.

32. Prior to issuance of any public improvement permit, 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.

33. Prior to issuance of any building permit (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 in accordance with SDMC section 142.0403(b)6.

34. 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.'

35. 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.

PARKS AND RECREATION REQUIREMENTS:

36. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete grading plans, which shall be subject to final review and approval by the Parks and Recreation Department.

PLANNING/DESIGN REQUIREMENTS:

37. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.

38. 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.

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

40. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. 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.

42. Prior to the issuance of any building permit, 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.

43. Prior to the issuance of any building permit, 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. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

44. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer main within the right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

45. Prior to the operational acceptance of the public eight-inch (8") Polyvinyl Chloride (PVC) sewer main in the Emergency Vehicle Access driveway, the Owner/Permittee shall install a key-padded Knox box on the swing gates as shown on the approved Exhibit "A" and provide the operating code to the Public Utilities Department.

46. The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities within the vicinity of the project site due to the construction activities associated with this project in accordance with San Diego Municipal Code Section 142.0607. Should such damage occur, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.

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47. Prior to first occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

48. 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.

49. 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.

TRANSPORTATION REQUIREMENTS:

50. Prior to issuance of the first building permit, Owner/Permittee shall dedicate 30 feet for the widening of the fronting portion of southbound 60th Street and assure by permit and bond the construction of 18 feet of pavement, curb, and gutter, in addition to the 18 to 20 feet of existing pavement, a 12-foot wide parkway (seven-foot [7'-0"] wide Green Streets Swale, five-foot [5'-0"] wide non-contiguous sidewalk) within a 60-foot wide right-of-way, in addition to a 10-foot wide trail easement (four-foot [4'-0"] wide buffer, five-foot [5'-0"] wide decomposed granite, one-foot [1'-0"] buffer) within the project site, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

51. Prior to issuance of the first building permit, Owner/Permittee shall dedicate 56 feet of right-of-way and assure by permit and bond the construction of the internal roadways labeled Street "A", Street "B", Street "C", and Street "D" on Exhibit 'A' with a 32 foot curb-to-curb pavement width and a 12-foot wide parkway (seven-foot [7'-0"] landscape, five-foot [5'-0"] non-contiguous sidewalk) on each side within the 56 feet of right-of-way, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

52. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of an Emergency Vehicle Access alley within the existing 30 feet of right-of-way connecting to the north terminus of Old Memory Lane, with a 20-foot wide curb-to-curb pavement width, seven-foot-six-inch (7'-6") wide parkway (two-foot-six-inch [2'-6"] wide buffer and five-foot [5'-0"] wide sidewalk) on the north side, and a two-foot six-inch (2'-6") wide buffer on the south side, per City standards, satisfactory to the City Engineer and the Fire Marshall. All improvements shall be completed and operational prior to first occupancy.

53. The Owner/Permittee shall provide and maintain on-site the following Vehicle Miles Traveled (VMT) reduction measures:

a. Install one bike repair station in Pocket Park 1 in the location shown in Exhibit "A."

b. Provide eight (8) trees with 20 feet spacing along Street "A" as shown in Exhibit "A."

c. Construct a 200-square-foot resting area in Pocket Park 1 with benches, signage, and trash receptacle, as shown in Exhibit "A."

These improvements shall be completed and operational prior to first occupancy.

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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 November 20, 2025, and Resolution Number _____.

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Site Development Permit No. PMT-3262906
Neighborhood Development Permit No. PMT-3273605
Neighborhood Use Permit No. PMT-3286476
Date of Approval: November 20, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Martin R. Mendez
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.

VERTICAL BRIDGE LANDCO, LLC,
A Delaware Limited Liability Company
Owner

By _____
NAME:
TITLE:

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.,
A California Corporation
Permittee

By _____
NAME: Barbara M. Scull
TITLE: Vice President and SoCal South Division President

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

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PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-3262906
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3273605
NEIGHBORHOOD USE PERMIT NO. PMT-3286476
EMERALD HILLS PROJECT - PROJECT NO. PRJ-1107880 [MMRP]

WHEREAS, VERTICAL BRIDGE LANDCO, LLC, A Delaware Limited Liability Company, Owner and D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A California Corporation, Permittee, filed an application with the City of San Diego for a Vesting Tentative Map No. PMT-3262907, a Site Development Permit No. PMT-3262906, a Neighborhood Development Permit No. PMT-3273605, and a Neighborhood Use Permit No. PMT-3286476, to subdivide a 31.18-acre site into 130 lots to include 123 residential for-sale lots for single-dwelling units and seven (7) private open space lots (the "Project"). The Project includes the demolition of an existing radio transmitter facility, including a 7,050-square-foot (SF) transmitter building, two broadcast towers, and existing associated improvements for the construction of 123 residential dwelling units (including 13 affordable for-sale dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income [AMI]), seven (7) private open space lots (maintained by a Homeowners Association [HOA]) totaling 7.95 acre, public streets totaling 6.42 acres, and associated improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Vesting Tentative Map No. PMT-3262907, Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605 and Neighborhood Use Permit No. PMT-3286476) on portions of a 31.18-acre site;

WHEREAS, the project site is located at 5702 Old Memory Lane in the RS-1-2 (Residential-Single Unit) zone, Complete Communities Mobility Choices Mobility Zone 2, Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), Airport Influence Area – Review Area Two for

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SDIA, Affordable Housing Parking Demand area, and containing Environmentally Sensitive Lands within the Encanto Neighborhoods Community Plan (Community Plan) Planning Area;

WHEREAS, the project site is legally described as ALL THAT PORTION OF LOT 18 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF MADE IN AN ACTION ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, A CORPORATION, ET AL" AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY;

WHEREAS, on November 20, 2025, the Planning Commission of the City of San Diego considered Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605 and Neighborhood Use Permit No. PMT-3286476 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 Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605 and Neighborhood Use Permit No. PMT-3286476:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) Section 126.0505

1. Findings for all Site Development Permits (SDMC 126.0505(a)):

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

The Emerald Hills Project [Project] proposes the following:

1. The demolition of an existing radio transmitter facility and associated existing site improvements previously described.

2. The subdivision of the approximately 31.18-acre site into 130 lots to include 123 residential for-sale lots for single-dwelling unit lots and seven (7) private open space lots totaling 7.95 acres (maintained by a Homeowner's Association [HOA]). 13 of the residential for-sale lots will be allocated for affordable dwelling units with prices set aside for households with an income of no more than 100 percent of the area median income (AMI).

3. Public Streets totaling 6.42 acres and associated improvements including four encroachments into the public right-of-ways (ROW):

    - A retaining wall within the easterly side of the 60th Street ROW, from Dipper Street to north of Upland Street, which is necessary to provide the required sight distance in conformance with applicable regulations for the intersection of 60th Street and the proposed Street 'A', which is the primary entrance to the Project site. This wall requires a Site Development Permit (SDP) per SDMC Section 126.0502(d)(6), because the proposed encroachment is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the encroachment will be located. The retaining wall would allow for the elevation of 60th Street to be raised thus extending the line of sight for vehicles as they approach the apex of the roadway and the proposed intersection. The wall proposed within the public right-of-way on the east side of 60th Street would be a City asset and the City would be responsible for maintenance of the retaining wall;

    - A retaining wall in the northeastern corner of the Project site that extends northerly beyond the frontage of the Project site within the 60th Street ROW, which is necessary to connect the proposed sidewalk along the Project's frontage to the existing sidewalk located northerly of the Project site within the 60th Street ROW, without significant grading within the adjacent off-site property. This wall requires a Neighborhood Development Permit (NDP) per SDMC Section 126.0402(j), because the proposed encroachments involve construction of a privately-owned structure or facility into the public ROW where the applicant is the record owner of the underlying fee title and a SDP per SDMC Section 126.0502(d)(6), because the proposed encroachment is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the encroachment will be located for the portion of the wall that extends north beyond the frontage of the project site.

    - A retaining wall in the southeastern corner of the Project site that extends easterly into the 60th Street ROW. This wall requires a NDP, pursuant to SDMC Section 129.0710(a), as described above; and

    - Automatic gates located on-site within the public ROW of the Emergency Vehicle Access (EVA) alley, further described below. This encroachment requires a NDP, pursuant to SDMC Section 129.0710(a), as described above.

4. Demolition of an existing radio transmitter facility, which includes a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements.

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5. New streetlights along the entire project frontage along 60th Street.

6. A multi-modal trail (to be privately maintained) adjacent to the 60th Street ROW fronting the project site.

7. An emergency vehicle access (EVA) alley, Public Street "B", at the westerly portion of the site that would allow access to and from the northwest terminus/cul-de-sac of Old Memory Lane adjacent to Emerald Hills Neighborhood Park, as shown on Exhibit "A." The proposed EVA alley would provide secondary access to the site in the event of an emergency. The access road would be secured with locked gates, each equipped with a Knox box, allowing emergency responders to unlock the gates in the event of an emergency.

8. A neighborhood identification sign at the southwest corner of Street "A" and 60th Street located outside of the required visibility triangle area as shown on the Exhibit "A". The neighborhood identification sign would be comprised of masonry walls with brick veneer and cast concrete accents. The neighborhood identification sign requires a Neighborhood Use Permit (NUP) in accordance with SDMC Section 126.0203(a).

9. Deviations from the applicable Land Development Code (LDC) regulations in the form of an incentive and waivers in accordance with the SDMC Affordable Housing Regulations of Chapter 14, Article 3, Division 7, further described below under "Project Related Issues."

The 31.18-acre site is located at 5702 Old Memory Lane in the RS-1-2 (Residential-Single Unit) zone, Complete Communities Mobility Choices Mobility Zone 2, Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), Airport Influence Area – Review Area Two for SDIA, Environmentally Sensitive Lands in the form of sensitive biological resources (non-native grasslands), and Affordable Housing Parking Demand area within the Encanto Neighborhoods Community Plan (Community Plan) Planning Area. The Project site is characterized by sloping terrain that ranges in elevation from approximately 315 feet above mean sea level (AMSL) to approximately 375 feet AMSL. The Project site is surrounded by single-dwelling unit development to the north, east, and south; to the west is an existing elementary school and Emerald Hills Neighborhood Park. Vegetation within the Project site is limited to non-native grasslands with pockets of sagebrush and two special-status plant species (small-flowered morning glory and decumbent goldenbush), a few eucalyptus trees and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed) located along the northern Project site boundary.

The Project site was previously developed for a radio transmitter facility, which included a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements. A Historical Resource Technical Report (HRTR) prepared by BFSA Environmental Services (dated January 31, 2024, and revised March 19, 2024) was prepared for the Project site, which identified the existing transmitter

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building as a two-story, Streamline Moderne-style commercial building built in 1948, along with one of the two existing broadcast towers. The HRTR evaluated the property for significance under Historical Resources Board (HRB) Criterion A and found no significance as a special element for historical development for the development of radio broadcasting. It also did not find any significance under HRB Criterion B in association with significant persons or events. Additionally, the report did not find any significance under HRB Criterion C for the building or HRB Criterion D as a representative of a notable work of a master, as the designer/builder of the building and towers.

The Project site is designated as Residential Very Low land use in the Community Plan, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). The City of San Diego General Plan (General Plan) also designates the Project site for Residential land uses. The Project proposes 123 single-dwelling units at a proposed density of 3.94 dwelling units per acre (du/ac) (123 dwelling units / 31.18 acres equals 3.94 du/ac), consistent with the density range of the Community Plan.

The proposed lot sizes range from 5,000 square feet to 9,172 square feet, with an average of approximately 5,954 square feet. The proposed development pattern is compatible with the established surrounding neighborhood. The RS-1-2 (Residential-Single Unit) zoning designation permits a density of one dwelling unit per lot with a minimum lot area of 20,000 square feet. If the site were developed utilizing the RS-1-2 zone regulations, the 31.18-acre site would be allowed to develop 67 dwelling units (31.18*43,560/20,000 = 67.91 rounded down to 67 in accordance with SDMC Section 113.0222). The RS-1-2 zone designation, therefore, would not allow the project to maximize the allowable Community Plan density of up to four dwelling units per acre for the site.

However, this project is a subdivision utilizing the zoning regulations of the RS-1-7 zone in accordance with SDMC Section 131.0431, Table 131-04D, Footnote 7. The project was deemed complete on December 6, 2023, which is prior to the repeal of Footnote 7 from Table 131-04D by Ordinance No. O-21934 N.S. The repeal of Footnote 7 took effect on April 24, 2025.

The Project would comply with the City of San Diego Mobility Choices Regulations for Mobility Zone 2. The purpose of the Mobility Choices Regulations is to reduce Citywide vehicle miles traveled (VMT) to address the environmental impacts of development related to noise, air pollution, and greenhouse gas emissions. The Project will comply with the regulations by implementing the following VMT Reduction Measures:

- Installation of one bike repair station in Pocket Park 1 in the location shown in Exhibit “A.”
- Provision of eight (8) trees with 20 feet spacing along Street “A” as shown in Exhibit “A.”
- Construction of a 200-square-foot resting area in Pocket Park 1 with benches, signage, and trash receptacle, as shown in Exhibit “A.”

The Project would support the goals of the Walkable Communities section of the General Plan's Mobility Element, which includes a city where walking/rolling is a viable travel choice, particularly for trips of less than one-half mile. Walkable communities offer public health benefits by providing opportunities for people to be active as a part of their everyday lives. The project would support this goal by incorporating landscaped non-contiguous sidewalks with street trees, shaded seating areas, and recreational amenities within the proposed pocket parks and parkways, and a multi-use trail adjacent to the non-contiguous sidewalk along 60th street, enhancing the pedestrian experience and encouraging active mobility within the community. The Project would also support the goals of providing a safe and comfortable environment, a complete, functional, and interconnected pedestrian network that is accessible to pedestrians of all ages and abilities by providing new walkways, adding streetlights to 60th Street, and providing a pedestrian connector to Emerald Hills Neighborhood Park located west of the Project site. Additionally, the proposed improvements to 60th Street and the pedestrian connection to Old Memory Lane would provide a connection to the Metropolitan Transit System (MTS) bus stop for Route 917 located near the intersection of Kelton Road and Roswell Street, approximately a half-mile southwest of the project site.

Policy ME-A.2 focuses on implementing safe pedestrian routes that connect residential areas to schools, transit, and other highly frequented destinations. The implementation of safe pedestrian routes includes supporting needed improvements such as wider and non-contiguous sidewalks, more visible pedestrian crossings, traffic enforcement, traffic calming, street and pedestrian lighting, pedestrian trails, and educating children on traffic and bicycle safety. Additionally, Recreation Element Policy RE-D. 6. a., encourages the provision of safe and convenient pedestrian and bicycle paths connecting recreation facilities to residential areas. As previously described, the project would provide a connection to Old Memory Lane, which has an existing sidewalk that connects to the Emerald Hills Neighborhood Park and the Johnson Magnet School located west of the Project site. The Project proposes streetlights at regular intervals along the proposed residential local streets "A" through "D" and new streetlights along 60th Street, which would provide improvements to streetlighting for pedestrian safety. The Project would further support this policy by providing a new non-contiguous sidewalk and a multi-modal trail fronting the project site adjacent to 60th Street. The multi-modal trail will be maintained by the property owner and will be publicly accessible through a recorded public access easement.

The Project would provide connectivity to the existing public right-of-way along 60th Street, east of the project site, which would connect to the existing sidewalks along 60th Street located north and south of the Project site. The existing sidewalks located north and south of the project site along 60th Street ultimately connect to trail heads for the Chollas Radio System Open Space to the north and the Radio Canyon Open Space to the south of the Project site. Additionally, the Project aligns with Policy ME-A.7, which promotes pedestrian-oriented design in both public and private projects to improve walkability. The Project, as previously described, would support this policy through the proposed pedestrian and multi-modal improvements.

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The Project would be consistent with the Residential Urban Design section of the Community Plan by proposing several floor plan options and building façade design options for the development that would use staggered setbacks, varied building heights, shapes and orientations with varying façade designs that include protected front porches and entryways that face the public street consistent with Policies P-UD-21 and P-UD-23. Additionally, the proposed development would be consistent with Policy P-UD-22 by proposing a street network that is similar to the established street network of the surrounding neighborhood through the provision of non-contiguous pedestrian-friendly sidewalks that would provide street lighting, landscaped parkways and street trees in conformance with the applicable regulations while providing a linkage to existing pedestrian walkways along 60th street and Old Memory Lane.

The Project respects the natural topography of the site by proposing 7.95 acres as private open space areas to be maintained by a homeowner's association (HOA), including areas for landscaping, recreational use, and stormwater retention basins (bio-filtration basin). Portions of the existing slopes at the perimeter of the project site would be part of the HOA-maintained open space areas, which would provide a buffer between the existing homes on adjacent properties and the new dwelling units. The Project would include four pocket parks with various pedestrian amenities, including benches, picnic tables, gardens, shade areas, and concrete walkways providing a connection to the network of sidewalks within the Project site and a linkage to the established walkways along 60th Street and Old Memory Lane. The Project would include 12-foot-wide parkways constructed around internal public circulation roads, providing mobility and recreational opportunities for pedestrians and bicyclists within the Project site. Additionally, it would offer connectivity to recreational sites and open space areas within the community by connecting to 60th Street and Old Memory Lane. By implementing open space and pedestrian amenities, the Project would comply with the goals and policies of the General Plan's Mobility and Recreation Elements, as well as the Community Plan's Mobility, Urban Design, and Recreation Elements.

The Project would support with the City's General Plan Recreation Element Policy RE-A.7, which promotes sustainable park design and development by encouraging water and energy conservation, low-maintenance landscaping, and consideration of local environmental conditions. The Project achieves this by incorporating landscaped areas and pocket parks designed with sustainability in mind, featuring shaded areas and native or low-maintenance landscaping materials and vegetation.

The Project would also support the Community Plan, Urban Design Element Policy P-UD-5, which calls for the creation of well-defined open spaces and common areas through building form that arranges dwelling units around a central, common and usable open space. The Project would incorporate this policy by integrating four pocket parks strategically integrated into the site design. These pocket parks serve as focal points for community engagement and provide amenities such as benches, picnic tables, gardens, and shaded areas. Additionally, the parks are connected by a network of concrete walkways that connect to the network of non-contiguous sidewalks that are part of the internal circulation for the Project site. These design features ensure that open spaces are accessible, inviting, and serve as key gathering

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areas for the community. The Project incorporates features such as tree-lined sidewalks, landscaped parkways and streetlighting, which would promote walkability and contribute to a visually appealing streetscape that enhances the character of the neighborhood. The proposed pocket parks and walkways would be available for the community and would support the General Plan Environmental Justice Policy EJ-C.1, which seeks to improve and diversify opportunities for play in public spaces for people of all age groups, genders, and abilities, and Policy EJ-C.3, which calls for the design of public spaces to be inclusive, equitable, and accessible to children of all ages, genders, and abilities, and their caregivers.

Furthermore, the Project would support the General Plan, Land Use and Community Planning Element, Policy LU-C.4, which directs the city to "Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations." The Project would propose density that is consistent with the Community Plan residential land use designation of Residential Very Low, which allows a density range of zero to four dwelling units per acre (0-4 du/ac). As previously described the proposed density would be 3.94 dwelling units per acre (du/ac), consistent with the density range of the Community Plan. The Project would ensure the site is developed to maximize housing opportunities while respecting the community character and the established land use designation of the Community Plan.

The Project would support the City's General Plan Environmental Justice Element by meeting the goal of providing safe and healthy homes for people of all age groups, genders, and abilities to thrive in their communities by providing quality housing that would consist of new construction that conforms to current building codes and engineering standards. Conformance with current building codes would include conformance with the current California Energy Code and California Green Building Standards Code by incorporating energy-efficient lighting, appliances, windows, and additional sustainable design features such as water-efficient landscaping and plumbing fixtures.

By proposing affordable housing through the utilization of applicable regulations of the SDMC, the Project would support Housing Element Policies HE-I.7 and HE-M.5 by proposing affordable housing mixed in with market-rate housing and various plan options, thus supporting diversity in housing types, especially affordable and family housing including the provision of housing for large families. Specifically, the Project is conditioned to include 13 on-site for-sale affordable dwelling units for moderate-income households with an income at or below 100 percent of the Area Median Income (AMI). By supporting the housing element goals and policies referenced above, the Project would address environmental justice issues that include the provision of affordable housing, addressing substandard living conditions and improved access to parks and schools.

Furthermore, the Project aligns with Environmental Justice Policy EJ-C.1, which seeks to improve and diversify opportunities for play in public spaces for people of all age groups, genders, and abilities, and Policy EJ-C.3, which calls for the design of public spaces to be inclusive, equitable, and accessible to children of all ages, genders, and

abilities, and their caregivers. The Project supports these goals by integrating four pocket parks with diverse amenities such as benches, picnic tables, gardens, and shaded areas, creating inclusive and accessible recreational opportunities for people of all ages and abilities that are accessible to all members of the public. The Project also enhances connectivity and accessibility for all residents through the inclusion of pathways, parkways, and open spaces designed to link the site's recreational features with the surrounding community. The General Plan includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels. The General Plan's Housing Element identifies policies to help the City meet the regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes, and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure.

Finally, the Project will comply with the General Plan's Housing Element and the City of San Diego's need to accommodate forecasted increases in population and housing needs. According to the San Diego Housing Commission, it is estimated that the City could fall short of its 2010-2020 RHNA goals (as set by San Diego Association of Governments pursuant to state mandate) by as much as 50,000 units, based on past and current housing production trends. The housing units proposed by the Project would help to meet the existing and projected RHNA targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The Project will contribute to the diversity of the region by providing new aesthetically pleasing housing options at varying price points. The range in housing, including on-site affordable housing, will provide community members with an opportunity to live near recreational amenities and approximately one mile from the regional transit hubs, which include the Encanto Trolley Station and the Euclid Avenue Station. Therefore, the proposed Project and its design or improvement will not adversely affect the applicable land use plan.

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

The Project is described in Finding A.1.a. above, incorporated herein by reference. The Project site is located approximately 6.1 miles east of the San Diego International Airport (SDIA) in the Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) (Review Area 2). The Project site is not located within any ALUCP Safety Zones or ALUCP noise contours. The Project would be consistent with all applicable land use plan, policies and regulations; therefore, no impact to airport safety would occur. The Project has been designed to minimize alterations to natural landforms and the development footprint has been located to minimize erosion, flood and fire hazards.

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A site-specific Preliminary Geotechnical Evaluation and Preliminary Geotechnical Evaluation Addendum were prepared for the project by GeoTek, Inc. (Geotek, 2023b; Geotek, 2023a). The Geotechnical Evaluation notes that the Project site is not located in a seismically active region, and no active fault is known to exist at the site. The nearest known active fault is located approximately 4.5 miles southwest of the Project site. The Project would be required to comply with the recommendations provided in the project-specific Geotechnical Evaluation. The liquefaction potential and seismic settlement potential on the Project site is considered negligible due to the apparent density of the underlying formation and lack of a shallow groundwater table. Additionally, the Geotechnical Evaluation concludes that the potential for landslides and rockfall is considered low. Therefore, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, or similar hazards.

The Project would involve grading activities that would expose and disturb soils. Therefore, the Project would have the potential to increase localized soil erosion during construction. A Project-specific stormwater pollution prevention plan (SWPPP) would be required prior to grading, which would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices [BMPs]) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges. Short-term erosion and sedimentation impacts would be addressed through conformance with applicable elements of the City's stormwater program and related National Pollutant Discharge Elimination System (NPDES) requirements. Specifically, this would entail conformance with applicable City regulatory codes as well as the NPDES Construction General Permit. A drainage Study was prepared for the Project by Hunsaker and Associates (May 31, 2024), and the study concluded that post-development drainage for the Project site would not result in a significant increase in runoff, and there would be no negative impacts to downstream drainage facilities.

The Project would include the implementation of three on-site water quality/hydromodification basins, along with their associated storm drain systems. The attenuation provided by the hydromodification basins would result in a reduction of flow compared to existing pre-development conditions. Further, the Project's proposed landscaping is designed to control erosion after completion of the Project's construction phase. Therefore, with adherence to existing regulations and requirements, there would be a less-than-significant impact related to erosion and flood hazards during construction and operation of the Project.

The Project site would include an emergency vehicle access road at the western edge of the Project site connected to Old Memory Lane. The Project will provide access to the site by emergency vehicles, including fire apparatus and will provide fire hydrants throughout the Project site in conformance with the City's Fire and Rescue Department requirements. The Project has been reviewed by the City's Fire and Rescue Department for conformance with local and State Fire Code requirements, including provision of fire hydrants, fire flow requirements, and street/aerial access

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for emergency vehicles. Additionally, prior to the issuance of permits for construction the project will be reviewed for conformance with requirements of the current California Building Codes including the California Fire Code.

An Environmental Impact Report (EIR) Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Project Program EIR (PEIR) No. 386029/State Clearinghouse (SCH) No. 2014051075, which was certified by the City Council on December 2, 2015, via Resolution No. 310077. The PEIR indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the PEIR were implemented: land use, biological resources, hydrology and water quality, historical resources, paleontological resources, and geology and seismic hazards. The PEIR concluded that significant impacts related to transportation, air quality, and noise would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the PEIR would result in significant air quality and greenhouse gas (GHG) impacts, which would remain significant and unmitigated.

Overall, based on the foregoing analysis and information, the Project is within the scope of the analysis of the PEIR, and there is no evidence that the Project would require a major change to the PEIR. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. The Project would be required to implement the Mitigation, Monitoring, and Reporting Program (MMRP), which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The specific Project-related MMRP issue areas include Transportation, Biological Resources and Paleontological Resources. Environmental review of the project did not identify significant impacts that would be detrimental to public health, safety and welfare.

The proposed Project was reviewed by City Staff and determined to be in conformance with the SDMC, including the allowed incentives and waivers to the SDMC regulations. The Project must satisfy the conditions of approval of Vesting Tentative Map No. PMT-3262907, Site Development Permit No. PMT-3262906, Neighborhood Development Permit No. PMT-3273605, and Neighborhood Use Permit No. PMT-3286476, to achieve compliance with the regulations of the SDMC. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include submitting an updated geotechnical report that addresses the construction plans; obtaining an Encroachment Maintenance Removal Agreement (EMRA) for all private storm drain systems and connections, landscape and irrigation located in the public right-of-way; assuring, by permit and bond, the design and construction of all required public water and sewer facilities; and installation of private back flow prevention devices. Prior to issuance of any building permit, grading permit, and public improvement permit for the

proposed Project the associated construction plans and specifications shall be reviewed by City staff to ensure compliance with all building, electrical, mechanical, plumbing and fire code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction would be enforced through building inspections completed by the City's building inspectors. Therefore, the design of the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project is described in the findings above, incorporated herein by reference. The proposed Project is utilizing the zoning regulations of the RS-1-7 zone, which allows a minimum lot size of 5,000 square feet. Utilization of the RS-1-7 zone regulations is in accordance with SDMC Section 131.0431, Table 131-04D, Footnote 7. The project was deemed complete on December 6, 2023, which is prior to the repeal of Footnote 7 from Table 131-04D by Ordinance No. O-21934 N.S. The repeal of Footnote 7 took effect on April 24, 2025. Therefore, the proposed project complies with the applicable zoning and development regulations of the Land Development Code (LDC), except where deviations are allowed as development incentives and waivers for the provision of affordable housing in accordance with the Affordable Housing Regulations of SDMC Chapter 14, Article 3, Division 7. The Project is requesting the following deviations in the form of one incentive and five waivers in accordance with SDMC Section 143.0740 and Table 143-07C for moderate-income households:

Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
Fence Height – General Fence Regulations for all zones (Incentive)		
SDMC 142.0310(c)(1)(A) Solid fences located on the front or street side property line of residential lots. *Where a fence height deviation is being requested, the height shall not exceed three feet (3'-0") in height within Visibility Areas in accordance with SDMC Section 142.0310(b).	<u>Front side maximum:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C). <u>Street-side maximum:</u> Three feet (3'-0") in height, except as provided in Section 142.0310(c)(1)(C).	Fences of six (6) feet in height located on the street side property line for the following lots: 9, 53, 78, 81, 95, 102, 103 and 111. Within the referenced lots, fences shall not exceed three feet (3'-0") in height within the Visibility Areas shown on the Exhibit "A," in accordance with SDMC Section 142.0310(b).
Minimum Street Frontage (Waiver)		
SDMC Table 131-04D, Minimum Lot Dimensions,	<u>Minimum Street Frontage</u>: 50 feet (50'-0") within the RS-1-7	Minimum street frontage will range from 37 feet to 49 feet for the following lots: 1-8, 10,

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Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
Street frontage for residential zones.	(Residential-Single Unit) zone.	11, 14-42, 45-52, 54, 57, 58, 60, 61, 72-79, 82, 83, 85, 87-97, 104, 105, 113-122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Lot Dimensions (Waivers)		
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width for residential zones.	Minimum Lot Width: 50 feet (50'-0") within the RS-1-7 zone.	Minimum lot width will range from 45 feet (45'-0") to 49 feet (49'-0") for the following lots: 4-7, 10-15, 33-37, 45, 51, 52, 54, 57, 58, 60, 61, 82, 83, 85, 92-97, 112-116, 121 and 122, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Width (Corner Lot) for residential zones.	Minimum Lot Width (Corner Lot): 55 feet (55'-0") within the RS-1-7 zone.	Minimum lot width (Corner Lot) will range from 48 feet (48'-0") to 54 feet (54'-0") for the following lots: 9, 53, 78, 81, 95 and 111, as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
SDMC Table 131-04D, Minimum Lot Dimensions, Lot Depth for residential zones.	Minimum Lot Depth: 95 feet (95'-0") within the RS-1-7 zone.	A lot depth of 93 feet (93'-0") for lots 110 and 111 as listed in the Lot Summary Table on sheet C2 of Exhibit "A."
Minimum Driveway Width (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 SDMC section 142.0560(j)(1), Table 142-05N, the minimum required and maximum allowed driveway width (outside a Parking Impact Overlay Zone) for a detached single dwelling unit (lot widths of 50 feet or less) shall be 12 feet	For Lots: 1-61, 71-83, 85-97, 99-101, 104-108 and 112-123, 16-foot-wide driveways with a 3-foot flare on each side for a total driveway width of 22 feet (22'-0"). 107 of the 123 residential lots in this subdivision would exceed the 40-percent maximum driveway curb opening width.

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Proposed Incentive/Waiver		
Development Regulation	**Required/Allowed**	**Proposed**
	(12'-0") and 20-feet (20'-0"), respectively. In accordance with SDMC section 142.0560(j)(1), table 142-05M, for a detached single dwelling unit (lot widths greater than 50 feet) the minimum required, and maximum allowed driveway widths are 12 feet (12'-0") and 25 feet (25'-0"), respectively. Not more than 40-percent of the property frontage on residential lots may be allocated for driveway curb openings.	

The requested incentive and waivers are necessary to allow the development of 123 lots for residential dwelling units in accordance with the maximum allowed residential density designation of the Community Plan. The Project would benefit the Encanto Community by providing new for-sale housing, including affordable housing opportunities, while maintaining consistency with the residential density designation of the Community Plan for the Project site.

Without the requested incentive and waivers, the regulations would impact the developable area of the proposed lots, and the Project would not be able to maximize the number of residential dwelling units. The proposed incentive and waivers would allow for a Project with a site layout and building designs that are consistent with the goals and policies of the Community Plan and maximize the development potential, versus a project that, if designed in strict conformance with the development regulations of the applicable zone, would limit the site layout and reduce the density of development. A project designed in strict conformance with the regulations would result in a reduction of the number of proposed lots, potentially resulting in a decrease of 8 to 14 lots and a corresponding reduction in the proposed open space areas and pocket parks within the project site. Additionally, if designed in strict conformance with the regulations, the site layout could potentially extend further into the proposed open space areas, thus requiring additional grading and further impacting the natural

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topography of the site. The proposed incentive and waivers would allow the developer to implement the proposed pocket parks and open space areas, which include the detention basins serving the development and the open space buffers between the existing residential dwelling units and the proposed development that are currently part of the site layout. Additionally, if the project is designed in strict conformance with the regulations, the reduction in lots and dwelling units could potentially result in the reduction of up to two of the proposed affordable dwelling units for the project.

The requested incentive and waivers have been reviewed as they relate to the proposed Project and the impact on the surrounding neighborhood. The requested incentive and waivers are appropriate and will result in a Project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near existing parks and recreational resources, and develop resource-efficient development located near schools, recreational resources, and walking/bicycling infrastructure, in conformance with the goals and policies of the Community Plan and the General Plan. Therefore, the proposed development will comply with the regulations of the LDC, including any allowable incentives and waivers pursuant to SDMC Sections 143.0720(a), 143.0740, 143.0743 and Table 143-07C that are appropriate for this location.

2. Supplemental Findings - Environmentally Sensitive Lands (SDMC 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 Project is described in the findings above, incorporated herein by reference. The Project would involve the development of 123 residential single dwelling unit lots and seven (7) private open space lots on an approximately 31.18-acre site. The Community Plan designates the land use for the Project site as Residential – Very Low for a density of zero to four dwelling units per acre (0-4 du/ac) where the Project is proposing a residential density of 3.9 du/ac in conformance with the maximum allowed density. Under existing conditions, the Project site contains a radio transmitter facility, which includes a 7,050-square-foot (SF) transmitter building, two broadcast towers and associated site improvements built between 1948 and 1949.

In accordance with Mitigation Measure MM-BIO-1 and MM-BIO-2 of the Mitigation Monitoring and Report Program (MMRP) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Project Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075 (certified by the City Council on December 2, 2015, via Resolution No. 310077), a site-specific Biological Technical Report (BTR) was prepared by Helix Environmental Planning (February 2025) which identified that most of the Project site contains Environmentally Sensitive Lands (ESL) in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953 and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were

observed within the project site; neither species is federally or state listed or listed as a narrow endemic. No animal species were detected or are known to breed within the project site. Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are proposed other than the habitat mitigation that is required as part of the site-specific EIR Addendum Mitigation Measure MM-BIO-2 for the impacts to habitat further described below. The BTR included a slope analysis of the site, which determined that there are no steep hillsides on-site; thus, the project is not subject to identification as ESL in the form of steep hillsides.

The Project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA is located approximately 278 feet to the south, beyond two rows of houses on either side of Old Memory Lane, and approximately 316 feet to the northwest of the site, across Emerald Hills Park. Thus, the Project would not result in impacts to sensitive habitats located within the MHPA.

The Project would be required to comply with federal, state, and City regulations as well as implementation of Mitigation Measures from the Community Plan Update PEIR included in the Project specific MMRP. The Project includes a BTR that identified and analyzed potential impacts related to the development. The BTR identified that Cooper's hawk may nest on or adjacent to the site. However, the implementation of site-specific Mitigation Measure MM-BIO-1 would reduce impacts to Cooper's hawk to less than significant. A preconstruction nesting bird survey will be conducted to determine the presence of any nesting birds. Avoidance measures would be provided for nesting birds. Prairie falcon, a watch list species, has the potential to forage on site. Impacts to this species are not expected to be significant with the implementation of compensatory habitat mitigation provided as site-specific Mitigation Measure MM-BIO-2. Coastal California gnatcatcher is not expected on-site, and the nearest off-site MHPA with potential for this species starts more than 300 feet to the northwest on the other side of Emerald Hills Park. The Project site does not include California sagebrush or California buckwheat, which are favored by the coastal California gnatcatcher. Therefore, indirect noise impacts on breeding coastal California gnatcatchers located in the off-site MHPA would be considered less than significant. Implementation of site-specific Mitigation Measure MM-BIO-2 would reduce impacts to coastal California gnatcatcher habitat to less than significant. Coastal cactus wren is not expected on site, and the nearest coastal cactus wren record is located approximately one half-mile southwest of the Project site. No apparently suitable habitat for the coastal cactus wren, including cacti and native scrub vegetation, was observed on-site. Impacts to this species are expected to be less than significant.

A Crotch's bumble bee survey was conducted as part of the Project-specific BTR. The site was evaluated during the habitat assessment as having low potential for the species. No Crotch's bumble bee was observed during the focused surveys conducted on May 1, 3, 21 and on June 19, 2024. With the implementation of the site-specific mitigation measures, as required by PEIR MM-BIO-1, the Project would not result in a substantial adverse impact, either directly or through habitat modifications, on any

species identified as a candidate, sensitive, or special status species, and impacts would be less than significant.

Under existing conditions, the Project site does not contain wetland habitat. No features were observed on the Project site that would be considered Army Corps of Engineers Waters of the United States, CDFW Waters of the State, or City wetlands. No surface water flow or ponding water was observed on the site, and no evidence of water flow or ponding was observed. The Project would not impede the movement of any native, resident, or migratory fish or wildlife species or interfere with established native, resident, or migratory wildlife corridors. The Project site is currently surrounded by developed land and is not expected to provide for regional or localized wildlife movement. Wildlife may continue to use the Emerald Hills Branch of Chollas Creek in the MHPA to the west of the project site and Emerald Hills Park. Chollas Creek is known to provide dispersal of urban acclimated species.

In addition, the Project would not interfere with linkages identified in the City of San Diego Multiple Species Conservation Plan (MSCP) or the use of native wildlife nursery sites. Birds could move through the site; however, the species that would be likely to use the project site would be the same common, urban-adapted species that would use the adjacent residential development. Implementation of the Project would result in development on-site that is consistent with the Community Plan.

The Project would be developed in accordance with the Community Plan policies, which includes policies and goals that intend to remove invasive species within the Community Plan area (including the project site). An Environmental Impact Report (EIR) Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the PEIR.

The Project would result in a total of 0.4 acre of impacts to Diegan coastal sage scrub (disturbed), a Tier II habitat outside of the MHPA. The Project would also result in 29.2 acres of impacts to non-native grassland, a Tier IIIB habitat outside of the MHPA. Impacts to Tier II habitat would be mitigated at a 1:1 ratio, and impacts to Tier IIIB habitat would be mitigated at a 0.5:1 ratio for mitigation occurring inside of the MHPA. If mitigation were to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat.

As mitigation for impacts to 0.4 acre of Tier II habitat and 29.2 acres of Tier IIIB habitat, the Project shall provide compensatory habitat mitigation of at least 0.4 acre of Tier II habitat (or higher Tier) and 14.6 acres of Tier IIIB habitat (or higher Tier), in accordance with the mitigation measures of the PEIR (previously described) and the associated Project EIR Addendum Mitigation Measure MM-BIO-2. Mitigation for impacts to Tier II and IIIB habitats could occur within the MHPA in Tiers I through III (out-of-kind), or outside of the MHPA within the affected habitat type (in-kind). Mitigation ratios assume all impacts are outside the MHPA and no narrow endemic species are present. Compensatory mitigation would be provided off-site within the MHPA at a site approved by the City. The proposed location for the required mitigation would be at parcels owned by the Poway Unified School District located in the East

Elliot area near Spring Canyon, and/or an alternate site approved by the City, with the final mitigation package to be approved by the City before impacts. If the City were to approve some compensatory mitigation to occur outside the MHPA, it would be provided at mitigation ratios of 1.5:1 for Tier II habitat and 1:1 for Tier IIIB habitat. Prior to the issuance of construction or grading permits, the mitigation land will either be dedicated to the City in fee title, or protected by a recorded covenant of easement. In accordance with the required mitigation, impacts to Tier II and IIIB habitats would be reduced to a less-than-significant level.

The Project would be consistent with the General Plan Conservation Element and Community Plan Conservation and Sustainability Element by minimizing and mitigating impacts to environmentally sensitive lands. The Project will include a sustainable landscape design and maintenance that consists of a palette of plant species that conform to the City of San Diego Landscape Standards, including non-invasive vegetation and low-water-use plants. By utilizing non-invasive vegetation and low-water-use plants, the Project would support the Conservation Element policy CE-A.11 and the Community Plan Urban Design Policies P-UD-98 and P-UD-99.

A site-specific Preliminary Geotechnical Evaluation and Preliminary Geotechnical Evaluation Addendum were prepared for the project by GeoTek, Inc. (Geotek, 2023b; Geotek, 2023a). The Geotechnical Evaluation identified that the Project site is not located in a seismically active region, and no active faults are known to exist at the site. The nearest known active fault is located approximately 4.5 miles southwest of the Project site. The Project would be required to comply with the recommendations provided in the Geotechnical Evaluation. The liquefaction potential and seismic settlement potential on the project site are considered negligible due to the apparent density of the underlying formation and lack of a shallow groundwater table. Additionally, the Geotechnical Evaluation concludes that the potential for landslides and rockfall is considered low. Therefore, the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides, or similar hazards.

The General Plan designates the Project site for residential land uses. Additionally, the Community Plan designates the land use for the Project site as Residential – Very Low for a density of zero to four dwelling units per acre (0-4 du/ac). Surrounding land use includes residential and open space land uses to the north, residential land uses to the east, residential and open space land uses to the south, and residential and open space land uses to the west. The Project is consistent with the General Plan, Land Use and Community Planning Element LU-C.4, which directs the City to "ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations." Therefore, the Project would comply with the zoning and land use designations for the site and is suitable for the siting and design of the proposed development.

Furthermore, the Project would be conditioned to prepare a Project-specific Stormwater Pollution Prevention Plan (SWPPP) prior to grading, which would identify

and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices [BMPs]) to reduce or eliminate discharge to surface water from stormwater and non-stormwater events.

As previously described, an EIR Addendum was prepared for the Project in accordance with the CEQA Guidelines. The EIR Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the PEIR. The Project would be required to implement a Project-related MMRP, which includes the applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the Project-specific technical studies. The Project-related MMRP issue areas include Transportation, Biological Resources and Paleontological Resources. Therefore, the Project is physically suitable for the design and siting of the proposed development and would result in minimum disturbance to environmentally sensitive lands.

b. 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 Project is described in the findings above, incorporated herein by reference. Most of the Project site contains ESL in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953 and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). Surrounding land use includes residential and open space land uses to the north, residential land uses to the east, residential and open space land uses to the south, and residential and open space land uses to the west.

Construction would involve grading activities that would expose and disturb soils. Therefore, the Project has the potential to increase localized soil erosion during construction. A Project-specific SWPPP would be required prior to grading, which would identify and implement an effective combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Short-term erosion and sedimentation impacts would be addressed through conformance with applicable elements of the City's storm water program and related NPDES requirements. Specifically, this would entail conformance with applicable City regulatory codes as well as the NPDES Construction General Permit. The Project would include the implementation of three on-site water quality/hydromodification basins that would detain and control the flow of water from storm events prior to entering the storm drain systems.

The attenuation provided by the hydromodification basins would result in a reduction of flow compared to existing conditions, thus improving how stormwater runoff is managed in comparison to pre-construction conditions. By providing the referenced basins, the Project would support the Community Plan Conservation and Sustainability Policies P-CS-32 and P-CS-33 by incorporating Low-Impact Development (LID) practices that focus specific efforts to capture stormwater and slow runoff while absorbing pollutants. Furthermore, the Project's proposed landscape design includes

erosion control measures to assist in controlling occurrences of erosion within the Project site. Therefore, with adherence to existing regulations and requirements, there would be a less-than-significant impact related to erosion and flood hazards.

The Project site is located within the Very High Fire Hazard Severity Zone (VHFHSZ) and adjacent to Fire Brush Management 100-foot Buffer Zones located at the northwest corner of the Project site near Emerald Hills Neighborhood Park and east of the Project site along 60th Street. Brush management is typically required on all premises that propose structures that are within 100 feet of native or naturalized vegetation. The Project site is surrounded by urban development and implementation of the Project would install standard fire safety features and construct buildings in compliance with the fire regulations in the California Building Code (CBC) in conformance with brush management regulations. Additionally, the Project would reduce unmaintained brush areas on the Project site. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires

The Project site would include an emergency vehicle access road at the western edge of the Project site connected to Old Memory Lane. The Project will provide access to the site by emergency vehicles including fire apparatus and will provide fire hydrants throughout the Project site in conformance with the City's Fire and Rescue Department requirements. The Project has been reviewed by the City's Fire and Rescue Department for conformance with local and State Fire Code requirements, including provision of fire hydrants, fire flow requirements, and street/aerial access for emergency vehicles. Additionally, prior to the issuance of permits for construction the project will be reviewed for conformance with requirements of the current California Building Codes including the California Fire Code. 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 hazard.

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

The Project is described in the findings above, incorporated herein by reference. The Project site is within the boundary of the City's MSCP Subarea Plan but is not located adjacent to or within the City's MHPA or any conserved lands. The site is located in the Encanto Neighborhoods Community Planning Area. Most of the Project site contains Environmentally Sensitive Lands (ESL) in the form of non-native grassland, which have historically been regularly cleared, mowed or grazed dating back through 1953 and small patches of disturbed native habitat in the form of Diegan Coastal Sage Scrub (disturbed). As previously described a site specific BTR was prepared for the Project. The BTR identified two special-status plant species, small-flowered morning glory and decumbent goldenbush, that were observed within the project site; neither species is federally, or state listed or listed as a narrow endemic. No animal species were detected or are known to breed within the project site. Because the identified plant species do not occur in unusually high concentrations on-site, no mitigation measures are proposed other than the habitat mitigation that is required as part of the site-specific EIR Addendum Mitigation Measure MM-BIO-2 for

the impacts to habitat as previously described. As previously described, Project impacts would be mitigated off-site. The BTR included a slope analysis of the site, which determined that there are no steep hillsides on-site; thus, the project is not subject to identification as ESL in the form of steep hillsides.

The Project site is surrounded by existing urban development, consisting of residential single-dwelling unit development to the north, south, east, and west of the Project site, Emerald Hills Park to the northwest, and Johnson Magnet School to the southwest. The Project site does not occur within a biological resource core area or habitat linkage identified in the City's MSCP Subarea Plan. The Emerald Hills Branch of Chollas Creek, to the west of the project site and Emerald Hills Park, is known to provide dispersal of urban-acclimated wildlife movement per the BTR. However, the Project site is surrounded by existing development and is not expected to provide for regional or localized wildlife movement. In addition, the Project would not interfere with linkages identified in the MSCP Plan or the use of native wildlife nursery sites. For these reasons, the proposed Project would not interfere with habitat connectivity and wildlife corridors.

The Project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The nearest MHPA is located approximately 278 feet to the south, beyond two rows of houses on either side of Old Memory Lane, and approximately 316 feet to the northwest of the site, across Emerald Hills Park. Thus, the Project would not result in impacts to sensitive habitats located within the MHPA.

Project construction is expected to incorporate erosion control Best Management Practices (BMPs) per the City's standards, which would prevent impacts to downstream resources. Coastal California gnatcatcher is not expected on-site, and the nearest off-site MHPA with potential for this species starts more than 300 feet to the northwest on the other side of Emerald Hills Park. Therefore, indirect noise impacts to breeding coastal California gnatcatchers located in the off-site MHPA would be considered less than significant. Implementation of Mitigation Measure BIO-3 of the PEIR would reduce impacts to coastal California gnatcatcher habitat to less than significant.

As previously described in Finding A.2.a. above referenced herein, with the required mitigation, impacts to Tier II and IIIB habitats would be reduced to a less-than-significant level. The Project would therefore be consistent with the General Plan Conservation Element and Community Plan Conservation and Sustainability Element by minimizing and mitigating impacts to environmentally sensitive lands. As previously stated, the site is surrounded by existing urban development and would not have adverse impacts on any adjacent environmentally sensitive lands as none are present adjacent to the site and impacts to onsite environmentally sensitive lands are being addressed through mitigation as previously described.

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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).

The Project is described in the findings above, incorporated herein by reference. The City of San Diego's MSCP Subarea Plan (Subarea Plan) was prepared pursuant to the general outline developed by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDF&G) (herein referred to as the "wildlife agencies") to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. The Subarea Plan forms the basis for the implementing agreement, which is the contract between the City and the wildlife agencies that ensures implementation of the Subarea Plan and thereby allows the City to issue take permits at the local level. This Subarea Plan is also consistent with the MSCP plan and qualifies as a standalone document to implement the City's portion of the MSCP preserve.

The City of San Diego Multi-Habitat Planning Area (MHPA) was developed by the City in cooperation with the wildlife agencies, property owners, developers and environmental groups. The Preserve Design Criteria contained in the MSCP plan, and the City Council adopted criteria for the creation of the MHPA were used as guides in the development of the City's MHPA. The Multi-Habitat Planning Area delineates core biological resource areas and corridors targeted for conservation. Within the MHPA limited development may occur.

The Project site is surrounded by existing urban development, consisting of residential single-dwelling unit development to the north, south, east, and west of the Project site, Emerald Hills Park to the northwest, and Johnson Magnet School to the southwest. The Project site does not occur within a biological resource core area or habitat linkage identified in the City's MSCP Subarea Plan. The Emerald Hills Branch of Chollas Creek, to the west of the project site and Emerald Hills Park, is known to provide dispersal of urban-acclimated wildlife movement per the BTR. However, the Project site is surrounded by existing development and is not expected to provide for regional or localized wildlife movement. In addition, the Project would not interfere with linkages identified in the MSCP Plan or the use of native wildlife nursery sites. For these reasons, the proposed Project would not interfere with habitat connectivity and wildlife corridors. Additionally, the BTR did not identify any jurisdictional wetlands within the Project site.

The Project site is within the boundary of the City's MSCP Subarea Plan, but is not located adjacent to or within the City's MHPA or any conserved lands. The nearest MHPA is located approximately 278 feet to the south, beyond two rows of houses on either side of Old Memory Lane, and approximately 316 feet to the northwest of the site, across Emerald Hills Park. Thus, the Project would not result in impacts to sensitive habitats located within the MHPA.

In general, the City's land use adjacency guidelines for land uses adjacent to the MHPA are intended to determine the project's potential to affect the MHPA, with

respect to drainage, toxins, lighting, noise, barriers to incursion, invasive species, brush management, and grading/land development. The Project would not result in direct impacts to federally-, state-, or City-protected wetlands or vernal pools because none of these features occur on-site. Regardless of the Project not being adjacent to the MHPA, Project related construction is expected to incorporate erosion control Best Management Practices (BMPs) per the City's standards, which would prevent impacts to downstream resources. Therefore, the proposed development will not have direct impacts to 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 is not located near the coastline or any public beach. Construction of the Project would result in an increase in impervious surfaces on the site. However, the Project would include the implementation of three on-site water quality/hydromodification basins and associated storm drain systems. The attenuation provided by the hydromodification basins would result in a reduction of flow compared to existing conditions. Thus, the proposed development would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The Project is described in the findings above, incorporated by reference herein. While the Project site is not located within the Coastal Overlay Zone nor in proximity to the coastline or any public beach. The Project site is approximately four and a half miles inland from the shore of San Diego Bay, public beaches and the local shoreline. The project would implement construction and post-construction BMPs in compliance with the City Storm Water Manual and Regional Water Quality Control Board (RWQCB) regulations. Typical construction BMPs are anticipated to include silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. The Project would also include operational BMPs by constructing an on-site biofiltration basin in order to remove pollutants from runoff. Additionally, the Project would implement source control and site design BMPs. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. The proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

The Project would 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 SWPPP shall be implemented concurrently with the commencement of grading activities. A SWQMP that includes storm water construction BMPs, ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to

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storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's stormwater program and related NPDES standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact the 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.

The Project is described in the findings above, incorporated herein by reference. An EIR Addendum to PEIR No. 386029/SCH No. 2014051075 was prepared for the Project in accordance with Section 15164 of the CEQA State Guidelines. Further, use of the Addendum for the Project complies with CEQA Guidelines Section 15168(c). The PEIR identified significant environmental impacts to Air Quality, Transportation/Circulation and Noise that would be significant and unmitigated. The following issue areas were determined to be significant but mitigated to below a level of significance with mitigation: Land Use, Biological Resources, Hydrology/Water Quality, Historical Resources, Paleontological Resources, and Geology and seismic hazards. All other impacts analyzed in the PEIR were determined to be less than significant. With respect to cumulative impacts, implementation of the PEIR would result in air quality and GHG impacts that would remain significant and unmitigated. Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the PEIR, and (b) the impacts have been found acceptable because of specific overriding considerations.

Because there are no new or more significant impacts that were not already addressed in the previous certified PEIR, new CEQA Findings and or Statement of Overriding Considerations are not required. The proposed Project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from those described in the previously certified PEIR. The Project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified PEIR and the project-specific subsequent technical studies. The MMRP for the scope of this Project identifies the following measures that specifically apply to this project: Biological Resources and Paleontological Resources. Implementation of the MMRP would mitigate impacts to Biological Resources and Paleontological Resources to below a level of significance. The MMRP has been developed in compliance with Section 21081.6 of CEQA.

The other issue areas identified in the PEIR included: Land Use, Hydrology/Water Quality, Historical Resources, and Geology and Seismic hazards, which were determined to be significant but mitigated to below a level of significance with the MMRP for the PEIR. The Project addressed the following issue areas through

implementation of Mitigation Measures from the PEIR and conformance with current regulations:

- Land Use: PEIR Mitigation Measure MM-LU-2 would serve to reduce impacts on MHPA lands to below levels of significance.

- Hydrology/Water Quality: In accordance with PEIR Mitigation Framework MM-HYD/WQ-1, the Project was required to prepare a project-specific Drainage Study (Hunsaker & Associates, 2024a) to analyze the project-related impacts and found the project conforms to the land use configurations and intensities identified in the PEIR. In accordance with Mitigation Framework MM-HYD/WQ-1, a SWQMP has been prepared by Hunsaker & Associates, which includes construction and operation BMPs that would prevent pollutant discharge to receiving waters. Additionally, the Project would be subject to applicable policies included in the 2015 CPUs PEIR. Further, the Project would be subject to the 2015 CPUS PEIR Mitigation Framework MM-HYD/WQ-2, which requires regulatory compliance with the standards outlined in the City of San Diego Drainage Design Manual and would be required to fully meet the City of San Diego Storm Water Standards in effect at the time of approval. The Project is within the scope of the analysis of the PEIR and there is no evidence that the Project would require a major change to the PEIR. The Project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the PEIR.

- Historical Resources: A Historical Resources Technical Report (HRTR, Appendix B), authored by Brian F. Smith and Associates (BFSA) and dated January 31, 2024, was prepared for the Project site (BFSA, 2024a)(BFSA, 2024b). As noted in the HRTR, the existing structures on the Project site were not found to be significant under Historic Resources Board (HRB) criteria. Thus, the Project would not result in a conflict with the Historical Resources Regulations and impacts would be less than significant.

- Geology and Seismic hazards: In accordance with the PEIR Mitigation Framework MM-GEO-1, a site-specific Preliminary Geotechnical Evaluation and Preliminary Geotechnical Evaluation Addendum were prepared for the Project by GeoTek, Inc. (Geotek, 2023b; Geotek,2023a). The Geotechnical Evaluation notes that the Project site is not located in a seismically active region, and no active fault is known to exist at the site. Additionally, the site is not situated within an Alquist-Priolo Earthquake Fault Zone or a Special Studies Zone. The nearest known active fault is located approximately 4.5 miles southwest of the Project site. The Project would be required to comply with the recommendations provided in the Project-specific Geotechnical Evaluation. Therefore, based on the foregoing analysis and information, the Project is within the scope of the analysis of the PEIR and there is no evidence that the Project would require a major change to the PEIR. The Project would not result in any new

significant impact, nor would there be a substantial increase in the severity of impacts from that described in the PEIR.

Additionally, as previously stated, the PEIR identified significant impacts to Air Quality, GHG, Transportation/Circulation and Noise that would be significant and unmitigated. Regarding Air Quality, the Project is within the scope of the analysis of the PEIR, and there is no evidence that the Project would require a major change to the PEIR. The Project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. To address GHG impacts, the Project complies with the Climate Action Plan (CAP) Regulations adopted in 2022 as part of the City's CAP Update. Because the City's CAP was prepared in compliance with CEQA Section 15183.5 and is intended to achieve the City of San Diego's share of Statewide GHG reduction targets, the Project's demonstrated compliance with the CAP indicates that a less-than-significant GHG impact would occur related to compliance with planning policies and regulations. No new impact would occur in comparison to the GHG analysis presented in the PEIR.

Regarding Transportation/Circulation, a Project-specific Vehicle Miles Traveled (VMT) Analysis was prepared (Urban Crossroads, 2024d) to evaluate the Project's potential to impact the surrounding circulation network and to determine whether the Project's impacts are within the scope of the PEIR. The VMT Analysis was prepared in accordance with the City's current Transportation Study Manual (TSM). The Project would address transportation impacts by providing and maintaining the following VMT reduction measures, which would be completed and operational prior to first occupancy:

- Install one bike repair station in Pocket Park 1 in the location shown in Exhibit "A."
- Provide eight (8) trees with 20 feet spacing along Street "A" as shown in Exhibit "A."
- Construct a 200-square foot resting area in Pocket Park 1 with benches, signage, and trash receptacle, as shown in Exhibit "A."

Regarding Noise impacts, in accordance with the PEIR Mitigation Framework MM-NOS-3, a site-specific Noise Study (Urban Crossroads, 2024c) of on-site generated noise uses was conducted, which found that the Project would result in less-than-significant impacts and no site-specific mitigation would be required. Furthermore, the project would be required to comply with the PEIR Mitigation Framework MM-NOS-4, which requires projects that exceed daily construction noise thresholds to use best construction management practices to reduce construction noise levels. Overall, based on the analysis and information, the Project is within the scope of the analysis of the PEIR, and there is no evidence that the Project would require a major change to the PEIR. The Project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the PEIR. 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.

3. **Supplemental Findings - Supplemental Findings - Public Right-of-Way Encroachments (SDMC 126.0505(m)):**

a. The proposed encroachment is reasonably related to public travel, or benefits a public purpose, or all record owners have given the applicant written permission to maintain the encroachment on their property.

The Project proposes the following encroachments within the public right-of-way (ROW):

- A retaining wall within the easterly side of the 60th Street ROW, from Dipper Street to north of Upland Street, which is necessary to provide the required sight distance in conformance with applicable regulations for the intersection of 60th Street and the proposed Street 'A', which is the primary entrance to the Project site. This wall requires a Site Development Permit (SDP) pursuant to SDMC Section 129.0710(b), because the proposed encroachment is erected, placed, constructed, established or maintained in the public right-of-way when the applicant is not the record owner of the property on which the encroachment will be located. The retaining wall would allow for the elevation of 60th Street to be raised thus extending the line of sight for vehicles as they approach the apex of the roadway and the proposed intersection. The wall proposed within the public right-of-way on the east side of 60th Street would be a City asset and the City would be responsible for maintenance of the retaining wall;

- A retaining wall in the northeastern corner of the Project site extends approximately 10 feet east into the proposed 60th Street ROW and extends approximately 10 feet north beyond the frontage of the Project site. The retaining wall is necessary to minimize alteration of the existing topography while providing the necessary space for the proposed sidewalk along the Project's frontage and the transition to the existing sidewalk located north of the Project site within the 60th Street ROW, without significant grading within the adjacent property. This wall requires an SDP in accordance with SDMC Section 129.0710(b) for the portion of the wall that extends beyond the northern property line of the Project site and a Neighborhood Development Permit (NDP), pursuant to SDMC Section 129.0710(a), for the portion of the wall that fronts the Project site for the construction of a privately-owned structure or facility into the public ROW where the applicant is the record owner of the underlying fee title in accordance with SDMC Section 129.0710(a);

- A retaining wall in the southeastern corner of the Project site that extends approximately 10 feet east into the 60th Street ROW. The retaining wall is necessary to minimize alteration of the existing topography while providing the necessary space for the proposed sidewalk along the Project's frontage and the transition to the existing sidewalk located south of the Project site

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within the 60th Street ROW, avoiding grading within the adjacent property. This wall also requires an NDP for a privately-owned structure or facility into the public ROW where the applicant is the record owner of the underlying fee title in accordance with SDMC Section 129.0710(a); and

- Automatic gates located on-site within the public ROW of the proposed Emergency Vehicle Access (EVA) alley that connects Public Street "B" to the northwest terminus/cul-de-sac of Old Memory Lane adjacent to Emerald Hills Neighborhood Park, as shown on Exhibit "A." The proposed EVA alley would provide secondary access to the site in the event of an emergency.

The proposed retaining wall at the northeast corner of the project site would encroach approximately 10 feet into the 30-foot ROW dedication for 60th Street and approximately 10 feet north into the frontage of the adjacent property. The retaining wall would enable the connection of the proposed sidewalk improvements fronting the project site to the existing sidewalk located north of the project site, thereby maintaining the required sidewalk width in conformance with accessibility regulations and applicable City standards and regulations. By constructing the connection to the existing sidewalk, the proposed improvement would support the Community Plan Mobility Element Policy P-MO-16, helping provide a complete streets network throughout the community, safely accommodating all modes and users of the ROW. Project improvements would include a multi-modal trail fronting the project site adjacent to the 60th Street ROW that would be privately maintained.

The retaining wall on the east side of 60th Street from Dipper Street to north of Upload Street improves the sight distance and safety in relation to the intersection of 60th Street and the proposed Street 'A', thus supporting the Community Plan Mobility Policy P-MO-19 of implementing focused intersection improvements to improve safety and operations for all modes.

The proposed retaining wall at the southeast corner of the project site would encroach approximately 10 feet into the 30-foot ROW dedication for 60th Street. The retaining wall would enable the connection of the proposed sidewalk improvements fronting the project site to the existing sidewalk located south of the project site, thereby maintaining the required sidewalk width in conformance with accessibility regulations and applicable City standards and regulations. By constructing the connection to the existing sidewalk, the proposed improvement would support the Community Plan Mobility Element Policy P-MO-16 described above.

The proposed Automatic Gates of the EVA alley would provide an alternate emergency access through the proposed residential development during an event requiring emergency response, while maintaining vehicular circulation control onto Old Memory Lane during normal conditions. The automatic gates would not prevent access to pedestrians or cyclists and would be conditioned by this permit to be readily operational through access control available to emergency services. The walls located on the west side of 60th Street and the automatic gates would require an Encroachment and Maintenance Agreement conditioned as a part of this permit.

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The proposed encroachments are reasonably related to public travel and benefit a public purpose. Specifically, the encroachments are designed and located in a manner that maintains pedestrian mobility and maintains transportation circulation in conformance with applicable City engineering standards and would not obstruct, hinder, or endanger the safe passage of pedestrians, cyclists, or vehicles, with the exception that the automatic gates would be open to vehicular traffic when opened by emergency responders as previously described. Therefore, the proposed encroachments are reasonably related to public travel, benefit a public purpose, and maintenance of the encroachment will be provided as conditioned by this permit.

b. The proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.

The proposed public ROW encroachments are described in SDP finding A.3.a. above, incorporated by reference herein. The encroachments have been reviewed and conditioned to ensure compliance with applicable Engineering standards, including minimum pedestrian and vehicular clearance requirements. The proposed encroachments have been designed and located in a manner that avoids obstruction to sidewalks, curb ramps, travel lanes, or visibility areas, and therefore maintains safe and accessible circulation for all users of the public ROW. Therefore, the proposed encroachments would not interfere with the free and unobstructed use of the public ROW for public travel.

c. The proposed encroachment will not adversely affect the aesthetic character of the community.

The Project and proposed public ROW encroachments are described in the findings above, incorporated by reference herein. As previously described, the proposed Project would contribute to the implementation of the goals and policies of the General Plan, the General Plan Mobility Element and the Community Plan. The proposed encroachments support the City's General Plan Urban Design Policy UD-A-2(b), which recommends that linkages to open space be preserved and encouraged to provide physical connectivity and access to open space and other destinations by connecting them with trail systems, bikeways, landscaped boulevards, formalized parks, and/or natural open space, as appropriate. The encroachments are within the public ROW and would assist in improving the connection to the existing Emerald Hills Open Space area and trails, located north of the project site, and the existing Radio Canyon Open Space and trails, located south of the project site by providing public ROW improvements along 60th Street consisting of a new non-contiguous sidewalk consistent with current City standards along the project frontage and by assisting in minimizing the alteration of the existing topography and the impact to adjacent properties along the 60th Street ROW. Additionally, associated Project improvements would include a privately maintained multi-modal trail along the project frontage adjacent to the 60th Street public ROW, which would provide an alternate mobility option separated from vehicular lanes. The encroachments along the west side of 60th Street will be part of public ROW improvements that as previously mentioned includes a non-contiguous sidewalk that includes the installation of street trees and parkway landscaping which will improve the aesthetic character of 60th Street.

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As previously described, the retaining wall on the east side of 60th Street from Dipper Street to north of Upload Street is necessary to provide the required sight distance in conformance with applicable regulations for the intersection of 60th Street and the proposed Street 'A'. The retaining wall would allow for the elevation of 60th Street to be raised, thus extending the line of sight for vehicles as they approach the apex of the roadway and the proposed intersection. The proposed retaining wall will be located within the public ROW on the east side of 60th Street and will become a City asset, thereby becoming subject to City maintenance once constructed and accepted by the City. Therefore, the proposed retaining wall would support the Community Plan Mobility Policy P-MO-19 of implementing focused intersection improvements to improve safety and operations for all modes. These improvements will also improve the community character by providing new curb and gutter associated with the proposed retaining wall and a vehicular rail that matches the existing railing along the east side of 60th Street.

The proposed encroachment for the vehicular gates associated with the EVA alley providing the emergency vehicle connection on the west side of the site to Old Memory Lane will provide public ROW improvements to include a new sidewalk and curb and gutter on the north side of the alley thus providing a pedestrian connection from the proposed development to Emerald Hills Park and a community connection from Old Memory Lane to the proposed development which includes the four pocket parks that are conditioned to be publicly accessible. Thus the improvements associated with the EVA alley encroachment will provide visual improvements to the community.

The proposed encroachments would improve the visual character of the community by providing pedestrian, multi-modal and public ROW improvements, including a landscaped parkway with new streetlighting where they currently do not exist, specifically fronting the Project site within the 60th Street ROW. Therefore, the proposed encroachments will not adversely affect the aesthetic character of the community

d. The proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.

The proposed public ROW encroachments are described in the SDP findings above, incorporated by reference herein. Vehicular, pedestrian, and utility access are expected uses within public ROW. The proposed encroachments are allowed by the Municipal Code with approval of the appropriate permits. The Project was reviewed for conformance with all applicable laws and must be designed, constructed and maintained to the satisfaction of the City Engineer. Therefore, the proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.

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e. For coastal development in the coastal overlay zone, the encroachment is consistent with Section 132.0403 (Supplemental Use Regulations of the Coastal Overlay Zone).

The Project site is not located within the Coastal Overlay Zone and this finding does not apply to the Project.

B. NEIGHBORHOOD DEVELOPMENT PERMIT - SDMC Section 126.0404

1. Findings for all Neighborhood Development Permits (SDMC 126.0404(a)):

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

As described in finding A.1.a. above, incorporated by reference herein, 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; and

As described in finding A.1.b. above, incorporated by reference herein, 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.

As described in finding A.1.c. above, incorporated by reference herein, the proposed development will comply with the applicable regulations of the LDC including any allowable deviations pursuant to the LDC.

2. Supplemental Findings – Environmentally Sensitive Lands (SDMC 126.0404(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.

As described in finding A.2.a. above, incorporated by reference herein, 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 land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

As described in finding A.2.b. above, incorporated by reference herein, 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.

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

As described in finding A.2.c. above, incorporated by reference herein, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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 described in finding A.2.d. above, incorporated by reference herein, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

e. 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.

As described in finding A.2.f. above, incorporated by reference herein, 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.

C. NEIGHBORHOOD USE PERMIT - SDMC Section 126.0205

1. Findings for all Neighborhood Use Permits (SDMC 126.0205(a)):

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

The Project is described in finding A.1.a. above, incorporated by reference herein. The Project includes the installation of a neighborhood identification sign which shall conform to the applicable regulations of SDMC Section 141.1102, Neighborhood Identification Signs. The proposed neighborhood identification sign shall have a maximum sign copy area of 20 square feet, shall be located at the southwest corner of Street "A" and 60th Street, and shall be constructed of masonry walls with brick veneer and cast concrete accents as shown on the Exhibit "A". The neighborhood identification sign requires the approval of a NUP. The proposed neighborhood identification sign would support the Community Plan Urban Design Policy P-UD-71 of accentuating key focal points, entrances, gateways and corners of a development with art, signs, special lighting, specimen trees and accent plant materials. The proposed sign would accentuate the primary entrance to the proposed development with a neighborhood sign with low-intensity ground-mounted lighting with materials that are complementary to the building materials used for the development of the residential dwelling units. Additionally, the Project entry would include a variety of Street trees at the entrance to the Project site that accentuate and provide a preview of the landscape palette and design provided within the Project site. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed Project is described in finding A.1.a and A.1.b. above, and further described in NUP finding C.1.a above, incorporated by reference herein. The proposed neighborhood identification sign will be located outside of the visibility triangles required in accordance with the applicable regulations, and landscaping within the entry to the project site would also be conditioned to be privately maintained to maintain the visibility sight lines at the intersection of 60th Street and Street "A" as shown on Exhibit "A". Therefore, 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.

The proposed Project is described in finding A.1.a, A.1.b. and A.1.c. above, and further described in the NUP findings above, incorporated by reference herein. As previously described, the Project proposes a Neighborhood Identification Sign at the Project's entry from 60th Street. The proposed development would be in accordance with the applicable zoning and development regulations of the LDC, with the allowed deviations described in finding A.1.c. above, incorporated herein by reference. The proposed Project is not requesting an allowed deviation for the proposed neighborhood identification sign, and the proposed sign would be conditioned to be designed and installed in accordance with the applicable regulations of the SDMC Chapter 14, Article 2, Division 12. Therefore, the proposed development will comply with the applicable regulations of the LDC, including any allowable deviations pursuant to the LDC.

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. PMT-3262906, Neighborhood Development Permit No. PMT-3273605 and Neighborhood Use Permit No. PMT-3286476, is 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. PMT-3262906, Neighborhood Development Permit No. PMT-3273605 and Neighborhood Use Permit No. PMT-3286476, a copy of which is attached hereto and made a part hereof.

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Martin R. Mendez
Development Project Manager
Development Services

Adopted on: November 20, 2025

Internal Order No. 24009763

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VESTING TENTATIVE MAP 3262907 / SITE DEVELOPMENT PERMIT 3262906
NEIGHBORHOOD DEVELOPMENT PERMIT 3273605 / NEIGHBORHOOD USE PERMIT 3286476

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA



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L1 OF 63	LANDSCAPE CONCEPT PLAN
L2 OF 63	LANDSCAPE CONCEPT PLAN
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L5 OF 63	PRELIMINARY MAINTENANCE RESPONSIBILITY, PEDESTRIAN CIRCULATION & WATER CALC'S
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L7 OF 63	EXISTING TREES EXHIBIT
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A0.0 OF 63	CONCEPTUAL STREET
A1.1 OF 63	PLAN 1.1342 - 1A (SPANISH) FLOOR PLAN
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A1.3 OF 63	PLAN P1.1342 - ROOF PLANS
A1.4 OF 63	PLAN 1A FRONT ELEVATIONS - COLORED
A1.4.1 OF 63	PLAN 1A FRONT ELEVATIONS - MATERIALS
A1.5 OF 63	PLAN 1A - BUILDING ELEVATIONS
A1.6 OF 63	PLAN 1A - BUILDING ELEVATIONS AT ENHANCED LOT
A1.7 OF 63	PLAN 1B - BUILDING ELEVATIONS
A1.8 OF 63	PLAN 1B - BUILDING ELEVATIONS AT ENHANCED LOT
A1.9 OF 63	PLAN 1C - BUILDING ELEVATIONS
A1.10 OF 63	PLAN 1C - BUILDING ELEVATIONS AT ENHANCED LOT
A2.1 OF 63	PLAN 2.1992 - 2A (SPANISH) FLOOR PLAN
A2.2 OF 63	PLAN 2.1992 - FLOOR PLANS 2B (TRADITIONAL) & 2C (CRAFTSMAN)
A2.3 OF 63	PLAN 2.1992 - ROOF PLANS
A2.4 OF 63	PLAN 2.1992 - FRONT ELEVATIONS - COLORED
A2.4.1 OF 63	PLAN 2.1992 - FRONT ELEVATIONS - MATERIALS
A2.5 OF 63	PLAN 2A - BUILDING ELEVATIONS
A2.6 OF 63	PLAN 2A - BUILDING ELEVATIONS AT ENHANCED LOT
A2.7 OF 63	PLAN 2B - BUILDING ELEVATIONS
A2.8 OF 63	PLAN 2B - BUILDING ELEVATIONS AT ENHANCED LOT
A2.9 OF 63	PLAN 2C - BUILDING ELEVATIONS
A2.10 OF 63	PLAN 2C - BUILDING ELEVATIONS AT ENHANCED LOT
A3.1 OF 63	PLAN 3.2057 - 3A (SPANISH) FLOOR PLAN
A3.2 OF 63	PLAN 3.2057 - FLOOR PLANS 3B (TRADITIONAL) & 3C (CRAFTSMAN)
A3.3 OF 63	PLAN 3.2057 - ROOF PLANS
A3.4 OF 63	PLAN 3.2057 - FRONT ELEVATIONS - COLORED
A3.4.1 OF 63	PLAN 3.2057 - FRONT ELEVATIONS - MATERIALS
A3.5 OF 63	PLAN 3A - BUILDING ELEVATIONS
A3.6 OF 63	PLAN 3A - BUILDING ELEVATIONS AT ENHANCED LOT
A3.7 OF 63	PLAN 3B - BUILDING ELEVATIONS
A3.8 OF 63	PLAN 3B - BUILDING ELEVATIONS AT ENHANCED LOT
A3.9 OF 63	PLAN 3C - BUILDING ELEVATIONS
A3.10 OF 63	PLAN 3C - BUILDING ELEVATIONS AT ENHANCED LOT
A4.1 OF 63	PLAN 4.2516 - 4A (SPANISH) FLOOR PLAN
A4.2 OF 63	PLAN 4.2516 - FLOOR PLANS 4B (TRADITIONAL) & 4C (CRAFTSMAN)
A4.3 OF 63	PLAN 4.2516 - ROOF PLANS
A4.4 OF 63	PLAN 4.2516 - FRONT ELEVATIONS - COLORED
A4.4.1 OF 63	PLAN 4.2516 - FRONT ELEVATIONS - MATERIALS
A4.5 OF 63	PLAN 4A - BUILDING ELEVATIONS
A4.6 OF 63	PLAN 4A - BUILDING ELEVATIONS AT ENHANCED LOT
A4.7 OF 63	PLAN 4B - BUILDING ELEVATIONS
A4.8 OF 63	PLAN 4B - BUILDING ELEVATIONS AT ENHANCED LOT
A4.9 OF 63	PLAN 4C - BUILDING ELEVATIONS
A4.10 OF 63	PLAN 4C - BUILDING ELEVATIONS AT ENHANCED LOT

REVISED 9/06/2024
REVISED 6/10/2024
REVISED 2/08/2024
ORIGINAL 11/20/2023

COVER SHEET

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 63

WO 3356-0002

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VESTING TENTATIVE MAP 3262907 / SITE DEVELOPMENT PERMIT 3262906
NEIGHBORHOOD DEVELOPMENT PERMIT 3273605 / NEIGHBORHOOD USE PERMIT 3286476

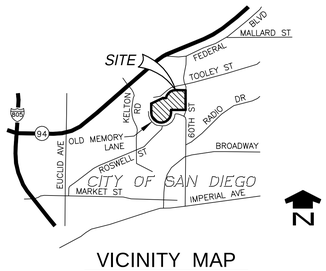
ATTACHMENT 9

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING PROPERTY DATA — LOT 270 / 46'
- PROPOSED LOT LINE WITH DIMENSION
- PROPOSED EASEMENT LINE
- PROPOSED LOT NUMBER — 7
- PROPOSED PAD ELEVATION — P=340.0
- PROPOSED FINISHED FLOOR ELEVATION — FF=340.7
- PROPOSED ARCH. PLAN TYPE — P-3
- PROPOSED CENTERLINE STREET ELEVATION — 886.0
- PROPOSED STREET GRADE — 2.5%
- PROPOSED SPOT ELEVATION — 844.0
- EXISTING CONTOURS — 840
- PROPOSED CONTOURS — 870
- PROPOSED SLOPE BANK (2: 1 MAX) — 2:1
- LIMITS OF PROPOSED GRADING
- PROPOSED RETAINING WALL
- PROPOSED BROW DITCH
- PROPOSED PUBLIC SEWER MAIN WITH MANHOLE
- EXISTING PUBLIC SEWER MAIN WITH MANHOLE
- PROPOSED PUBLIC WATER MAIN — W
- PROPOSED FIRE HYDRANT
- EXISTING PUBLIC WATER MAIN W/ FIRE HYDRANT — W
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING EASEMENT LABEL — 1
- PROPOSED EASEMENT LABEL — 1
- LIMITS OF WORK LINE
- PROPOSED AFFORDABLE UNIT — A
- PROPOSED MODEL HOME LOT — M
- PROPOSED MODEL HOME PARKING — P
- DESIGN NOTE CALLOUT — 1



VICINITY MAP

NOT TO SCALE

GRADING TABULATIONS

1. TOTAL AMOUNT OF SITE TO BE GRADED: 30.2 ACRES; 98% OF SITE
2. AMOUNT OF CUT: 176,400 CY
3. MAXIMUM DEPTH OF CUT: 36 FEET
4. AMOUNT OF FILL: 176,400 CY
5. MAXIMUM DEPTH OF FILL 27 FEET
6. MAXIMUM HEIGHT OF FILL SLOPES: 31 FEET, 2:1 MAX.
7. MAXIMUM HEIGHT OF CUT SLOPE: 33 FEET, 2:1 MAX.
8. AMOUNT OF IMPORT/EXPORT: 0 CY
9. RETAINING/CRIB WALLS LENGTH: 3340 FEET
10. RETAINING/CRIB WALL HEIGHT: 11.5 FEET

PROJECT AREA SUMMARY

DESCRIPTION	ACREAGE
PVT. OPEN SPACE LOTS	7.95
PUBLIC STREETS	6.42
SINGLE FAMILY LOTS	16.81
TOTAL	31.18

PARKING SUMMARY

REQUIRED		
NO. UNITS	SPACES REQD / UNIT (PER SDMC TABLE 142-05B)	TOTAL REQ.
123	2 SPACE / UNIT	246

PROVIDED	
TYPE	SPACES
GARAGE	246
TOTAL	246

PVT. OPEN SPACE LOT AREA SUMMARY

LOT NO.	LOT AREA
A	0.51
B	2.55
C	0.76
D	0.56
E	1.26
F	0.44
G	1.88
TOTAL AC	7.95

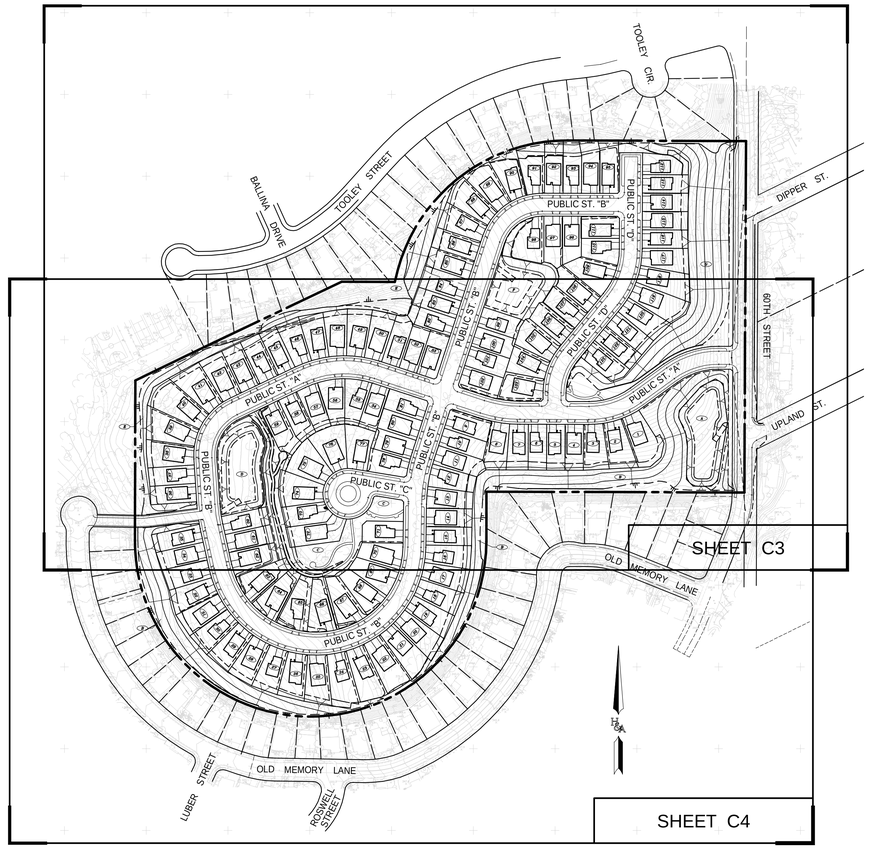
ARCHITECTURAL SUMMARY

PLAN	DISCRIPTION	LIVING AREA	NO. UNITS	UNIT MIX	AFFORDABLE UNITS
1.1342	3 BEDROOM	1,352 SF	26	21%	7
2.1992	3 BEDROOM	1,992 SF	29	24%	6
3.2057	4 BEDROOM	2,057 SF	33	27%	0
4.2516	5 BEDROOM	2,516 SF	35	28%	0
TOTAL			123	100%	13

THE TOTAL NUMBER OF AFFORDABLE UNITS IS 13 (10%) AT A COST AFFORDABLE TO MEDIAN INCOME HOUSEHOLDS

REQUESTED INCENTIVE

DEVELOPMENT REGULATION		PROPOSED INCENTIVE
GENERAL FENCE REGULATIONS ALL ZONES	SDMC 142.0310(c)(1)(A) SOLID FENCES LOCATED ON THE FRONT OR STREET SIDE PROPERTY LINE SHALL NOT EXCEED 3 FEET IN HEIGHT	PROPOSED INCENTIVE TO ALLOW 6 FOOT FENCES TO BE LOCATED ON THE STREET SIDE PROPERTY LINE FOR LOTS: 9, 53, 78, 81, 95, 102, 103 & 111. FOR LOTS WHERE AN INCENTIVE FOR FENCE HEIGHT IS REQUESTED, HEIGHT SHALL NOT EXCEED 3 FEET WITHIN VISIBILITY TRIANGLES.



SHEET KEY MAP

NOT TO SCALE

REQUESTED WAIVERS

DEVELOPMENT REGULATION			PROPOSED DEVIATION
RS-1-7	STREET FRONTAGE	SDMC TABLE 131-04D PERMITS A MINIUM STREET FRONTAGE OF 50 FEET	PROPOSED DEVIATION TO ALLOW A MINIMUM STREET FRONTAGE AS SHOWN IN LOT SUMMARY TABLE ON SHEET C2 FOR LOTS: 1-8, 10, 11, 14-41, 42, 45-52, 54, 57, 58, 60, 61, 72-79, 82, 83, 85, 87-97, 104, 105, 113-122
DRIVEWAY WIDTH REQUIREMENTS		SDMC 142.0560(j)(3) LIMITS DRIVEWAY CUTS ON RESIDENTIAL PROPERTY TO 40% OF THE LOT FRONTAGE	PROJECT PROPOSES 16-FOOT-WIDE DRIVEWAYS WITH A 3-FOOT FLARE ON EACH SIDE FOR A TOTAL OF A 22-FOOT-WIDE DEPRESSED WIDTH. PER SDMC SECTION 142.0560(j)(1), TABLE 42-05N, THE MINIMUM REQUIRED AND MAXIMUM ALLOWED DRIVEWAY WIDTH (OUTSIDE A PARKING IMPACT OVERLAY ZONE) FOR A DETACHED SINGLE DWELLING UNIT (LOT WIDTHS 50-FEET OR LESS) THE MINIMUM REQUIRED, AND MAXIMUM ALLOWED DRIVEWAY WIDTHS ARE 12-FEET AND 20-FEET, RESPECTIVELY. ADDITIONALLY, PER SDMC SECTION 142.0560(j)(1), TABLE 142-05M, FOR A DETACHED SINGLE DWELLING UNIT (LOT WIDTHS GREATER THAN 50-FEET) THE MINIMUM REQUIRED, AND MAXIUM ALLOWED DRIVEWAY WIDTHS ARE 12-FEET AND 25-FEET, RESPECTIVELY. HOWEVER, PER STANDARD DRAWING SDG-164, THAT IS REFERRED TO IN LDC142.0560(j)(3), THE PROPOSED 22-FOOT-WIDE CURB OPENING (16-FOOT-WIDE DRIVEWAY PLUS 3-FOOT FLARE ON EACH SIDE) ON ANY LOTS LESS THAN 55-FEET WIDE (XX OF THE 123 TOTAL SINGLE-FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION WOULD EXCEED THE 40% MAXIMUM FRONTAGE FOR A CURB OPENING IMPOSED BY THAT STANDARD DRAWING, LOTS: 1-61, 71-83, 85-97, 99-101, 104-108 & 112-123).
MINIMUM LOT DIMENSIONS RS-1-7	LOT WIDTH	SDMC TABLE 131-04D PERMITS A MINIMUM LOT WIDTH OF 50 FEET	PROPOSED DEVIATION TO ALLOW A MINIMUM LOT WIDTH OF AS SHOWN IN LOT SUMMARY TABLE ON SHEET C2 FOR LOTS: 4-7, 10-15, 33-37, 45, 51, 52, 54, 57, 58, 60, 61, 82, 83, 85, 92-97, 112-116, 121 & 122.
	LOT WIDTH (CORNER)	SDMC TABLE 131-04D PERMITS A MINIMUM LOT WIDTH (CORNER) OF 55 FEET	PROPOSED DEVIATION TO ALLOW A MINIMUM LOT WIDTH (CORNER) AS SHOWN IN LOT SUMMARY TABLE ON SHEET C2 FOR LOTS: 9, 53, 78, 81, 95 & 111
	LOT DEPTH	SDMC TABLE 131-04D PERMITS A MINIMUM LOT DEPTH OF 95 FEET	PROPOSED DEVIATION TO ALLOW A MINIMUM LOT DEPTH AS SHOWN IN LOT SUMMARY TABLE ON SHEET C2 FOR LOTS: 110 & 111

GENERAL DESIGN NOTES

1. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE SUBJECT TO MINOR REFINEMENTS IN FINAL DESIGN. FINAL GRADING PLANS WILL CONFORM TO THE APPROVED PERMIT AND EXHIBITS.
2. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
3. ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
4. ALL UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
5. ALL ON-SITE WATER AND SEWER FACILITIES SHOWN ON THIS DRAWING ARE PUBLIC AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CURRENT CITY WATER & SEWER FACILITY DESIGN GUIDELINES SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
6. THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS.
7. INDIVIDUAL TRASH PICKUP IS PROPOSED AS PART OF THIS PROJECT.
8. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (PER UFC 901.4.4).
9. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS TO NOT PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
10. CALIFORNIA BUILDING CODE CONSTRUCTION TYPE TO BE DETERMINED AT BUILDING PERMIT.
    FIRE SPRINKLERS: FULL NFPA-13 FIRE SPRINKLER SYSTEM.
    NUMBER OF STORIES: 2-STORY.
11. CALIFORNIA BUILDING CODE OCCUPANCY GROUP TO BE DETERMINED AT BUILDING PERMIT.
12. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER.
13. FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH BFLS POLICY A-96-1. TEMPORARY STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH UFC 901.4.5
14. ALL DRAIN SYSTEMS NOT LOCATED IN A PUBLIC STREET OR PUBLIC DRAINAGE EASEMENTS SHALL BE PRIVATE.
15. ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL SLEEPING ROOMS AND AN INTERIOR NOISE LEVEL OF 50dB FOR ALL OTHER INDOOR AREAS.
16. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
17. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEES 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.
18. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE
19. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0090WQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-009DWQ, 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 THE 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 THE 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. ALL BEARINGS AND DISTANCES ARE LOCATED AND SHOWN ON C8.
22. NO PRIVATE IMPROVEMENTS (INCLUDING LANDSCAPING, ENHANCED PAVING, PRIVATE UTILITIES, OR STRUCTURES OF ANY KIND) THAT COULD INHIBIT THE MAINTENANCE, REPAIR, OR REPLACEMENT OF PUBLIC UTILITIES, MAY BE INSTALLED, CONSTRUCTED, OR LOCATED WITHIN THE LIMITS OF A PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENT WITHOUT A CITY APPROVED AND COUNTY RECORDED ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA).
23. ALL WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).
24. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER.
25. NO PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENTS CURRENTLY EXIST ON THE SUBJECT PROPERTY.
26. THIS PROJECT IS A MULTIPLE "UNIT" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
27. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED.
28. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY 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 ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
29. EXISTING BUILDINGS/STRUCTURES: AN EXISTING 2-STORY TRANSMITTER BUILDING IS LOCATED ON-SITE, DATE OF CONSTRUCTION 1948-1949. TWO EXISTING TRANSMISSION TOWERS ARE LOCATED ON-SITE. ALL EXISTING BUILDING AND STRUCTURES ARE TO BE REMOVED.
30. NO EXISTING LOW INCOME UNITS ARE LOCATED ON-SITE.
31. APPROVAL FROM THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES - DRINKING WATER FIELD OPERATIONS BRANCH WILL BE PROVIDED IN FINAL ENGINEERING FOR WATER AND SEWER SEPARATIONS LESS THAN 10 FEET.
32. EXTERIOR REFUSE, ORGANIC WASTE & RECYCLABLE MATERIAL STORAGE AREA PROVIDED: 1,350 SQUARE FEET (ASSUMES SMALLEST 32 GALLON CARTS WITH FOOTPRINT OF 3.66 SQUARE FEET, 3.66x3x123=1,350 SQUARE FEET)

DEVELOPMENT SUMMARY

THE PROPOSED 31.18 ACRE DEVELOPMENT SITE, APN 543-340-02-00 IS LOCATED AT 5702 OLD MEMORY LANE IN THE ENCANTO NEIGHBORHOODS COMMUNITY PLAN. THE PROPERTY IS PRESENTLY OCCUPIED BY EXISTING BROADCAST TOWERS AND TRANSMITTER BUILDING. THE CURRENT DEVELOPMENT PROPOSAL CONSISTS OF THE CONSTRUCTION OF 123 SINGLE-FAMILY FOR SALE LOTS AND 7 PRIVATE HOA OPEN SPACE LOTS, ALONG WITH PUBLIC ROAD AND PUBLIC & PRIVATE UTILITY IMPROVEMENTS. ALL EXISTING BROADCAST TOWERS AND OUTBUILDINGS ON SITE WILL BE REMOVED AS PART OF THE DEVELOPMENT PROPOSAL. THE CURRENT PROJECT REQUIRES A VESTING TENTATIVE MAP (VTM), A SITE DEVELOPMENT PERMIT (SDP) FOR ENVIRONMENTALLY SENSITIVE LANDS, NEIGHBORHOOD DEVELOPMENT PERMIT AND NEIGHBORHOOD USE PERMIT. SDP/NDP FOR RETAINING WALLS WITHIN 60TH STREET.

GENERAL NOTES

1. SITE AREA DATA:
   GROSS SITE AREA: 31.18 ACRES
   NET SITE AREA: 24.87 ACRES (GROSS AREA - ROW DEDICATIONS)
2. TOTAL NUMBER OF EXISTING/PROPOSED LOTS:
   EXISTING LOTS: 1
   PROPOSED LOTS: 130 (123 RESIDENTIAL + 7 HOA OPEN SPACE LOTS)
3. TOTAL NUMBER OF PROPOSED UNITS: 123 SINGLE FAMILY (13 UNITS ARE AFFORDABLE)
4. COMMUNITY PLAN: ENCANTO NEIGHBORHOODS
5. COMMUNITY PLAN LAND USE DESIGNATION:
   EXISTING/PROPOSED: RESIDENTIAL VERY LOW 0-4 DU/AC
6. ZONING:
   EXISTING: RS-1-2
   PROPOSED: RS-1-2
7. OVERLAY ZONES: AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
8. DENSITY PROPOSED:
   GROSS SITE DENSITY: 3.9 DU/AC (123 UNITS/31.18 AC)
9. APN: 543-340-02-00
10. AVERAGE DAILY TRIPS: 1230 (123 UNITS X 10 TRIPS)
11. GEO HAZARD ZONE: 52
12. NAD 27 COORDINATE INDEX: 203-1748
    NAD 83 COORDINATE INDEX: 1843-6309

TOPO SOURCE

THE TOPOGRAPHIC MAPPING REFLECTED HEREON WAS COMPILED BY AERIAL PHOTOGRAMMETRY METHODS CONDUCTED BY R.J. LUNG AND ASSOCIATES FLOWN ON APRIL 4, 2021 TOGETHER WITH CONVENTIONAL SURVEYING METHODS CONDUCTED BY HUNSAKER AND ASSOCIATES SAN DIEGO, INC. AND FIELD VERIFIED ON FEBRUARY 8, 2024.

MAPPING & MONUMENTATION

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS AND WERE ESTABLISHED FROM G.P.S. STATION 1173 AND G.P.S. STATION 1181 PER ROS 14492. THE BEARING FROM G.P.S. STATION 1173 TO G.P.S STATION 1181 IS N80°42'55"W. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT G.P.S. STATION 1173 IS 1.00000025. GRID DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION 1173 IS 287.33' NGVD29.

BENCH MARK / DATUM

CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LUBER STREET AND OLD MEMORY LANE.
ELEV. 315.558'

DATUM: MSL CITY OF SAN DIEGO

OWNER

VERTICAL BRIDGE LANDCO, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

DocuSigned by:
Buddy Norman
902B1D9842540C...

LAND SURVEYOR

PER SECTION 66424.5(A) OF THE SUBDIVISION MAP ACT, A TENTATIVE MAP NEED NOT BE BASED UPON AN ACCURATE OR DETAILED FINAL SURVEY OF THE PROPERTY. THE LINES AND INFORMATION REFERENCED HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROJECT. IT IS UNDERSTOOD THAT FURTHER APPROVED CONSTRUCTION PERMITTING BEYOND THE TENTATIVE MAP WILL BE NECESSARY. THE TOPOGRAPHIC INFORMATION AND GEODETIC REFERNCES REFLECTED HEREON WERE CONDUCTED UNDER MY SUPERVISION.

REGISTERED LAND SURVEYOR JIMMY J. LEMORE L.S. 8483 STATE OF CALIFORNIA

6-10-2025
JIMMY J. LEMORE P.L.S. 8483 DATE
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

ENGINEER

HUNSAKER & ASSOCIATES SD,INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO C 47945 CIVIL STATE OF CALIFORNIA

6/10/25
ALISA S. VIALPANDO R.C.E. 47945 DATE

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

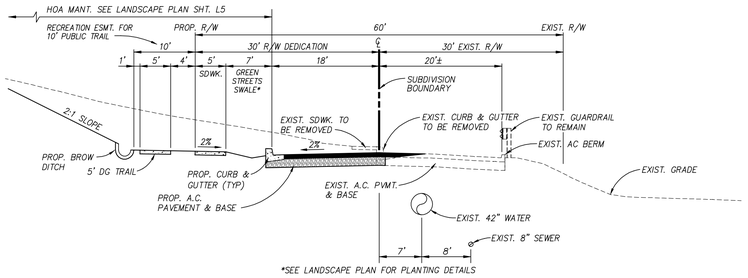
REVISIONS	DATE	BY
ORIGINAL	11/20/23	H&A
REV. PER CITY COMMENTS	2/08/24	H&A
REV. PER CITY COMMENTS	6/10/24	H&A
REV. PER CITY COMMENTS	9/11/24	H&A
REV. PER CITY COMMENTS	11/05/24	H&A
EDIT NOTES C1 & C2	12/23/24	H&A
EDIT NOTES C1 & C2	1/31/25	H&A
EDIT NOTES C1 & C2	6/10/25	H&A

VESTING TENTATIVE MAP
GRADING AND DRAINAGE PLAN
EMERALD HILLS
CITY OF SAN DIEGO, CALIFORNIA

SHEET C1 OF 63

W.O. 1375-0238

R:\1671\&Pln\TM\Emerald Hills VTM - Sht C1.dwg[],Jun-10-2025:10:37

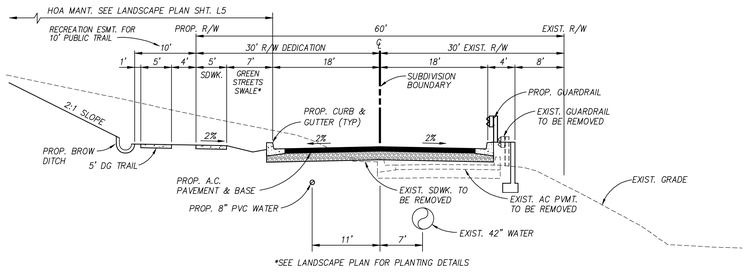


*SEE LANDSCAPE PLAN FOR PLANTING DETAILS

STA. 10+50

60TH STREET
2-LANE COLLECTOR (PUBLIC)

SCALE: HORIZ/VERT 1"=10'

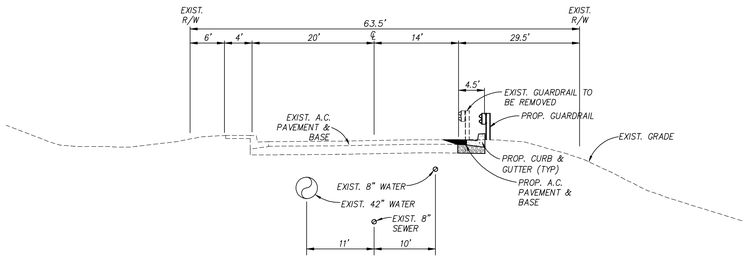


*SEE LANDSCAPE PLAN FOR PLANTING DETAILS

STA. 14+00

60TH STREET
2-LANE COLLECTOR (PUBLIC)

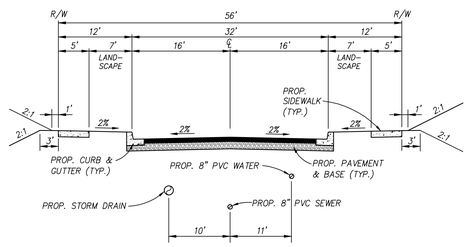
SCALE: HORIZ/VERT 1"=10'



STA. 19+00

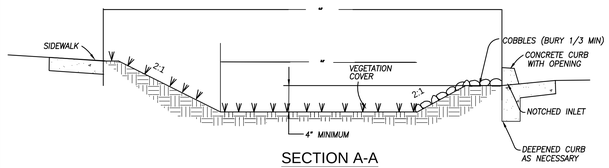
60TH STREET
2-LANE COLLECTOR (PUBLIC)

SCALE: HORIZ/VERT 1"=10'

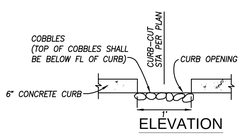


RESIDENTIAL LOCAL STREET (PUBLIC)
STREETS "A" TO "D"

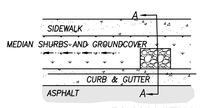
NOT TO SCALE



SECTION A-A



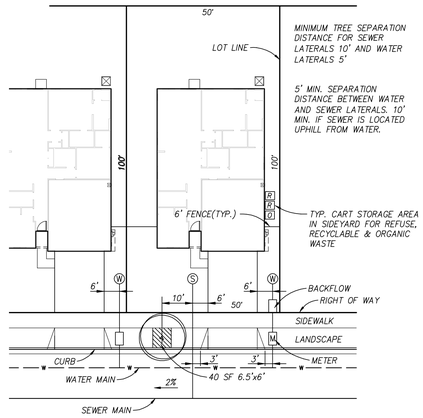
ELEVATION



PLAN VIEW

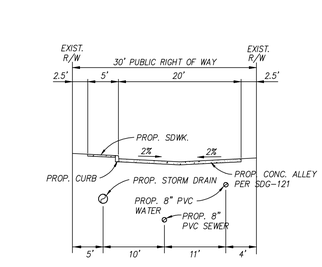
DETAIL-GREEN CURB-CUT

NOT TO SCALE



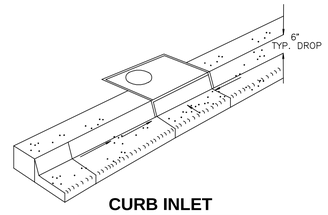
TYPICAL LATERAL DETAIL

NOT TO SCALE



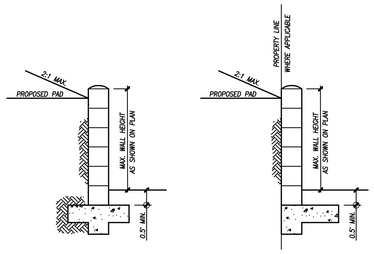
PROPOSED EMERGENCY VEHICLE ACCESS (PUBLIC)

NOT TO SCALE



CURB INLET

NOT TO SCALE

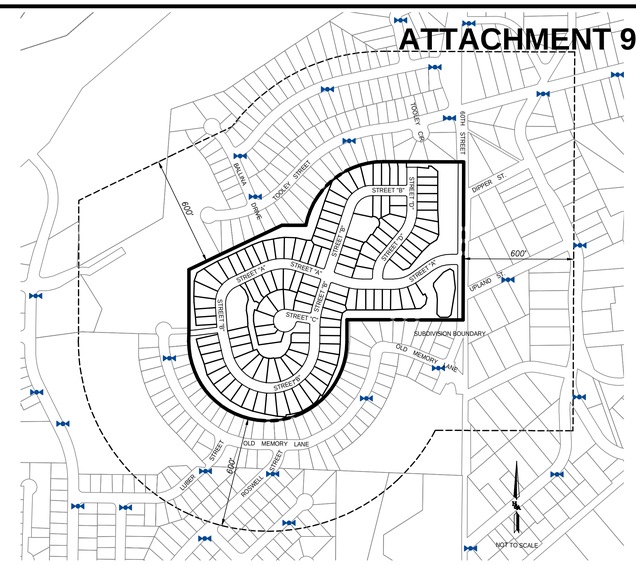


TYPICAL RETAINING WALL

NOT TO SCALE

NOTES:
1. **RETAINING WALL HEIGHT WITHIN THE FRONT YARD SETBACK SHALL NOT EXCEED 3 FEET, PURSUANT TO SDMC, SECTION 142.0340 (C).**
3. **RETAINING WALLS SHALL BLEND WITH THE SITE PURSUANT TO SDMC, SECTION 142.0340.**

ATTACHMENT 9



EXIST. FIRE HYDRANTS

NOT TO SCALE

LOT SUMMARY TABLE

LOT NUMBER	LOT AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT FRONTAGE (FT)	SETBACK FRONT (FT)	SETBACK SIDE (FT) PROPOSED	SETBACK SIDE (FT) REQUIRED	SETBACK REAR (FT)
REQUIRED	MIN 5000	MIN 50	MIN 95	MIN 50	15	MIN.	W x 0.08 (SIDE W x 0.10)*	13
1	8,314	63	131	49[2]	20	8	5.04	50
2	6,838	58	117	46[2]	16	8	4.64	39
3	6,167	56	110	47[2]	20	8	4.48	41
4	5,040	45[1]	112	45[2]	20	5	3.6	39
5	5,040	45[1]	112	45[2]	15	5	3.6	37
6	5,040	45[1]	112	45[2]	20	5	3.6	43
7	5,496	49[1]	111	45[2]	15	7	3.92	38
8	6,139	53	115	45[2]	20	6	4.24	38
9	5,411	50	102.9	52	15	6	5*	33
10	5,040	45[1]	112	45[2]	20	7	3.6	42
11	5,480	45[1]	128	47[2]	20	5	3.6	40
12	5,375	48[1]	112	56	20	7	3.84	41
13	5,277	47[1]	112	53	19	5	3.76	38
14	5,040	45[1]	112	45[2]	20	5	3.6	37
15	5,040	45[1]	112	45[2]	15	7	3.6	37
16	5,613	50	110	43[2]	20	6	4	40
17	5,704	51	110	42[2]	20	5	4.08	35
18	5,682	51	110	43[2]	20	5	4.08	40
19	5,974	52	114	42[2]	16	5	4.16	40
20	6,538	52	124	43[2]	20	5	4.16	44
21	6,809	43	131	43[2]	20	5	3.44	47
22	7,771	58	134	46[2]	25	7	4.64	52
23	7,701	58	132	46[2]	25	9	4.64	53
24	7,723	60	135	48[2]	20	10	4.8	59
25	6,924	58	119	47[2]	20	10	4.64	40
26	6,360	57	110	48[2]	16	10	4.56	38
27	6,187	57	108	47[2]	20	10	4.56	37
28	6,216	57	108	47[2]	20	6	4.56	33
29	6,230	57	105	47[2]	16	10	4.56	35
30	5,803	52	109	43[2]	20	9	4.16	39
31	5,906	52	112	44[2]	20	5	4.16	36
32	5,813	53	110	43[2]	16	7	4.24	35
33	5,301	48[1]	109	44[2]	20	7	3.84	39
34	5,205	45[1]	115	45[2]	20	5	3.6	38
35	5,366	45[1]	119	45[2]	15	5	3.6	44
36	5,040	45[1]	112	45[2]	15	6	3.6	37
37	5,085	45[1]	113	45[2]	20	6	3.6	44
38	6,732	58	115	46[2]	20	7	4.64	37
39	7,975	63	126	44[2]	20	8	5.04	43
40	9,172	66	147	44[2]	17	8	5.28	58
41	7,693	64	120	45[2]	20	7	5.12	42
42	6,335	56	112	49.8[2]	20	6	4.48	37
43	5,656	50	112	51	20	5	4	39
44	5,600	50	112	50	20	10	4	43
45	5,040	45[1]	112	45[2]	15	7	3.6	37
46	5,765	52	110	44[2]	20	5	4.16	40
47	5,713	52	109	43[2]	16	6	4.16	35
48	5,829	52	112	43[2]	20	5	4.16	33
49	6,074	52	115	43[2]	20	6	4.16	39
50	6,173	52	118	43[2]	20	6	4.16	41
51	5,496	45[1]	127	45[2]	15	5	3.6	38
52	5,040	45[1]	112	45[2]	20	5	3.6	37
53	5,587	50	112	50	20	5	5*	39
54	5,080	45[1]	111	45[2]	20	5	3.6	36
55	5,645	51	112	68	20	6	4.08	41
56	5,637	51	112	68	18	5	4.08	36
57	5,332	48[1]	111	46*	20	5	3.84	35
58	5,512	49[1]	112	49*	20	8	3.92	36
59	6,439	51	132	51	20	5	4.08	42
60	5,075	45[1]	112	45[2]	20	7	3.6	44
61	5,088	45[1]	113	45[2]	20	5	3.6	38
62	6,073	53	113	62	20	5	4.24	40
63	6,925	53	132	76	20	9	4.24	49
64	6,933	54	131	76	20	9	4.32	54
65	7,169	55	132	79	25	6	4.4	57
66	7,261	55	132	79	16	10	4.40	55
67	6,848	55	126	77	18	5	4.40	45
68	5,801	50	118	68	15	5	4.00	37
69	5,894	53	113	71	18	5	4.24	36
70	5,445	52	106	65	20	5	4.16	29
71	5,270	53	100	53	20	10	4.24	31
72	7,179	50	153	37[3]	29	5	4.00	42
73	5,556	50	112	37[2]	20	5	4.00	35
74	7,350	71	109	41[2]	15	8	5.68	31
75	7,025	73	103	37[2]	20	8	5.84	25
76	7,306	73	107	37[2]	20	6	5.84	34
77	6,337	60	104	48[2]	15	7	4.80	25
78	5,074	51	98	46[2]	20	5.5	5.1*	28
79	5,031	50	100	48[2]	20	5	4.00	25
80	5,000	50	100	50	20	6	4.00	25
81	5,008	50	100	50	20	6	5*	31
82	5,003	45[1]	114	45[2]	20	5	3.60	46
83	5,082	45[1]	112	45[2]	15	7	3.60	39
84	6,160	55	112	55	20	7	4.40	43
85	5,398	48[1]	112	48[2]	20	5	3.84	39
86	5,578	50	112	50	15	9	4.00	37
87	6,154	55	111	43[2]	20	8	4.40	40
88	7,127	58	117	42[2]	20	7	4.64	44
89	6,995	59	120	42[2]	20	5	4.72	43
90	6,755	58	116	42[2]	17	8	4.64	42
91	6,931	57	121	43[2]	20	10	4.56	48
92	5,841	45[1]	128	46[2]	20	5	3.60	53
93	5,685	45[1]	129	45[2]	20	7	3.60	61
94	5,882	45[1]	129	45[2]	20	5	3.60	54
95	6,174	48[1]	129	48[2]	15	5	4.8*	55
96	5,007	46[1]	108	46[2]	20	5	3.68	26
97	5,451	46[1]	120	46[2]	20	5	3.68	37
98	8,820	97.6	110	152	20	10	7.81	29
99	5,044	50	100	50	20	6	4.00	31
100	5,000	50	100	50	20	5	4.00	27
101	5,000	50	100	50	20	5	4.00	31
102	5,474	55	100	55	20	5.5	5.5*	25
103	6,605	64	103	54	20	10	6.4*	24
104	5,578	59	95	46[2]	17	10	4.72	20
105	6,274	61	104	49[2]	20	7	4.88	22
106	5,472	52	104	53	15	12	4.16	30
107	5,170	50	103	50	20	10	4.00	32
108	5,693	50	113	50	20	6	4.00	29
109	6,828	65	108	87	15	10	5.20	15
110	5,113	55	93[3]	66	20	7	4.40	24
111	5,010	54	93[3]	54	15	5.5	5.4*	18
112	5,622	47[1]	112	53	20	5	3.76	44
113	5,040	45[1]	112	45[2]	15	7	3.60	37
114	5,040	45[1]	112	45[2]	20	5	3.60	39
115	5,040	45[1]	112	45[2]	20	5	3.60	37
116	5,040	45[1]	112	45[2]	15	7	3.60	38
117	6,082	52	115	42[2]	20	5	4.16	37
118	7,103	54	130	42[2]	20	5	4.32	48
119	7,513	55	141	42[2]	20	5	4.40	48
120	5,923	51	115	43[2]	16	5	4.08	40
121	5,040	45[1]	112	45[2]	20	5	3.60	43
122	5,118	46[1]	112	46[2]	15	9	3.68	37
123	5,650	52	110	53	20	11	4.16	30
TOTAL LOTS	123							
MAXIMUM	9,172							
MINIMUM	5,000							
AVG LOT	5,954							
TOTAL SF	732,376.0							
TOTAL AC	16.813							

1. **REQUIRES LOT WIDTH WAIVER.**
2. **REQUIRES STREET FRONTAGE WAIVER. ALL DRIVEWAYS ARE 20' MIN. LENGTH**
3. **REQUIRES LOT DEPTH WAIVER.**

NOTES: PROPOSED SETBACKS ARE PRELIMINARY AND MAY VARY IN FINAL ENGINEERING.

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

STREET SECTIONS / DETAILS

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET C2 OF 63

W.O. 1375-0238

ATTACHMENT 9

TYPICAL LOT DRAINAGE

NOT TO SCALE

SECTION "A-A"

NOT TO SCALE

SECTION "B-B"

NOT TO SCALE

DESIGN NOTES

1. REMOVE EX. MANHOLE & RELOCATE
2. 24" ROLLED CURB
3. RCP STORM DRAIN PUBLIC
4. 8" PVC WATER PUBLIC
5. 8" PVC SEWER PUBLIC
6. 4'x4' FILTERRA INLET TYPE UNIT
7. WATER POC
8. SEWER POC
9. STORM DRAIN POC
10. EVA AUTOMATIC SWING GATE WITH KNOX BOX PRIVATELY MAINTAINED (EMRA REQUIRED)
11. SIGHT DISTANCE TRIANGLES
12. TRANSITION AC PAVEMENT COMFORT. NOT BASED ON CALTRANS STANDARD
13. CURB AND GUTTER
14. ADDITIONAL 7' PARKWAY
15. STORM DRAIN PRIVATE
16. EXIST. TWO-STORY TRANSMITTER BUILDING TO BE REMOVED
17. EXIST. UTILITY POLE TO REMAIN
18. LIMIT OF WORK LINE
19. PROP. PVT. 10' MOUNTABLE APRON WITH EMRA
20. PROP. PLANTABLE AREA
21. VISIBILITY AREA NO OBJECTS HIGHER THAN 24"
22. REMOVE EXISTING GATE

PROPOSED EASEMENTS

1. 15' PRIVATE STORM DRAIN
2. RECREATION EASEMENT FOR 10' PUBLIC TRAIL



NO TEMPORARY OR PERMANENT CONSTRUCTION IMPACTS TO CITY FEE-OWNED PROPERTY.

NO TEMPORARY ACCESS ACROSS OR ON CITY FEE-OWNED PROPERTY DURING CONSTRUCTION

NO REMEDIAL GRADING SUB-SURFACE INFRASTRUCTURE OR ENCROACHMENT ON CITY FEE-OWNED PROPERTY.

SEE SHEET NO. C4

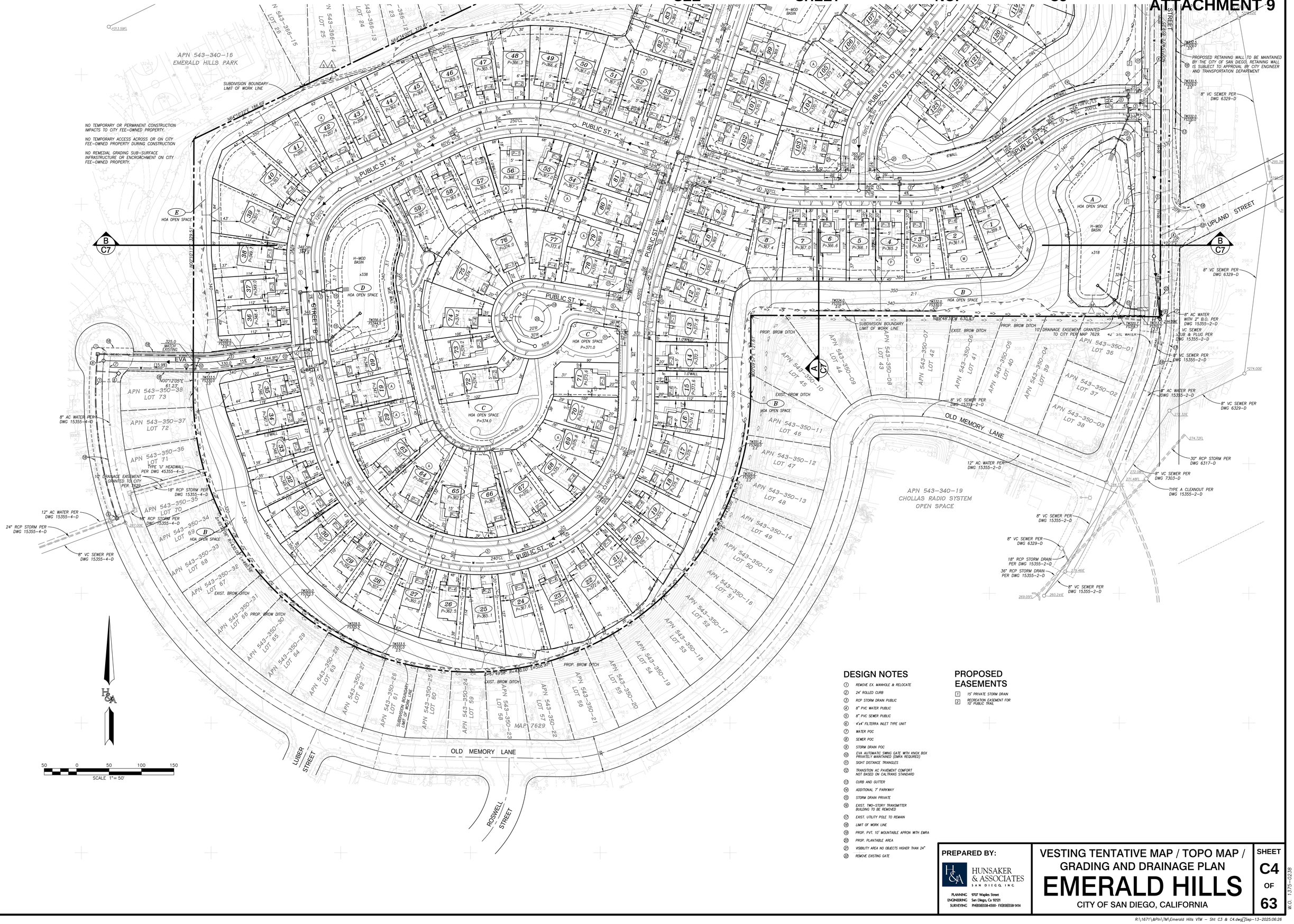
PREPARED BY:	VESTING TENTATIVE MAP / TOPO MAP / GRADING AND DRAINAGE PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 FX(858)558-1414	EMERALD HILLS CITY OF SAN DIEGO, CALIFORNIA	C3 OF 63

W.O. 1375-0238

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SEE SHEET NO. C3

ATTACHMENT 9



DESIGN NOTES

1. REMOVE EX. MANHOLE & RELOCATE
2. 24" ROLLED CURB
3. RCP STORM DRAIN PUBLIC
4. 8" PVC WATER PUBLIC
5. 8" PVC SEWER PUBLIC
6. 4'x4' FILTERRA INLET TYPE UNIT
7. WATER POC
8. SEWER POC
9. STORM DRAIN POC
10. EVA AUTOMATIC SWING GATE WITH KNOX BOX PRIVATELY MAINTAINED (EMRA REQUIRED)
11. SIGHT DISTANCE TRIANGLES
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15. STORM DRAIN PRIVATE
16. EXIST. TWO-STORY TRANSMITTER BUILDING TO BE REMOVED
17. EXIST. UTILITY POLE TO REMAIN
18. LIMIT OF WORK LINE
19. PROP. PVT. 10' MOUNTABLE APRON WITH EMRA
20. PROP. PLANTABLE AREA
21. VISIBILITY AREA NO OBJECTS HIGHER THAN 24"
22. REMOVE EXISTING GATE

PROPOSED EASEMENTS

1. 15' PRIVATE STORM DRAIN
2. RECREATION EASEMENT FOR 10' PUBLIC TRAIL

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

VESTING TENTATIVE MAP / TOPO MAP / GRADING AND DRAINAGE PLAN

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET C4 OF 63

W.O. 1375-0238

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ATTACHMENT 9

SLOPE ANALYSIS DATA AND LEGEND

COLOR	RANGE	% AREA	AREA (AC)
	0 - 15%	64.3%	20.04
	15 - 25%	28.5%	8.88
	25 - 50%	6.8%	2.13
	50% - 100%	0.4%	0.13
TOTAL		100	31.18

THERE ARE NO STEEP HILLSIDES ONSITE, AS DEFINED PER 113.0103 OF THE SAN DIEGO MUNICIPAL CODE.
(113.0103 DEFINES STEEP HILLSIDES AS "ALL LANDS THAT HAVE A SLOPE WITH A NATURAL GRADIENT OF 25 PERCENT OR GREATER AND A MINIMUM ELEVATION DIFFERENTIAL OF 50 FEET, OR A NATURAL GRADIENT OF 200 PERCENT OR GREATER AND A MINIMUM ELEVATION DIFFERENTIAL OF 10 FEET.")



60 0 60 120 180
SCALE 1" = 60'

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414

SLOPE ANALYSIS

EMERALD HILLS

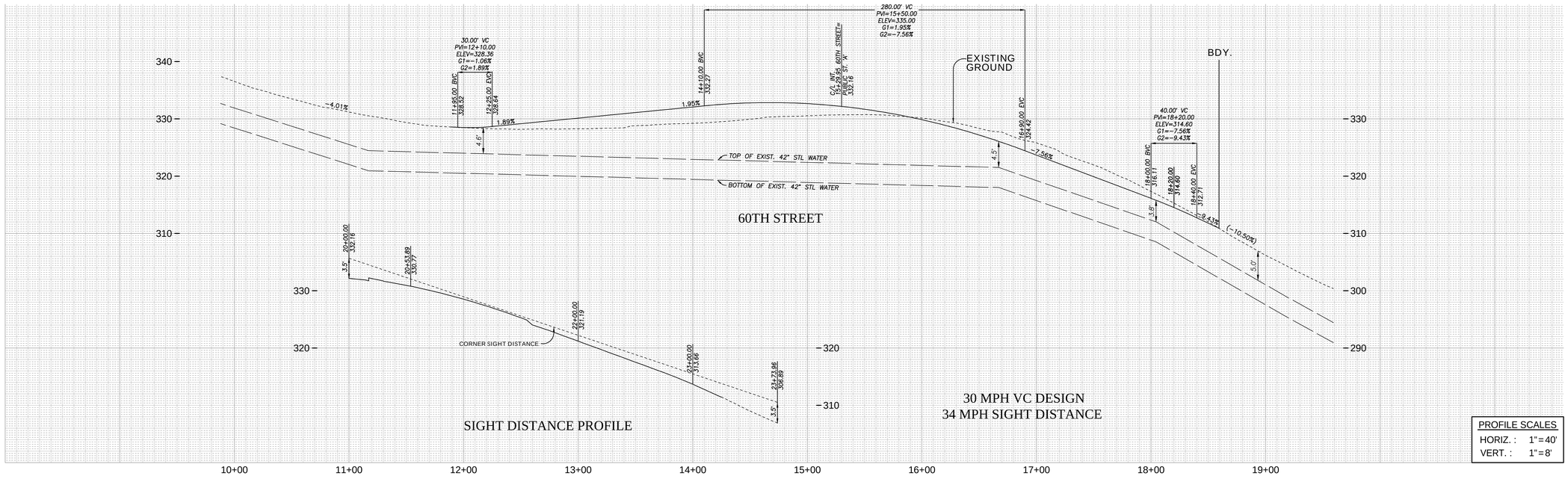
CITY OF SAN DIEGO, CALIFORNIA

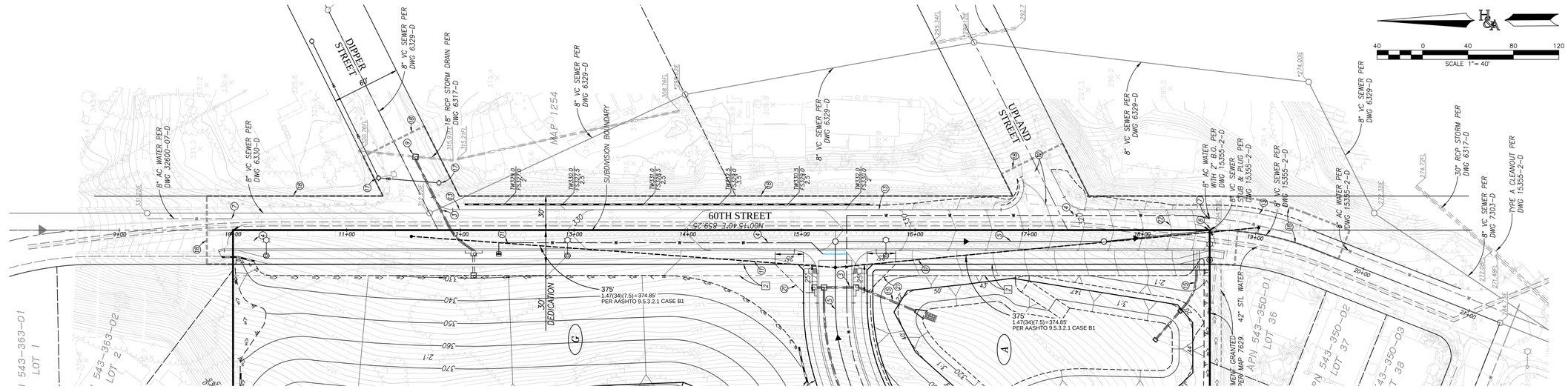
SHEET C5 OF 63

W.O. 1375-0238

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ATTACHMENT 9





DESIGN NOTES

1. REMOVE EX. MANHOLE & RELOCATE
2. 24' CONCRETE EVA DRIVEWAY
3. RCP STORM DRAIN PUBLIC
4. 8" PVC WATER PUBLIC
5. 8" PVC SEWER PUBLIC
6. 4'x4' FILTERRA INLET TYPE UNIT
7. WATER POC
8. SEWER POC
9. STORM DRAIN POC
10. EVA AUTOMATIC SWING GATE WITH KNOX BOX
11. SIGHT DISTANCE TRIANGLES
12. TRANSITION AC PAVEMENT COMFORT NOT BASED ON CALTRANS STANDARD
13. CURB AND GUTTER
14. ADDITIONAL 3' PARKWAY
15. STORM DRAIN PRIVATE
16. EXIST. TWO-STORY TRANSMITTER BUILDING TO BE REMOVED
17. EXIST. UTILITY POLE TO REMAIN
18. LIMIT OF WORK LINE
19. PROP. PVT. 10' MOUNTABLE APRON WITH EMRA
20. PROP. PLANTABLE AREA
21. VISIBILITY AREA NO OBJECTS HIGHER THAN 24"

PROPOSED EASEMENTS

1. 15' PRIVATE STORM DRAIN
2. RECREATION EASEMENT FOR 10' PUBLIC TRAIL

60TH STREET

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

60TH STREET PLAN / PROFILE

EMERALD HILLS

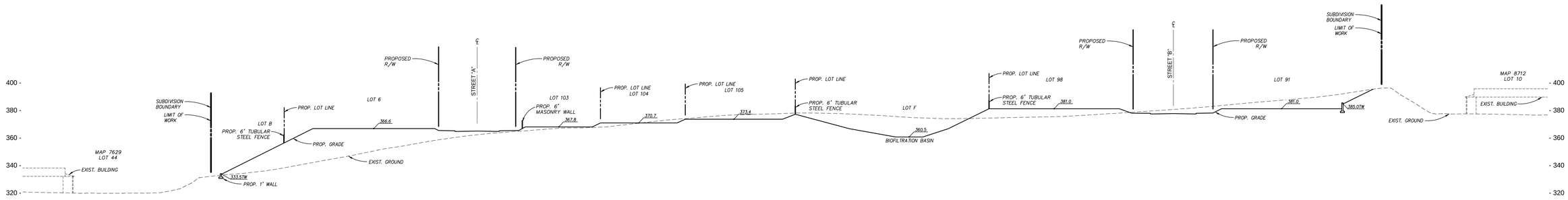
CITY OF SAN DIEGO, CALIFORNIA

SHEET C6 OF 63

W.O. 1375-0238

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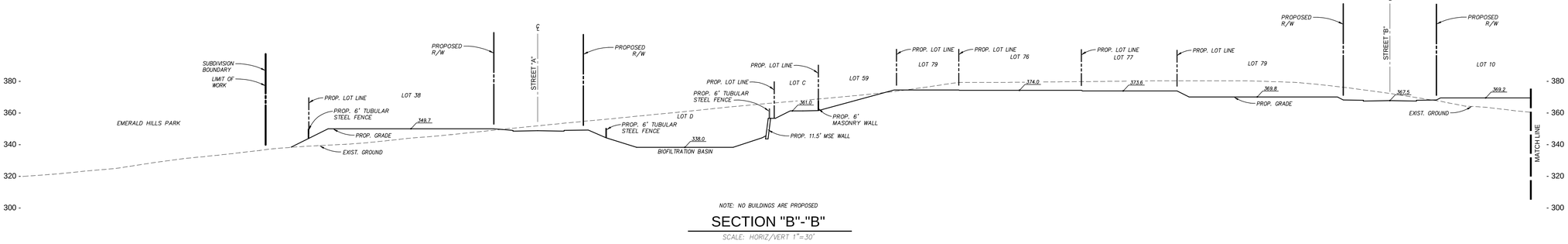
ATTACHMENT 9



NOTE: NO BUILDINGS ARE PROPOSED

SECTION "A"-"A"

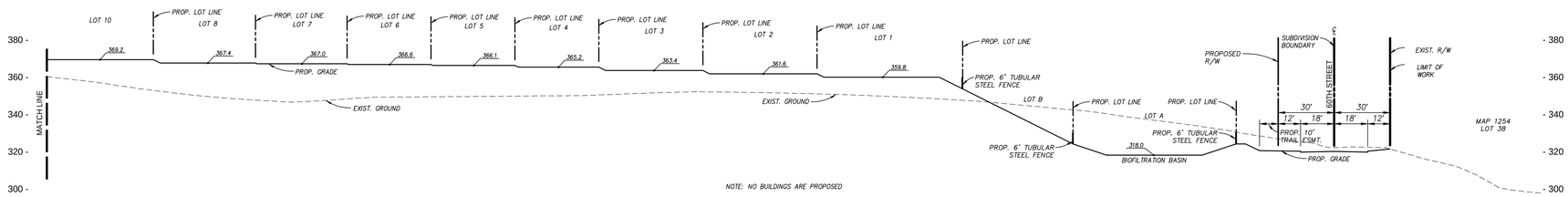
SCALE: HORIZ/VERT 1"=30'



NOTE: NO BUILDINGS ARE PROPOSED

SECTION "B"-"B"

SCALE: HORIZ/VERT 1"=30'



NOTE: NO BUILDINGS ARE PROPOSED

SECTION "B"-"B"

SCALE: HORIZ/VERT 1"=30'

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

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SITE SECTIONS

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET C7 OF 63

W.O. 1375-0238

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ATTACHMENT 9

PRELIMINARY REPORT REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. OSA-6401927 (RA) DATED OCTOBER 5, 2023.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 18 OF RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF MADE IN AN ACTION ENTITLED "JUAN M. LUCO, ET AL, VS. COMMERCIAL BANK OF SAN DIEGO, A CORPORATION, ET AL" AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 18, BEING ALSO THE WESTERLY LINE OF EMPIRE ADDITION TO ENCANTO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1254, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 26, 1910, DISTANT SOUTH 00°11'00" EAST ALONG SAID LINE 310.99 FEET FROM ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF TOOLEY STREET AS SHOWN ON SAID MAP NO. 1254; THENCE SOUTH 00°11'00" EAST ALONG SAID EASTERLY LINE OF LOT 18, A DISTANCE OF 860.00 FEET; THENCE SOUTH 89°49'00" WEST, 631.10 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF LOT 18, SOUTH 00°11'00" EAST, 121.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, THE CENTER OF CIRCLE OF WHICH SAID CURVE IS A SEGMENT, BEING ALSO THE CENTER OF THE SOUTHWEST ANTENNA TOWER OF RADIO STATION KFSD; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" A DISTANCE OF 1,350.88 FEET; THENCE TANGENT TO SAID CURVE AND ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF LOT 18 NORTH 00°11'00" WEST, 390.00 FEET; THENCE NORTH 63°59'20" EAST, 559.28 FEET; THENCE NORTH 89°49'00" EAST, 130.00 FEET TO THE BEGINNING OF A 430.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID BEGINNING OF CURVE BEARING NORTH 79°11'00" WEST TO SAID POINT, THE CENTER OF THE CIRCLE OF WHICH SAID CURVE IS A SEGMENT, BEING ALSO THE CENTER OF THE NORTHEAST RADIO ANTENNA TOWER OF RADIO STATION KFSD; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°00'00" A DISTANCE OF 592.89 FEET; THENCE TANGENT TO SAID CURVE NORTH 89°49'00" EAST, 435.59 FEET TO THE POINT OF BEGINNING.

APN: 543-340-02-00

ENCUMBRANCES

1. *GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.*
   FIRST INSTALLMENT: $14,064.99, OPEN
   PENALTY: $0.00
   SECOND INSTALLMENT: $14,064.99, OPEN
   PENALTY: $0.00
   TAX RATE AREA: 08001
   A. P. NO.: 543-340-02-00

2. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

3. *AN EASEMENT FOR WATER PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 15, 1956 AS BOOK 6221, PAGE 333 OF OFFICIAL RECORDS.*
   IN FAVOR OF: THOMAS E. SHARP, AN UNMARRIED MAN
   AFFECTS: AS DESCRIBED HEREIN

   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

4. *AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 07, 1978 AS INSTRUMENT NO. 78-089705 OF OFFICIAL RECORDS.*
   IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
   AFFECTS: AS DESCRIBED HEREIN

   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. *AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1979 AS INSTRUMENT NO. 79-392928 OF OFFICIAL RECORDS.*
   IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
   AFFECTS: AS DESCRIBED HEREIN

6. *AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 03, 1981 AS INSTRUMENT NO. 81-034181 OF OFFICIAL RECORDS.*
   IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
   AFFECTS: AS DESCRIBED HEREIN

7. *INTENTIONALLY DELETED*

8. *INTENTIONALLY DELETED*

9. *INTENTIONALLY DELETED*

10. *INTENTIONALLY DELETED*

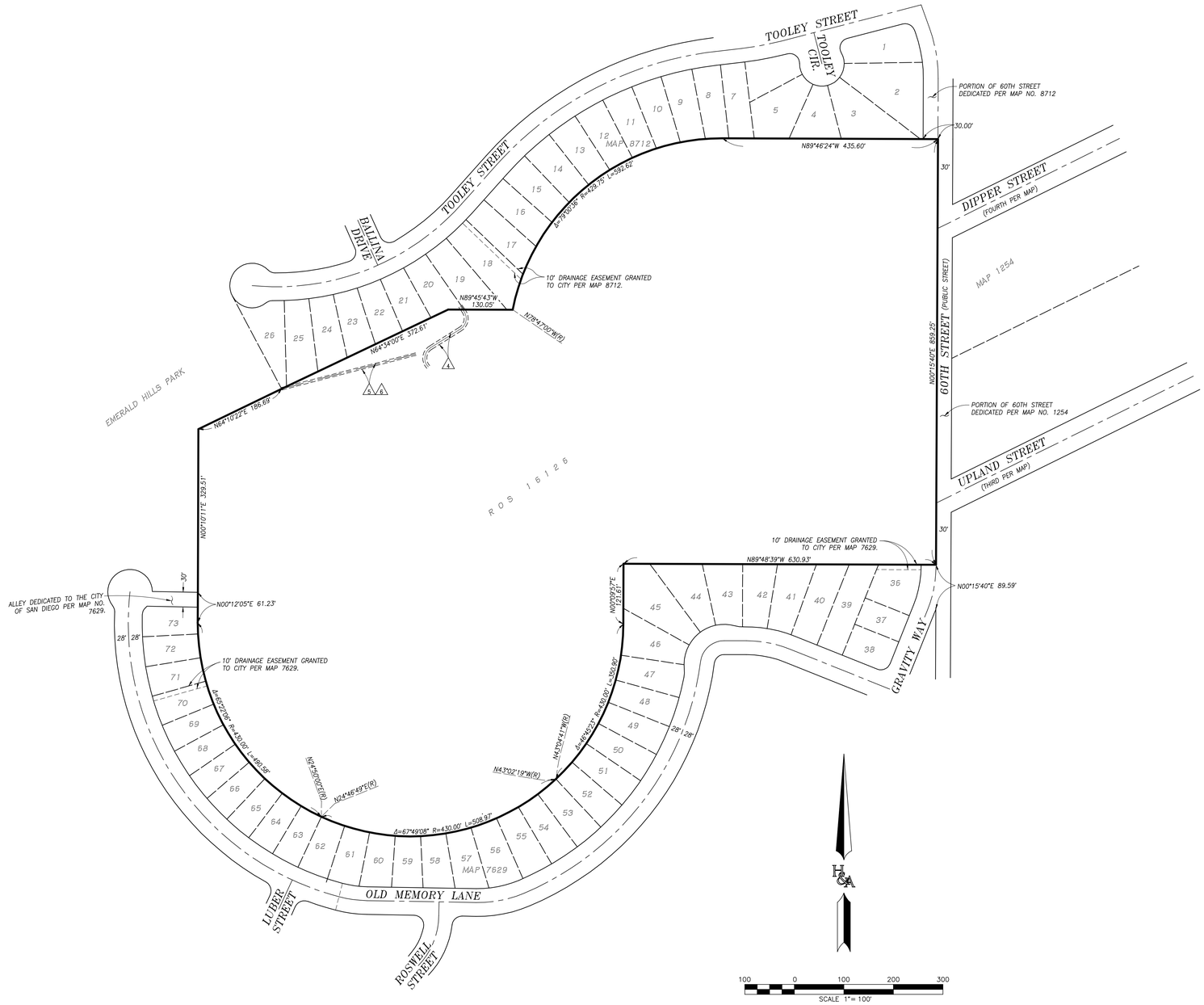
11. *RIGHTS OF PARTIES IN POSSESSION.*

12. *THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES SAN DIEGO, ON SEPTEMBER 16, 2022, DESIGNATED JOB NO. 1375-0238:*
    A, B. GATE EXTENDS 0.7' OF GENERAL NORTHERLY PROPERTY LINE.
    B. FENCE EXTENDS UP TO 29' ACROSS GENERAL NORTHERLY PROPERTY LINE.
    C. WALL EXTENDS 6.1' OF GENERAL NORTHERLY PROPERTY LINE.
    D. FENCE CROSSES THE GENERAL NORTHERLY PROPERTY LINE IN MULTIPLE LOCATIONS.
    E. WALL CROSSES THE GENERAL NORTHERLY PROPERTY LINE IN MULTIPLE LOCATIONS.
    F. GRATE INLET EXTENDS 0.2' ACROSS GENERAL SOUTHERLY PROPERTY LINE.
    G. FENCE EXTENDS 1.4' OF GENERAL NORTHERLY PROPERTY LINE
    H. J. FENCED AREA WITH RETAINING WALLS AND IMPROVED YARD ENCROACHES ACROSS THE GENERAL N ORTHERLY PROPERTY LINE.
    I. K. FENCE CROSSES THE GENERAL SOUTHERLY PROPERTY LINE.
    J. L. CONCRETE STORM DRAIN CROSSES THE GENERAL NORTHERLY PROPERTY LINE
    K. ASPHALT AND STREET INSIDE EASTERLY PROPERTY LINE

13. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF PURCHASE AND SALE AGREEMENT RECORDED SEPTEMBER 27, 2023 AS INSTRUMENT NO. 2023-0261687 OF OFFICIAL RECORDS.*

    PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:

14. *WITH RESPECT TO VERTICAL BRIDGE LANDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY:*
    A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;
    B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;
    C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;
    D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:
    (I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;
    (II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.
    E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE



PREPARED BY:

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BOUNDARY AND ENCUMBRANCE MAP

EMERALD HILLS

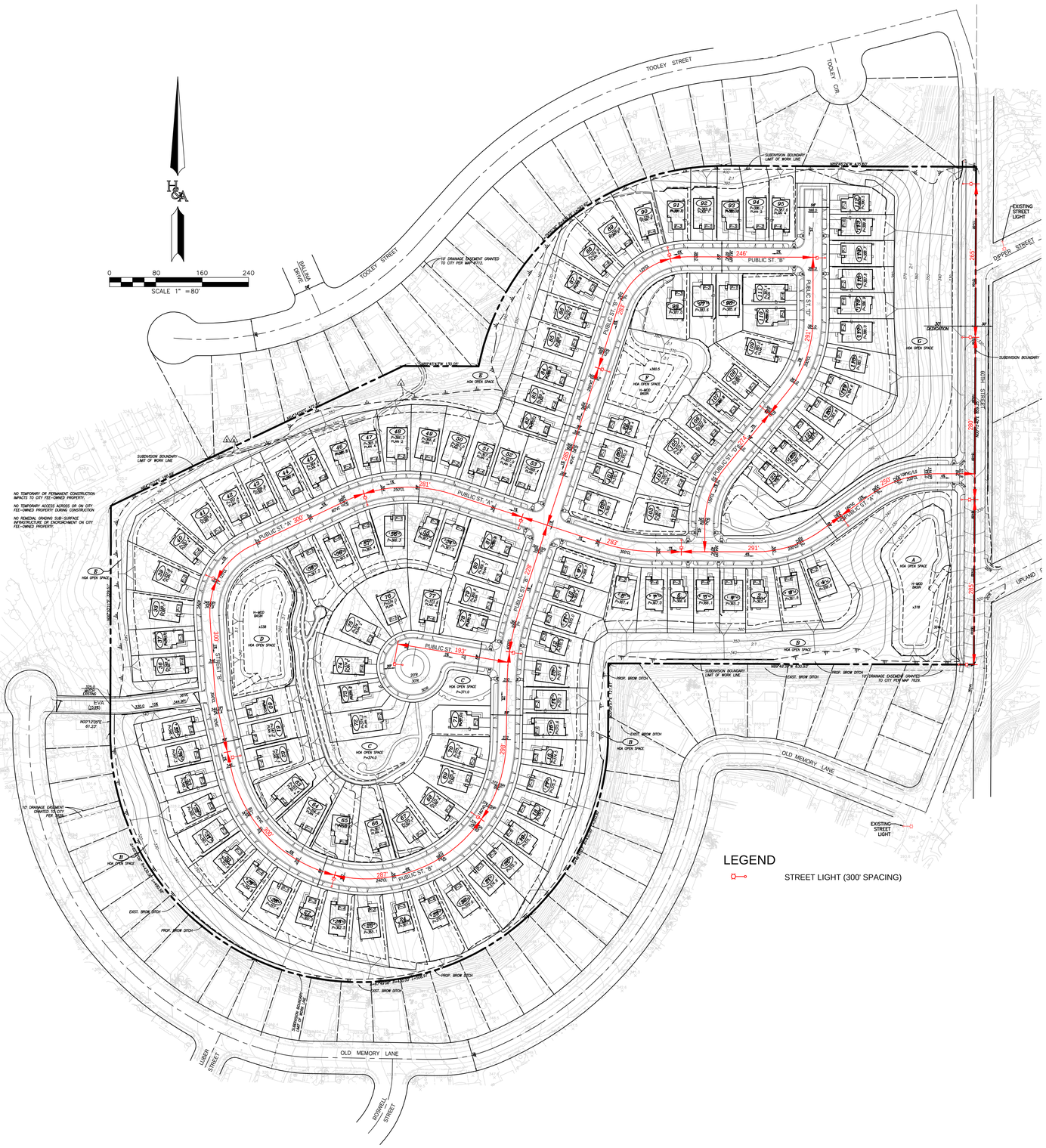
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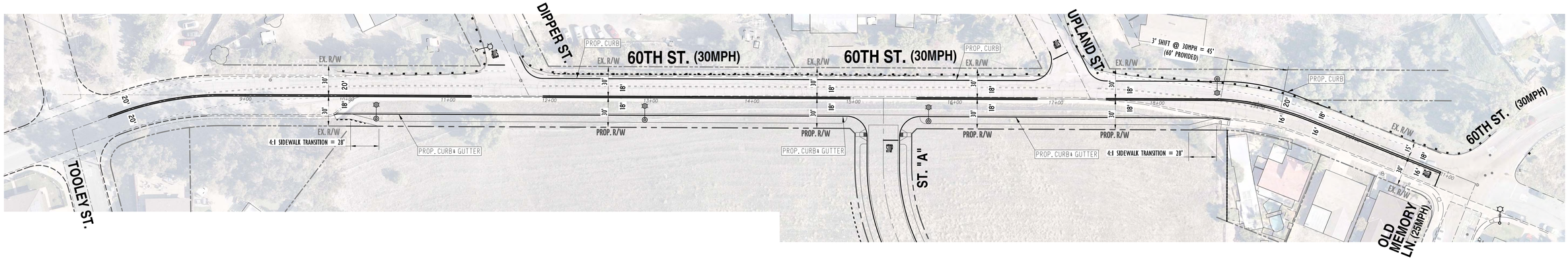
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ATTACHMENT 9


TOOLEY STREET
TOOLEY CIR.
BALBOA DRIVE
SUBDIVISION BOUNDARY/ LIMIT OF WORK LINE
MISSION RANCHO
EXISTING STREET LIGHT
DIPPER STREET
SUBDIVISION BOUNDARY
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ATTACHMENT 9



LEGEND

- EXISTING AC BERM
- CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED GUTTER
- EXISTING GUTTER
- PROPOSED R/W
- EXISTING R/W
- PROPOSED STRIPING
- EXISTING STRIPING TO BE REMOVED
- EXISTING GUARDRAIL

SCALE: 1" = 40'

0 20 40 80 120

REGISTERED PROFESSIONAL ENGINEER
BRENDAN DUGAN
No. 79075
Brendan Dugan
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
URBAN CROSSROADS
www.urbanXroads.com
TELEPHONE: 949-660-1994

CONCEPT STRIPING PLAN

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET T1 OF 63

W.O. 1375-0238

ATTACHMENT 9



VMT REDUCTION MEASURES

7	VMT Reduction Measure #7	# of Trees with 20 feet spacing	Points per Tree	Total Points
		8	0.2	1.6
8	VMT Reduction Measure #8	200-square-foot resting area	-	2
12	VMT Reduction Measure #12	On-Site Bicycle Reapair Station	-	1.5
			Total Points	**5.1**
			Points Required	5.0

SEE SHEET L3 FOR POCKET PARK ENLARGEMENTS AND STREET SECTION
SEE SHEET L4 FOR PLANT LEGEND
SEE SHEET L5 FOR WALL AND FENCE PLAN
SEE SHEET L6 FOR HYDROZONE MAP AND WATER CALCULATIONS

0 25' 50' 150'
Scale 1" = 50'

North

REVISIONS	DATE	BY
ORIGINAL	11/20/23	HAI

PREPARED BY:
HOWARD ASSOCIATES
rla 2681
landscape architecture
1951 Fourth Avenue, Ste. 302
San Diego, CA 92101 (619) 718-9660

LANDSCAPE CONCEPT PLAN

EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET L1 of 63

9/16/2024

ATTACHMENT 9



SEE SHEET L3 FOR POCKET PARK ENLARGEMENTS AND STREET SECTION
SEE SHEET L4 FOR PLANT LEGEND
SEE SHEET L5 FOR WALL AND FENCE PLAN
SEE SHEET L6 FOR HYDROZONE MAP AND WATER CALCULATIONS

0 25' 50' 150'
Scale 1" = 50'

North

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landscape architecture
rla 2681
1951 Fourth Avenue, Ste. 302
San Diego, CA 92101 (619) 718-9660

LANDSCAPE CONCEPT PLAN

EMERALD HILLS

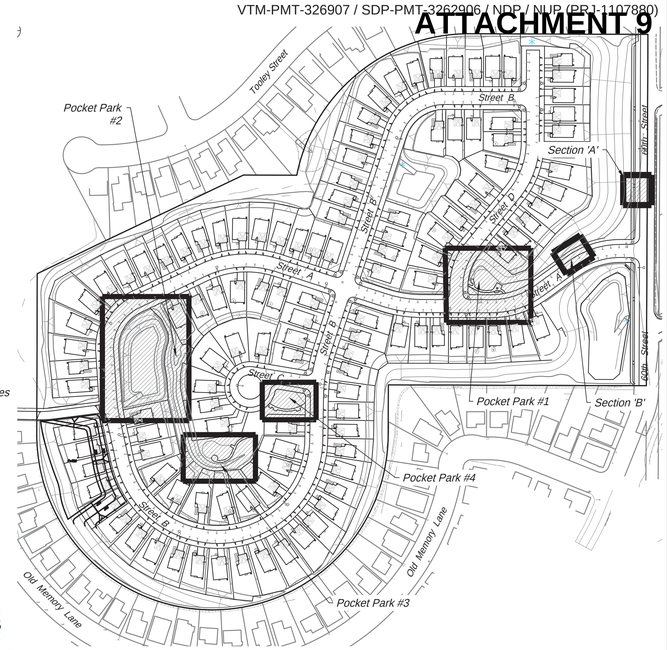
CITY OF SAN DIEGO, CALIFORNIA

SHEET L2 of 63

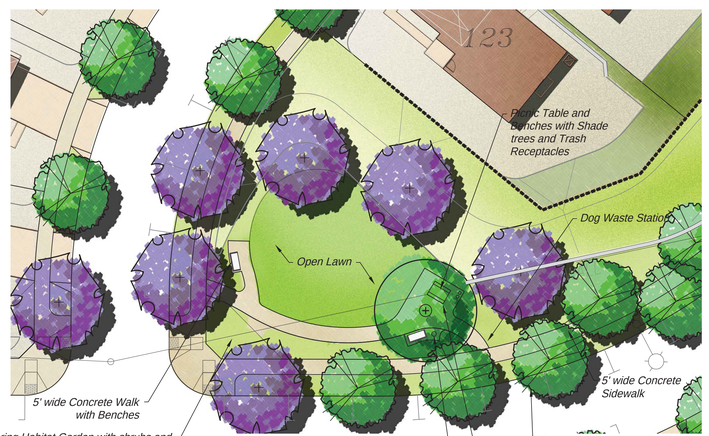
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ATTACHMENT 9

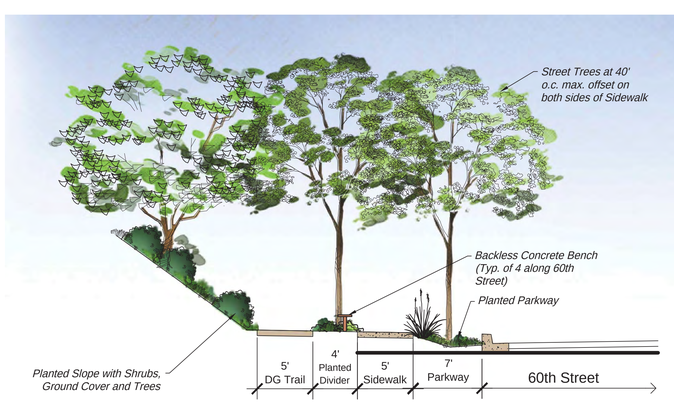




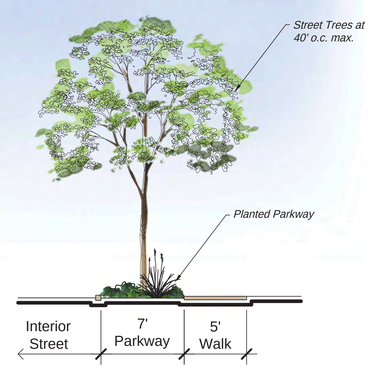
KEY MAP
NTS



POCKET PARK 1



SECTION 'A' - 60th STREET



SECTION 'B' - INTERNAL STREET

SEE SHEET L4 FOR PLANT LEGEND
SEE SHEET L5 FOR WALL AND FENCE PLAN
SEE SHEET L6 FOR WATER CALCULATIONS

0 10' 20' 60'
Scale 1" = 20'

North

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POCKET PARK ENLARGEMENTS AND STREET SECTIONS
EMERALD HILLS
CITY OF SAN DIEGO, CALIFORNIA

SHEET L3 of 63

9/16/2024

Landscape Concept Statement:

The landscape has been designed to provide wide, tree lined parkways for walking paths throughout the site, connecting to the existing neighborhood and Emerald Hills Park. An open space walkway with four (4) pocket parks maximized view opportunities to the south and west. The pocket parks offer open lawn, seating, flowering accent planting and shade trees.

Notes:

1. 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
2. Maintenance: All landscape shown on this plan shall be maintained by the property owner until turned over to the HOA and private homeowners, the HOA will maintain all public right of way areas. 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.
3. 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. Irrigation heads shall be chosen for maximum coverage with low-gallonage and precipitation qualities. 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. HOA areas shall have a separate designated irrigation water meter.
4. All proposed plant material shall be non-invasive, per CAL-IPC listing.
5. A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5).
6. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
7. Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411.
8. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
9. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(10).
10. There can be no overspray or irrigation runoff onto adjacent City fee-owned property.

CAP Notes:

1. (2) Trees per 5,000 SF shall be planted for each private lot

Minimum Street Tree Separation Distance	
IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT X SPREAD	WUCOLS ZONE 3	THEME FUNCTION
TREES:						
	STREET TREES - 60TH STREET (QTY. = 35)					
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	40' X 40'	L	EVERGREEN SHADE TREE
	PLATANUS RACEMOSA	SYCAMORE	24" BOX	60' X 40'	M	BROAD HEADED SHADE TREE
	STREET TREES - INTERIOR STREETS (QTY. = 205)					
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	20' x 20'	M	FLOWERING TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	40' X 40'	M	EVERGREEN THEME TREE
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	24" BOX	30' X 30'	M	FLOWERING TREE
	SLOPE TREES (QTY. = 163)					
	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	20' X 20'	L	NATIVE EVERGREEN TREE
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX	60' x 30'	L	CONICAL EVERGREEN TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40' x 50'	L	NATIVE BROAD HEADED TREE
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	30' X 25'	M	EVERGREEN SHADE TREE
	OPEN SPACE TREES (QTY. = 55)					
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	40' x 25'	M	FLOWERING TREE
	LAGERSTROEMIA NATCHEZ	INDIA HAWTHORN	24" BOX	25' X 12'	M	FLOWERING TREE
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	24" BOX	40' X 20'	M	VERTICAL ACCENT PALM
	TIPUANA TIPU	TIPU TREE	24" BOX	30' X 30'	L	EVERGREEN SHADE TREE
	ULMUS P. 'TRUE GREEN'	EVERGREEN ELM	24" BOX	50' x 40'	L	BROAD HEADED SHADE TREE
SHRUBS:						
	MASSING SHRUBS: (30% 5 GALLON, 70% 1 GALLON) (QTY. = 500)					
	CALLISTEMON LITTLE JOHN	DWARF BOTTLE BRUSH	5 GAL.	3' x 3'	L	FLOWERING SHRUB
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	2' X 2'	L	VERTICAL ACCENT
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL.	3' x 3'	L	FLOWERING SHRUB
	LOMANDRA 'BREEZE'	MAT RUSH	1 GAL.	2' X 2'	L	MASSING GRASS
	RHAPHIOLEPIS U. 'MINOR'	DWF. YEDDO HAWTHORN	5 GAL.	3' x 3'	L	FLOWERING SHRUB
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL.	3' x 3'	L	FLOWERING SHRUB
	SCREENING SHRUBS: (5 GALLON) (QTY. = 200)					
	ARBUTUS U. 'COMPACTA'	DWF. STRAWBERRY TREE	5 GAL.	5' X 5'	L	THEME SHRUB
	PHORMIUM TENAX	FLAX	5 GAL.	5' X 5'	L	VERTICAL ACCENT
	TECOMA ORANGE JUBILEE	ORANGE BELLS	5 GAL.	6' X 6'	L	FLOWERING THEME SHRUB
	WESTRINGIA 'BLUE GEM'	AUSTRALIAN ROSEMARY	5 GAL.	4' X 4'	L	THEME SHRUB
	ACCENT SHRUBS: (5 GALLON) (QTY. = 150)					
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	4' x 4'	L	SUCCULENT ACCENT
	AGAVE BLUE GLOW	BLUE GLOW AGAVE	5 GAL.	3' x 3'	L	SUCCULENT ACCENT
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	3' x 3'	L	SUCCULENT ACCENT
	BOUGAINVILLEA 'TORCH GLOW'	T.G. BOUGAINVILLEA	5 GAL.	6' X 6'	L	FLOWERING THEME SHRUB
	CHAMAEROPS HUMILIS	MED. FAN PALM	5 GAL.	10' X 10'	L	SMALL ACCENT PALM
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	3' X 3'	L	SUCCULENT ACCENT
	LOW SPREADING SHRUBS: (1 GALLON) (QTY. = 800)					
	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	1 GAL.	2' X 4'	L	FLOWERING THEME SHRUB
	CARISSA 'GREEN CARPET'	NATAL PLUM	1 GAL.	2' X 4'	L	SPREADING THEME SHRUB
	LANTANA 'NEW GOLD'	LANTANA	1 GAL.	2' X 4'	L	FLOWERING THEME SHRUB
	RHAPHIOLEPIS BALLERINA	INDIA HAWTHORN	1 GAL.	2' X 4'	L	SPREADING THEME SHRUB
	ROSMARINUS SPP.	ROSEMARY	1 GAL.	2' X 4'	L	FLOWERING THEME SHRUB
	SLOPE SHRUBS: (QTY. = 2,000)					
	ALOE ARBORESCENS	TORCH ALOE	1 GAL.	6' X 8'	L	SPREADING SHRUB
	BAHIOPSIS LACINIATA	S.D. COUNTY VIGUIERA	1 GAL.	2' X 4'	L	SPREADING SHRUB
	ENCELIA CALIFORNICA	NCN	1 GAL.	3' X 3'	L	SPREADING SHRUB
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL.	2' X 2'	L	SPREADING SHRUB
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	6' X 12'	L	LARGE SPREADING SHRUB
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL.	4' X 10'	L	SPREADING SHRUB
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL.	3' X 3'	L	SPREADING SHRUB
	VINES: (5 GALLON) (QTY. = 50)					
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL.	10' X 10'	L	CLIMBING VINE
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL.	10' X 25'	L	CLIMBING VINE
GROUND COVERS:						
	GROUND COVERS: (FLAT AREAS)					
	BACCHARIS P. 'PIGEON POINT'	P. P. COYOTE BRUSH	FLATS @ 12" O.C.	1' X 10'	L	TRAILING GROUNDCOVER
	MYOPORUM 'PUTAH CREEK'	P. C. MYOPORUM	FLATS @ 12" O.C.	1' X 10'	L	TRAILING GROUNDCOVER
	SLOPE GROUND COVER					
	BACCHARIS P. 'PIGEON POINT'	P. P. COYOTE BRUSH	FLATS @ 12" O.C.	1' X 10'	L	TRAILING GROUNDCOVER
	BIO BASIN					
	CAREX TUMULICOLA	FOOTHILL SEDGE	PLUGS @ 24" O.C.	2' X 2'	L	BASIN GRASS
	CALYSTEGIA MACROSTEGIA	CALIF. MORNING GLORY	1 GAL.	10' X 10'	L	BASIN VINE
	FESTUCA CALIFORNICA	CALIFORNIA WILD RYE	PLUGS @ 24" O.C.	4' X 4'	L	BASIN GRASS
	JUNCUS PATENS	COMMON RUSH	PLUGS @ 24" O.C.	2' X 2'	L	BASIN GRASS
	MUHLENBERGIA RIGENS	DEERGRASS	PLUGS @ 24" O.C.	3' X 3'	L	BASIN GRASS

Erosion Control Hydroseed:

Areas requiring temporary, non-irrigated erosion control shall be hydroseeded with S & S Seed's 'Erosion Control Mix', available at www.ssseeds.com.

0 20' 80' 160'

Scale 1" = 80'

North

PREPARED BY:

HOWARD ASSOCIATES
landscape architecture
rla 2681
1951 Fourth Avenue, Ste. 302
San Diego, CA 92101 (619) 718-9660

PRELIMINARY PLANT LEGEND AND NOTES

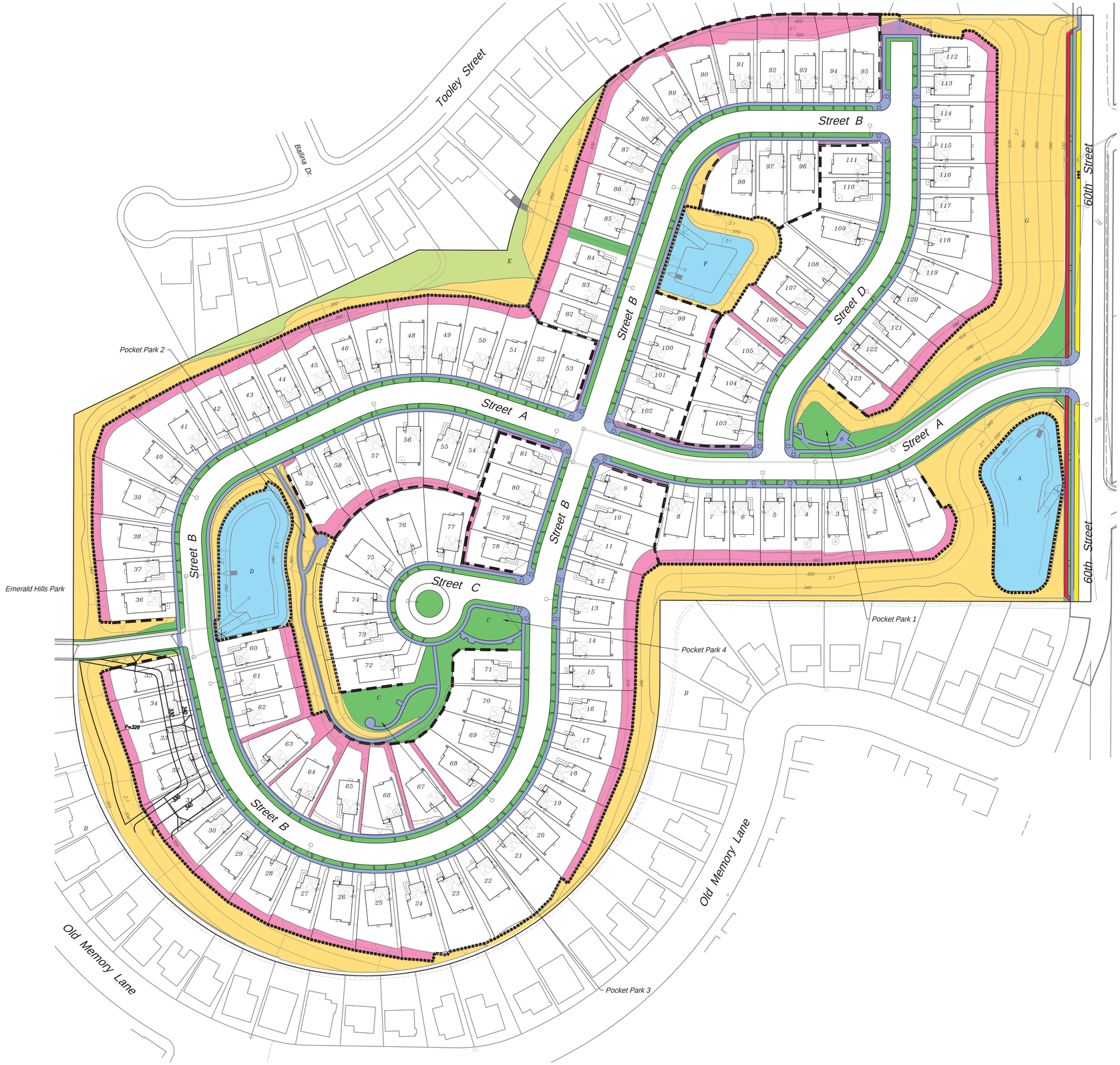
EMERALD HILLS

CITY OF SAN DIEGO, CALIFORNIA

SHEET L4 of 63

9/16/2024

ATTACHMENT 9



Landscape Maintenance Areas

HZ #	Symbol	Description	Maintenance Responsibility
1		HOA planted Slopes - Permanent Irrigation	HOA
2		Private Yard Slopes - Permanent Irrigation	Homeowner
3		Parkways and Flat Common Areas	HOA
4		Side Slopes and Flat Common Areas	HOA
5		Bio-filtration Basins	HOA
6		Parkway - 60th Street	HOA
7		Existing Slope Landscaping to Remain	HOA

Pedestrian Circulation

Symbol	Description	Maintenance Responsibility
	5' wide D.G. Trail	HOA
	Concrete Walks and Stairs	HOA

Preliminary Water Calculations

City of San Diego Water Efficient Landscape Worksheet

Evapotranspiration Rate

ET_o		In								
Yearly		46.40								

Maximum Applied Water Budget

LA (Total Landscape Area) =		**487,618**								
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year = Eto(0.62) [(0.7)(LA) + (0.3)(SLA)]										
Maximum Applied Gallons / Year =		**7,715,287**								

Design Case Table

B	C	F	G		E	H	D	I	J	K
Hydrozone #	**Valve Circuit #**	**Hydrozone Area (HA)**	**% of Total Landscaped Area**		**Plant Factor (PF)**	**HA x PF**	**Irrigation Method**	**IE**	**PFxHA/IE**	**ETWU (Eto)(.62)(PFx HA/IE)**
		(SF)	(SF)		(WUCOOLS)					(gal)
1 - HOA slopes - Permanent Irrigation		235,470	48.3%	Low	0.3	70,641	Drip	0.80	88,301	2,540,250
2 - Private Slopes - Permanent Irrigation		85,203	17.5%	Low	0.3	25,561	Drip	0.80	31,951	919,170
3 - HOA Parkways / Flat areas		89,997	18.5%	Low	0.3	26,999	Drip	0.80	33,749	970,888
4 - HOA Maintained Side Slopes		4,010	0.8%	Low	0.3	1,203	Drip	0.80	1,504	43,260
5 - HOA Detension Basins		48,385	9.9%	Low	0.3	14,516	Rotor	0.70	20,736	596,546
6 - Parkways - 60th Street		5,302	1.1%	Mod	0.5	2,651	Drip	0.80	3,314	95,330
7 - Ex. HOA Slope - Non irrigated		19,251	3.9%	VL	0.1	1,925	Other	1.00	1,925	55,381
	Total:	**487,618**							**Total Estimated Water Use (ETWU):**	**5,220,825**
									Maximum Applied Water Budget	**7,715,287**

Irrigation Chart

Spray	0.550
Rotor	0.700
MP Rotator	0.750
Drip	0.800
Other	0.850

Plant Factor Chart

Low	0.200
Moderate	0.500
High	0.800
Special/Other	1.000

0 30' 60' 180'

Scale 1" = 60'

North

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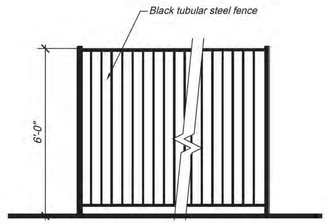
PRELIMINARY MAINTENANCE RESPONSIBILITY, PEDESTRIAN CIRCULATION & WATER CALC'S

EMERALD HILLS

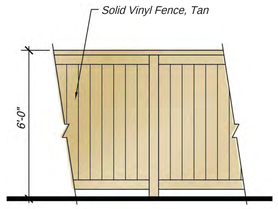
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SHEET L5 of 63

9/16/2024



Tubular Steel View Fence
Preliminary Concept



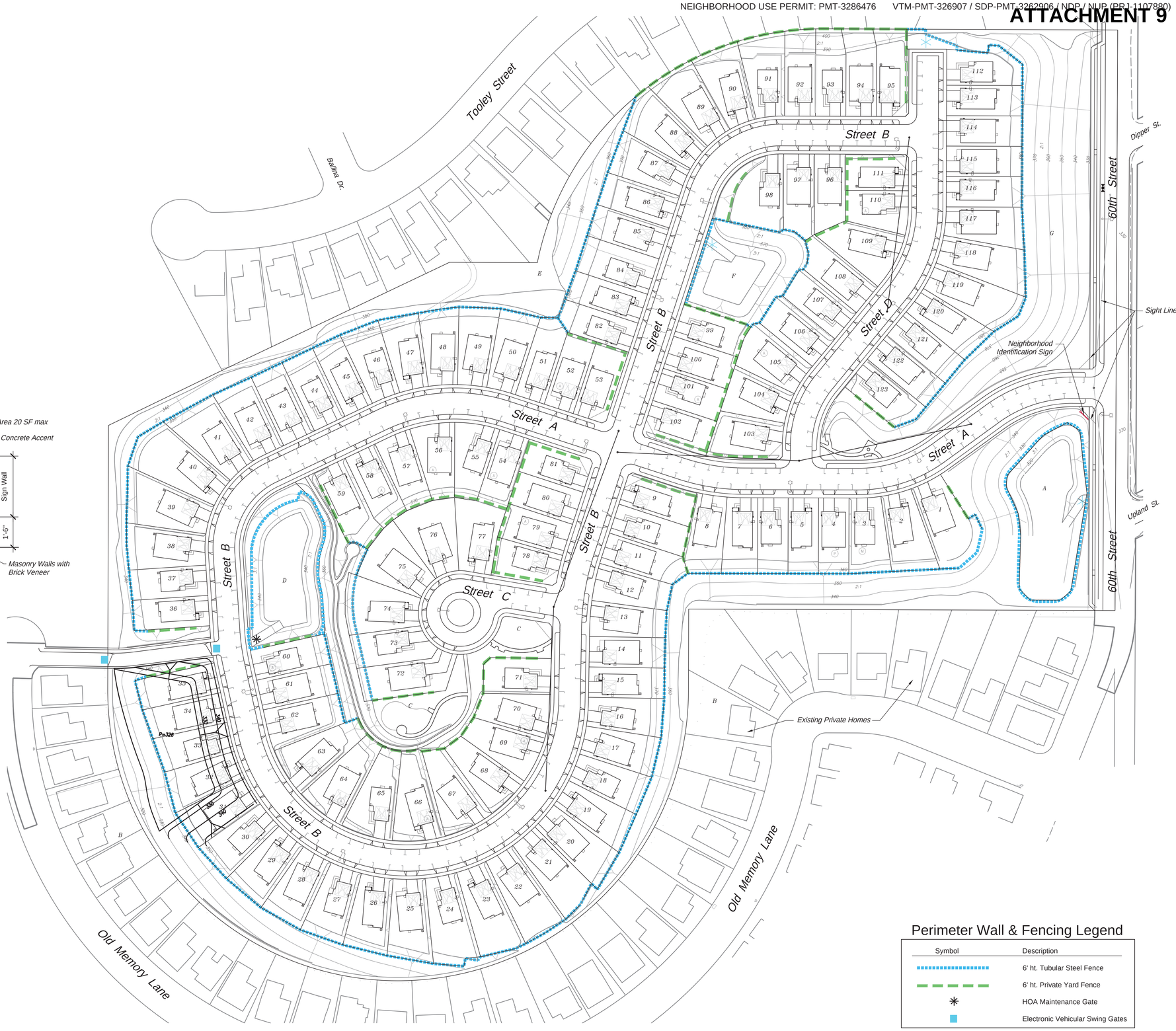
Private Yard Fence
Preliminary Concept



Neighborhood Identification Signage
Preliminary Concept

Notes:

1. Neighborhood Identification signs shall be located outside of the right-or-way and outside of all corner sight lines, and 6' minimum from rights-of-way.
2. Only low intensity ground mounted flood lights will be used for lighting.
3. The sign wall is constructed of masonry, with a brick base and a smooth plaster wall for the sign panel.



Perimeter Wall & Fencing Legend

Symbol	Description
	6' ht. Tubular Steel Fence
	6' ht. Private Yard Fence
✳	HOA Maintenance Gate
■	Electronic Vehicular Swing Gates

Scale 1" = 60'

North

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landscape architecture
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WALL AND FENCE EXHIBIT

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CITY OF SAN DIEGO, CALIFORNIA

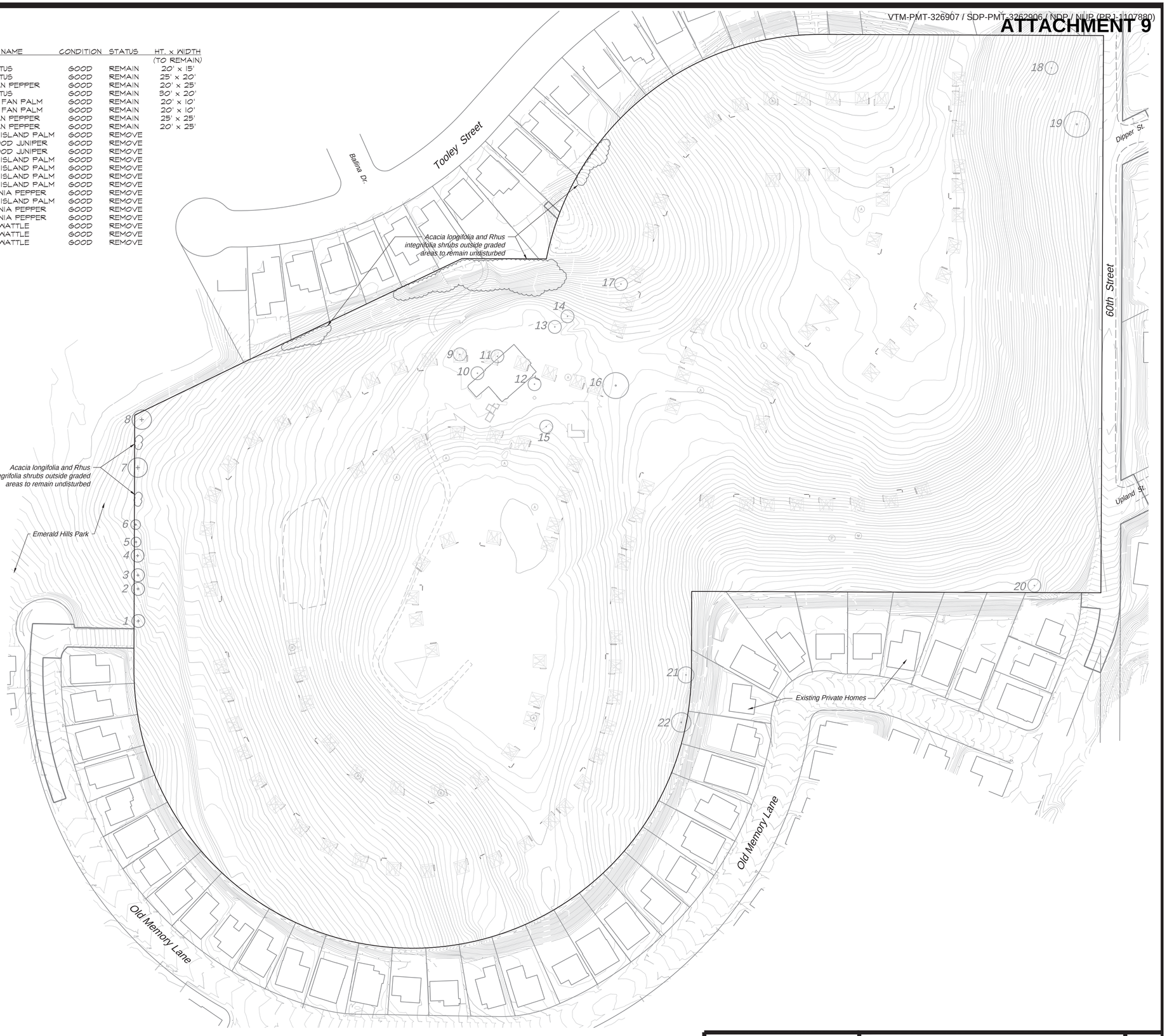
SHEET L6 of 63

9/16/2024

ATTACHMENT 9

EXISTING TREE LEGEND

SYMBOL	CALIPER	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS	HT. x WIDTH (TO REMAIN)
1	4"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN	20' x 15'
2	8"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN	25' x 20'
3	12"	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	GOOD	REMAIN	20' x 25'
4	24"	EUCALYPTUS SPP.	EUCALYPTUS	GOOD	REMAIN	30' x 20'
5	12"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMAIN	20' x 10'
6	12"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMAIN	20' x 10'
7	24"	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	GOOD	REMAIN	25' x 25'
8	24"	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	GOOD	REMAIN	20' x 25'
9	30"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
10	6"	JUNIPERUS C. 'TORULOSA'	HOLLYWOOD JUNIPER	GOOD	REMOVE	
11	6"	JUNIPERUS C. 'TORULOSA'	HOLLYWOOD JUNIPER	GOOD	REMOVE	
12	24"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
13	18"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
14	24"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
15	18"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
16	30"	SCHINUS MOLLE	CALIFORNIA PEPPER	GOOD	REMOVE	
17	24"	PHOENIX CANARIENSIS	CANARY ISLAND PALM	GOOD	REMOVE	
18	6"	SCHINUS MOLLE	CALIFORNIA PEPPER	GOOD	REMOVE	
19	30"	SCHINUS MOLLE	CALIFORNIA PEPPER	GOOD	REMOVE	
20	8"	ACACIA LONGIFOLIA	GOLDEN WATTLE	GOOD	REMOVE	
21	8"	ACACIA LONGIFOLIA	GOLDEN WATTLE	GOOD	REMOVE	
22	8"	ACACIA LONGIFOLIA	GOLDEN WATTLE	GOOD	REMOVE	



0 30' 60' 180'

Scale 1" = 60'

North

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EXISTING TREES EXHIBIT

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SHEET L7 of 63

9/16/2024



PLAN 1.1352 | B - TRADITIONAL



PLAN 3.2057 | C - CRAFTSMAN



PLAN 4.2516 | B - TRADITIONAL



PLAN 2.1992 | A - SPANISH

CONCEPTUAL STREETSCENE

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON America's Builder

HORTON E

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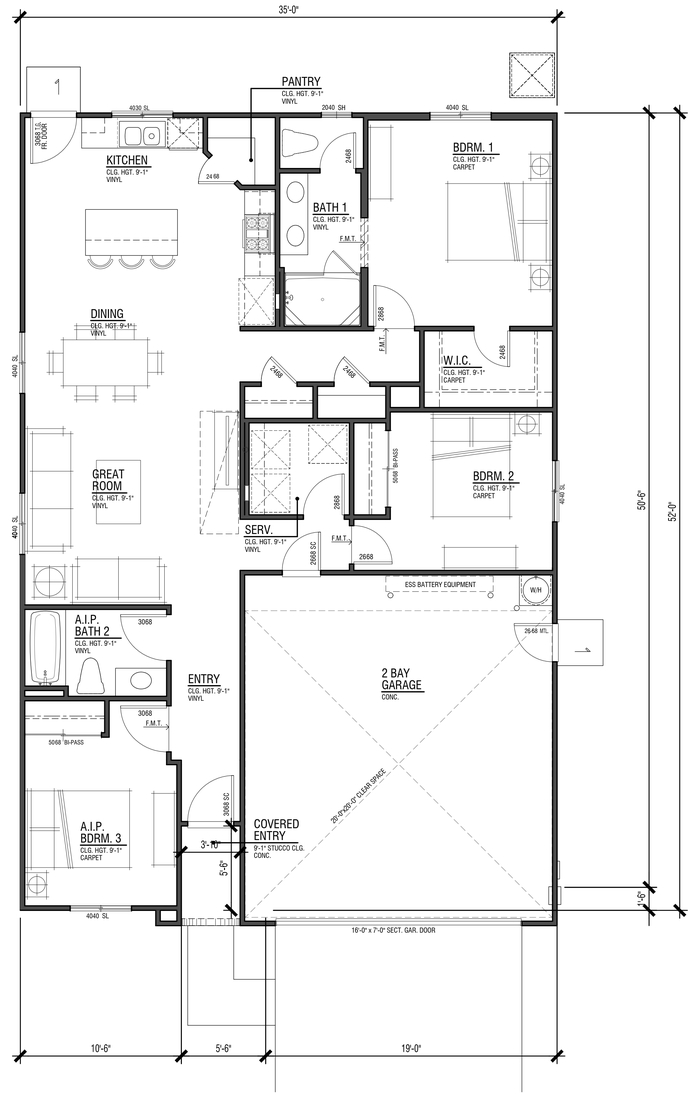
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

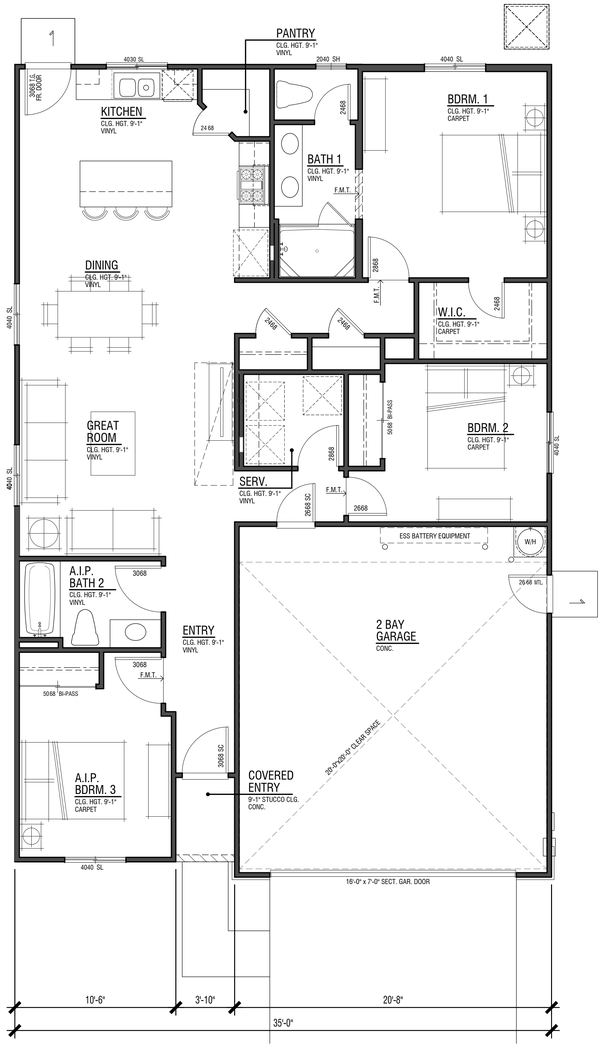


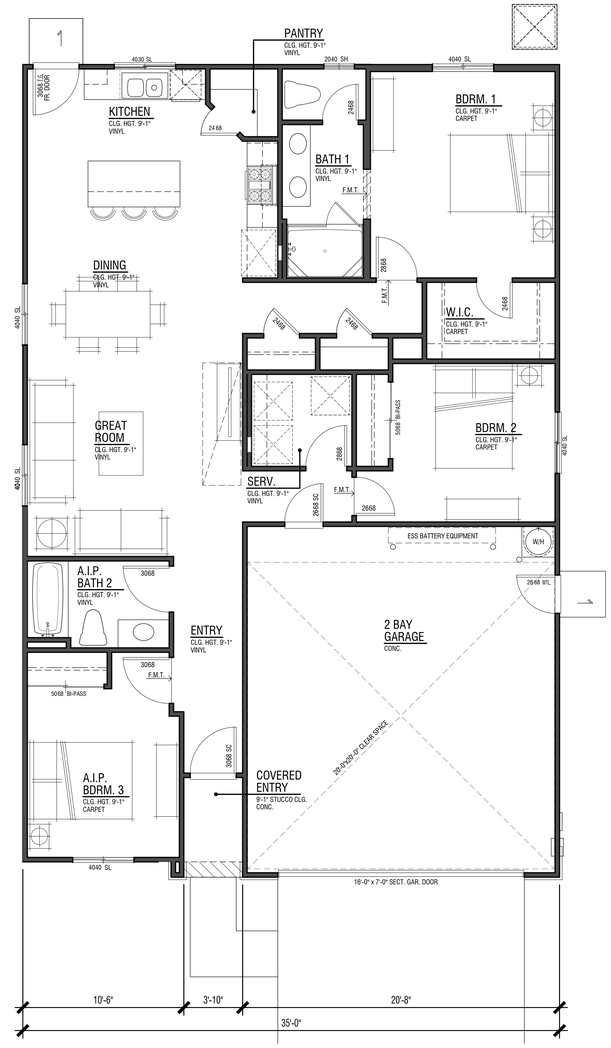
PLAN 1.1352

1,352 SF
3 Bdrm | 2 Bath
2 Bay Garage
9' Plates

1A | Spanish

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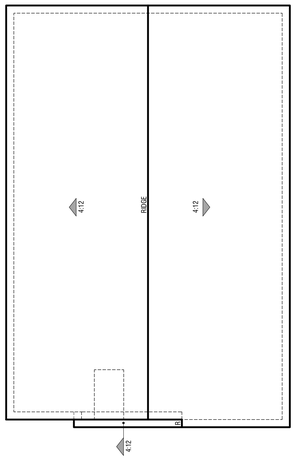
PLAN 1.1352

1,352 SF
3 Bdrm | 2 Bath
2 Bay Garage
9' Plates

1B | Traditional

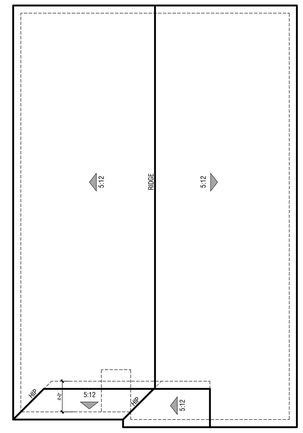
1C | Craftsman

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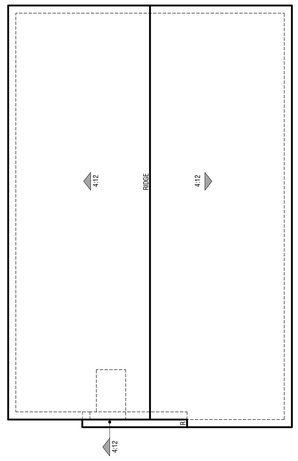
1A | SPANISH

Eave 12" / Rake 12"
Concrete 'S' Tile



1B | TRADITIONAL

Eave 12" / Rake 12"
Concrete Flat Tile



1C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 1.1352

Roof Plans

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1A | Spanish



1C | Craftsman

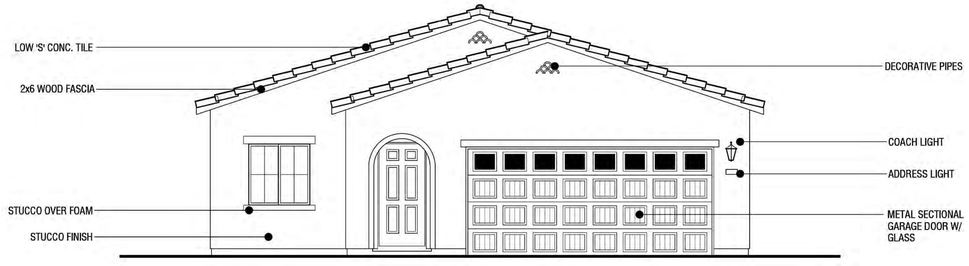


1B | Traditional

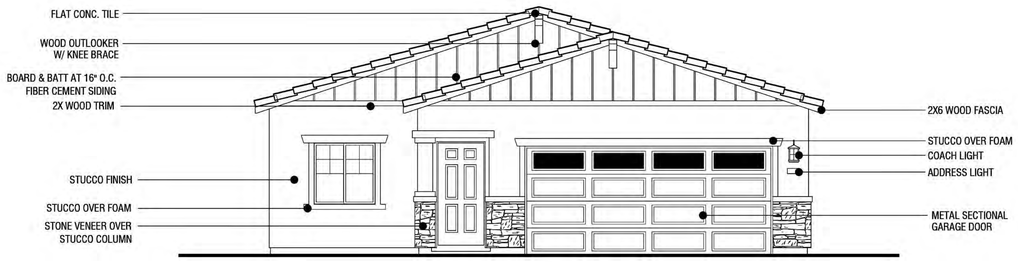
PLAN 1.1352

Front Elevations

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1A | Spanish



1C | Craftsman

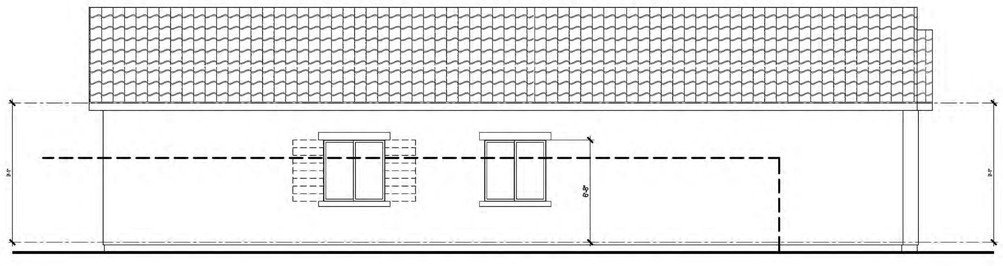


1B |Traditional

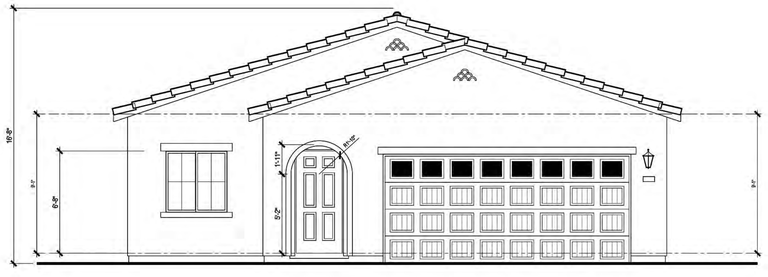
PLAN 1.1352

Front Elevations

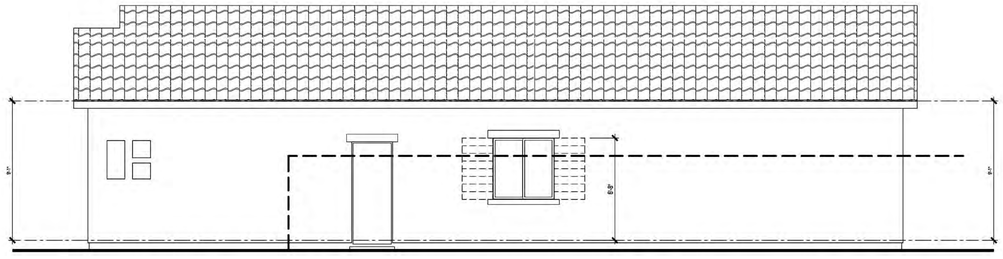
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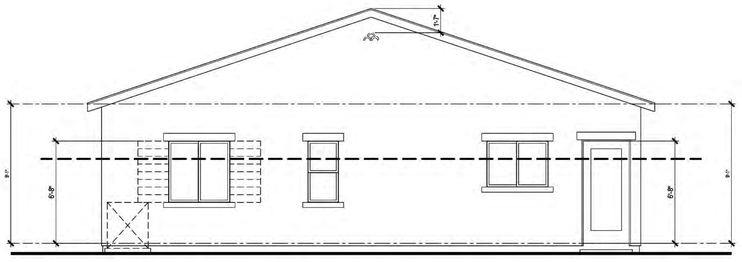
Left



Front



Right



Rear

PLAN 1A | SPANISH

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® DHI NYSE America's Builder

HORTON E

A1.5

0 2 4 8

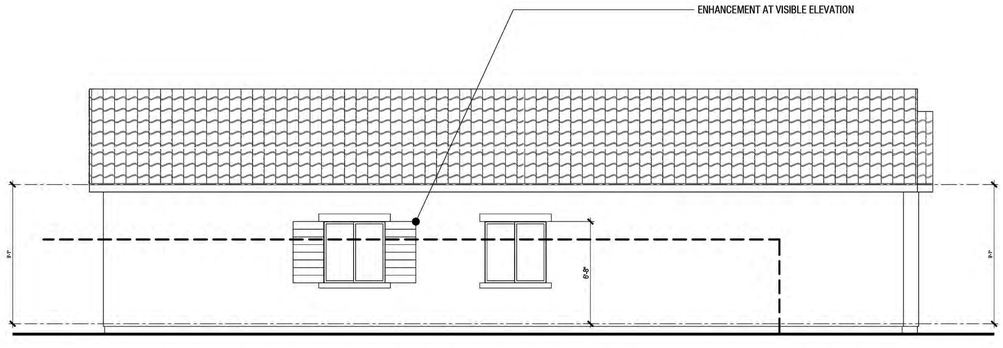
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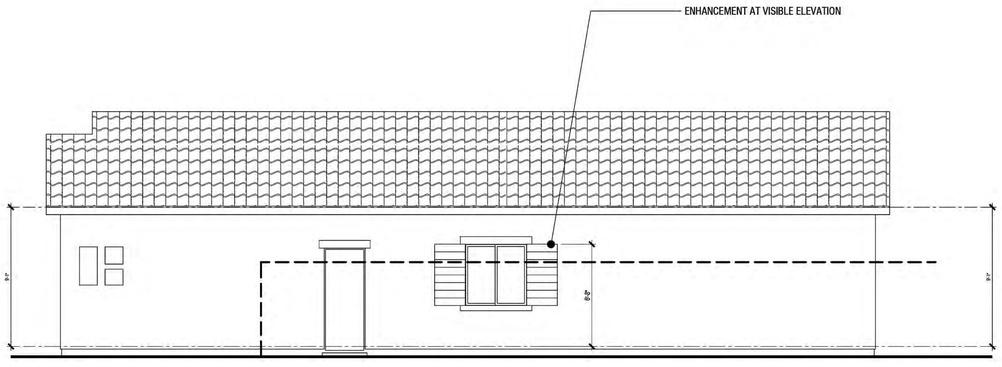
ARCHITECTS . PLANNERS . DESIGNERS

WHA

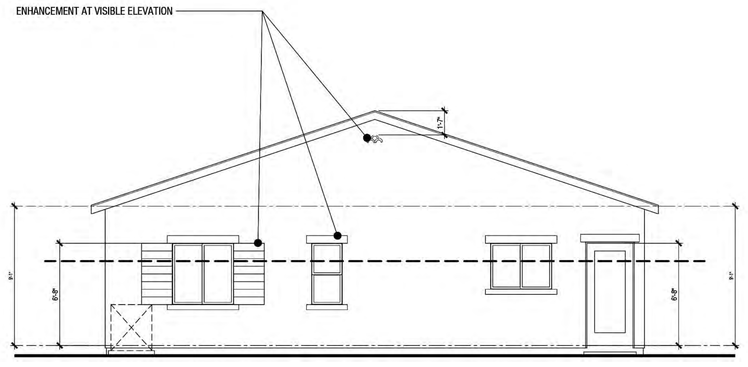
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right

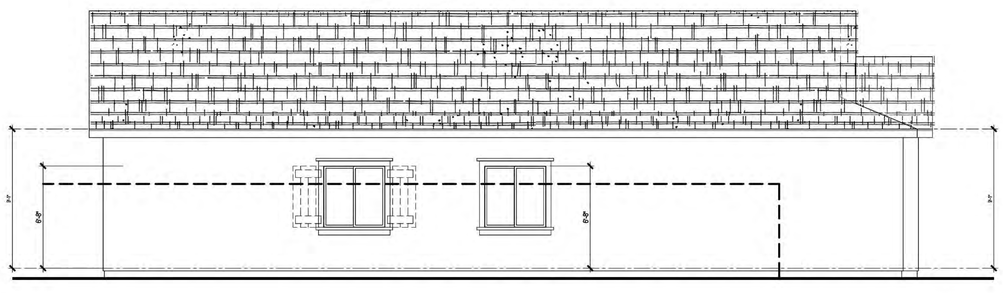


Rear

PLAN 1A | SPANISH

Building Elevations at Enhanced Lot

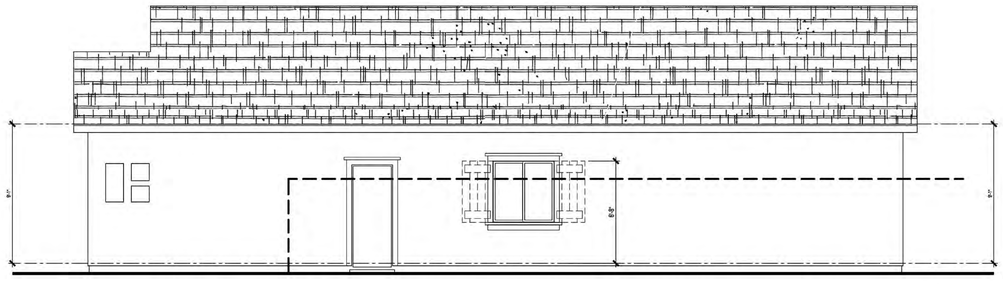
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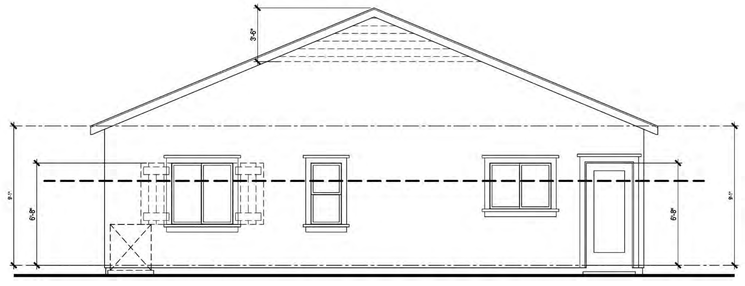
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Front



Right



Rear

PLAN 1B | TRADITIONAL

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

HORTON E

A1.7

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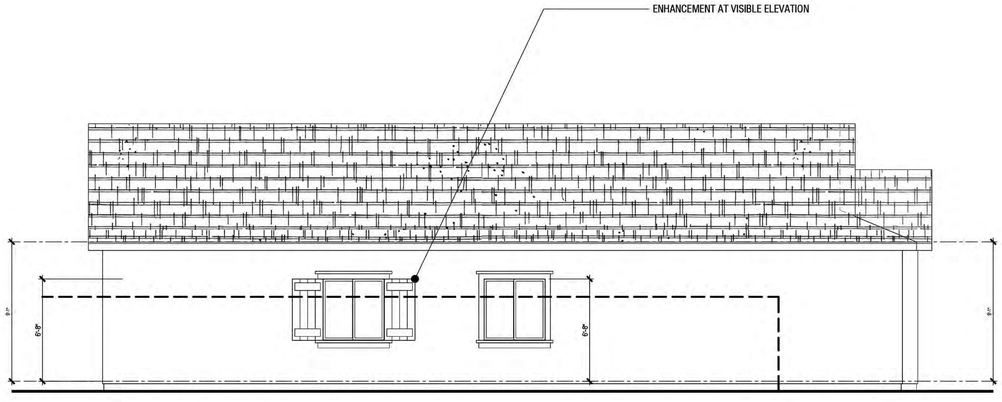
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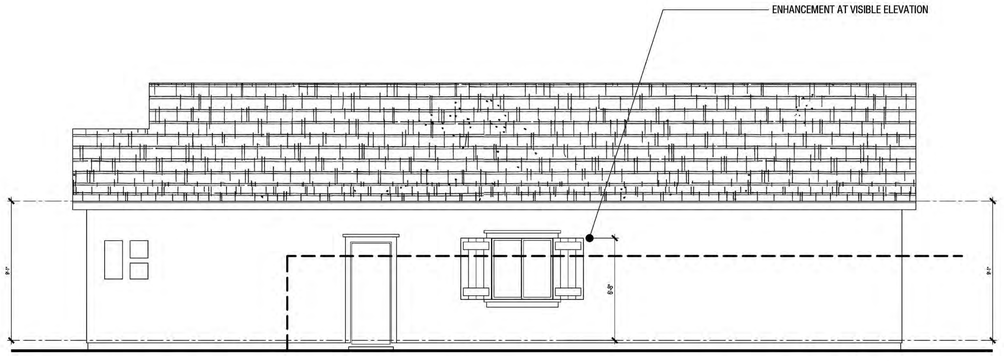
ARCHITECTS . PLANNERS . DESIGNERS

WHA

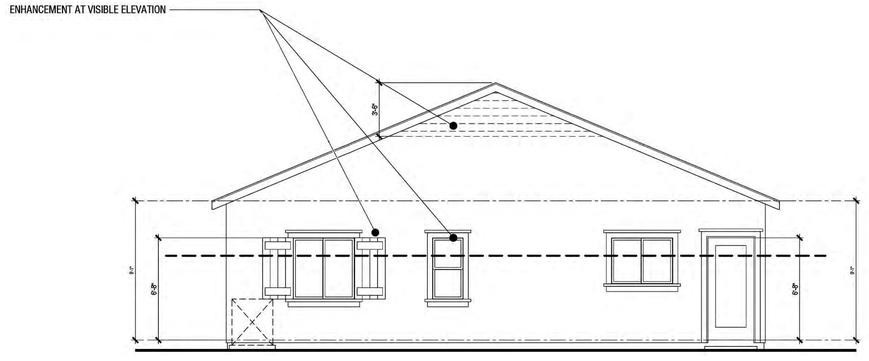
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 1B | TRADITIONAL

Building Elevations at Enhanced Lot

D·R·HORTON® DHI NYSE America's Builder

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A1.8

0 2 4 8

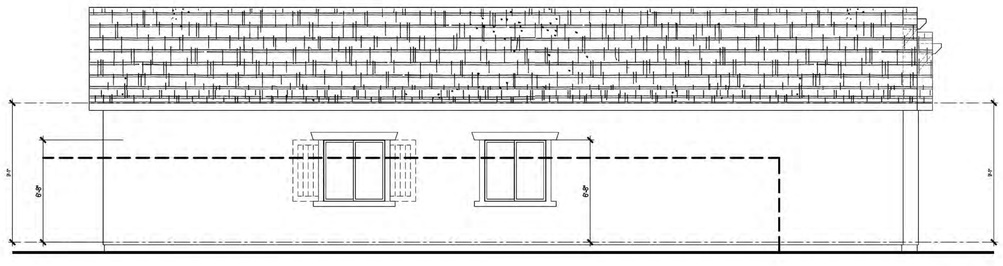
DESIGN REVIEW SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

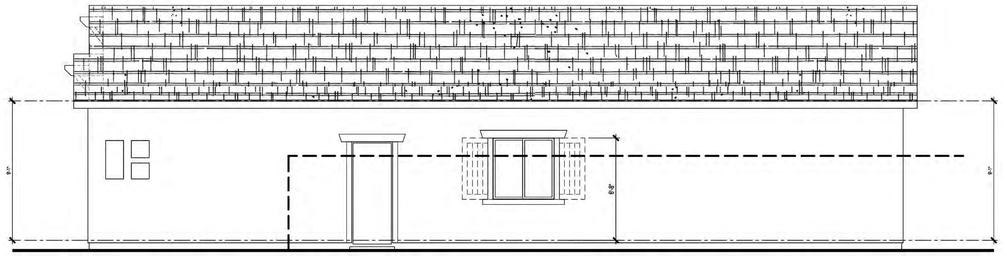
ORANGE COUNTY . LOS ANGELES . BAY AREA



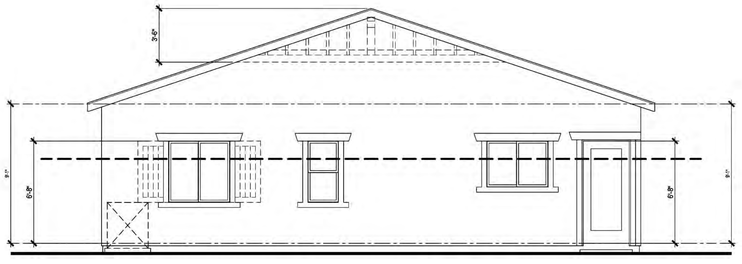
Left



Front



Right



Rear

PLAN 1C | CRAFTSMAN

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

HORTON E

A1.9

0 2 4 8

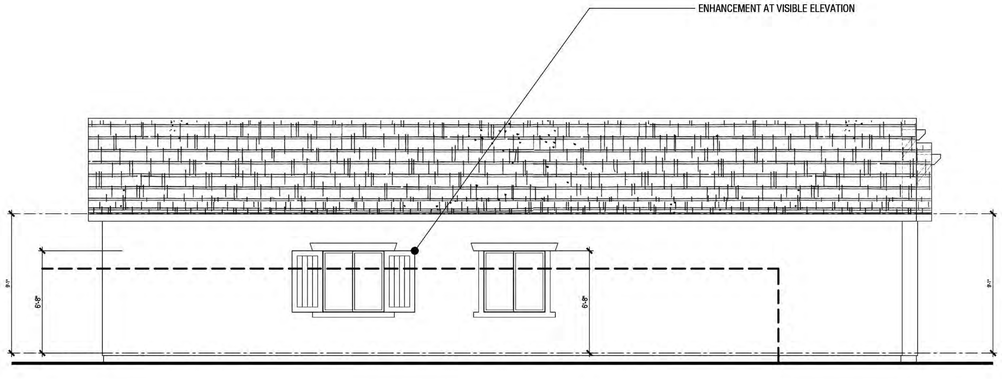
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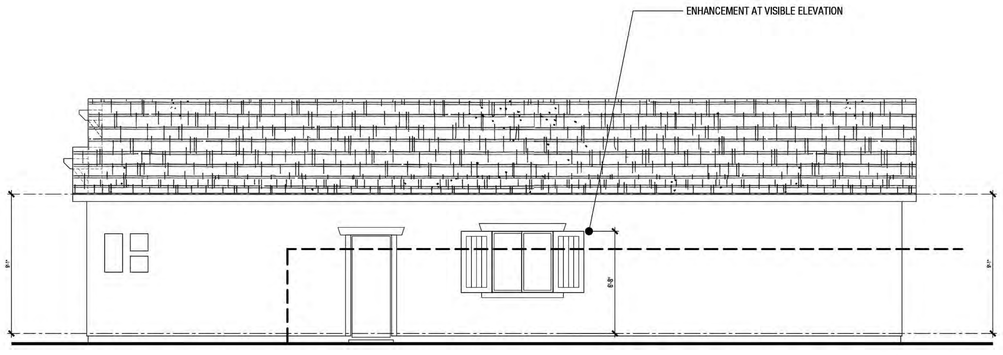
ARCHITECTS . PLANNERS . DESIGNERS

WHA

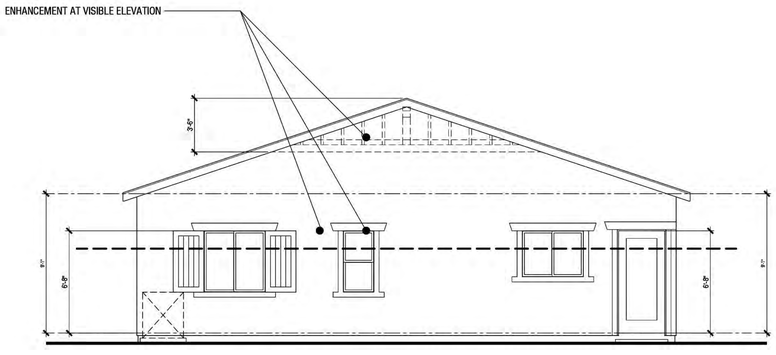
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 1C | CRAFTSMAN

Building Elevations at Enhanced Lot

D·R·HORTON® DHI NYSE America's Builder

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A1.10

0 2 4 8

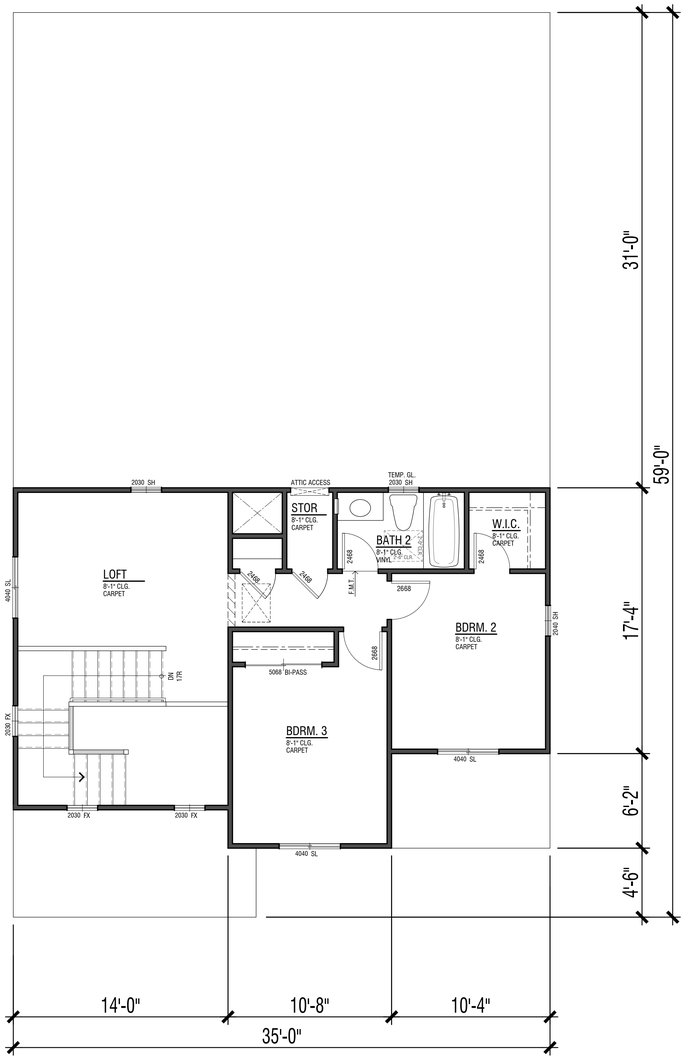
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WHA

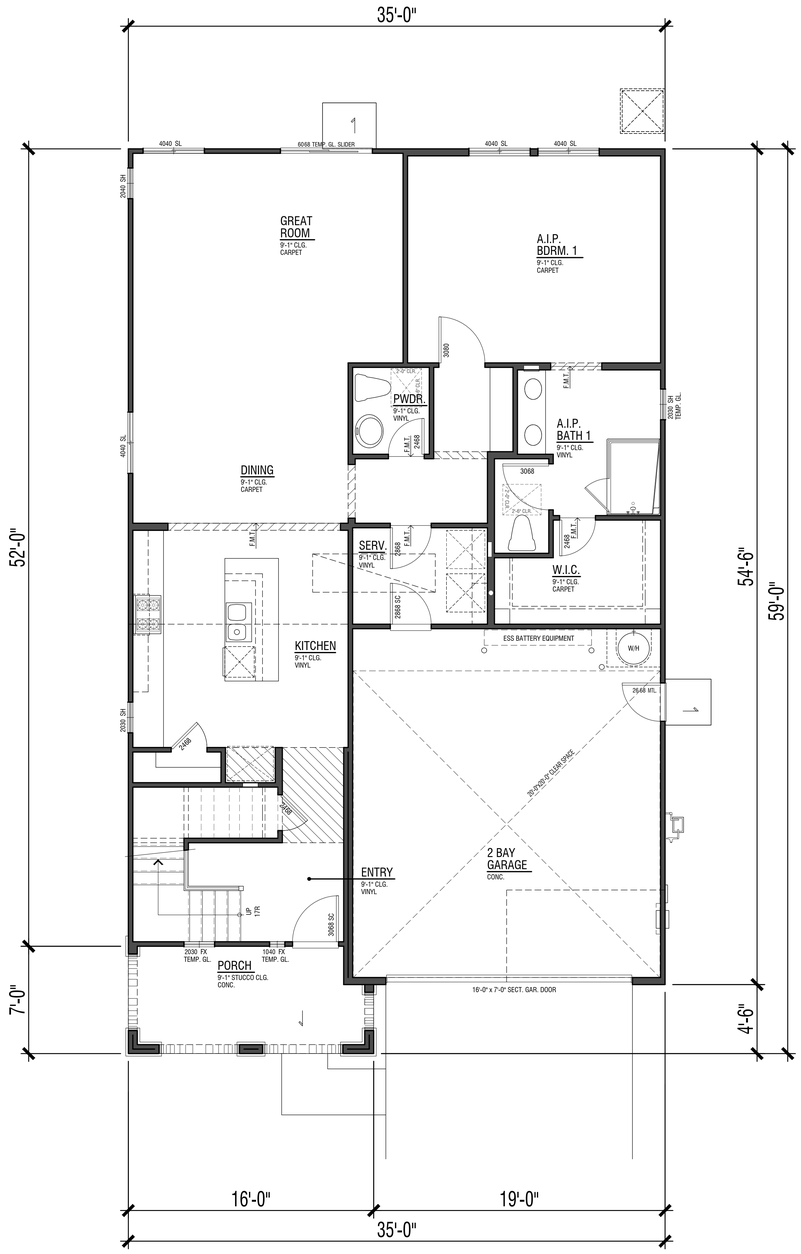
ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 593 SF

PLAN 2.1992

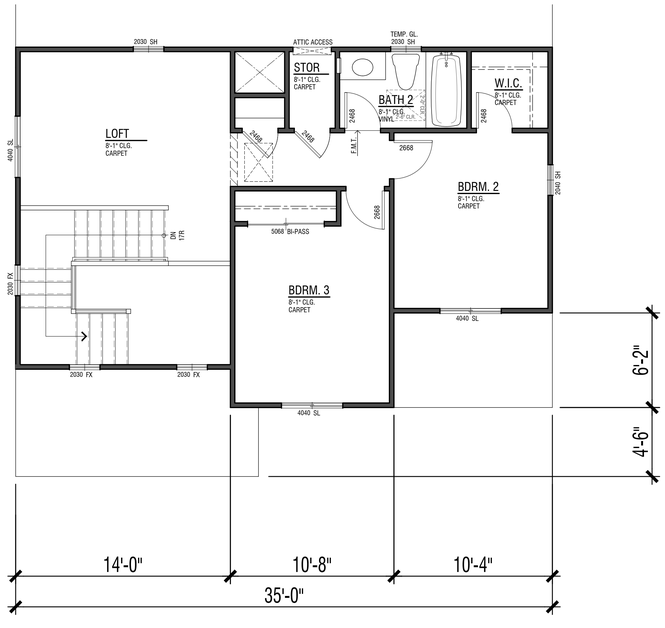
1,992 SF
4 Bdrm | 2.5 Bath| Loft
2 Bay Garage
8' | 9' Plates



Lower Floor - 1399 SF

2A | Spanish

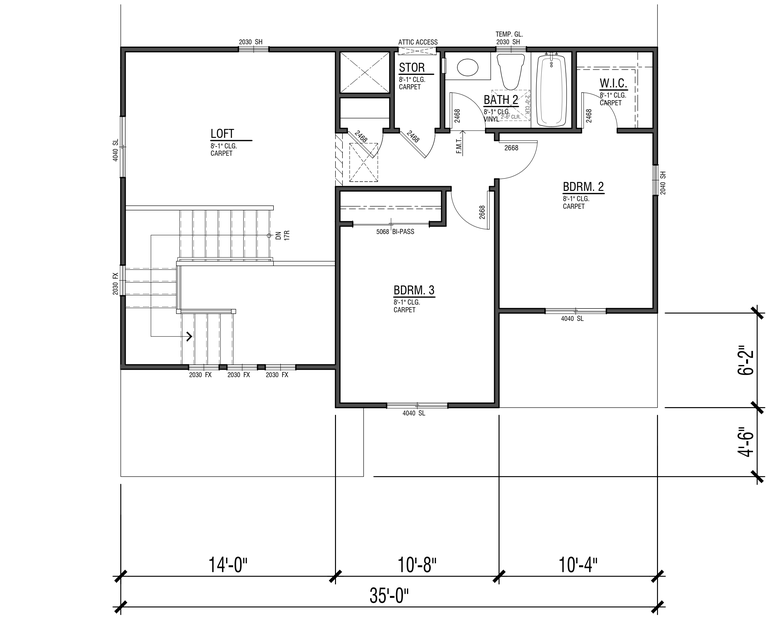
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PLAN 2.1992

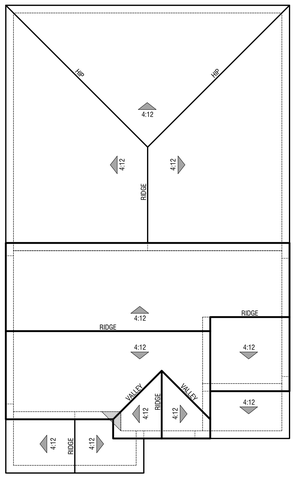
1,992 SF
3 Bdrm | 2.5 Bath | Loft
2 Bay Garage
8' | 9' Plates

2B | Traditional



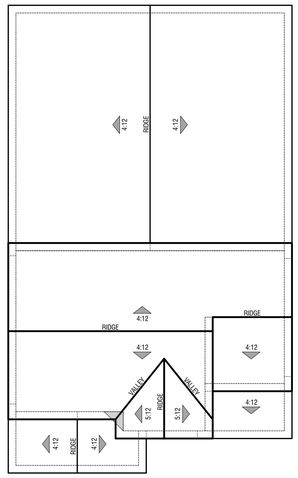
2C | Craftsman

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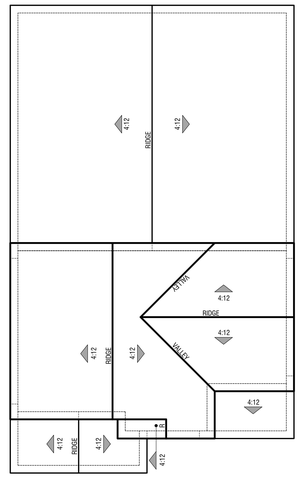
2A | Spanish

Eave 12" / Rake 12"
Concrete "S" Tile



2B | Traditional

Eave 12" / Rake 12"
Concrete Flat Tile



2C | Craftsman

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 2.1992

Roof Plans

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2A | Spanish



2C | Craftsman



2B | Traditional

PLAN 2.1992

Front Elevations

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



2A | Spanish



2C | Craftsman

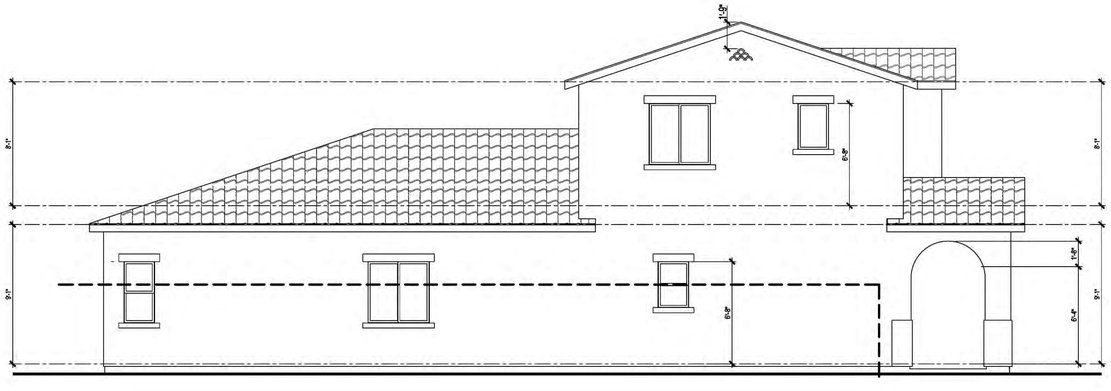


2B | Traditional

PLAN 2.1992

Front Elevations

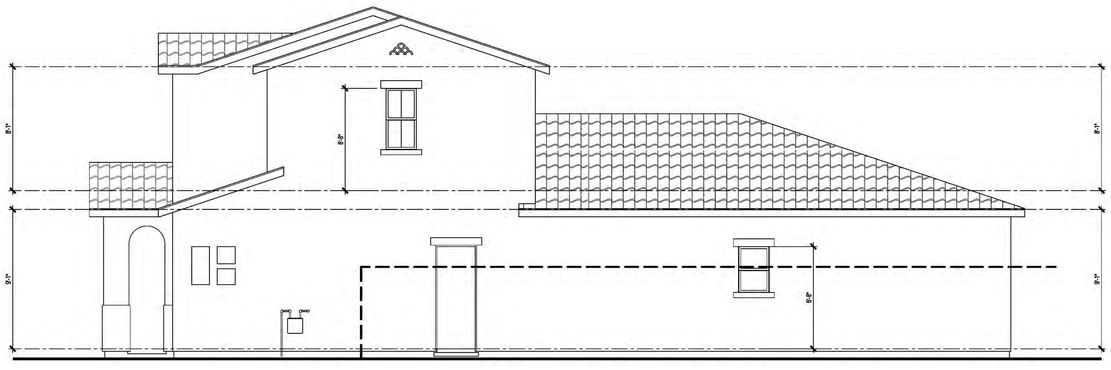
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Left



Front



Right



Rear

PLAN 2A | SPANISH

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® DHI NYSE America's Builder

HORTON E

A2.5

0 2 4 8

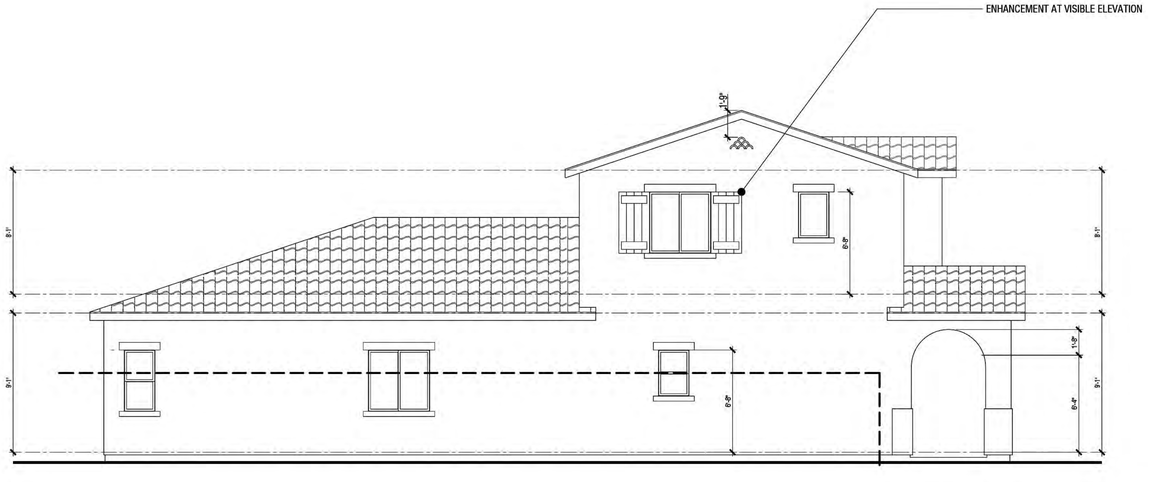
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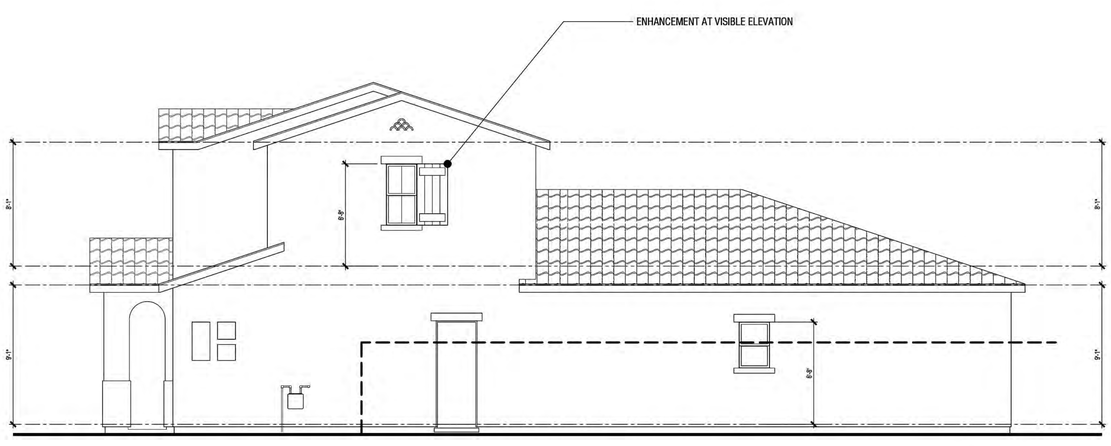
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 2A | SPANISH

Building Elevations at Enhanced Lot

D·R·HORTON® America's Builder NYSE:DHI

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A2.6

0 2 4 8

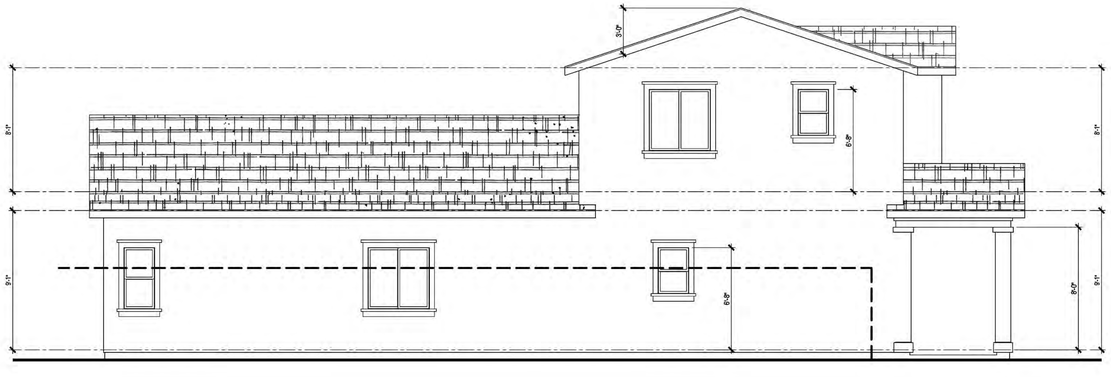
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WHA

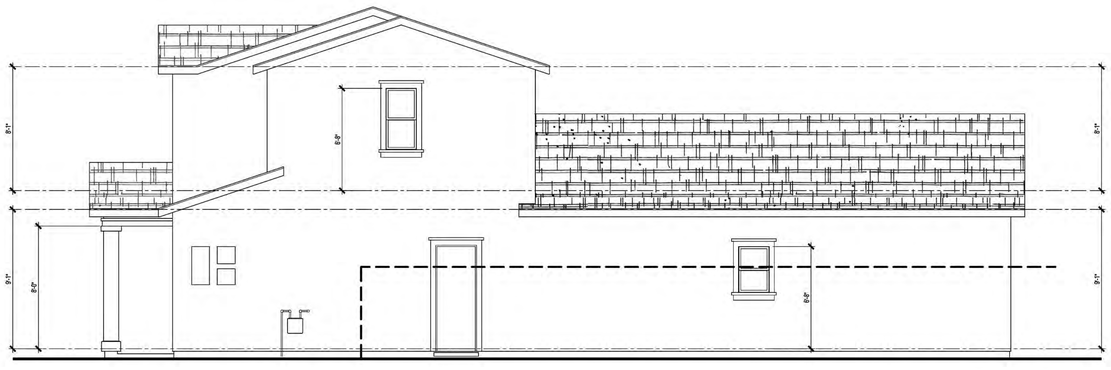
ORANGE COUNTY . LOS ANGELES . BAY AREA



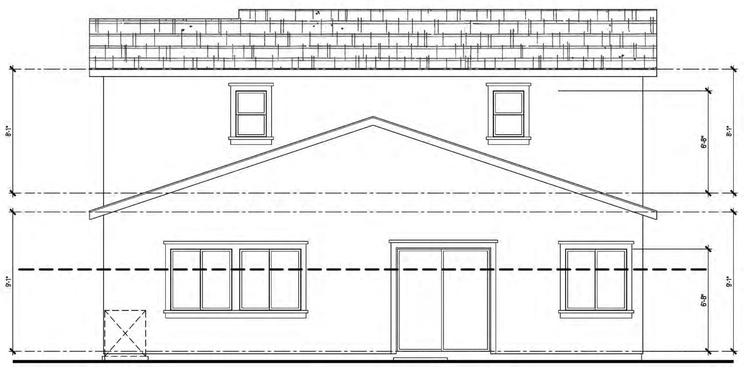
Left



Front



Right



Rear

PLAN 2B | TRADITIONAL

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® DHI NYSE America's Builder

HORTON E

A2.7

0 2 4 8

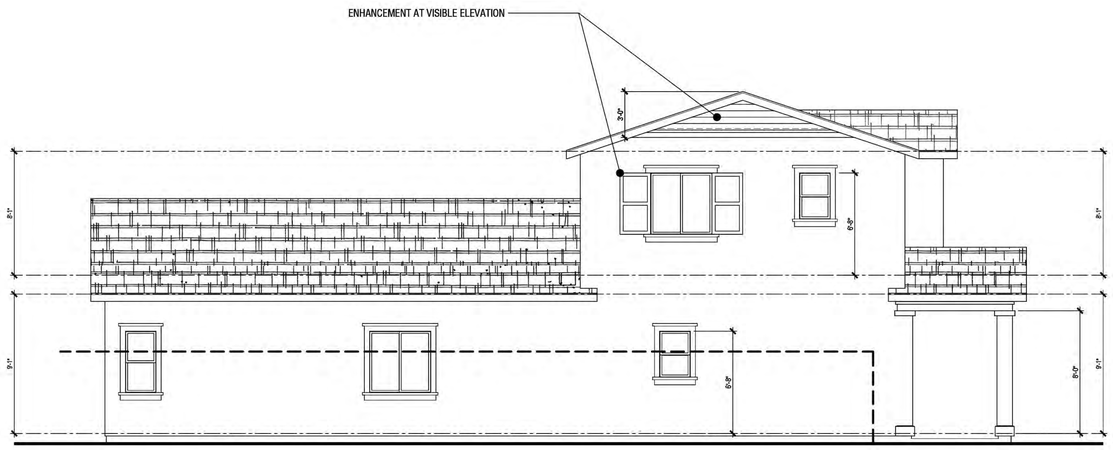
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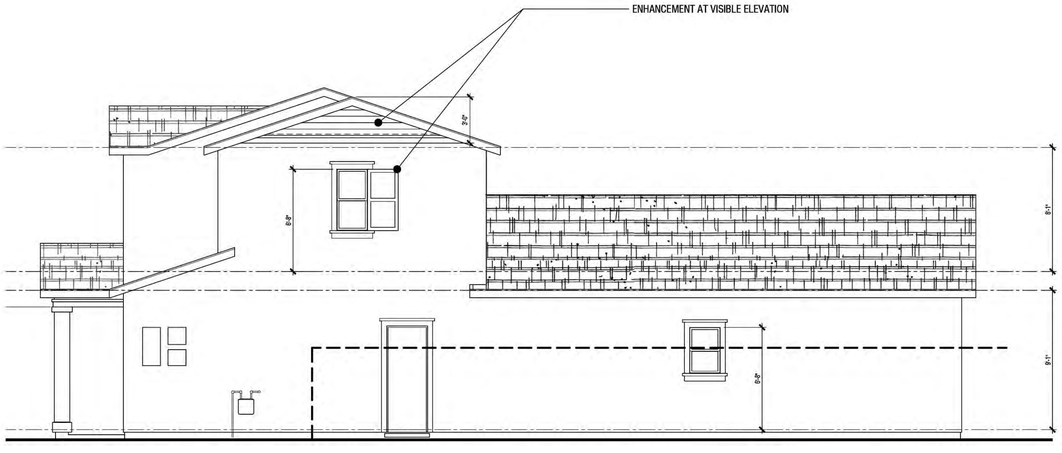
ARCHITECTS . PLANNERS . DESIGNERS

WHA

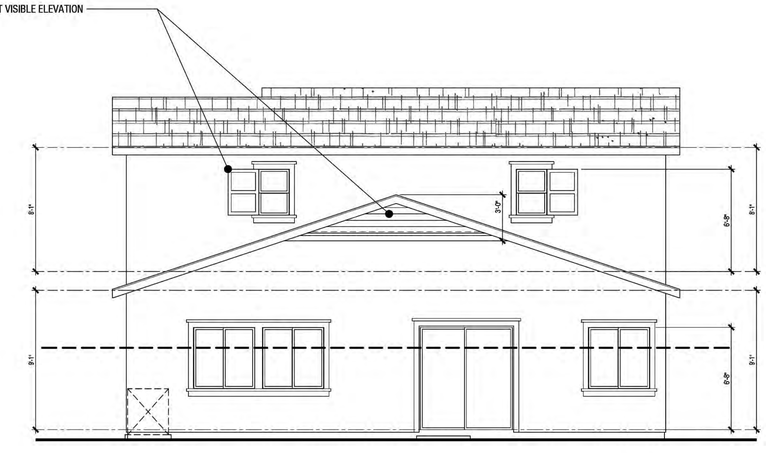
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 2B | TRADITIONAL

Building Elevations at Enhanced Lot

D·R·HORTON America's Builder DHI NYSE

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A2.8

0 2 4 8

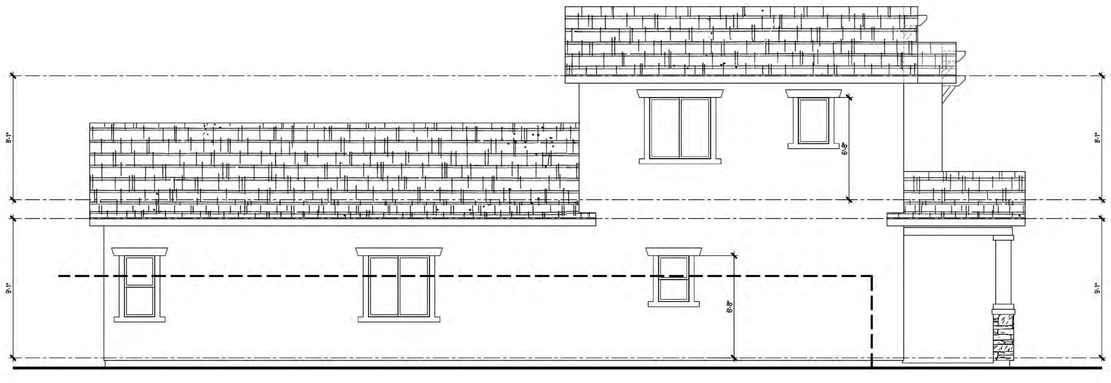
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WHA

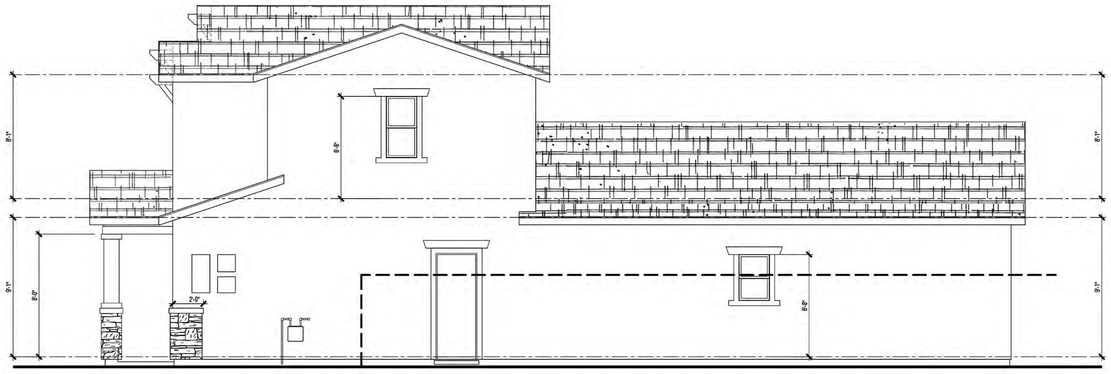
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 2C | CRAFTSMAN

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

HORTON E

A2.9

0 2 4 8

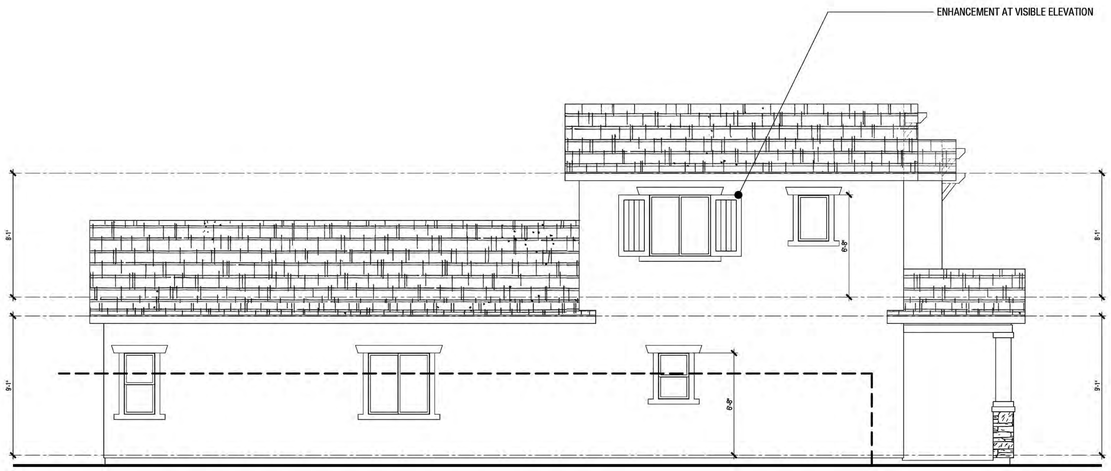
DESIGN REVIEW SUBMITTAL

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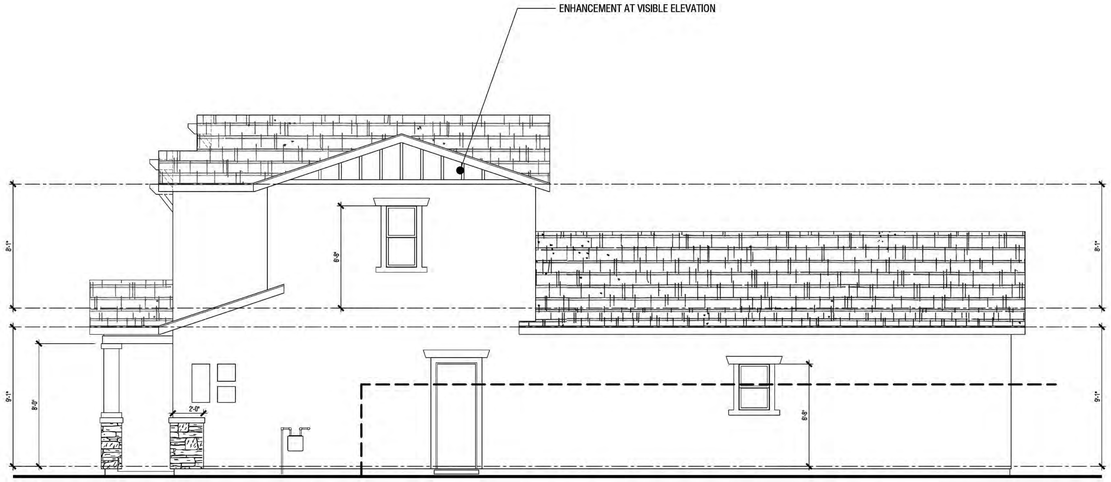
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right

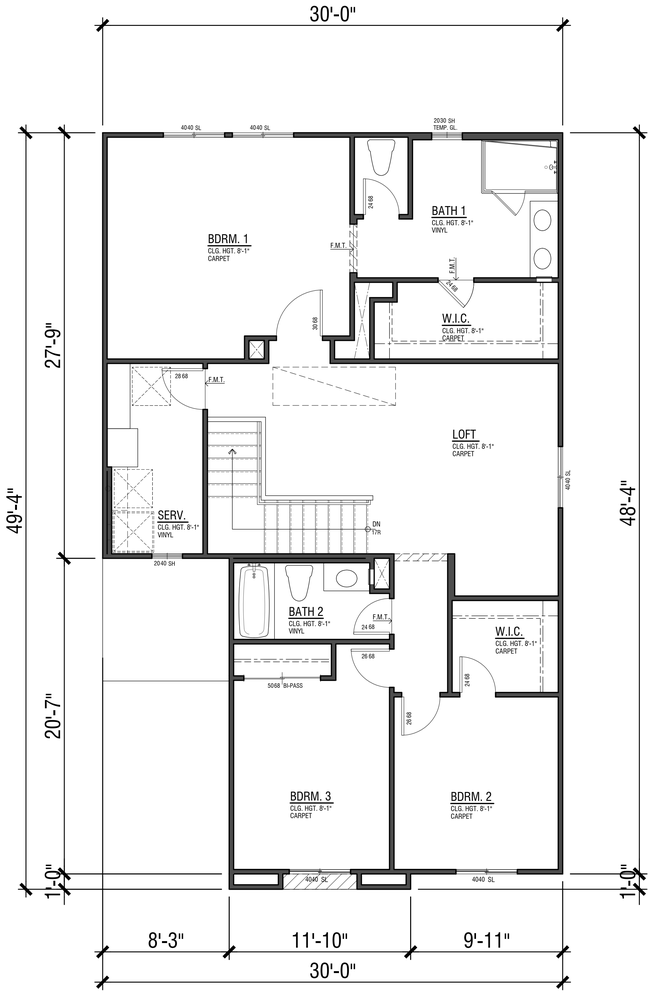


Rear

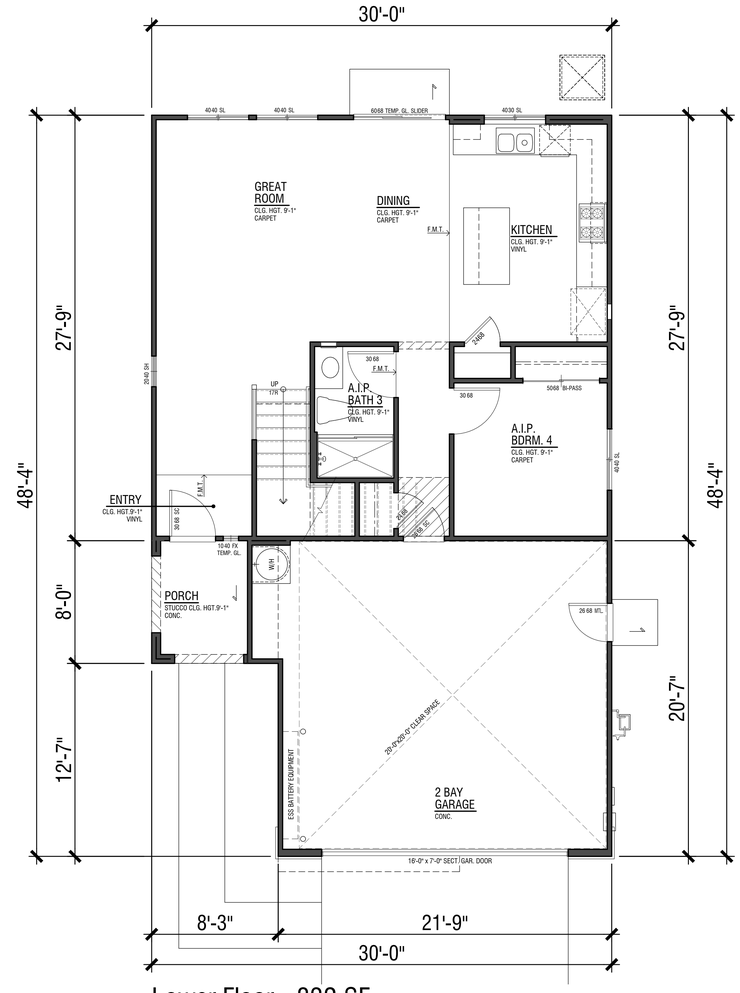
PLAN 2C | CRAFTSMAN

Building Elevations at Enhanced Lot

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Upper Floor - 1,225 SF



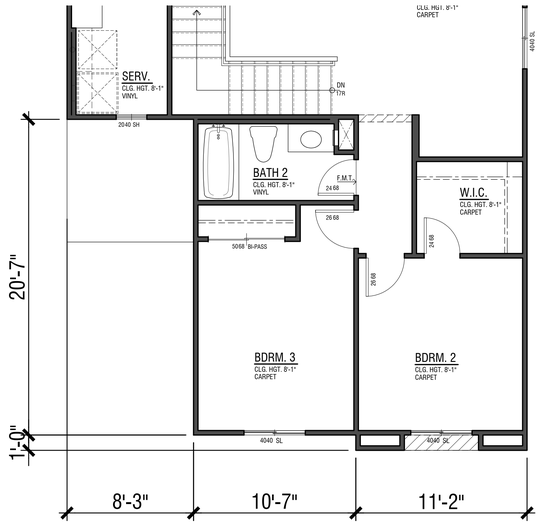
Lower Floor - 832 SF

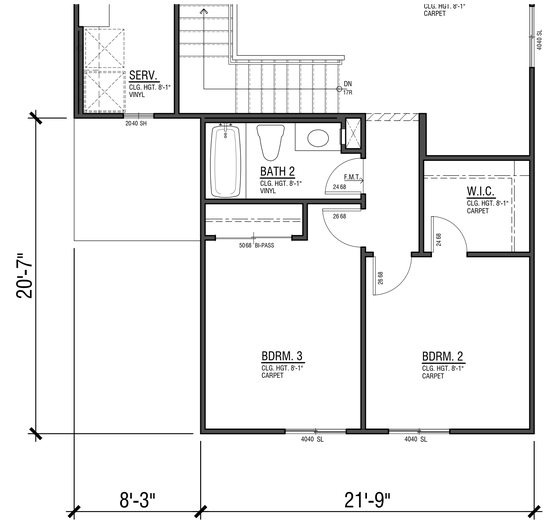
PLAN 3.2057

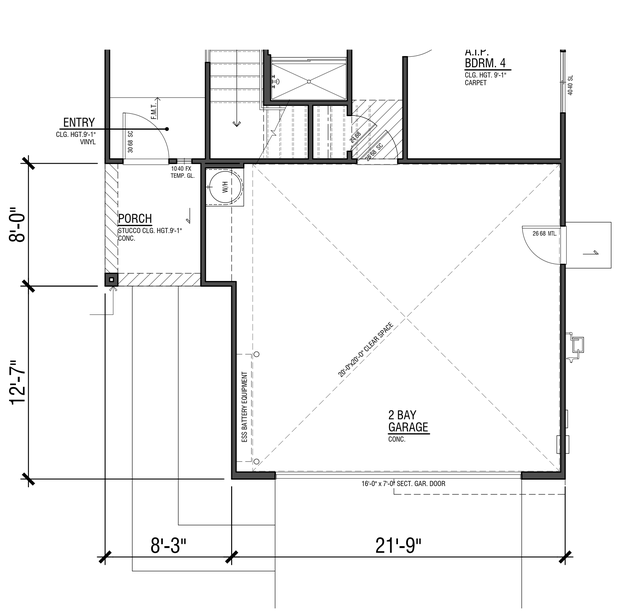
2,057 SF
4 Bdrm | 3 Bath | Loft
2 Bay Garage
8' | 9' Plates

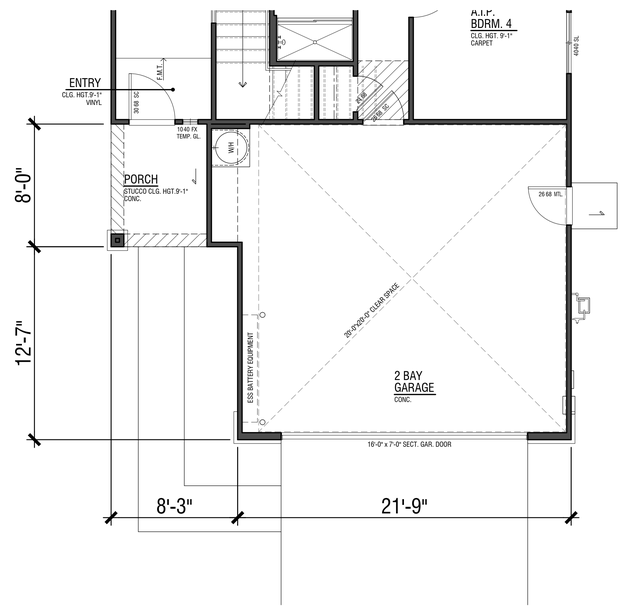
3A | Spanish

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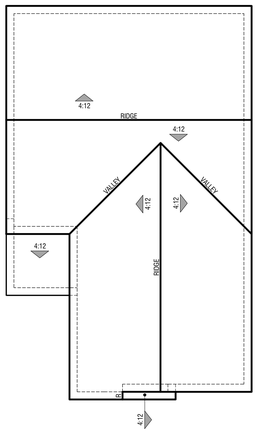
PLAN 3.2057

2,057 SF
4 Bdrm | 3 Bath | Loft
2 Bay Garage
8' | 9' Plates

3B | Traditional

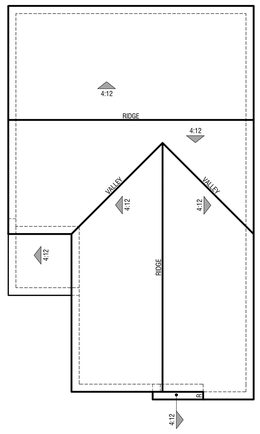
3C | Craftsman

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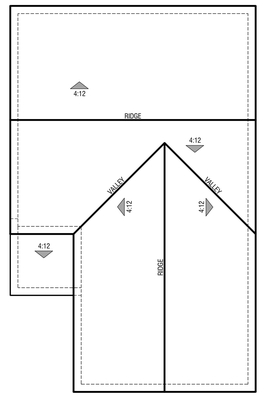
3A | Spanish

Eave 12" / Rake 12"
Concrete Low "S" Tile



3B | Traditional

Eave 12" / Rake 12"
Concrete Flat Tile



3C | Craftsman

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 3.2057

Roof Plans

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



3A | Spanish



3C | Craftsman



3B | Traditional

PLAN 3.2057

Front Elevations

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



3A | Spanish



3C | Craftsman



3B | Traditional

PLAN 3.2057

Front Elevations

D·R·HORTON® America's Builder NYSE DHI

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A3.4.1

0 2 4 8

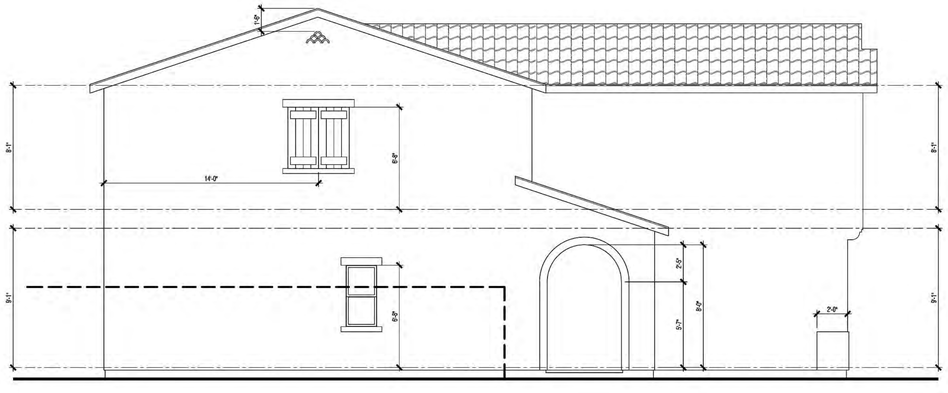
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

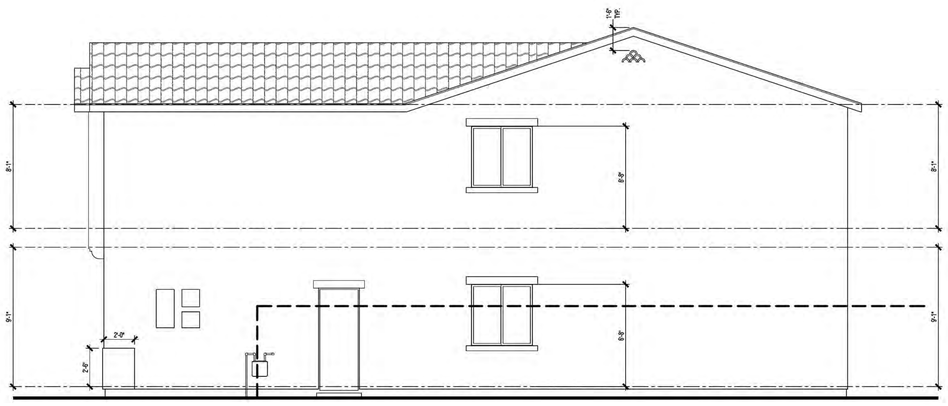
ORANGE COUNTY . LOS ANGELES . BAY AREA



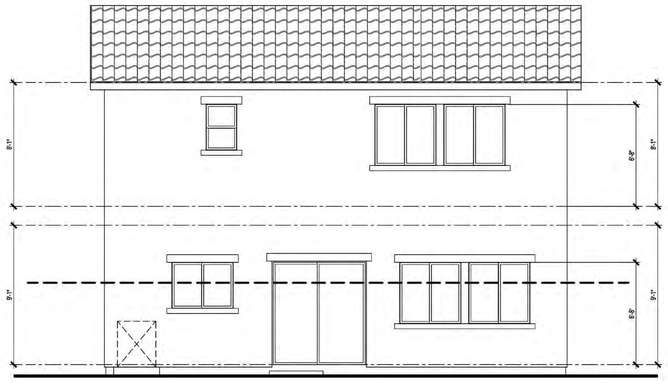
Left



Front



Right



Rear

PLAN 3A | SPANISH

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® America's Builder DHI NYSE

HORTON E

A3.5

0 2 4 8

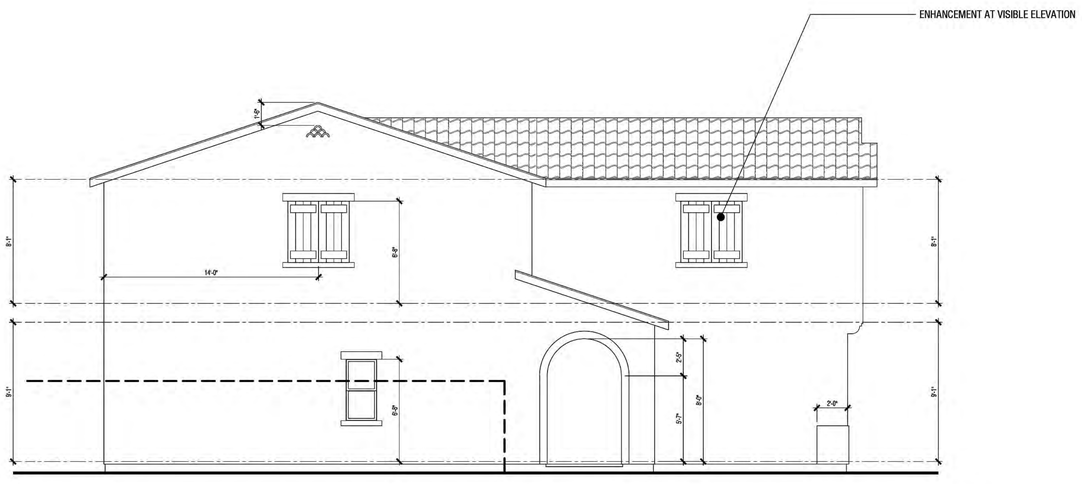
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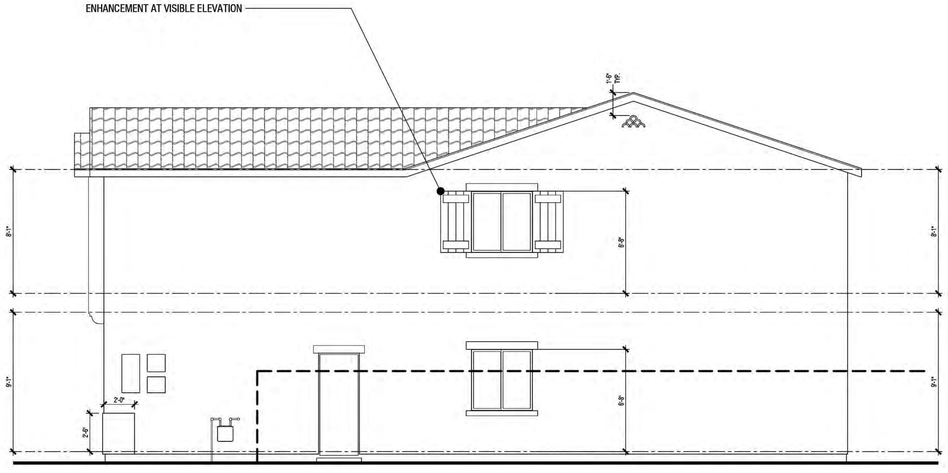
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right

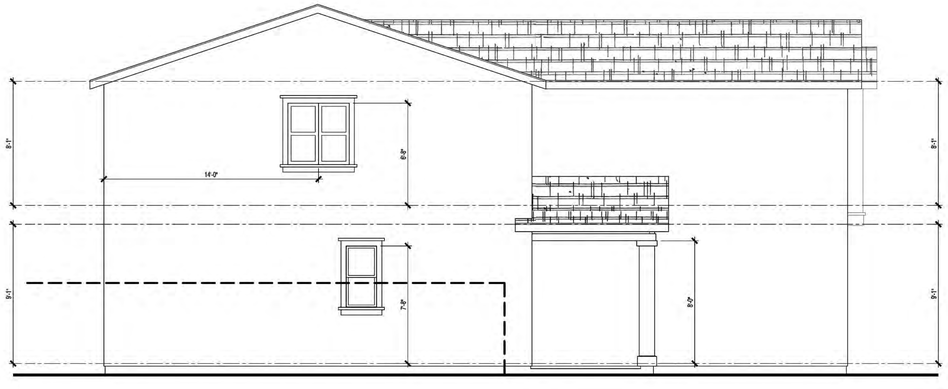


Rear

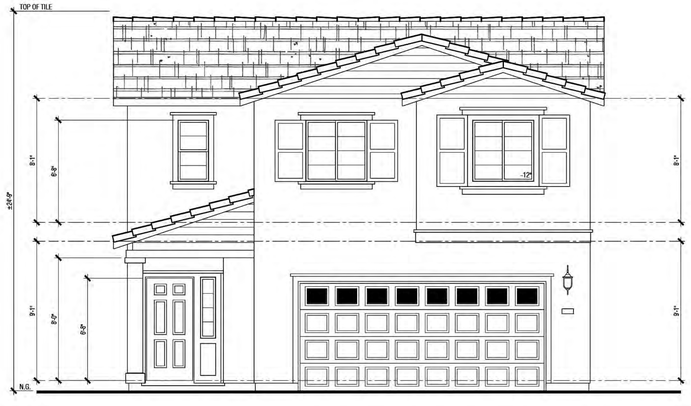
PLAN 3A | SPANISH

Building Elevations at Enhanced Lot

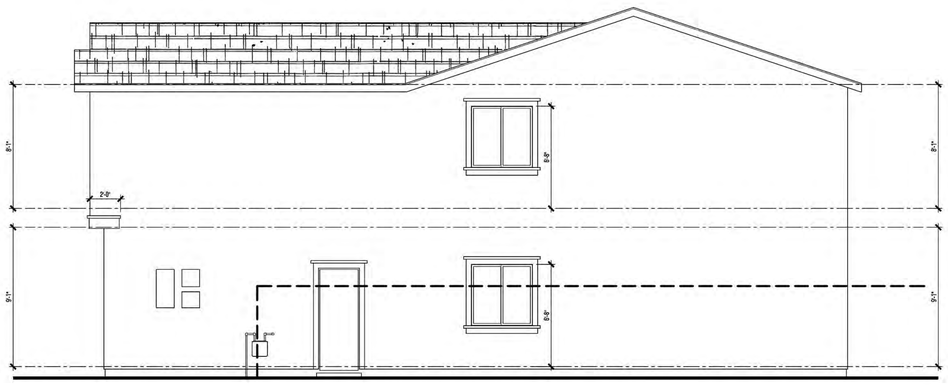
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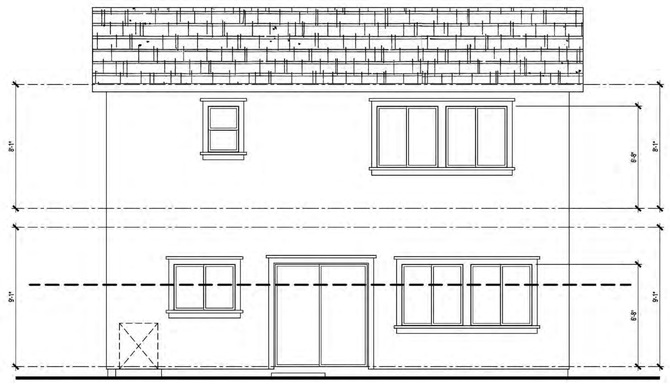
Left



Front



Right



Rear

PLAN 3B | TRADITIONAL

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

HORTON E

A3.7

0 2 4 8

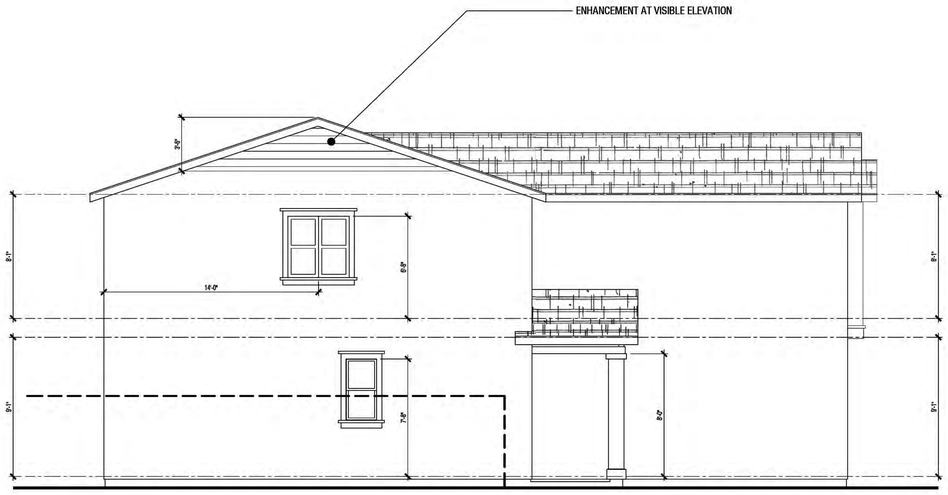
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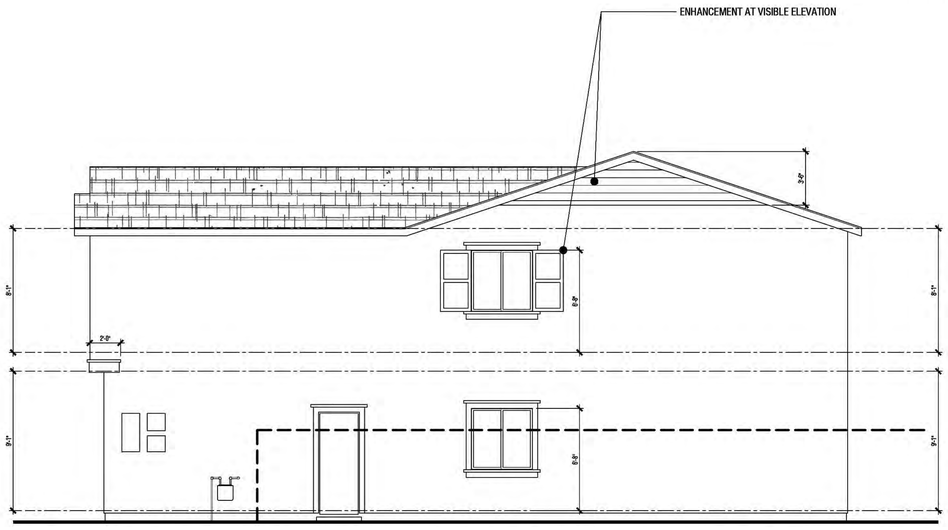
ARCHITECTS . PLANNERS . DESIGNERS

WHA

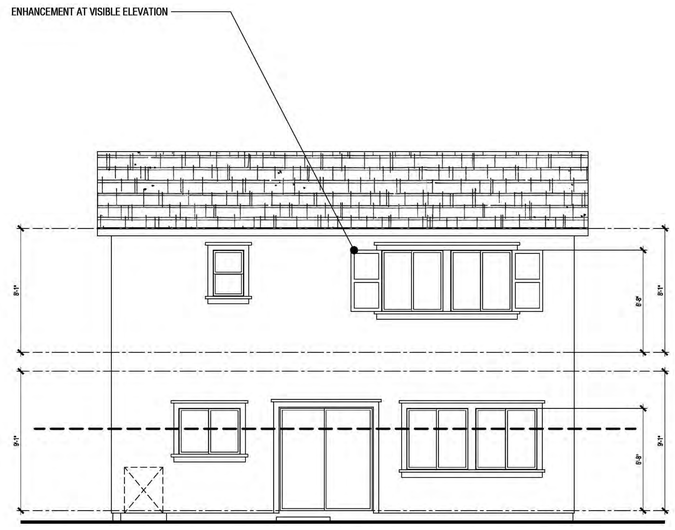
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right

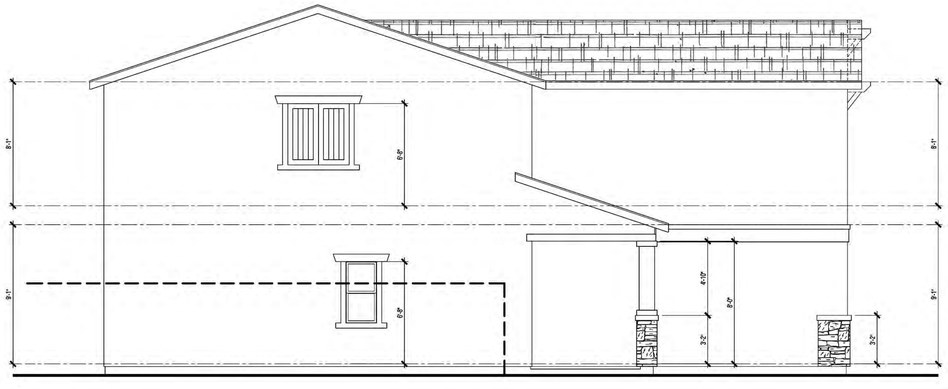


Rear

PLAN 3B | TRADITIONAL

Building Elevations at Enhanced Lot

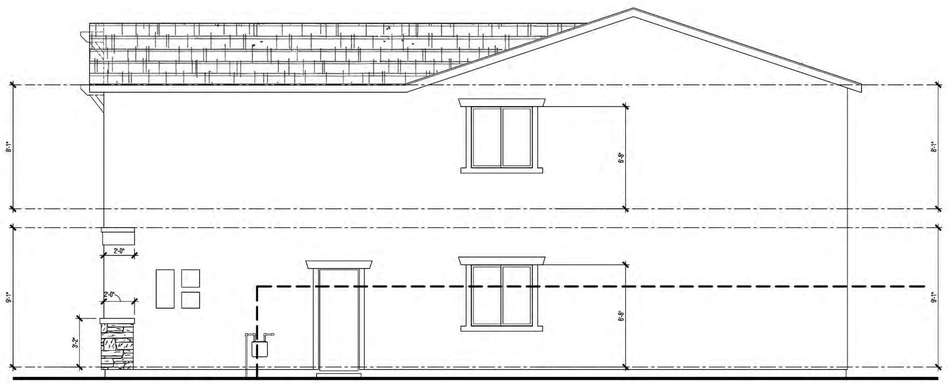
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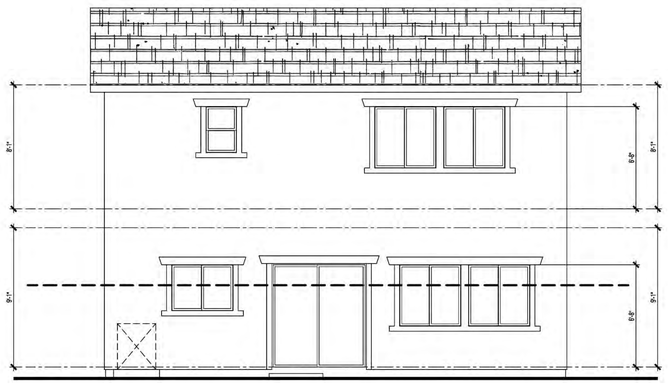
Left



Front



Right



Rear

PLAN 3C | CRAFTSMAN

Building Elevations

D·R·HORTON® NYSE DHI America's Builder

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A3.9

0 2 4 8

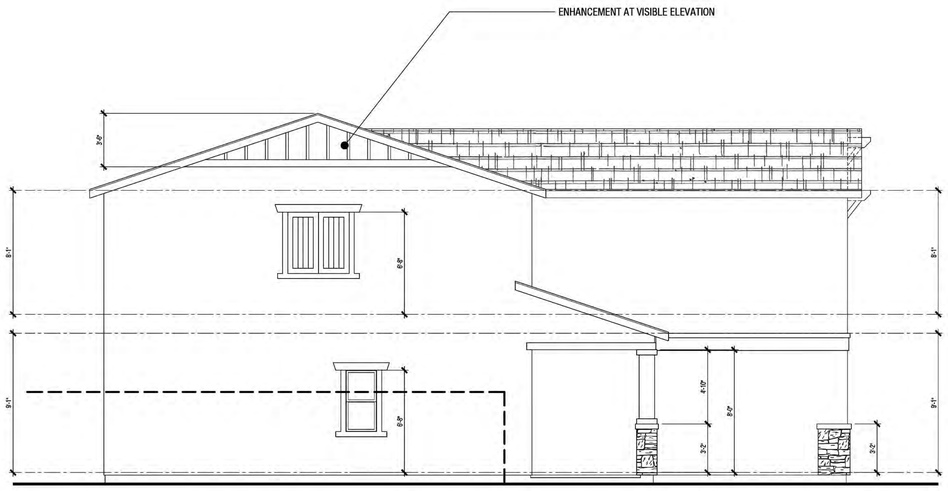
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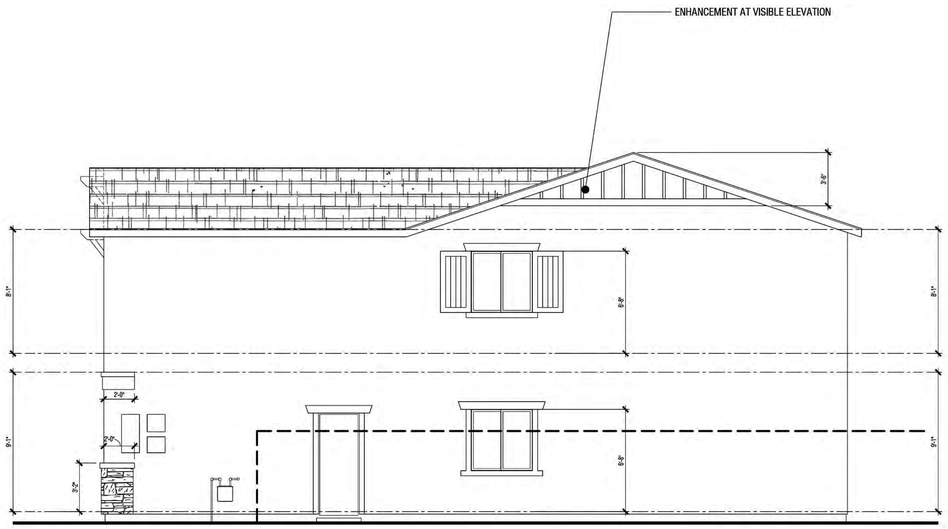
ARCHITECTS . PLANNERS . DESIGNERS

WHA

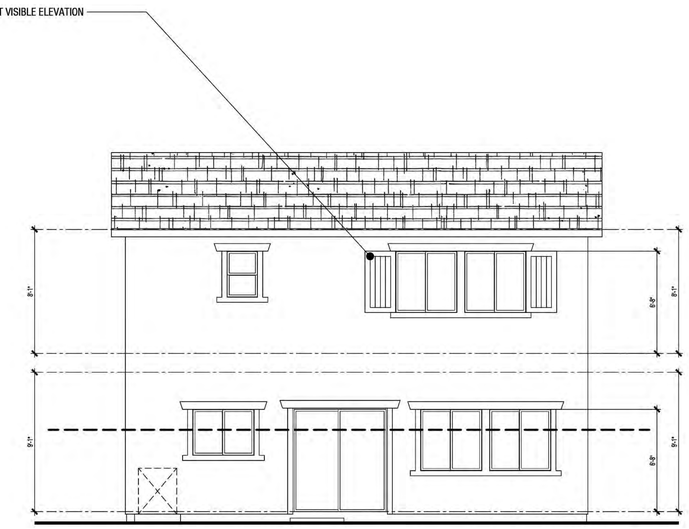
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 3C | CRAFTSMAN

Building Elevations at Enhanced Lot

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® America's Builder DHI NYSE

HORTON E

A3.10

0 2 4 8

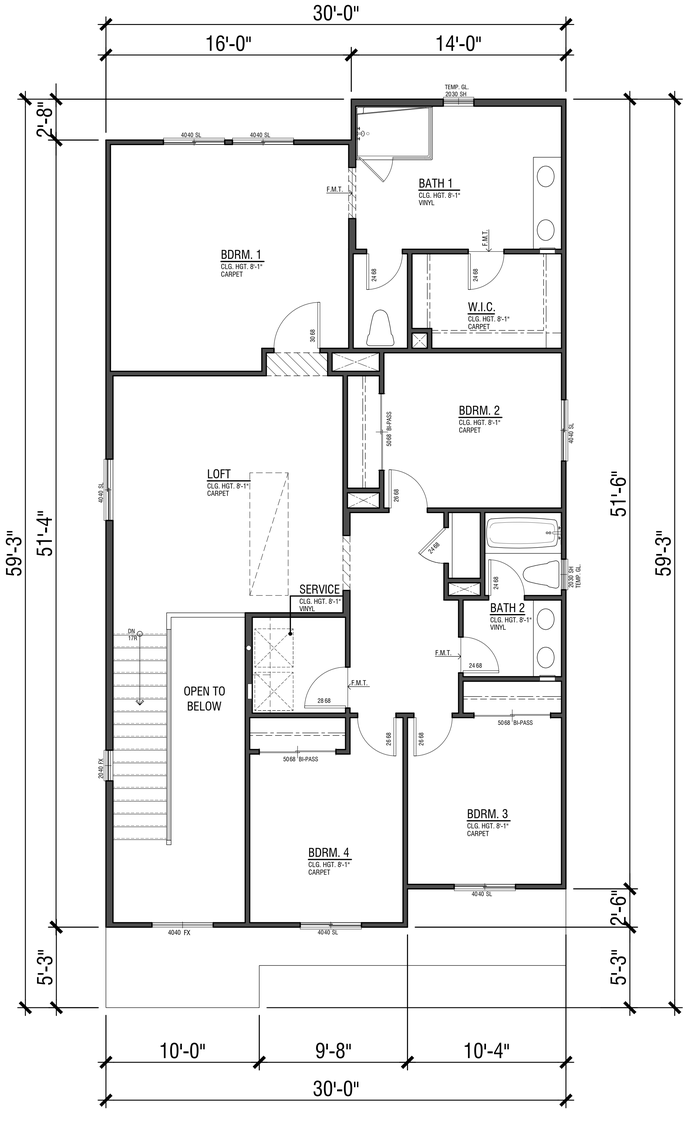
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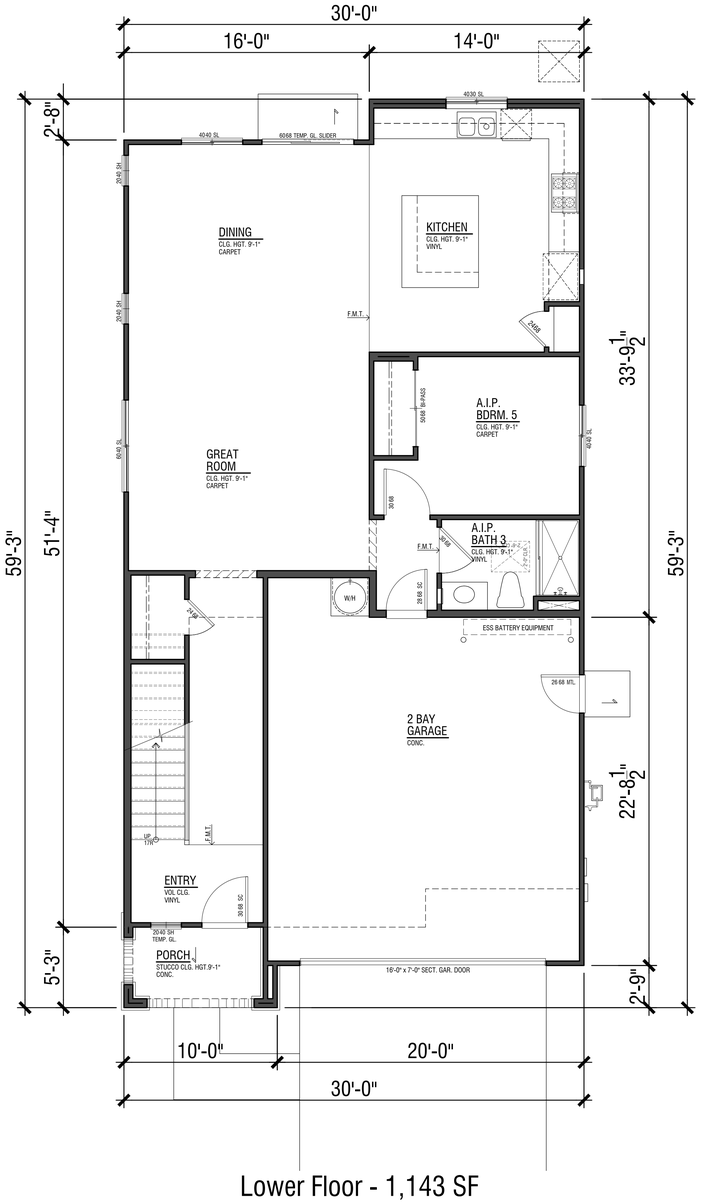
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 1,373 SF



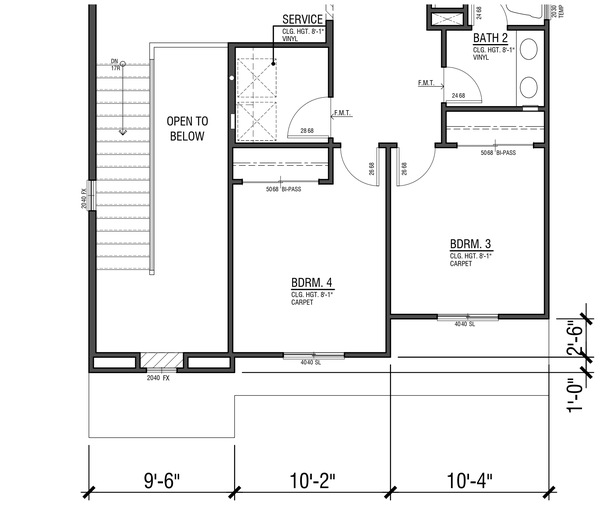
Lower Floor - 1,143 SF

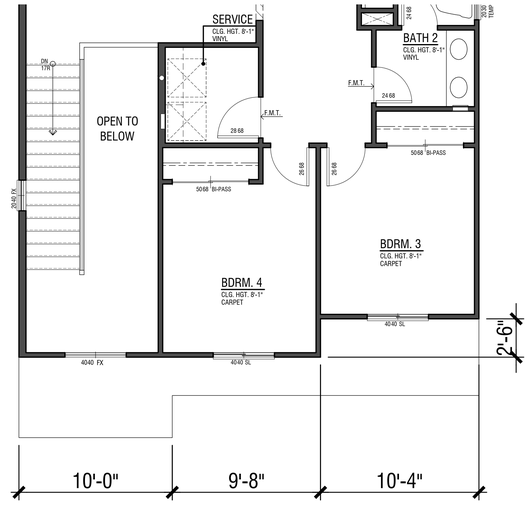
PLAN 4.2516

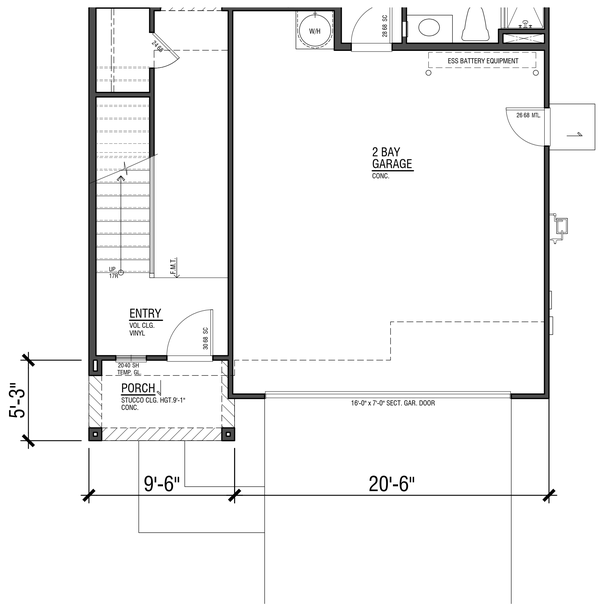
2,516 SF
5 Bdrm | 3 Bath | Loft
2 Bay Garage
8' | 9' Plates

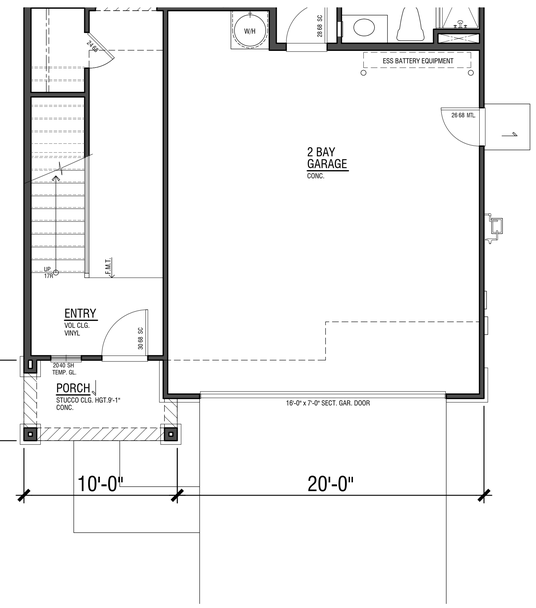
4A | Spanish

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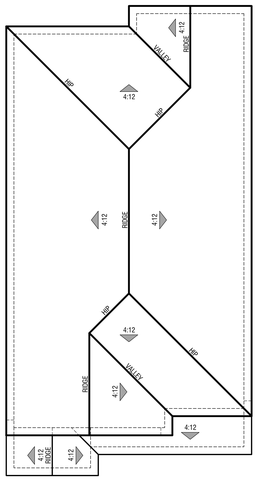
PLAN 4.2516

2,516 SF
5 Bdrm | 3 Bath | Loft
2 Bay Garage
8' | 9' Plates

4B | Traditional

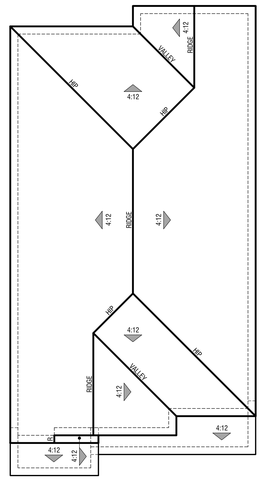
4C | Craftsman

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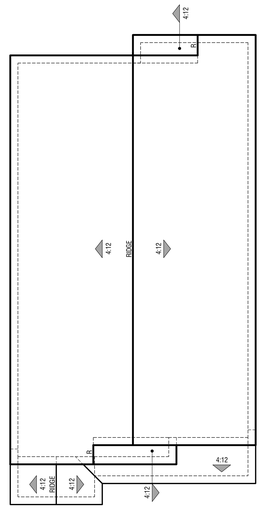
4A | Spanish

Eave 12" / Rake 12"
Concrete Low "S" Tile



4B | Traditional

Eave 12" / Rake 12"
Concrete Flat Tile



4C | Craftsman

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 4.2516

Roof Plans

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4A | Spanish



4C | Craftsman



4B | Traditional

PLAN 4.2516

Front Elevations

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4A | Spanish



4C | Craftsman



4B | Traditional

PLAN 4.2516

Front Elevations

D·R·HORTON® America's Builder NYSE DHI

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A4.4.1

0 2 4 8

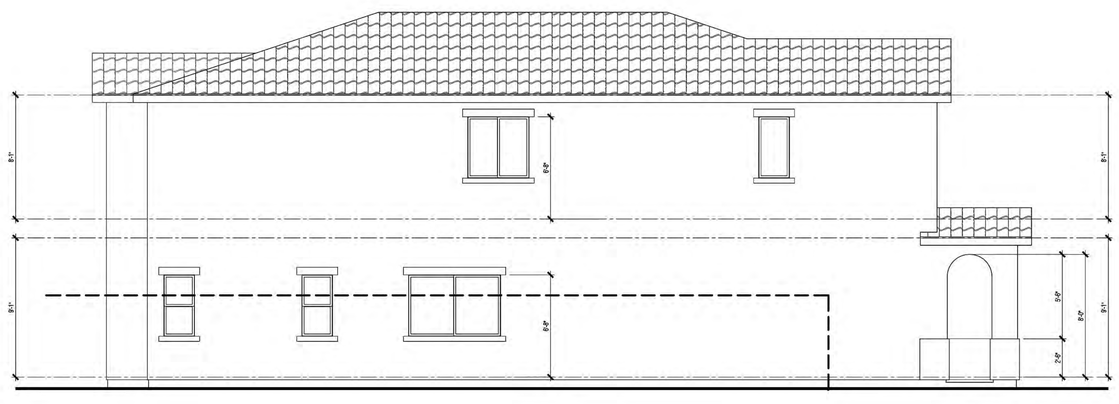
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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 4A | SPANISH

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

D·R·HORTON® America's Builder DHI NYSE

HORTON E

A4.5

0 2 4 8

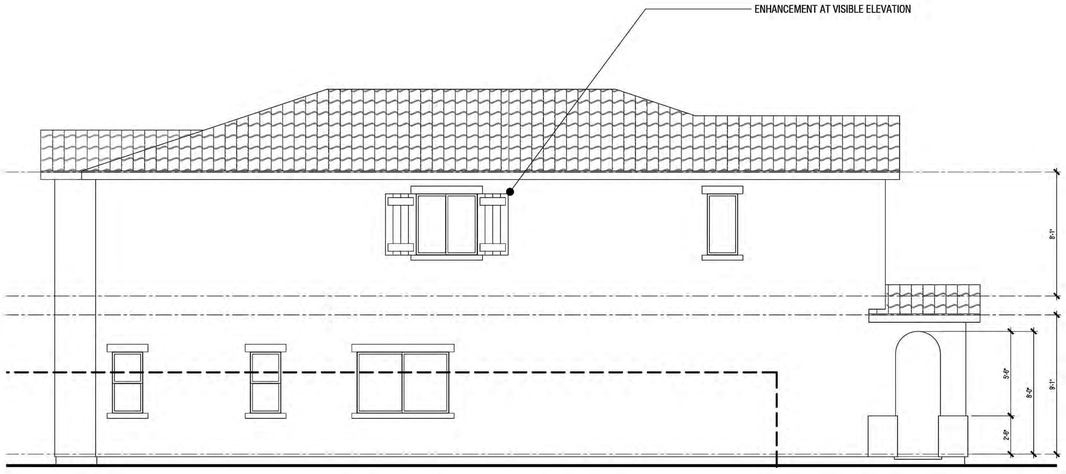
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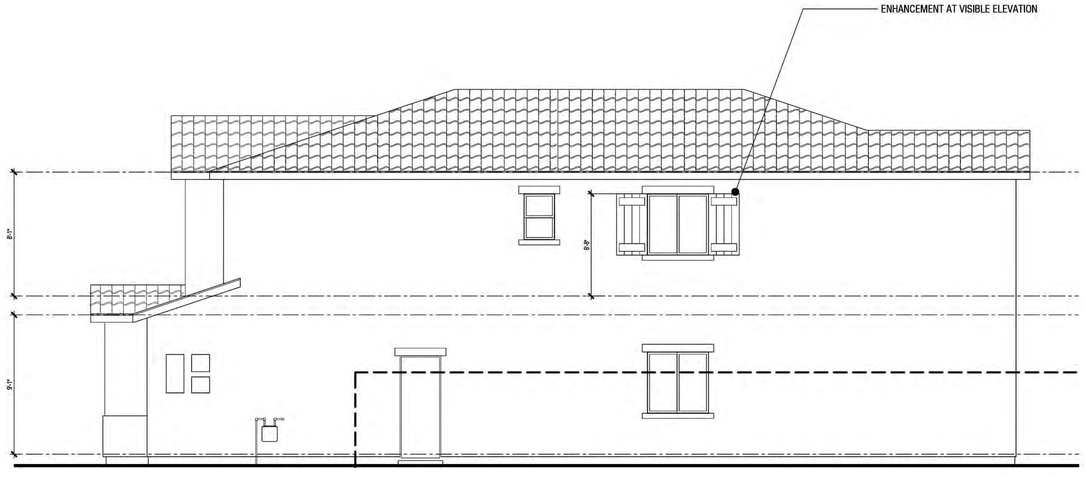
ARCHITECTS . PLANNERS . DESIGNERS

WHA

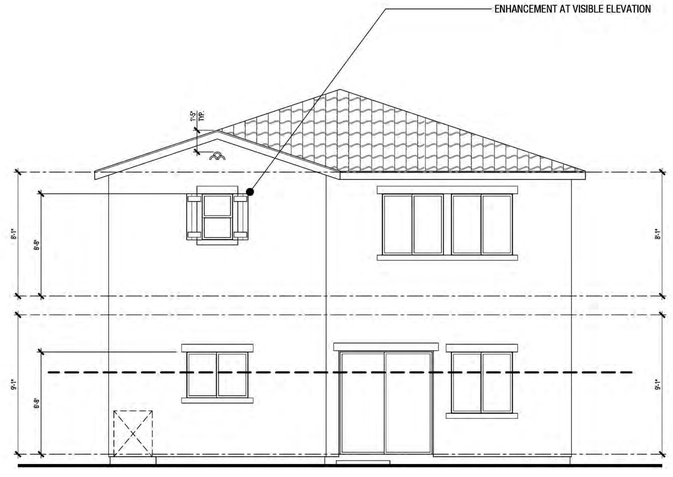
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right

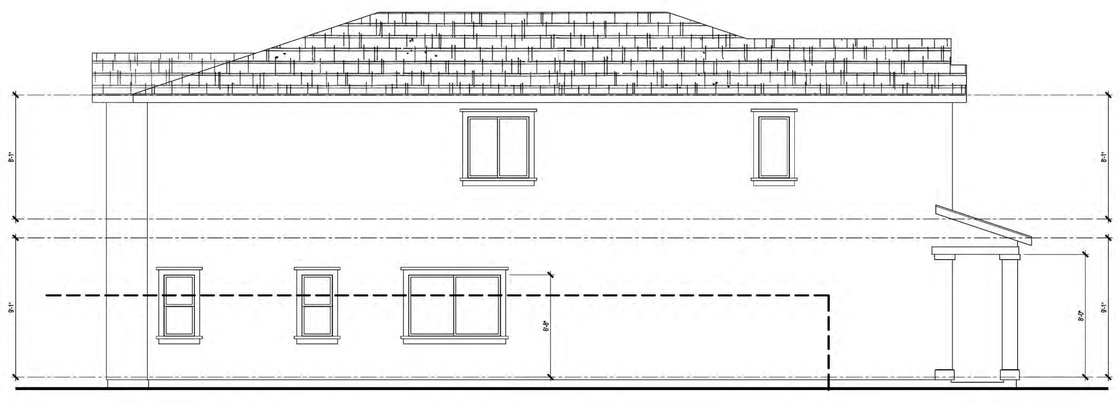


Rear

PLAN 4A | SPANISH

Building Elevations at Enhanced Lot

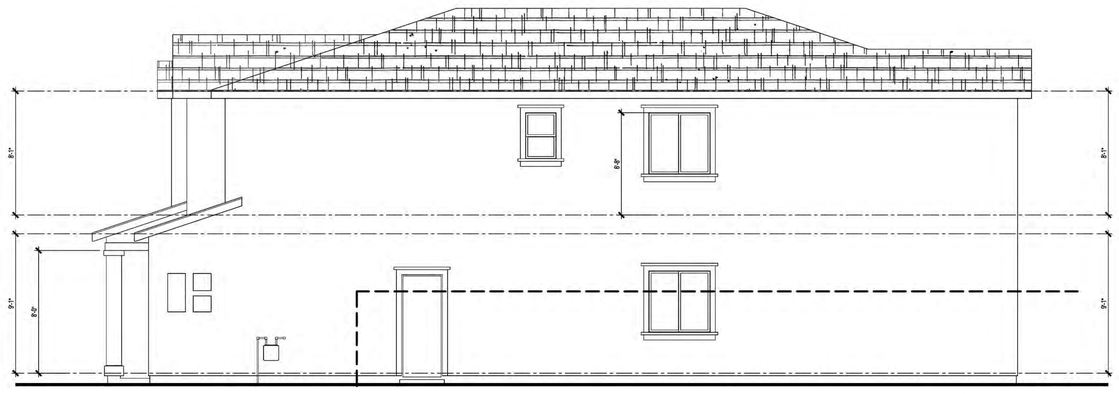
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Left



Front



Right



Rear

PLAN 4B | TRADITIONAL

Building Elevations

D·R·HORTON® America's Builder NYSE: DHI

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A4.7

0 2 4 8

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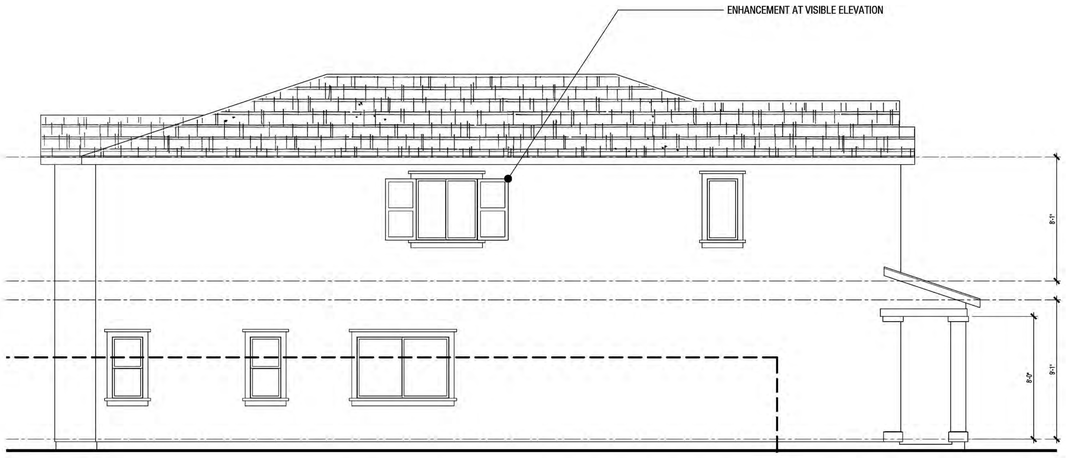
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WHA

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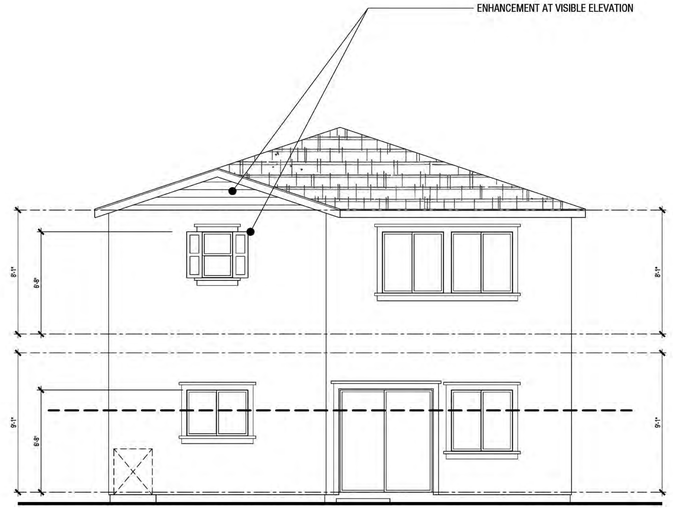
SHEET A4.7 OF 63



Left



Right

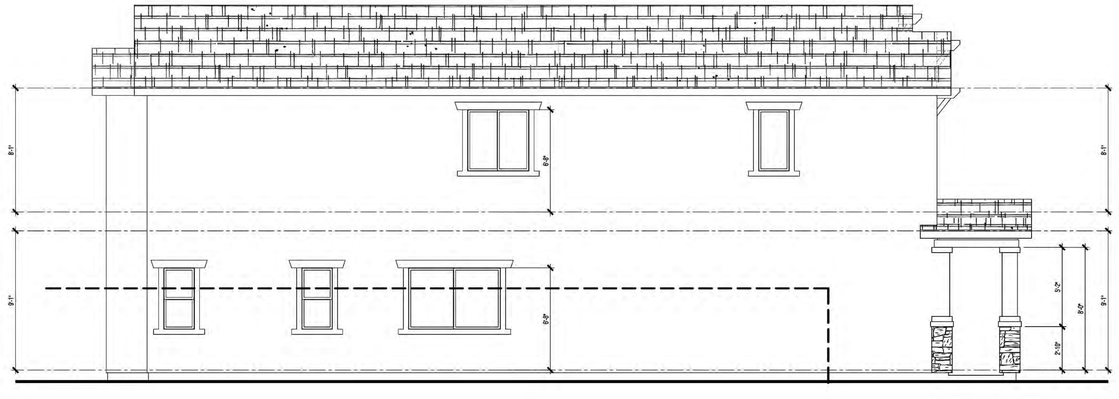


Rear

PLAN 4B | TRADITIONAL

Building Elevations at Enhanced Lot

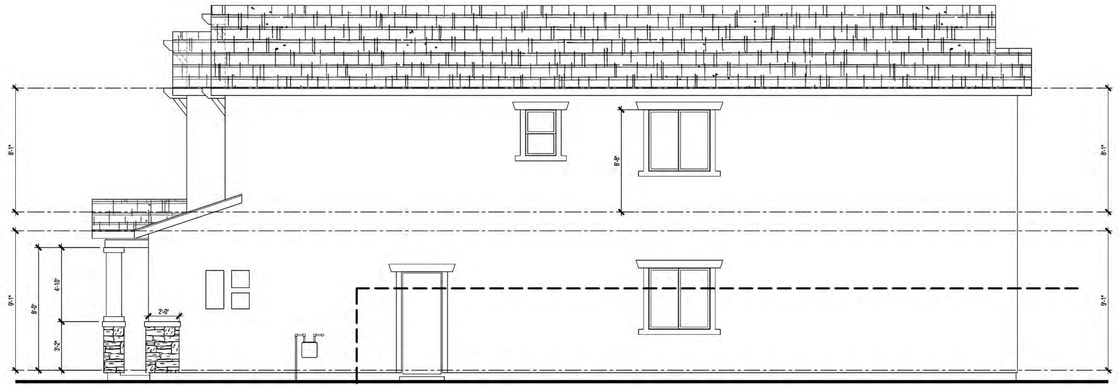
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Left



Front



Right



Rear

PLAN 4C | CRAFTSMAN

Building Elevations

EMERALD HILLS

SAN DIEGO, CA

HORTON E

A4.9

0 2 4 8

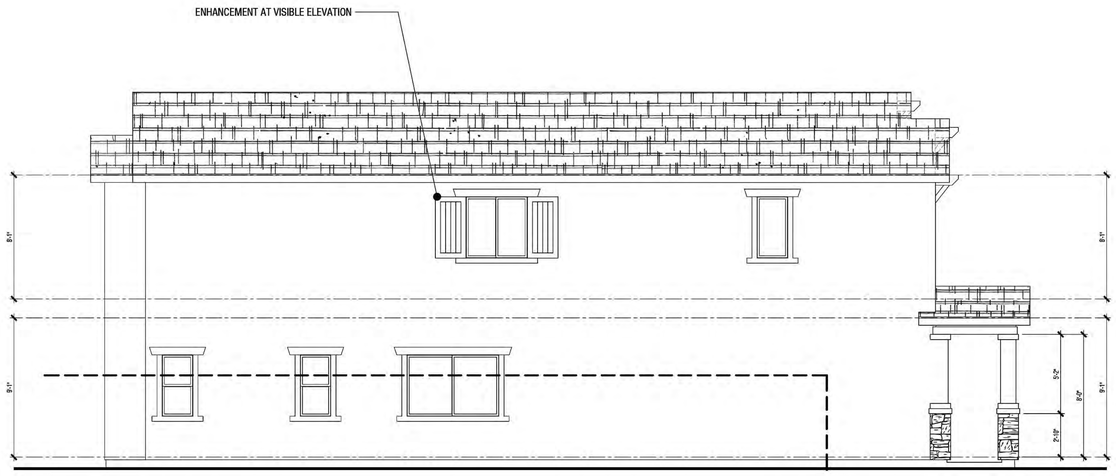
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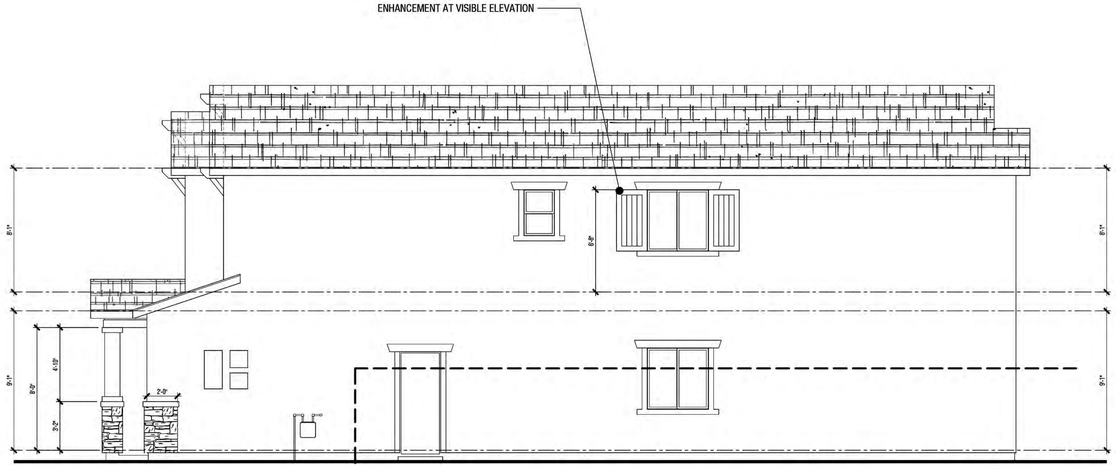
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Right



Rear

PLAN 4C | CRAFTSMAN

Building Elevations at Enhanced Lot

D·R·HORTON America's Builder NYSE DHI

HORTON E

EMERALD HILLS

SAN DIEGO, CA

A4.10

0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

City of San Diego
Development Services

Community Planning Committee Distribution Form

Project Name:	Project Number:
5702 Old Memory Lane	1107880

Community: Chollas Valley (formerly named Encanto Neighborhoods)

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ☐ Vote to Approve
- ☐ Vote to Approve with Conditions Listed Below
- ☐ Vote to Approve with Non-Binding Recommendations Listed Below
- ☒ Vote to Deny

# of Members Yes /Approve	# of Members No / Deny	# of Members Abstain
0	13	0

Conditions or Recommendations:

☐ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Andrea Hetheru A K Hetheru

TITLE:	DATE:
Chair	11/02/2024

Attach additional pages if necessary (maximum 3 attachments).

DocuSign Envelope ID: 1EF4027B-4AAA-4F2F-88FA-E34F96C533B1

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

Ownership Disclosure Statement

FORM DS-318 October 2017

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** Rezone

Project Title: Emerald Hills **Project No. *For City Use Only*:**

Project Address: 5702 Old Memory Lane, San Diego CA 92114

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

❑ Corporation ☒ Limited Liability -or- ❑ General – What State? Delaware Corporate Identification No.

❑ 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: VERTICAL BRIDGE LANDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 750 Park of Commerce Drive , Suite 200

City: Boca Raton State: FL Zip: 33487

Phone No.: 561-406-4028 Fax No.: Email:

Signature: Buddy Norman Date: 10/20/2023

Additional pages Attached: ❑ Yes ❑ No

Applicant

Name of Individual: D.R. HORTON LOS ANGELES HOLDING COMPANY, INC. ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 2280 Wardlow Circle, Suite 100

City: Corona State: CA Zip: 92880

Phone No.: (951) 739-5444 Fax No.: (800) 975-4461 Email: DBoyd@drhorton.com

Signature: Date: 11-10-23

Additional pages Attached: ❑ Yes ❑ No

Other Financially Interested Persons

Name of Individual: Vertical Bridge REIT ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 750 Park of Commerce Drive, Suite 200

City: Boca Raton State: FL Zip: 33487

Phone No.: 561-948-6367 Fax No.: Email:

Signature: Buddy Norman Date: 10/20/2023

Additional pages Attached: ❑ Yes ❑ No

D.R. Horton, Inc. Corporate Officers:

- Donald R. Horton, Chairman of the Board
- David V. Auld, Vice Chairman of the Board
- Paul J. Romanowski, President and Chief Executive Officer
- Michael J. Murray, Executive Vice President and Chief Operating Officer
- Bill W. Wheat, Executive Vice President and Chief Financial Officer

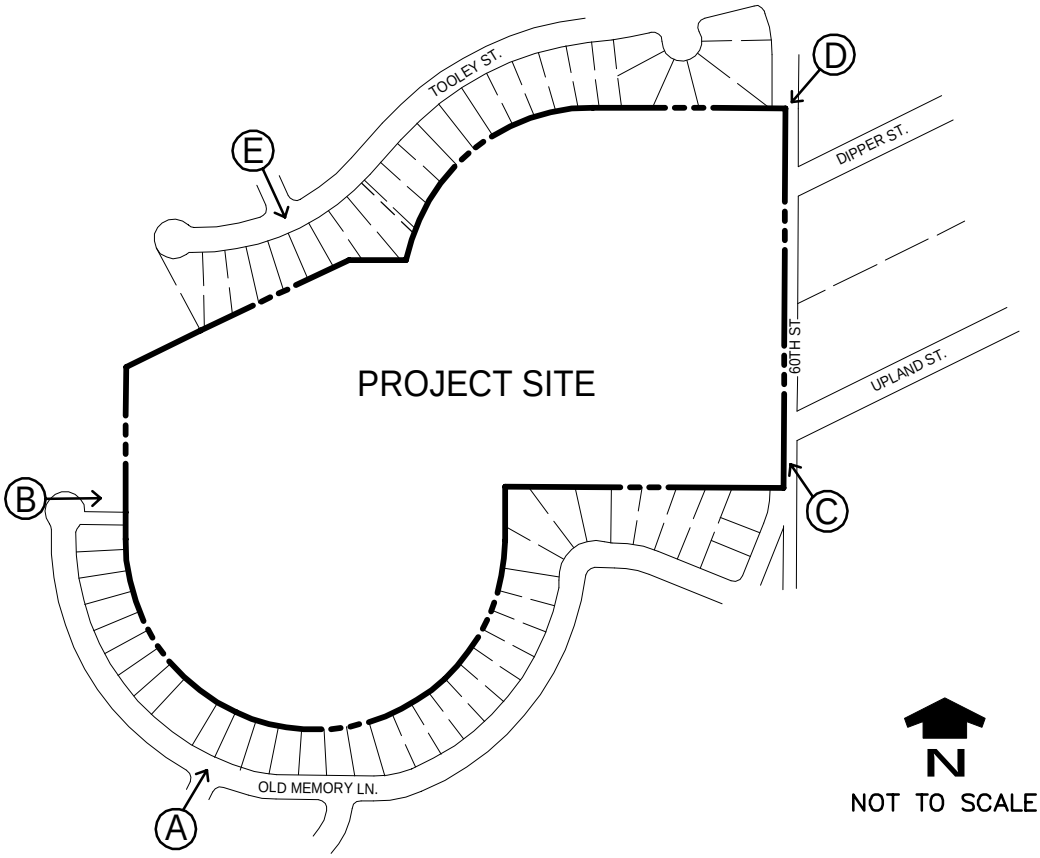
Address of Corporate Officers:
D.R. Horton, Inc.
1341 Horton Circle
Arlington, TX 76011

Phone: (817) 390-8200

ATTACHMENT 12

PHOTO KEY MAP

EMERALD HILLS





A



B



C



D



E



AERIAL PHOTOGRAPH

ATTACHMENT 13

The following is a link to:

Addendum No. 1107880 to the Southeastern San Diego and Encanto Neighborhoods Community Plan Update Program Environmental Impact Report (PEIR) No. 310077/SCH No. 2014051075, and a Mitigation, Monitoring, and Reporting Program for the Emerald Hills Project, PRJ-1107880