



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 4, 2021 REPORT NO. PC-21-006

HEARING DATE: February 11, 2021

SUBJECT: DEL MAR HIGHLANDS ESTATES AMENDMENT. Process Four Decision

PROJECT NUMBER: [655778](#)

REFERENCE: [Del Mar Highlands Estates-Project No. 500066, Planning Commission Report No. PC-17-015](#)

[Pacific Highlands Ranch \(PHR\) Unit 8 and 9-Project No. 500058, Planning Commission Report No. PC-17-016](#)

[Pacific Highlands Ranch \(PHR\) Unit 22B Amendment-Project No. 655758, Planning Commission Report No. PC-20-048](#)

OWNER/APPLICANT: PARDEE HOMES, a California Corporation

SUMMARY

Issues: Should the Planning Commission approve the construction of 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units at 14163 Old El Camino Real within the Pacific Highlands Ranch Subarea Plan area?

Staff Recommendations:

1. ADOPT Addendum No. 655778, an addendum to Environmental Impact Report No. 94-0576/SCH No. 96-121073, and ADOPT a Mitigation, Monitoring, and Reporting Program;
2. APPROVE Site Development Permit No. 2388323; and
3. APPROVE Planned Development Permit No. 2388324.

Community Planning Group Recommendation: On April 23, 2020, the Carmel Valley Community Planning Board, the community planning group overseeing the Pacific Highlands Ranch Subarea Plan area, voted 8-0-0 to recommend approval of the project with the condition that increased color-variation and articulation are considered. The applicant had

agreed to evaluate the requests during the building permit phase.

Environmental Review: [Addendum No. 655778](#) to [Environmental Impact Report \(EIR\) No. 94-0576/SCH No. 96-121073](#), was prepared to address the project's consistency with all applicable previously certified documents. It was determined by the City that there are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increased adverse impacts as a result of the proposed project.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The proposed project is an amendment to the previously approved 13 affordable housing dwelling units subdivision (Site Development Permit [SDP] No. 1828039 and Planned Development Permit [PDP] No. 1783449) to add an additional 13 dwelling units comprised of seven affordable housing dwelling units and six market rate dwelling units for a total of 26 dwelling units. This project is a companion project to the Pacific Highlands Ranch (PHR) Unit 22B, Project No. 655758 for 76 single-family dwelling units which was amended to include five additional market rate single-family dwelling units for a total of 81 market rate single-family units, and included the transfer of the one affordable housing unit to this project. The Pacific Highlands Ranch Subarea Plan area currently contains 629 existing affordable housing dwelling units (active deed-restricted affordable units through the San Diego Housing Commission).

BACKGROUND

The 1.80-acre site is located at 14163 Old El Camino Real in the AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) Zones within the Pacific Highlands Ranch Subarea Plan area. The site is a part of Unit 10, Lot 149, of the Del Mar Highlands Estates (DMHE) project, of which two-thirds of the site remains undeveloped. The project site is adjacent to residential units west of the project site and is adjacent to the Multiple Habitat Planning Area (MHPA) open space to the southeast on a separate parcel. All surrounding habitat (MHPA and non MHPA) has been conserved as a result of implementation of the DMHE project. Currently, the topography of the project site is relatively flat as the site has been previously graded. Access to the project site would be from an existing road off Old El Camino Real.

The site is part of Planned Residential Development (PRD)/Resource Protection Ordinance (RPO) Permit No. 94-0576 (DMHE, approved in March 1997). PRD/RPO Permit No. 94-0576 included 148 single-family dwelling units and 24 affordable multi-family dwelling units. The DMHE project reserved 166 acres for residential development and 307 acres as dedicated Open Space. Subsequent to the approval in 1997, all 148 single-family units and 24 multi-family affordable dwelling units were constructed. The graded pad (Unit 10 Parcels A and B) reserved for affordable housing dwelling units, was not fully developed. Approximately two-thirds of Unit 10, Parcel B, remained graded but undeveloped while Parcel A was developed with the DMHE's 24 affordable multi-family dwelling units. The future development of Unit 10, Parcel B, east of the existing DMHE's 24 affordable housing dwelling units, was however contemplated by the DMHE EIR No. 94-0576/SCH

No. 96-121073, which indicated the area would be reserved for future affordable housing dwelling units.

On February 23, 2017, the Planning Commission approved the DMHE project (Project No. 500066) SDP No. 1828039 and PDP No. 1783449, an amendment to PRD/RPO Permit No. 94-0576. This approval allowed for the construction of 13 multi-family affordable housing dwelling units in order to provide the affordable housing component for the Pacific Highlands Ranch (PHR) Units 8 and 9 Project (Project No. 500058), which was approved by the Planning Commission on February 23, 2017. This application for the Project was deemed complete on February 3, 2020, prior to the expiration date. Therefore, in accordance with [San Diego Municipal Code \(SDMC\) section 126.0114\(d\)](#), the development permit will automatically be extended until a decision on the amendment request is final and all available administrative appeals of the project decision have been exhausted.



DMHE Project Site-Parcel B

On October 8, 2020, the Planning Commission provided a recommendation to the City Council to approve PHR Unit 22B Amendment (Project No. 655758), which was considered and approved by the City Council on January 12, 2021. The approval allowed for an amendment to the previously approved single-family dwelling subdivision to increase the number of lots from 76 to 81 and allocate the one additional affordable housing dwelling unit off-site to the DMHE (Parcel B of Parcel Map 19205).

DISCUSSION

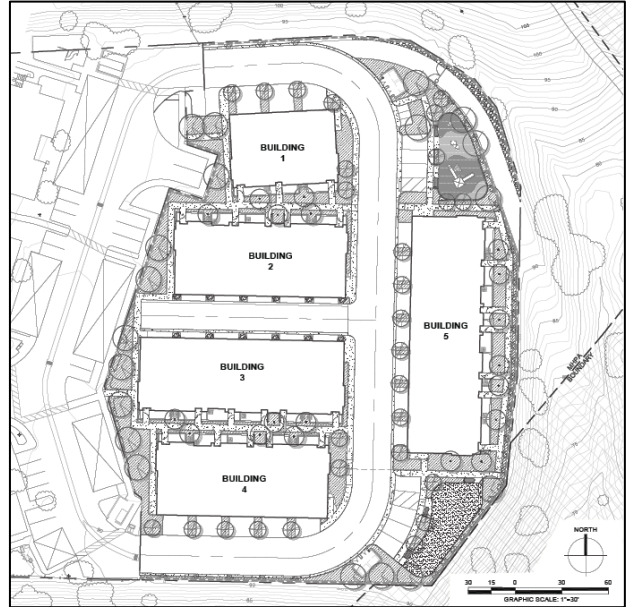
Project Description:

The DMHE Amendment Project (Project) is requesting to amend SDP No. 1828039 and PDP No. 1783449 to construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units within five buildings. Of the 20 affordable dwelling units, 14 dwelling units are required to satisfy affordability requirements for the off-site PHR development, and six dwelling units are over-allocated. Of the 14 required affordable units, 13 units will satisfy the affordability requirements for developments at PHR Units 8 and 9, and one dwelling unit will satisfy the affordability requirements for the amended development at PHR Unit 22B.

The five two-story buildings would contain 10 two-bedroom units ranging from 1,006 to 1,131 square feet in size and 16 three-bedroom units ranging from 1,251 to 1,447 square feet in size. Each unit will have private usable space (porches and balconies), storage, laundry hook-ups and covered parking. Other site improvements include a 1,700 square-foot playground lot, access drives, parking, landscaping, and the installation of site utilities, drainage improvements, landscape, irrigation, and hardscape. The 1997 DMHE Project (PRD/RPO No. 94-0576) included design guidelines for

development standards that focused on the implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The Project includes design guidelines similar to the 1997 Guidelines for site planning, landscaping consistency, and MHPA adjacency requirements.

The overall development design is comprehensive and demonstrates the relationships of the proposed development on-site with existing development off-site. The scale of the architecture will be visually reduced by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques. The buildings will be integrated into the existing topographic of the site. Architectural treatment would be applied to all elevations of a building and may include elements such as color, materials, or form drawn from the design of the primary frontage. Landscaping will be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the development. Elements such as street trees, curbside landscaping, and varied setbacks shall be used to enhance the visual appearance of the development. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations.



DMHE Amendment Project Site-Parcel B

Community Plan Analysis:

The Project site is identified in the [Pacific Highlands Ranch Subarea Plan \(PHRSP\)](#), Chapter 7 Land Use Element as “Existing or Approved” project. The site was entitled in 1997 by PRD/RPO No 94-0576, which anticipated additional development of affordable housing units on the eastern portion of the site. The site is also identified as a Candidate Location for affordable housing in Exhibit 7-1 of the PHRSP. The Project proposes to amend SDP No. 1828039 and PDP No. 1783449 to construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units within five buildings. Of the 20 affordable dwelling units, 14 dwelling units are required to satisfy affordability requirements for off-site PHR development, and six dwelling units are over-allocated and open to satisfy the Owner/Permittee’s future affordability requirements. Of the 14 required affordable units, 13 units will satisfy the affordability requirements for developments at PHR Units 8 and 9, and one dwelling unit will satisfy the affordability requirements for the amended development at PHR Unit 22B.

The PHRSP designates 5,180 residential units distributed throughout the community (this total includes housing units already developed or approved for development in the subarea). The residential unit mix of different densities and product types will be arranged to create small

neighborhoods with distinctive characteristics. The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Residential dwelling units would be grouped into neighborhoods and neighborhoods would be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. The proposed residential density will allow for the construction of 26 multi-family units in an area that has been identified for and includes affordable units per the PHRSP and PRD/RPO No, 94-0576.

The PHRSP Chapter 7 Housing discusses the community's recommendations for meeting the affordable housing goals, specifically stating on page 107: "provide an economically and socially diverse community through provision of varied housing styles, tenancy types and unit prices". The plan also states further on page 107 that "the affordable units must remain affordable for the life of the unit and should be phased in proportion to development of market rate units." The Project fulfills these goals and objectives and is consistent with the general and community plan.

The General Plan, adopted in 2008, recommends, on page LU-34, H Balanced Communities and Equitable Development as a goal to "ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels."

Project-Related Issues:

Deviations to the San Diego Municipal Code (SDMC) - The Project proposes a deviation from [SDMC Section 131.0331](#) and [Table 131-03C](#) to reduce the minimum side yard setback to eight feet where 20 feet is required. The reduced side yard setback will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the buildings are in conformance with the standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot side yard setback locations, the multi-family development will observe a 90-foot unit separation from its nearest neighbor to the west.

The Project also proposes a deviation from [SDMC Section 131.0331](#) and [Table 131-03C](#) to increase the percentage of lot coverage to 25 percent where 10 percent is allowed. The proposed 25 percent lot coverage is for the residential structures within the boundaries of the existing graded pad and would be consistent with the neighboring affordable housing development to the west. The remaining 75 percent of the lot would be for landscaping, a tot-lot, driveways, and parking. The deviation is minor and will not adversely affect the land use plan, adjacent properties or persons working or living in the area.

Conclusion:

With the approval of the requested deviations, the Project meets all applicable regulations and policy documents, and City staff finds the Project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PHRSP, SDMC, and the General Plan. In addition, the Project would further the City's affordable housing goals by developing 20 affordable housing dwelling units on-site. Therefore, staff recommends that the Planning Commission approve the Project.

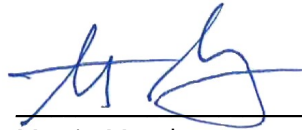
ALTERNATIVES

1. ADOPT Addendum No. 655778 to Environmental Impact Report No. 94-0576/SCH No. 96-121073 and ADOPT a Mitigation, Monitoring, and Reporting Program; and APPROVE Site Development Permit No. 2388323 and Planned Development Permit No. 2388324, with modifications.
2. DO NOT ADOPT Addendum No. 655778 to Environmental Impact Report No. 94-0576/SCH No. 96-121073 and DO NOT ADOPT a Mitigation, Monitoring, and Reporting Program; and DENY Site Development Permit No. 2388323 and Planned Development Permit No. 2388324, if the findings required to approve the project cannot be affirmed and if the Housing Crisis Act of 2019 or Senate Bill (S.B.) 330 written finding to deny can be made.

Respectfully submitted,



Tim Daly
Assistant Deputy Director
Development Services Department

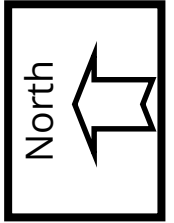
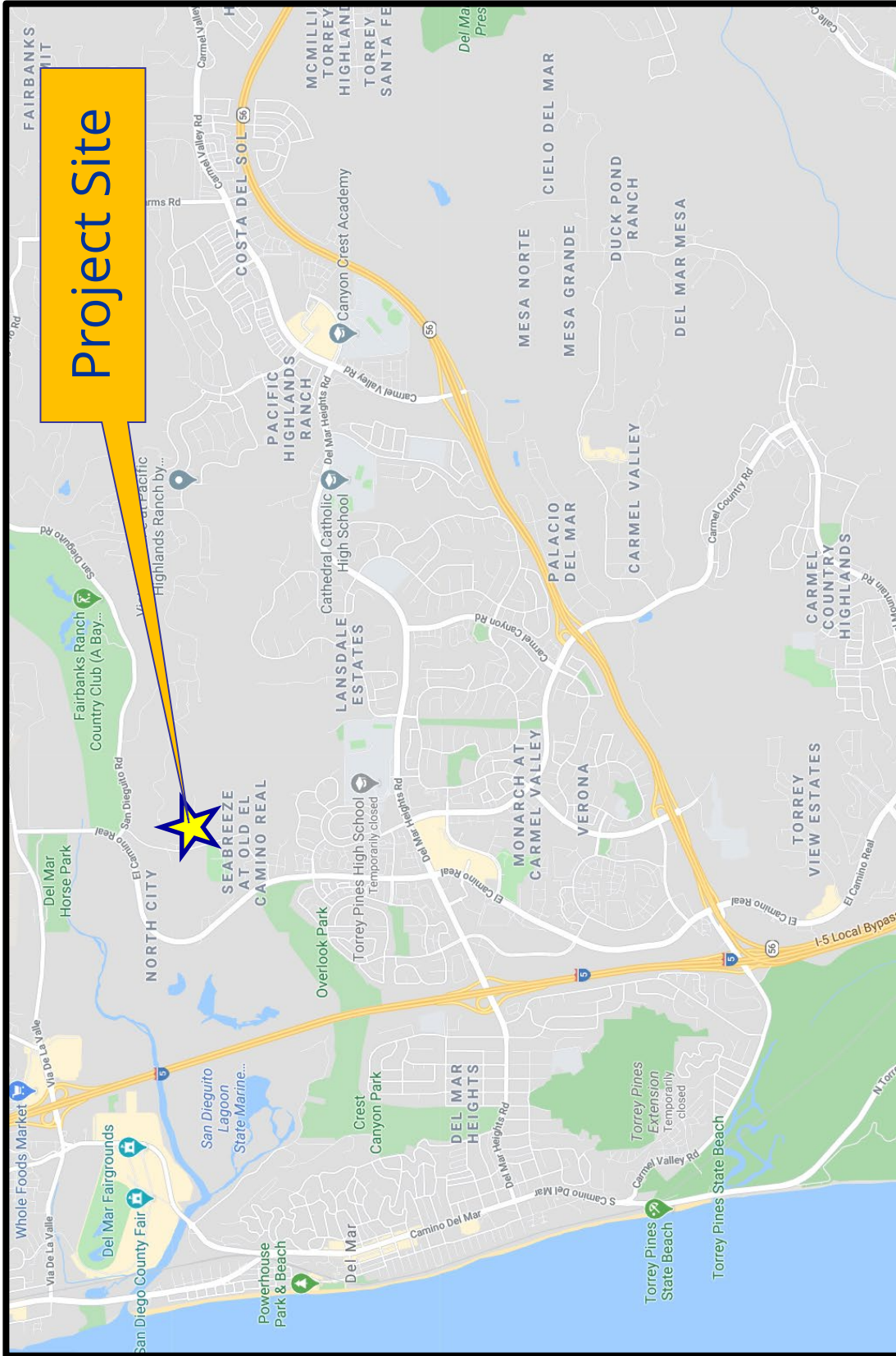


Martin Mendez
Development Project Manager
Development Services Department

DALY/mm

Attachments:

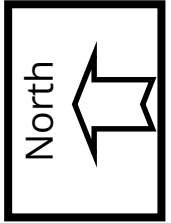
1. Location Map
2. Aerial Photographs
3. Zoning Map
4. Community Plan Land Use Map
5. Site Photo Photographs
6. Draft SDP/PDP Resolution with Findings
7. Draft SDP/PDP Permit with Conditions
8. Draft Environmental Resolution
9. PRO/RPO No 94-0576
10. SDP No. 1828039 and PDP No. 1783449
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Design Guidelines
14. Project Plans



Location Map

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778
14163 Old El Camino Real

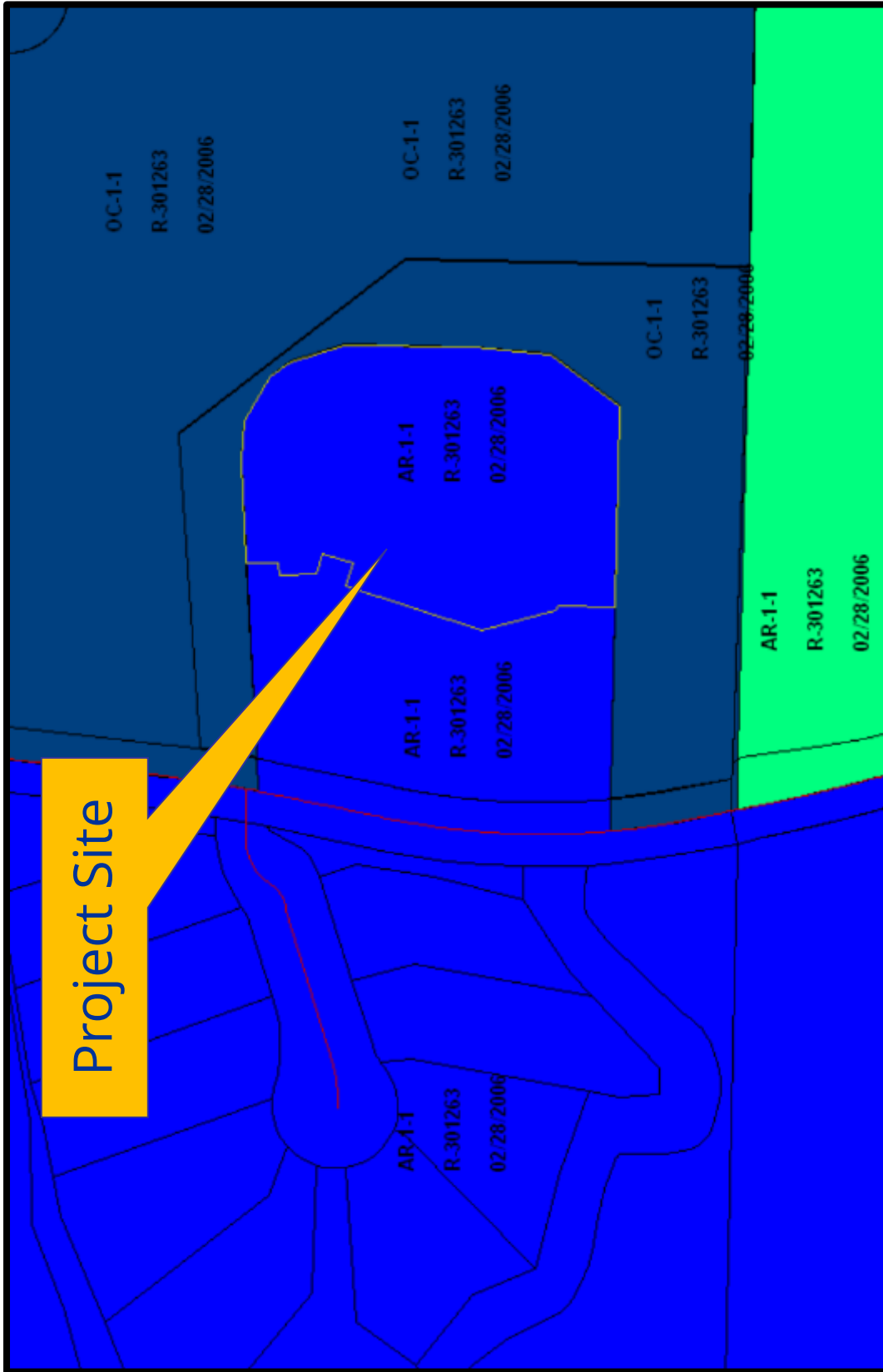
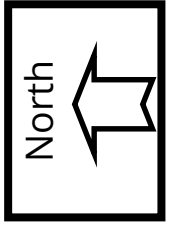




Aerial Photograph

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778
14163 Old El Camino Real



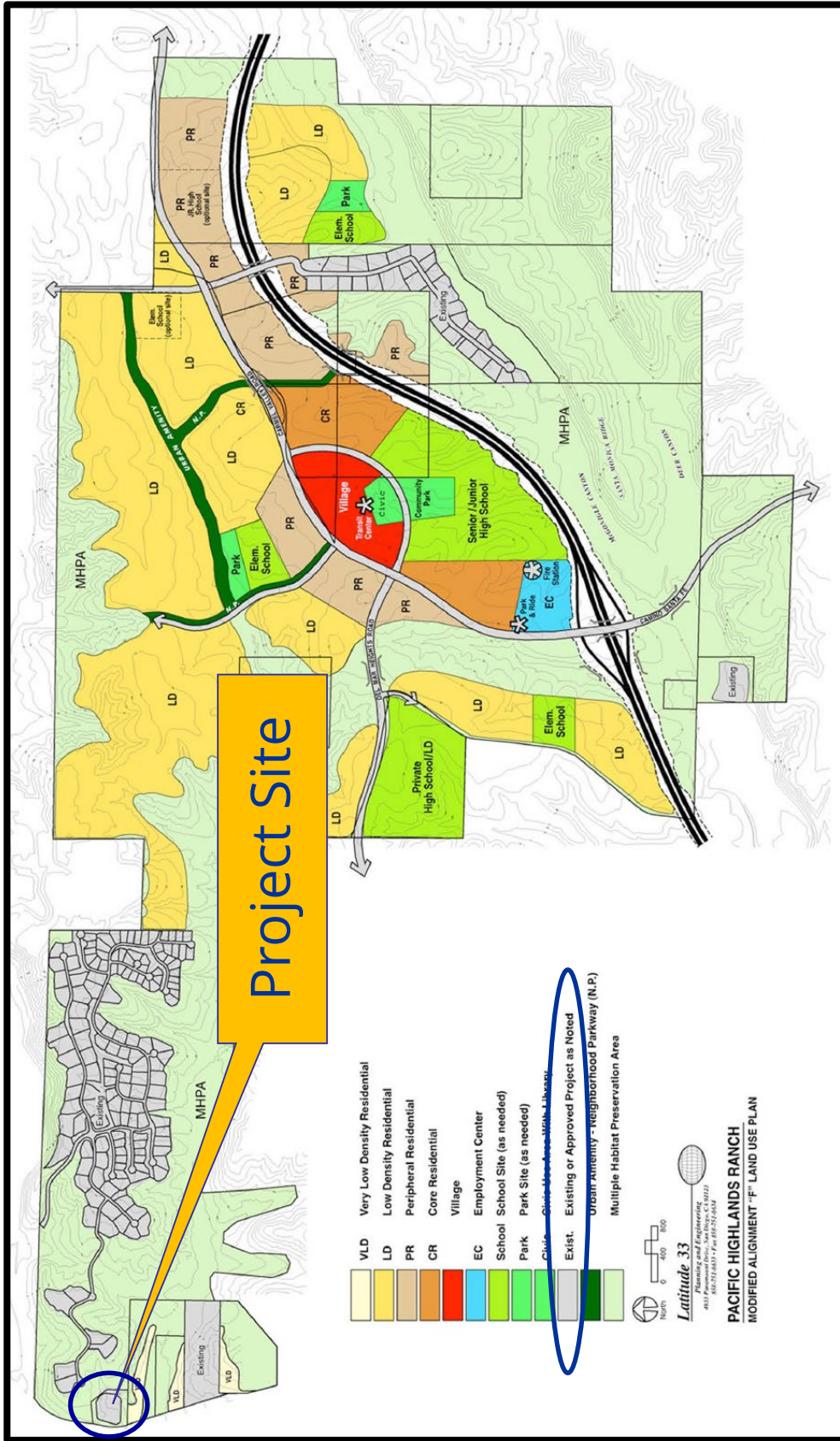
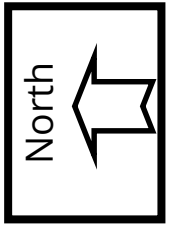


Zoning Map (AR-1-1 and OC-1-1 Zones)

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real



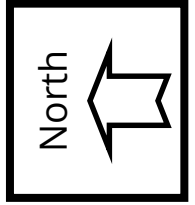


Community Plan Land Use Map

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real





Site Photographic Survey-Location Map

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real





Site Photographic Survey-Photo # 1

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real





Site Photographic Survey-Photo # 2

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778
14163 Old El Camino Real





Site Photographic Survey-Photo # 3

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real



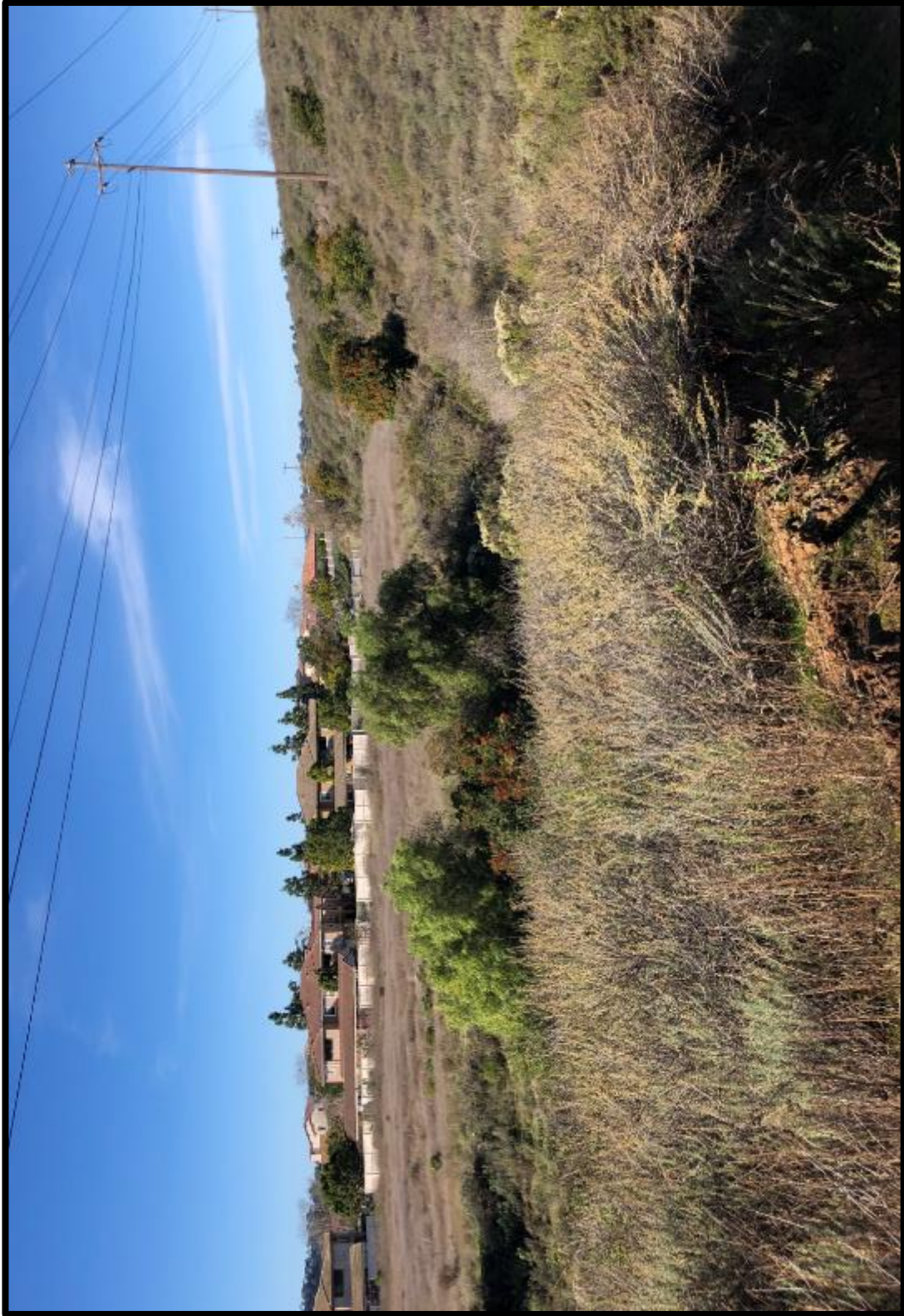


Site Photographic Survey-Photo # 4

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real





Site Photographic Survey-Photo # 5

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778

14163 Old El Camino Real



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008499

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2388323

PLANNED DEVELOPMENT PERMIT NO. 2388324

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778 [MMRP]

(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 1783449, SITE DEVELOPMENT PERMIT NO. 1828039, AND PLANNED RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0576)
PLANNING COMMISSION

This Site Development Permit No. 2388323 and Planned Development Permit No. 2388324, an amendment to Planned Development Permit No. 1783449, Site Development Permit No. 1828039, and Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576, is granted by the Planning Commission of the City of San Diego to PARDEE HOMES, a California corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0505 and 126.0605. The 1.80-acre project site is located at 14163 Old El Camino Real in the AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) Zones within the Pacific Highlands Ranch Subarea Plan area. The project site is legally described as Parcel B of Parcel Map 19205 City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003; and an easement for general purposes, together with the right to replace, maintain and alteration of any utility equipment of facility, and for vehicular and pedestrian ingress and egress on and over the driveway on Parcel A of Parcel Map 19205 City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003, Delineated on said Parcel Map as "General Utility and Access Easement Granted Hereon."

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units, where 13 dwelling units were previously approved; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 11, 2021, on file in the Development Services Department.

The project shall include:

- a. Construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units within five buildings, where 13 dwelling

units were previously approved. The five two-story buildings would contain 10 two-bedroom units ranging from 1,006 to 1,131 square feet in size and 16 three-bedroom units ranging from 1,251 to 1,447 square feet in size. Each unit will have private usable space (porches, balconies), storage, laundry hook-ups and covered parking. Other site improvements include a 1,700 square-foot playground tot lot, access drives, parking, landscaping and the installation of site utilities, drainage improvements, landscape, irrigation, and hardscape;

- b. Allowable Deviations from the SDMC:
 - 1. Side Yard Setback – A deviation from SDMC Section 131.0331 and Table 131-03C allowing a minimum side yard setback of eight feet where 20 feet is required; and
 - 2. Lot Coverage – A deviation from SDMC Section 131.0331 and Table 131-03C allowing 25 percent lot coverage where 10 percent is allowed.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. 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 February 26, 2024.
- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. 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.

11. The entitlements and conditions of Planned Development Permit No. 1783449 and Site Development Permit No. 1828039 (DOC NO. 2017-0133955), and Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 (DOC NO. 1997-0490853) shall remain in force and effect except where amended by herein this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Addendum No. 655778 to Environmental Impact Report No. 94-0576/SCH NO. 96-121073, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 655778 to Environmental Impact Report No. 94-0576/SCH NO. 96-121073, 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;
Public Facilities and Services;
Transportation; and
Water Conservation.

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall enter into a written agreement (Agreement) with the San Diego Housing Commission with respect to the 20 affordable dwelling units in the project. The Agreement shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, recorded against the Affordable Housing Project and secured by a deed of trust, which will incorporate applicable affordability conditions consistent with the Pacific Highlands Ranch Subarea Plan. The Agreement will specify the occupancy and affordability restrictions applicable to the 20 affordable dwelling units in the Affordable Housing Project. The affordable dwelling units will be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income with rental rates that do not exceed 30% of 60% of Area Median Income for no fewer than 55 years from the date of issuance of a certificate of occupancy. If for-sale properties, the sales prices will not exceed affordable housing costs of 60% of Area Median Income.

17. The timing of the construction and occupancy of the project, acceptable to the San Diego Housing Commission, shall be included in the Agreement, provided that such timing shall comply with the following:

- a) Issuance of building permits for 13 affordable dwelling units of the project required by Pacific Highlands Ranch Units 8 and 9 shall occur on or before the issuance of the 484th building permit on Pacific Highlands Ranch Units 8 and 9.
- b) Issuance of building permits for one affordable unit of the project required by Pacific Highlands Ranch Unit 22B shall occur on or before the issuance of the 77th building permit on Pacific Highlands Ranch Unit 22B.
- c) Certificate of Occupancy of the project shall occur eighteen (18) months after the issuance of building permits for the project.
- d) Occupancy of the project shall occur not later than one hundred eighty (180) days after the completion of construction of the project.
- e) For a good cause shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion

GEOLOGY REQUIREMENTS:

18. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for

adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

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

ENGINEERING REQUIREMENTS:

20. Prior to the issuance of any building permit, the Owner/Permittee shall comply with all conditions for previously approved building and grading permit for Site Development Permit No. 1828038 and Planned Development Permit No. 1783449, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the re-construction of a 28-foot driveway per current City Standards, adjacent to the site on Old El Camino Real.

LANDSCAPE REQUIREMENTS:

22. 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.

23. 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.

24. 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 per SDMC section 142.0403(b)(6).

25. 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."

26. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," on file in the Development Services Department:

- a. The Brush Management Program shall consist of a modified Zone One ranging from 19 feet to 79 feet in width, extending out from the habitable structures towards the native/naturalized vegetation consistent with SDMC section 142.0412(h)(7). No Zone Two will be provided on site; and
- b. Alternative Compliance: Where Zone One is reduced, a radiant heat wall shall be provided at the interface of Zones One and offsite brush. In addition, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

29. Prior to issuance of any grading permit, Owner/Permittee shall submit landscape construction documents required for the engineering permit showing the brush management zones on the property in substantial conformance with Exhibit "A."

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

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM REQUIREMENTS:

33. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements on the construction documents and plans for the project site:

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the Multi-Habitat Planning Area (MHPA), all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done

consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.

- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required.

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

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS

RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

TRANSPORTATION REQUIREMENTS

38. 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.

39. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a recorded Share Parking Agreement between all affected properties, satisfactory to the City Engineer.

40. Prior to the issuance of any building permit, the Owner/Permittee shall provide a Mutual Access Agreement, satisfactory to the City Engineer.

41. Prior to the issuance of the first building permit, the Owner/Permittee shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle. The fair share contribution for this improvement to El Camino Real based on the Pacific Highlands Ranch PFFP is \$1,765 per unit.

42. Prior to the issuance of the first building permit, the Owner/Permittee shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle). The fair share contribution for this improvement t to Via de la Valle based on the Pacific Highlands Ranch PFFP is \$1,508 per unit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

44. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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.

45. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on February 11, 2021 and Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 2388323 and PDP No. 2388324
Date of Approval: February 11, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martin 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.

PARDEE HOMES
a California corporation
Owner/Permittee

By _____

Name:
Title:

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

PLANNING COMMISSION RESOLUTION NO. _____

SITE DEVELOPMENT PERMIT NO. 2388323

PLANNED DEVELOPMENT PERMIT NO. 2388324

DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778 [MMRP]

(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 1783449, SITE DEVELOPMENT PERMIT NO. 1828039, AND PLANNED RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0576)

WHEREAS, PARDEE HOMES, a California corporation, Owner and Permittee, filed an application with the City of San Diego for a Site Development Permit and Planned Development Permit to amend Site Development Permit No. 2388323 and Planned Development Permit No. 2388324, an amendment of Planned Residential Development /Resource Protection Ordinance Permit No. 94-0576 to construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units, where 13 dwelling units were previously approved (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2388323 and 2388324), on portions of a 1.80-acre site;

WHEREAS, the project site is located at 14163 Old El Camino Real in the AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) Zones within the Pacific Highlands Ranch Subarea Plan area;

WHEREAS, the project site is legally described as Parcel B of Parcel Map 19205 City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003; and an easement for general purposes, together with the right to replace, maintain and alteration of any utility equipment of facility, and for vehicular and pedestrian ingress and egress on and over the driveway on Parcel A of Parcel Map 19205 City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego

County April 9, 2003, Delineated on said Parcel Map as "General Utility and Access Easement Granted Hereon;"

WHEREAS, on February 11, 2021, the Planning Commission of the City of San Diego considered Site Development Permit No. 2388323 and Planned Development Permit No. 2388324 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. 2388323 and Planned Development Permit No. 2388324:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

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

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

The Del Mar Highlands Estates (DMHE) Amendment Project (Project) is requesting to amend the previously approved 13 affordable housing dwelling units subdivision under Site Development Permit (SDP) No. 1828039 and Planned Development Permit (PDP) No. 1783449, to add an additional 13 dwelling units (seven affordable housing dwelling units and six market rate dwelling units) for a total of 26 dwelling units within five buildings. The 1.80-acre site is located at 14163 Old El Camino Real in the AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) Zones within the Pacific Highlands Ranch Subarea Plan (PHRSP) area. The site is a part of Unit 10, Lot 149, of the DMHE project (Project No. 500066). This previous approval allowed for the construction of 13 multi-family affordable housing dwelling units in order to provide the affordable housing component for the Pacific Highlands Ranch (PHR) Units 8 and 9 Project (Project No. 500058), which was approved by the Planning Commission on February 23, 2017.

The site is part of Planned Residential Development (PRD)/Resource Protection Ordinance (RPO) Permit No. 94-0576 (DMHE, approved in March 1997). PRD/RPO Permit No. 94-0576 included 148 single-family dwelling units and 24 affordable multi-family dwelling units. The DMHE project reserved 166 acres for residential development and 307 acres as dedicated Open Space. Subsequent to the approval in 1997, all 148 single-family units and 24 multi-family affordable dwelling units were constructed. The graded pad (Unit 10 Parcels A and B) reserved for affordable housing dwelling units, was not fully developed. Approximately two-thirds of Unit 10, Parcel B, remained graded but undeveloped while Parcel A was developed with the DMHE's 24 affordable multi-family dwelling units. The future development of Unit 10,

Parcel B, east of the existing DMHE's 24 affordable housing dwelling units, was however contemplated by the DMHE Environmental Impact Report (EIR) No. 94-0576/SCH No. 96-121073, which indicated the area would be reserved for future affordable housing dwelling units.

The five two-story buildings would contain 10 two-bedroom units ranging from 1,006 to 1,131 square feet in size and 16 three-bedroom units ranging from 1,251 to 1,447 square feet in size. Each unit will have private usable space (porches, balconies), storage, laundry hook-ups and covered parking. Other site improvements include a 1,700 square-foot playground tot lot, access drives, parking, landscaping and the installation of site utilities, drainage improvements, landscape, irrigation, and hardscape. The 1997 DMHE project (PRD/RPO No. 94-0576) included design guidelines for development standards that focused on the implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The Project includes design guidelines similar to the 1997 Guidelines for site planning, landscaping consistency, and Multiple Habitat Planning Area (MHPA) adjacency requirements.

The Project site is identified in the PHRSP as "Existing or Approved Project" and was anticipated for additional development of affordable housing dwelling units on the eastern portion of the site. The site is also identified as a "Candidate Location" for affordable housing in Exhibit 7-1 of the PHRSP. Of the 20 affordable dwelling units, 14 dwelling units are required to satisfy affordability requirements for off-site PHR development, and six dwelling units are over-allocated. Of the 14 required affordable units, 13 units will satisfy the affordability requirements for developments at PHR Units 8 and 9, and one dwelling unit will satisfy the affordability requirements for the amended development at PHR Unit 22B (Project No. 655758), approved by the City Council on January 12, 2021. This approval allowed for an amendment to the previously approved single-family dwelling subdivision to increase the number of lots from 76 to 81 and allocate the one additional affordable housing dwelling unit off-site to the DMHE (Parcel B of Parcel Map 19205), the proposed Project site. Therefore, the development would not adversely affect the applicable land use plan.

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

As outlined in Site Development Permit Finding A.1.a. listed above, the Project is requesting the construction of 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units. The Project site is adjacent to residential units west of the Project site and is adjacent to the MHPA open space to the southeast on a separate parcel. All surrounding habitat (MHPA and non MHPA) has been conserved as a result of implementation of 1997 DMHE project (PRD/RPO No. 94-0576). Currently, the topography of the Project site is relatively flat as the site has been previously graded. Access to the Project site would be via an existing road off Old El Camino Real.

Addendum No. 655778 to EIR No. 94-0576/SCH No. 96-121073 was prepared to address the Project's consistency with all applicable previously certified documents. It was determined there were no substantial changes to the Project, no changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increased adverse impacts as a result of the Project.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this Project. The permit includes various conditions to address MHPA, land use adjacency requirements and Brush Management Program requirements. Such conditions within the permit 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. The Project will comply with the development conditions in effect for the subject property as described in SDP No. 2388323 and PDP No. 2388324, and other regulations and guidelines pertaining to the subject property per the SDMC for the site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

As outlined in Site Development Permit Finding A.1.a. listed above, the Project is requesting the construction of 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units.

The Project proposes two deviations as noted below:

- Deviation from SDMC Section 131.0331 and Table 131-03C to reduce the minimum side yard setback to eight feet where 20 feet is required. The reduced side yard setback will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the buildings are in conformance with the standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot side yard setback locations, the Project will observe a 90-foot unit separation from its nearest neighbor to the west; and
- Deviation from SDMC Section 131.0331 and Table 131-03C to increase the percentage of lot coverage to 25 percent where 10 percent is allowed. The proposed 25 percent lot coverage is for the residential structures within the boundaries of the existing graded pad and would be consistent with the

neighboring affordable housing development to the west. The remaining 75 percent of the lot would be for landscaping, a tot-lot, driveways, and parking.

The deviations are minor and will not adversely affect the land use plan, adjacent properties or persons working or living in the area. Other than the requested side yard setback and lot coverage deviations, the Project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC). In addition, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities by constructing 20 affordable dwelling units on-site within the DMHE, which is part of the PHRSP.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits SDMC Section 126.0605(a):

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

As outlined in Site Development Permit Finding A.1.a. listed above, the Project is consistent with the goals, objectives, and proposals of the PHRSP and the General Plan. Therefore, 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.

As outlined in Site Development Permit Finding A.1.b. listed above, the permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions within the permit 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.

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

As outlined in Site Development Permit Finding A.1.c. listed above, the Project includes deviations for side yard setback and lot coverage. The reduced side yard setback will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the buildings are in conformance with the standard 20-foot side yard

setback increasing to as much as 42 feet in other locations. Even at the eight-foot side yard setback locations, the Project will observe a 90-foot unit separation from its nearest neighbor to the west.

The proposed 25 percent lot coverage is for the residential structures within the boundaries of the existing graded pad and would be consistent with the neighboring affordable housing development to the west. The remaining 75 percent of the lot would be for landscaping, a tot-lot, driveways, and parking. The deviation is minor and will not adversely affect the land use plan, adjacent properties or persons working or living in the area.

Other than the requested side yard setback and lot coverage deviations, the Project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC. The requested deviations would also assist in the avoidance of the surrounding habitat (MHPA and non MHPA), which has been conserved as a result of implementation of the DMHE project. In addition, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities by constructing 20 affordable dwelling units on-site within the DMHE, which is part of the PHRSP.

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. 2388323 and Planned Development Permit No. 2388324 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. Nos. 2388323 and 2388324, a copy of which is attached hereto and made a part hereof.

Martin Mendez
Development Project Manager
Development Services

Adopted on: February 11, 2021

IO#: 24008499

PLANNING COMMISSION RESOLUTION NO. _____
DEL MAR HIGHLANDS ESTATES AMENDMENT- PROJECT NO. 655778 [MMRP]

ADOPTED ON _____

WHEREAS, on December 23, 1996, the Pardee Construction Company submitted an application to the Planning Department for a Planned Development Permit, Resource Protection Ordinance Permit, Vesting Tentative Map, and an Amendment to the North City Future Urbanizing Area Framework Plan for the Del Mar Highlands Estates Project; and

WHEREAS, on April 15, 1997, the City Council of the City of San Diego adopted Resolution No. 288541, certifying Environmental Impact Report No. 94-0576 / SCH No. 96-121073 for Del Mar Highlands Estates, a copy of which is on file in the Development Services Department 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 March 16, 2020, PARDEE HOMES, a California corporation, submitted an application to the Development Services Department for a Planned Development Permit and Site Development Permit, amendment to Site Development Permit No. 1828039, Planned Development Permit No. 1783449 and Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576, for the Del Mar Highlands Estates Amendment project (Project) (Project No. 655778 consisting of minor technical changes and additions to the Del Mar Highlands Estates Project); and

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

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 No. 94-0576 / SCH No. 96-121073 along with the Addendum thereto, including any comments received during the public review process, 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 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 No. 94-0576 / SCH No. 96-121073 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

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 in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

That Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: _____
Martin Mendez
Development Project Manager
Development Services Department

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 655778

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 Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact Report No. 94-0576 / SCH No. 96-121073 shall be made conditions of Planned Development Permit and Site Development Permit as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
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:

<http://www.sandiego.gov/development-services/industry/information/standtemp>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 655778 and/or Environmental Document Number 655778, 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: Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or 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 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 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 Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 5. **OTHER SUBMITTALS AND 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:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use (MSCP)	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Traffic	Traffic Reports	Traffic Features Site Observation

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

In order to avoid potential impacts to Public Facilities and Services, Transportation, and Water Conservation, the following mitigation measures are conditions of project approval and shall be implemented by the permit holder:

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification** -The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (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. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **Biological Construction Mitigation/Monitoring Exhibit (BCME)** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to any species identified as a listed, candidate, sensitive, or special status species in the MSCP: coastal California gnatcatcher, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other

project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

- G. **Education** –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

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

III. Post Construction Measures

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

Public Facilities and Services

- a) Prior to the issuance of any building permit for any residential dwelling unit, the applicant shall participate in mitigation through implementation of a School Agreement (grades K-6) and the participation in a Mello-Roos Community Facilities District (Mello-Roos) (grades 7-12). Prior to the issuance of any building permit for any residential unit, these fees shall be established through a

School Agreement with the Solana Beach Elementary School District and the participation in a Mello-Roos with the San Dieguito Union High School District.

- b) The Owner/Permittee shall pay to the City the development's fair share costs in providing population-based parks to serve future residents (i.e., park fees).
- c) In order to minimize emergency response times to future on-site residences, the following requirements will be incorporated into the design guidelines for DMHE:
 - 1) Large, clearly legible address numbers will be provided at the street.
 - 2) Security entrances will either be staffed 24 hours a day or a security gate code will be provided to the Police and Fire Departments.
 - 3) The developer shall coordinate with the fire department to ensure that road widths and turning radii are adequate for all roads and that project fire hydrants are optimally located. The results of this coordination shall be included within the DMHE Design Guidelines and tentative map.
 - 4) Residential fire sprinklers will be required for any structure built on Lots 143, 144, 145, 146, 147, and 148.

Transportation

- a) The Owner/Permittee shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle. The fair share contribution for this improvement to El Camino Real based on the Pacific Highlands Ranch PFFP is \$1,765 per unit. This requirement would be a condition of project approval.
- b) The Owner/Permittee shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle). The fair share contribution for this improvement to Via de la Valle based on the Pacific Highlands Ranch PFFP is \$1,508 per unit. This requirement would be a condition of project approval.

Water Conservation

- a) Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas; (landscaping plans)
- b) Provide integrated organic soil amendments in landscaped areas to improve infiltration; (landscaping plans)
- c) Reduce runoff potential from landscaped areas by utilizing berming, raised planters, and drip irrigation systems; (landscaping plans)
- d) Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated; (landscaping plans)

- e) Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants; (landscaping plans)
- f) Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design; and (building permits)
- g) Provide information regarding water conservation measures to new residents at the time of lot purchase. (certificate of occupancy)

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DRAFT



ATTACHMENT 9
DOC # 1997-0490853
OCT 02, 1997 11:13 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

554

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 68.00

AND WHEN RECORDED MAIL TO
CITY CLERK'S OFFICE
MAIL STATION 2A

F8
21P
1CON

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED RESIDENTIAL DEVELOPMENT AND
RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0576
DEL MAR HIGHLANDS ESTATES
CITY COUNCIL

This Planned Residential Development Permit is granted by the Council of The City of San Diego to PARDEE CONSTRUCTION COMPANY, a California Corporation, Owner/Permittee, under the conditions contained in San Diego Municipal Code sections 101.0900 and 101.0462.

1. Permission is granted to Owner/Permittee to construct a residential development on property described as a portion of Lot 1 of Reversionary Map of San Dieguito Estates, Map No. 10780 and a portion of Section 8, Township 4 South, Range 3 West, SBM, located south of San Dieguito Road and east of Old El Camino Real, in the A-1-10 (HR) Zone and a portion of Section 21, Township 14 South, Range 3 West, SBM, also in the A-1-10 (HR) Zone.

2. The Planned Residential Development/Resource Protection Ordinance Permit shall include the total of the following facilities:

- a. One-hundred forty-eight (148) single-family, market rate homes and 24 attached below market rate residences;
- b. Off-street parking;
- c. Incidental accessory uses as may be determined and approved by the City Manager.

3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Permits may be issued for model units prior to the final map recordation, subject to the requirements of the City Attorney, City Engineer and City Manager.

4. Prior to the issuance of the first grading permit, erosion control and irrigation plans shall be submitted to the City Manager for approval. Such plans shall incorporate measures required in the Mitigation and Monitoring Program for Del Mar Highland Estates. Within 30 days of the completion of grading activities, hydroseeding, container stock planting (per the Project Design Guidelines date March 26, 1997) of naturalized slopes identified in the Landscape Concept Plan shall be completed, and erosion control, hydroseeding and planting for internal slopes adjacent to and part of residential lots shall be installed as required. Erosion control measures shall be maintained until establishment of permanent landscaping and sale of individual lots.

ORIGINAL

5. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
6. For the 148 market rate units, 444 on-site total parking spaces shall be provided (at a ratio of three spaces per dwelling unit). Of those spaces, 148 shall be provided for guests (at a ratio of one space per unit). For the 24 below market rate units, not less than 47 on-site parking spaces shall be provided. Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the CC&R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated April 15, 1997. Parking spaces and aisles shall conform to adopted City standards. No change shall be made at any time for use of these off-street parking spaces.
7. Exterior radio or television antennas shall be prohibited, except for one master antenna for the project. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation. This shall not preclude the installation of satellite dishes.
8. No manufactured slope shall be steeper than a ratio of 2:1, except for internal slopes between lots, which may be 1.5:1 (if not exceeding ten feet in height) and for the project entry street grading.
9. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer of market rate units or lots and in the sales/rental office for the below market rate units.
10. Any sales or rental office or temporary sales or rental signs advertising the subdivision shall be approved by the City Manager and shall be consistent with the criteria established by the adopted Development and Design Guidelines.
11. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
12. The effective date of this permit shall be the date of final action by the City Council. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the City Council, as set forth in section of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered.
13. No development shall commence, nor shall any permit for construction be issued, until:
 - a. The Permittee signs and returns the permit to the City;
 - b. The Planned Residential Development Permit is recorded in the Office of the County Recorder.
14. The property included within this development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the City Manager or the permit has been revoked by the City of San Diego.

ORIGINAL

15. This Planned Residential Development Permit/Resource Protection Ordinance may be canceled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City or Permittee.
16. This Planned Residential Development Permit/Resource Protection Ordinance shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the Permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.
17. Private streets shall be named and begin with appropriate terms such as "Caminito," "Ruelle," "Row," or "Square." Public refuse collection shall not be permitted unless approved by the City Manager. All private streets shall be improved to the requirements set forth by the City Engineer. No parking shall be permitted on any private streets except in approved locations.
18. This Planned Residential Development Permit/Resource Protection Ordinance allows the sale of individual lots for the purpose of construction of residential units consistent with conditions and exhibits of the permit.
19. Prior to the issuance of the first grading permit, a detailed revegetation plan shall be prepared and submitted by a qualified revegetation specialist for review and subsequent approval by the Development Services Manager. The subdivider shall implement the "Native Habitat Restoration Plan for Del Mar Highlands Estates" for at least the initial 37 acres of the 77-acre revegetation plan. Implementation of the revegetation plan shall occur during the first available rainy seasons upon completion of grading. A surety bond, in the amount to be determined with approval of the final plans, shall be posted with the City to assure implementation of the revegetation plan maintenance.
20. Prior to the approval of improvement plans for publicly dedicated street and private streets within the associated tentative map, an area not less than forty square feet shall be indicated on the improvement plans for the planting of street trees. The location of street trees shall conform with Exhibit "A" Landscape Concept Plan and the applicable sections of the *Landscape Technical Manual*. Other improvements such as driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees to the satisfaction of City Manager.
21. Prior to the issuance of any Certificate of Occupancy for any building, it shall be the responsibility of the Permittee to install all approved landscape and obtain all required landscape inspections and to obtain an NO FEE STREET TREE PERMIT for all street trees, and must notify and obtain signatures on a no fee street tree permit from, any subsequent property owner, prior to any transfer of ownership of the property. Copies of these approved documents must be submitted to the City Manager.
22. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
23. The Permittee/applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
24. The development, including signs, shall be consistent with the "Del Mar Highlands Estates Design Guidelines and Development Standards" approved on April 15, 1997.



ORIGINAL

25. In the event that 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 the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the City Manager shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.
26. Within 30 days from the issuance of the first grading permit, detailed landscaping and irrigation plans for major slopes (Naturalized and Internal Slopes as identified in the Landscape Concept Plan) shall be submitted to the City Manager for review. Prior to the issuance of building permits, complete building plans, including landscape plans, shall be approved by the City Manager. All plans shall be in substantial conformity to Exhibit "A," dated April 15, 1997, on file with the City and in accordance with the *Landscape Technical Manual* Document No. RR-274506. Such landscaping shall be installed for each particular development unit identified on the tentative map prior to issuance of an occupancy permit in that permit in that unit. Subsequent to the completion of this project, no changes shall be made unless approved by the City Manager or until an appropriate application for an amendment to this permit shall have been granted. Such landscaping shall be maintained by the developer in a disease, weed and litter free condition at all times until acceptance of public improvements or establishment of a homeowners' association to assure maintenance.
27. Only those accessory structures which are non-combustible or have an appropriate fire resistance rating shall be permitted within Brush Management Zone 1.
28. Walls of structures facing canyons shall comply with Section 6.6-2 of the *Landscape Technical Manual* Document Number RR-274506, on file in the Office of the City Clerk.
29. All requirements for fire-resistive construction and other architectural features shall conform to all applicable City and Regional building code standards.
30. Street trees and all other landscape indicated on the approved Landscape Concept Plan are required to be installed by the developer except as modified by other conditions contained within this permit. Approved planting shall be installed within each unit of the tentative map before issuance of any occupancy permit on any building in that unit. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.
31. Within 30 days from the issuance of the first grading permit, detailed landscaping and irrigation plans for Primary Streetscape (per the Landscape Concept Plan) shall be submitted to the City Manager for review. These plans shall be approved prior to the issuance of building permits. All plans shall be in substantial conformity to Exhibit "A," dated April 15, 1997, on file with the City. Such landscaping and irrigation shall be installed for each particular development unit identified on the tentative map prior to issuance of an occupancy permit in that unit. Subsequent to the completion of this project, no changes shall be made by the developer unless approved by the City Manager or until an appropriate application for an amendment to this permit shall have been granted. Such landscaping shall be maintained by the developer in a disease, weed and litter free condition at all times and until the establishment of a homeowners' association or sale of the individual lot for maintenance by the owner.



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32. The issuance of this permit by The City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Action of 1973 and any amendments thereto (16 U.S.C. section 1531 et seq.).

33. The owner of Lot 149 shall confer with SDG&E's Land Management staff prior to commencing residential construction. The owner of the lot shall obtain a consent Agreement from SDG&E for any encroachments within the existing easement, including secondary uses and landscaping.

34. Prior to the issuance of any building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the a location of all fire hydrants on the plot plan (UFC 10.301).
- c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
- d. Provide temporary street signs.
- e. Comply with the City of San Diego *Landscape Technical Manual* regarding brush and landscaping.

35. Development of the Affordable Housing Site (Lot 149) shall be subject to the terms of the Affordable Housing Program ("Program") attached hereto as Exhibit "B" and incorporated herein by this reference, including, but not limited to the location of the affordable housing set forth in paragraph 2.b. and the phasing schedule set forth in paragraph 2.e. of the program. Permittee shall satisfy all affordable housing requirements, by complying with the program. Permittee and the San Diego Housing Commission ("Commission") have selected the western portion of Lot 149 on the Del Mar Highlands Estates Vesting Tentative Map No. 94-0576 ("Affordable Housing Site"), see Exhibit 4 to program, as the site where twenty-four (24) affordable units will be developed. In the event that a phase shift from Future Urbanizing to Planned Urbanizing is approved by the residents of City which includes Del Mar Highlands Estates, Permittee and the Commission may, after obtaining City approval for any necessary amendments to the Planned Residential Development Permit, agree to develop the twenty-four (24) affordable units on sites other than specified in the program.

36. As an alternative to constructing twenty-four (24) affordable units on the Affordable Housing Site, Permittee is authorized to construct in Del Mar Highlands Estates an attached or detached dwelling unit (hereinafter referred to as a "companion unit") in addition to the market rate dwelling unit on 8 of the 148 parcels containing market rate dwelling units. Should Permittee construct 8 companion units, Permittee shall be responsible to construct a maximum of 16 affordable dwelling units on the Affordable Housing Site. Permittee shall not be permitted to proceed with the construction of any companion units, however, until such time as the Executive Director of the Housing Commission, the Housing Commission, or the Housing Authority authorizes construction of the second 30 unit increment of "companion units" for the Black Mountain Ranch-NCFUA project.

In the event Permittee elects to proceed with the construction of companion units as indicated in the preceding paragraph, approval of this Planned Residential Development Permit shall constitute the discretionary approval for use of such companion units, however, Permittee shall be required to obtain permits and approvals, such as building permits, from City, including a Planned Residential Development Permit amendment, prior to construction of the companion units. In addition, companion units shall not be considered separate units but rather accessory uses to an approved residential unit and therefore reduced fees will be considered pending evaluation of data that suggests companion units have lower facility impacts than market rate units.

If construction of eight (8) companion units is authorized to proceed as described above, Permittee shall not be entitled to an additional market rate units in excess of the proposed 148 market rate units (118 base units plus 30 market rate bonus units).

37. Concurrent with recordation of the first final map for dwelling units in Del Mar Highlands Estates, Permittee shall record a lien on the Affordable Housing Site, in a form acceptable to the Executive Director of the Commission to secure the completion of construction of the twenty-four (24) affordable units. Said first final map shall include the Affordable Housing Site. Permittee shall provide Commission evidence that the Affordable Housing Site constitutes a legal lot within the meaning of California Law and title insurance which verifies that the Commission's lien is in a first priority position. Permittee further agrees that prior to recording the first final map for dwelling units in Del Mar Highlands Estates, Permittee shall provide to the Commission security in the amount of \$1.2 million, in the form of a bond, cash, letter of credit, set aside letter from a federally insured lending institution, or other security acceptable to the Commission, or any combination thereof, to secure the completion of construction of the twenty-four (24) affordable units. When occupancy of the twenty-four (24) affordable units is authorized by City, the security shall immediately be released by the Executive Director of the Commission. The design and location of the affordable units shall be reasonably similar to the product described in the program.

38. Upon filing the first final map for Del Mar Highlands Estates and posting security, Permittee is authorized to proceed with the construction of seventy-six (76) market rate units. Issuance of building permits for construction of the 77th, or greater, market rate dwelling unit shall not occur until building permits are issued for construction of the twenty-four (24) affordable units. Issuance of building permits for construction of the 115th, or greater, market rate dwelling unit shall not occur until occupancy of the twenty-four (24) affordable units is authorized by City. In any event, completion of construction of the twenty-four affordable units and their availability for occupancy shall occur no later than 15 months after issuance of the building permit for the 77th market rate unit. If individual parcels are sold initially by Pardee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of building permits issued, in determining when the issuance of the building permit occurs for the 77th and 115th, or greater, market rate units.

39. Upon completion of construction of the twenty-four (24) affordable units, Permittee shall record against the Affordable Housing Site or the sites of the companion units, if applicable, in a first priority position a Declaration of Covenants, Conditions, and Restriction, or other documents acceptable to the Executive Director of the Commission and Permittee, to ensure that the affordable units will remain affordable for a period of fifty-five years provisions of the affordable housing declaration document shall require owner of the Affordable Housing Site to pay n initial



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project start-up of \$625.00 and an annual monitoring fee of \$1,560, as may be reasonably adjusted by the Housing Commission from time to time.

In the event Permittee abandons development of the Del Mar Highlands Estates Parcel prior to initiating construction of any residential units thereon and this section is terminated and development of Del Mar Highlands Estates nullified, City agrees that Permittee shall have no obligation to construct the affordable units and Commission shall relinquish whatever security it has received from Permittee prior to the abandonment.

40. As a condition to the issuance of building permits, the following measures shall be incorporated into the final drawings:

- a. Prior to the issuance of building permits, a paleontological monitoring results report shall be submitted to Development Services for review and approval.
- b. Prior to the issuance of any building permit for any residential dwelling unit, the Owner/Permittee shall participate in mitigation through implementation of School Agreement and the participation in a Mello-Roos Community Facility or District (Mello-Roos). Prior to the issuance of any residential building permit, these fees and or participation in a Mello-Roos shall be established through an Agreement with Solana Beach/San Dieguito Union High School District (the Districts).
- c. The design Guidelines shall reflect that the development of individual lots abutting conserved habitat shall not permit large spotlight-type lighting directed into the conserved habitat. This shall not prohibit appropriate lighting of tennis courts, swimming pools, etc. so long as the lighting is directed toward the tennis court, swimming pool, etc. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation to the extent appropriate that does not significantly reduce the purpose of the lighting.
- d. The developer shall pay to the City the development's fair share costs (i.e. Park fees) in providing population-based parks to serve future residents.
- e. To minimize emergency response time to future on-site residences, the following requirements shall be incorporated into the final design of plans as noted below:
 - i. Large clearly legible address numbers will be visible from the street. (Building permit.)
 - ii. Security entrances will either be staffed 24 hours a day or a security gate code will be provided to the Police and Fire Department. (Building permit.)
 - iii. Residential fire sprinklers will be required for any structure built on lots 143, 144, 145, 146, 147 and 148. (Building permit.)
- f. The following mitigation shall be incorporated into the final project plan as noted below to address water usage concerns:



- i. Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas. (Landscaping plans.)
 - ii. Provide integrated organic soil amendment into landscape areas to improve infiltration. (Landscaping plans.)
 - iii. Reduce runoff potential from landscape areas by utilizing berming, raised planters, and drip irrigation systems. (Landscaping plan.)
 - iv. Install soil moisture override systems in all common irrigation areas to avoid sprinkling when ground is already saturated. (Landscaping plan.)
 - v. Identify in the plant materials list whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants. (Landscaping plan.)
 - vi. Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design. (Building permit and landscaping plan.)
 - vii. Provide information regarding water conservation measures to new residents at the time of lot purchase. (Certificate of Occupancy.)
41. The Permittee shall install an approved vehicle strobe detector system on the main entry gates to the project, satisfactory to the Fire Department.
42. The Permittee shall install a lighted site director at the main entry and at emergency access entries to the project, satisfactory to the Fire Department.
43. The Permittee shall install a fire hydrant adjacent to the affordable housing site, in a location satisfactory to the Fire Department.
44. A turn around shall be required to serve emergency vehicles in the affordable housing parking lot, satisfactory to the Fire Department.
45. Suitable gate entries or other acceptable means of access through the perimeter wrought iron fence shall be provided, satisfactory to the Fire Department.
46. The Permittee shall ensure that building address numbers are visible and legible from the street.
47. Within 30 days from the issuance of grading permits, a complete set of brush management working drawings shall be submitted to the City Manager and the Fire Marshall for review. These plans shall be approved prior to the issuance of building permits. All plans shall be in substantial conformity to Exhibit "A," dated April 15, 1997, on file with the City, and shall comply with the applicable provisions of the "*Landscape Technical Manual*," Document No. RR-274506. The approved Brush Management Program shall be implemented within each particular development units identified on the tentative map and inspected by the City Manager prior to issuance of any occupancy permit for any building on a lot affected by brush management in that unit. Such brush management shall not be modified or altered unless this permit has been amended and is to be



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maintained, at all times in accordance with the guidelines of the City's *Landscape Technical Manual*, Document No. RR-274506, on file in the office of the City Clerk.

APPROVED by the Council of The City of San Diego on April 15, 1997, by Resolution No. R-288544.



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AUTHENTICATED BY THE CITY MANAGER


By 

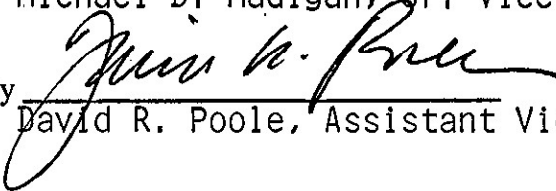
Tina P. Christiansen, A.I.A.
Development Services Manager
for the City Manager

7/26/97

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

PARDEE CONSTRUCTION COMPANY
Owner/Permittee

By 
Michael D. Madigan, Sr. Vice Pres.

By 
David R. Poole, Assistant Vice Pres.

NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.

9/16/97

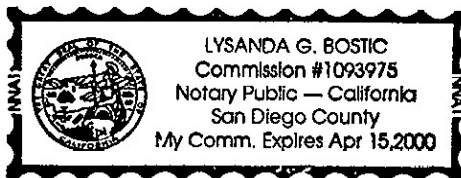
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ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On September 25, 1997, before me, LYSANDA G. BOSTIC, the undersigned, a Notary Public in and for said State, personally appeared TINA P. CHRISTIANSEN, DEVELOPMENT SERVICES MANAGER, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lysanda G. Bostic
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Planned Residential Development and Resource Protection Ordinance Permit No. 94-0576 Del Mar Highlands Estates -- R288544 -- adopted April 15, 1997

Document Date: September 25, 1997

Number of Pages: Ten

Signer is Representing: City of San Diego

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of CALIFORNIA

County of SAN DIEGO

On SEPTEMBER 22, 1997 before me, EDYTHE E. GOFF

personally appeared MICHAEL D. MADIGAN AND DAVID R. POOLE

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



WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0576 DEL MAR HIGHLANDS ESTATES COUNCIL

Document Date: April 15, 1997 Number of Pages: 10

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: MICHAEL D. MADIGAN

- Individual
Corporate Officer
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing: PARDEE CONSTRUCTION COMPANY

Signer's Name: DAVID R. POOLE

- Individual
Corporate Officer
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing: PARDEE CONSTRUCTION COMPANY



Mar 24, 2017 09:51 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$78.00

PAGES: 22

22P
RPC

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006829

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1783449
SITE DEVELOPMENT PERMIT NO. 1828039
DEL MAR HIGHLANDS ESTATES PROJECT NO. 500066
[AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT/
RESOURCE PROTECTION ORDINANCE NO. 94-0576]
PLANNING COMMISSION

This Planned Development Permit 1783449/Site Development Permit No. 1828039 [amendment to Planned Residential Development/Resource Protection Ordinance No. 94-0576] is granted by the City Council of the City of San Diego to PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602 and 143.0920. The 1.80-acre site is located at 14103 Old El Camino Real in the AR-1-1 zone within the Pacific Highlands Ranch Subarea III Community Planning area. The project site is legally described as: Parcel B of Parcel Map 19205 City of San Diego, County, of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 13 affordable housing units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 23, 2017 on file in the Development Services Department.

The project shall include:

- a. The construction of 13 affordable multi-family residential dwelling units in a single building. Unit sizes range in size from 600 square feet, 900 square feet, and 1,200 square feet;
- b. Construction of a playground area/Tot Lot;
- c. Deviations as follows:
- d.
 - 1) Density: deviation to San Diego Municipal Code (SDMC) section 131.0331 to allow 13-multi-family dwelling units in a zone which allows one dwelling unit on the lot;

- 2) Minimum Side Setback: deviation to SDMC section 131.0331 to allow an eight-foot side yard where 20 feet is the minimum.
 - 3) Minimum Lot Coverage: A deviation to SDMC section 131.0331 to allow 13 percent of lot coverage where 10 percent maximum allowed.
- e. Landscaping (planting, irrigation and landscape related improvements);
 - f. Off-street parking;
 - g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 9, 2020.
- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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.

10. 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.

11. The entitlements and conditions of Planned Residential Development/Resource Protection Ordinance No. 94-0576 shall remain in force and effect except where not amended by this Permit.

AFFORDABLE HOUSING REQUIREMENTS:

12. Owner/Permittee shall assure the construction and occupancy of the thirteen (13) unit Affordable Housing Project and shall execute an agreement (Affordable Housing Agreement), subject to the approval of the President and CEO of the San Diego Housing Commission, or her/his designee, addressing performance security for the construction of the Affordable Housing Project and dedication of Del Mar Estates Lot 149 for construction of the Affordable Housing Project, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee.

13. The timing of the construction and occupancy of the Affordable Housing Project, acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee, shall be included in the Affordable Housing Agreement, provided that such timing shall comply with the following:

a) Issuance of building permits for the Affordable Housing Project shall occur on or before the earlier of: (i) the issuance of building permits for construction of the 484th market rate dwelling unit on Pacific Highlands Ranch Units 8 and 9; or (ii) twenty-four (24) months after the issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.

b) Completion of construction of the Affordable Housing Project shall occur upon the earlier of: (i) eighteen (18) months after the issuance of building permits for the Affordable Housing Project; or (ii) the date which is thirty-two (32) months after issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.

c) Occupancy of the Affordable Housing Project shall occur not later than one hundred eighty (180) days after the completion of construction of the Affordable Housing Project.

14. For a good cause shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion.

15. Owner/Permittee shall execute and record a declaration of covenants, conditions and restrictions (a Declaration) in first lien priority position against Del Mar Estates Lot 149, restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five (55) years from the date of issuance of a certificate of occupancy. All of the Affordable Units shall be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. Area Median Income shall mean the area median income defined by the United States Department of Housing and Urban Development (HUD) as the then current area median income for the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area, established periodically by HUD and published in the

Federal Register, as adjusted for family size. The Declaration shall provide for the siting, mix and architecture nature of the Affordable Housing Project.

16. Owner/Permittee shall execute and record a deed of trust against Del Mar Estates Lot 149, in second lien priority (junior only to the Declaration), assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the San Diego Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as she/he may impose.

17. Owner/Permittee shall enter into and execute such other and further documents as the President and CEO of the San Diego Housing Commission, or her/his designee, shall require, from time to time, as may be needed to effectuate the Affordable Housing Requirements.

ENGINEERING REQUIREMENTS:

18. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

20. 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 in a manner satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to reconstruct the existing 28-foot driveway with a City standard driveway, on Old El Camino Real, satisfactory to the City Engineer.

22. 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.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices 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 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.

25. 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.

26. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

27. Prior to the issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

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

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

30. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

33. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 42.0412(j) of the Land Development Code. Zone One widths shall range from 35ft to 110ft, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit 'A'. No Zone Two is required. Where full brush management zones cannot be provided, openings along the brush side of the habitable structures plus a 10-ft perpendicular return along adjacent faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

34. Prior to issuance of Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

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

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

PLANNING/DESIGN REQUIREMENTS:

37. 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.

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

39. 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.

TRANSPORTATION REQUIREMENTS

40. Owner/Permittee shall maintain no fewer than 26 parking spaces on the property at all times in the approximate locations shown on Exhibit "A", which includes 11 garage spaces and 2 handicap accessible spaces. Additionally, a minimum of 1 motorcycle space shall be provided on site. 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 decision maker.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
43. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
44. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
45. 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.
46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.
48. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.

Permit Type/PTS Approval No.: Planned Development Permit 1783449
Site Development Permit No. 1828039
Date of Approval: February 23, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

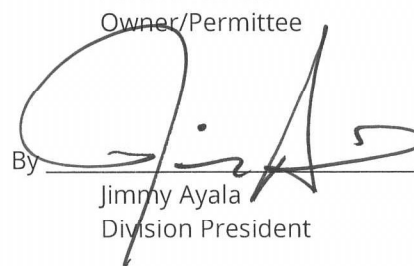


William Zounes
Development Project Manager

**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.

Pardee Homes
Owner/Permittee



By _____
Jimmy Ayala
Division President

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



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

State of California)
County of San Diego)
On March 22, 2017 before me, Rose Marie White, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared William Townes
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Rose Marie White
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

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

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

ORIGINAL

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

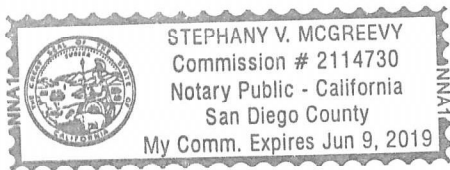
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On March 16, 2017 before me, Stephany V. McGreevy, Notary Public personally appeared Jimmy Ayala, Division President, San Diego, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal



Stephany McGreevy

Stephany McGreevy
Notary public in and for said State
Commission #2114730 Exp. 06/09/2019

-----OPTIONAL-----

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document:

Signer(s) other than named above: N/A

CAPACITY CLAIMED BY SIGNER

Name of Signer(s): Jimmy Ayala
Signing as: San Diego Division President, Pardee Homes

ORIGINAL

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
6 pm, Thursday, April 23, 2020
 (Meeting Conducted via Zoom Meeting)

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	x		1
2. Barry Schultz, Vice Chair	CV Voting District 2	x		2
3. Steve Davison	CV Voting District 3		x	1
4. Debbie Lokanc	CV Voting District 4	x		1
5. Frisco White, Chair	CV Voting District 5	x		0
6. VACANT	CV Voting District 6			
7. VACANT	CV/ PHR Business			
8. Allen Kashani, Secretary	CV Developer	x		4
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	x		1
11. Danielle McCallion	PHR D1	x		2
12. Stella Rogers	PHR D2	x		2
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	x		4

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - February 27, 2020

February 27th Meeting:

Ken motioned to approve the February minutes. 2nd: Stella. Approved 8-0-0

C. CONSENT AGENDA

None.

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Gary Levitt provided an update on the Camino Del Sur and Merge 56 project. Gary stated that they have begun the private portion of the project. Gary identified the public portion as the completion of Camino del Sur and Carmel Mountain Road and linking both roads to the neighborhoods in the south, which are served by Park Village Road. Gary stated the home builder, Brookfield Properties, left the project due to COVID-19. Gary stated that the Facilities Department advised them to consider loaning funds from communities with excess money and no current projects. Gary stated their pitch to City Staff was rejected but he will work with Councilmember Barbara Bry and other councilmembers to get it approved. Gary stated the entire

project is worth \$24 million, but that he is asking the City to loan between different communities a total of \$12 million. Gary stated that Carmel Valley has around \$16 million, Pacific Highlands Ranch has \$27 million, Del Mara Mesa has \$9 million, and North University City has \$56 million. Gary concluded by stating that these funds are not incurring interest and can allow the Torrey Highlands community to move ahead with the public portion of the project. Gary stated that he was not asking anything of the Board tonight but wanted to bring awareness to the situation. Gary stated the loan would incur interest and there is certainty of repayment.

Chair White asked if Gary had looked into a pre-funding developer, in which a developer would loan the money and be reimbursed. Gary responded that the private world of finance has disappeared due to COVID-19. Chair White responded that loaning between planning boards is permissible and the Board will consider it if it is brought to the Board. Chair White stated that the Board has a list of things they would like to do with the funds, however, the City has not let them move forward with them. Gary stated that in the two years it takes for the Board to receive their permits, that the money will be returned.

E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs

None.

F. WRITTEN COMMUNICATIONS

Chair White stated that the Planning Department communicated through email that planning board elections will take place at the next in-person meeting.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC/Via de la Valle)

None.

H. COUNCIL DISTRICT 1 REPORT - Richard Flahive, Office of Councilmember Barbara Bry

Councilmember Barbara Bry stated that the City passed an eviction ordinance that applies to both residential and commercial properties and expires May 31, 2020. Councilmember Bry stated that given the current situation it is rational to have an eviction ordinance in place.

Councilmember Bry stated that the Mayor has begun to open parks including Carmel Valley Community Park, Carmel Valley Open Space, Carmel Creek Neighborhood Park, Pacific Highlands Ranch, and the walking trail along SR-56. Councilmember Bry stated that the Mayor and County Officials have released a plan on what opening the beaches will look like, however, no timeline was provided. Councilmember Bry stated that budget hearings in the City Council begin April 30th. Councilmember Bry stated that this is a difficult financial time and that projections projected a \$300 million revenue shortfall between the end of this fiscal year and the end of the next fiscal year. Councilmember Bry stated that the City is receiving federal stimulus

money (+\$200 million) with limitations on what the money can be used for. Councilmember Bry stated that one of her priorities is to not reduce Parks and Recreation Center or library hours.

Councilmember Bry stated that District 1 will be hosting a Virtual Town Hall focusing on the budget. Councilmember Bry stated the City is still functioning and her office is available through email and phone to serve the public.

Councilmember Bry acknowledged the community's issue with Surf Cup. Councilmember Bry stated that she currently sits on the San Dieguito River Park subcommittee that is working with Surf Cup. Chair White asked if the Board still has the opportunity to provide an opinion letter on Surf Cup. Councilmember Bry stated there is still time to provide the letter.

Chair White asked for an update on Carmel Valley's request for a comprehensive traffic study and Village Center Loop Road. Councilmember Bry stated that the City has approved a "No Right on Red" sign on Village Center Loop Road as you approach Carmel Valley Road. Councilmember Bry stated the City has also approved a "Turning Vehicles Yield to Pedestrians" sign on Village Center Loop Road. However, Richard Flahive stated that it is unsure when either sign will be installed. Councilmember Bry stated that there has been no progress with the Lin Family to connect the Loop. Councilmember Bry stated that she will have her office look into the comprehensive traffic study.

Ken Farinsky stated that increased COVID-19 testing is necessary. Councilmember Bry stated that San Diego-based companies are increasing their production of COVID-19 testing kits. Councilmember Bry shared her frustration at the lack of testing since there is an increase in testing kits and the ability to use federal money to pay for testing. Debbie Lokanc highlighted the importance of considering lower-density developments.

I. MAYOR'S REPORT - Francis Barraza, Office of Mayor Faulconer

None.

J. COUNTY SUPERVISOR'S REPORT - Corrine Busta, Office of Supervisor Kristin Gaspar

None.

K. STATE ASSEMBLY REPORT - Rikard Hauptfeld, Office of Assemblymember Brian Maienschein

None.

L. STATE SENATE REPORT - Miller Saltzman, Office of State Senator Toni Atkins

None.

M. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters

None.

N. INFORMATION AGENDA:

O. ACTION AGENDA:

1. **PHR Unit 22B TM & Development Permit Amendment:** Consider redesign of PHR Unit 22B to provide for connection to Rancho Santa Fe Farms Road and an additional five homes.
 - Applicants - Allen Kashani, Pardee Homes

Allen Kashani requested a recommendation from the Board in the form of action. Allen stated the request will better meet the needs of San Diego homebuyers. Allen stated the approved TM provided for the development of this parcel should the school district not exercise its option to purchase the site and build an additional school. Allen stated that last year, the school district determined that they will not build an additional school. Allen stated the area is approved for 76 lots currently ranging from 5,000 to 10,000 square feet, consistent with zoning and land use.

Allen stated that he is seeking minor changes to the approved vesting tentative map, site development permit, planned development permit, and easement vacation. Allen summarized that the proposal includes a vehicular connection to Rancho Santa Fe Farms Road, better utilization of the street configuration in order to add five units, an additional affordable housing unit proposed at Del Mar Highlands Estates. Allen also noted that the proposal maintains alignment with planning principles and the Master Environmental Impact Report. Allen stated that the proposed revisions include a vehicular connection to Rancho Santa Fe Farms Road that was requested by community members, and that this connection would allow residents to exit the neighborhood in the mornings on Rancho Santa Fe Farms Road to avoid Carmel Valley Road.

Allen stated that Pardee Homes considered the trail connection within the development requested by the Board at last month's meeting, however there were issues with grades and in the past, homeowners have disliked trails between their homes and have requested that they be removed. Allen highlighted that the project is still walkable and will have increased walkability due to the connection to Rancho Santa Fe Farms Road.

Chair White asked about the location of the pocket park proposed at the entrance of the subdivision near Golden Cypress Place and having it serve as a pedestrian connection. Allen responded indicating that the park's location was based on consistency with the original plan and to keep the park central to the greater community.

Allen stated that he feels confident in the Sendero architecture being proposed by Pardee Homes and he provided visuals for the Board to provide feedback on.

Allen highlighted the overall benefits of the site plan modification: better meet the needs of San Diego homebuyers, help address the housing crisis in San Diego, enhanced vehicular and pedestrian mobility in the community, additional move-up housing for Pacific Highlands Ranch families, economic growth by providing housing for a new employment campus thus creating a live-work environment and adding one affordable housing unit to a highly desirable community.

In response to the Board's question about where affordable housing is located, Allen stated that the Pacific Highlands Ranch Subarea Plan identified specific affordable housing sites through the community, including Del Mar Highlands Estates where the affordable housing generated by this project is proposed. Allen highlighted that affordable housing is interspersed throughout the community.

Ken Farinsky asked if it would be possible to create a 4-way intersection to align the streets and decrease the number of intersections. Allen responded that the City's preference was not to place an intersection there. MayKia Vang, an engineer with Civil Sense Inc., added that it was never intended that the driveways would cross each other, but there is enough separation for the driveways to be offset across the street. Ken stated that it seemed problematic to add more exits to a non-through street but that if the City approves, he also approves.

Barry Schultz expressed appreciation for Allen's response to the trail but stated that the lack of articulation in architecture is concerning, especially the rear of the homes. Barry stated that there is a stark contrast between Pardee Homes' earlier homes and the homes they offer now. Barry stated that his concern was the cumulative visual impact of a row of homes. Allen responded that Pardee Homes can look into the issue.

Debbie Lokanc suggested the addition of trees to each house and possibly adding front porches. Debbie also stated her concern about the look of the back of the homes. Debbie identified the houses as cookie-cutter and asked for variation in material and paint. Debbie also stated that the pocket park was located too far from the homes along Carmel Valley Road. Debbie asked for more greenery.

Danielle McCallion asked for increased variation in homes and additional textures to the elevation such as those at Almeria and Olvera.

Stella Rogers stated that the balcony on one of the elevations was visually displeasing. Stella agreed with previous comments concerning the homes' architecture.

Chair White stated the issue as a lack of three-dimensionality and depth. Chair White also stated that zero overhangs of roofs and eaves can result in stained stucco. Chair White stated that other Board members have mentioned the lack of depth in windows and that the project needs more residential features.

Karen Dubey, from the public stated that she is unhappy with the architecture collection chosen. Karen asked for other collections to be considered such as the Casabella Collection. Karen also highlighted Pardee Homes' prior use of metal and wood in other home collections and how it could be used in Unit 22B.

Allen stated Pardee Homes could consider color variation and articulation on the shading, rear, and balcony. Tiffany Finstad, Director of Project Management at Pardee Homes, stated they can reference other subdivisions to enhance the elevation.

Chair White stated that due to numerous issues, he did not feel comfortable approving the project and instead tabled it to next month. Allen asked if the Board would consider conditional approval so the project could move forward. Ken, Debbie, Danielle, Stella, Vic, and Barry stated they would not be able to approve the project with condition.

Chair White summarized the Board's feedback by asking Pardee Homes for articulation, consideration of the massing, and depth of the design. Chair White stated that it is possible to host a special meeting to discuss the project before the next Board meeting.

2. **Del Mar Highlands Estates Affordable Housing:** Consider allowing an additional 13 affordable housing units to an existing DMHE project.
 - Applicants - Allen Kashani, Pardee Homes

Allen stated that he is seeking minor changes to the site development permit and planned development permit. Allen stated that Pardee Homes is seeking to add seven affordable units and six market-rate units. Allen stated that the modifications will create more opportunities for entry-level homes. Allen stated that affordable housing units are allowed on this site per the Pacific Highlands Subarea Plan and the Environmental Impact Report for Pacific Highlands Ranch. Allen identified that the benefits as utilizing site opportunities to provide housing where appropriate, better meet the needs of San Diego homebuyers, help address the housing crisis in San Diego, creating critical affordable multi-family units in a highly desirable community, adding additional facility contributions for public facilities, and alignment with planning principles and the Master Environmental Impact Report.

Chair White asked to see architectural sketches or concepts. Allen shared preliminary designs of proposed row townhomes. Stella Rogers stated that the proposed townhomes appear to have simpler articulation than the homes already built at Del Mar Highlands Estate.

Tiffany Finstad described the built homes as having traditional Spanish architecture with barrel tile roofs and shutters resulting in different articulation. Tiffany stated that the proposed style for the new units has a **more modern and cleaner** look. Tiffany stated that they are striving to make each unit feel like an individual townhome as opposed to an apartment or condo feel. Tiffany stated that they differentiated color on the foam trim around the windows, doors, and stucco. Tiffany stated that there are also different color schemes and variations.

Stella Rogers stated the units looked like cheap apartments. Kevin Farinsky stated that no one will see the units as they are not visible from the street. Chair White clarified that the houses are facing each other with an alley in between. Chair White also reminded the Board that they should not be less critical because the units are affordable housing. Barry asked for the affordability range targeted and if the units are proposed to be for rent or for sale. Allen stated that they are targeting 65% AMI and clarified that the affordable units are currently proposed for sale and not for rent. Barry stated there are cost-issues in providing affordable homeownership and does not want design suggestions to impact the feasibility of being able to provide a product at that affordability level. Debbie stated there are feasible ways to improve the outside of the condos with minimal cost. Debbie suggested changing the color scheme from beige to cream. Daniel Curran shared his support for the project.

Ken motioned to approve the project with the condition that increased color-variation and articulation are considered. 2nd: Daniel. Approved 8-0-0

3. **Sprint Del Mar Heights ROW (Project #651200):** Consider Conditional Use Permit for the continued operation of an existing city light pole consisting of 3 panel antennas on a streetlight previously permitted as an NDP/SDP NO. 41-0289.
 - Applicants - Mark Phillips, Precept Wireless Consultants

Applicant not present.

4. **International Smoke:** Consider proposal for new signage.
 - Applicants - Gabriel Legaspi, Minagroup

Applicant not present.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	Ken Farinsky stated they reviewed staff reports and met the new director.	Next meeting is June 2020 as a Zoom meeting.
4. CV MAD N10 Subcommittee	Vacant	No Report.	Next meeting is June 2020 as a Zoom meeting.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	Next meeting is June 2020 as a Zoom meeting.
6. Bylaws, Policy & Procedures Subcommittee	Chair White	No Report.	No Report.
7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	Barry Schultz	No Report.	No Report.
9. Livability (Special)	Barry Schultz	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report.	No Report.

Q. CHAIR’S REPORT

None.

R. OLD / ONGOING BUSINESS


None.

S. ADJOURNMENT

The Board adjourned at 7:54 p.m.

T. NEXT MEETING

Thursday, May 28, 2020
Carmel Valley Library, 7 p.m. (TBD)

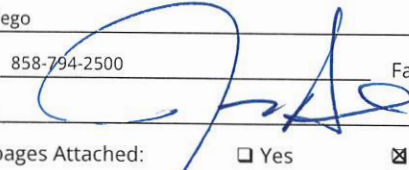
	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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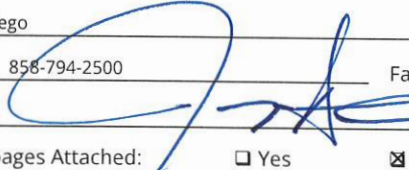
Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Del Mar Highlands Estates Affordable Housing Site **Project No. For City Use Only:** 655778
Project Address: Old El Camino Real, San Diego, CA 92130

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ 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: Pardee Homes Owner Tenant/Lessee Successor Agency
 Street Address: 13400 Sabre Springs Parkway, Suite 200
 City: San Diego State: CA Zip: 92128
 Phone No.: 858-794-2500 Fax No.: 858-794-2599 Email: jimmy.ayala@pardeehomes.com
 Signature:  Date: 12/17/2019
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Pardee Homes Owner Tenant/Lessee Successor Agency
 Street Address: 13400 Sabre Springs Parkway, Suite 200
 City: San Diego State: CA Zip: 92128
 Phone No.: 858-794-2500 Fax No.: 858-794-2599 Email: jimmy.ayala@pardeehomes.com
 Signature:  Date: 12/17/2019
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



**State of California
Secretary of State**

S

Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

FEES (Filing and Disclosure): \$25.00.

If this is an amendment, see instructions.

IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. CORPORATE NAME

2. CALIFORNIA CORPORATE NUMBER

This Space for Filing Use Only

No Change Statement (Not applicable if agent address of record is a P.O. Box address. See instructions.)

3. **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**

If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to **Item 17**.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
8. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
9. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE

Names and Complete Addresses of All Directors, Including Directors Who are Also Officers (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
12. NAME	ADDRESS	CITY	STATE	ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS				
15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE	

Type of Business

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE TYPE/PRINT NAME OF PERSON COMPLETING FORM TITLE SIGNATURE

**PARDEE HOMES, A
CALIFORNIA CORPORATION
CONSENT TO ACTION WITHOUT MEETING
OF THE BOARD OF DIRECTORS**

The undersigned, being all of the Directors of Pardee Homes, a California corporation, hereby consent to the adoption of the following resolutions effective as of June 12, 2015:

"RESOLVED, that the following individual has tendered her resignation and is hereby removed from office:

Division President – San Diego

Beth Fischer

"RESOLVED further, that the following individual and the same hereby is, elected to the offices set forth opposite his name:

Division President – San Diego

Jimmy Ayala

to serve until the next annual meeting of Directors or until such time as their successors are duly elected and qualified."

Dated: June 19, 2015



Thomas J. Mitchell



Douglas E. Bauer



Michael D. Grubbs

DEL MAR HIGHLANDS ESTATES

AFFORDABLE HOUSING

(AMENDMENT TO PRD/RPO PERMIT NO. 94-0576)

DESIGN GUIDELINES SITE DESIGN & ARCHITECTURE



DEL MAR HIGHLANDS ESTATES

AFFORDABLE HOUSING

(AMENDMENT TO PRD/RPO PERMIT NO. 94-0576)

DESIGN GUIDELINES SITE DESIGN & ARCHITECTURE



PARDEE HOMES
13400 SABRE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CALIFORNIA 92128

DESIGN GOALS

These Guidelines are intended to accomplish the following goals:

- Goal:** Encourage a project design that creates and enhances a sense of neighborhood.
- Goal:** Being respectful of, and creating a design that reinforces the relationship between the common and private open space.
- Goal:** Create superior architectural and visual interest.
- Goal:** Create a design that is pedestrian friendly.
- Goal:** Incorporate environmentally sustainable features into the project design.
- Goal:** Consider and respond to the relationship and context of the adjacent project.

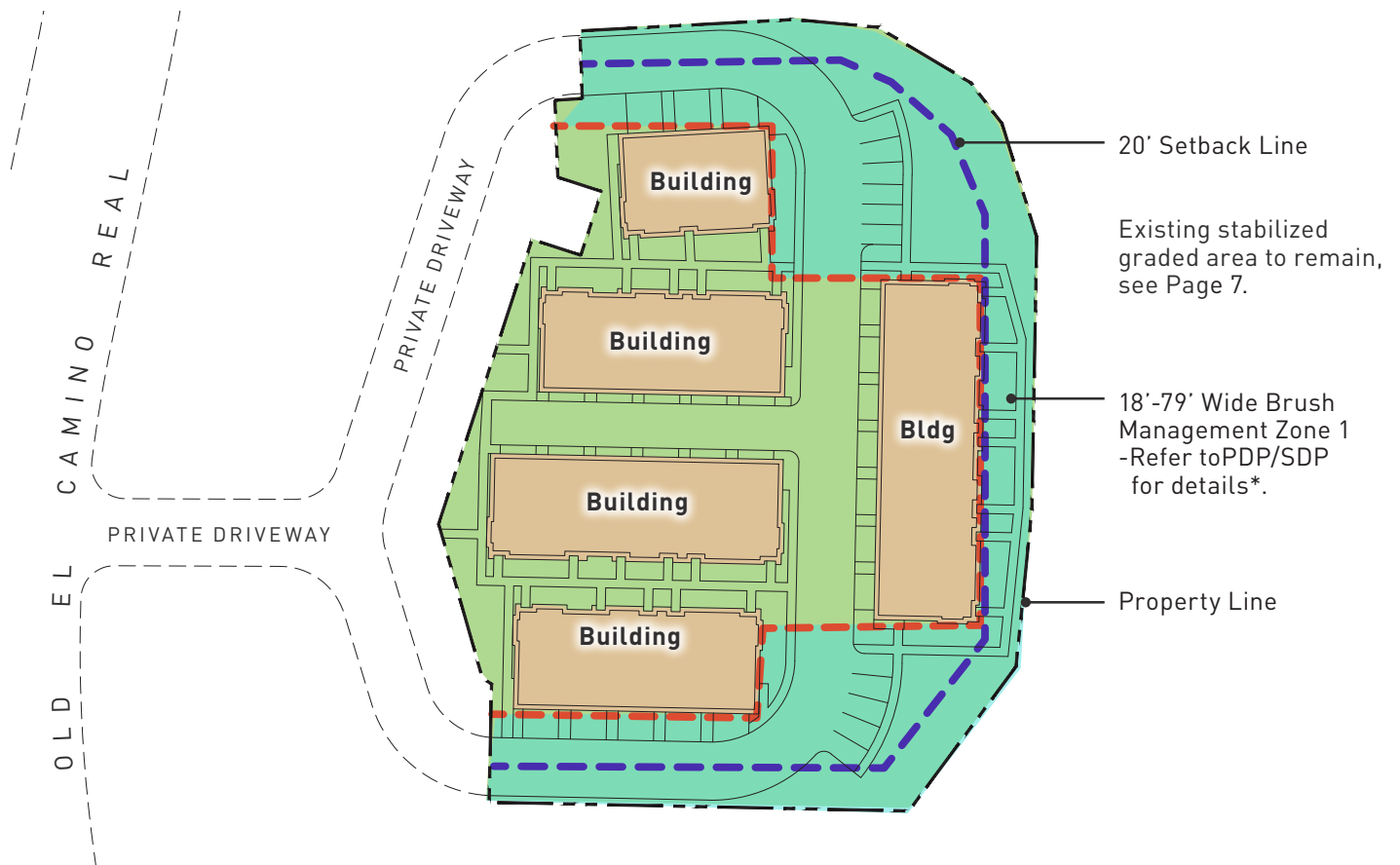


SITE DESIGN

These development standards serve as the implementation criteria for use by the architects, builders and future owners who will be responsible for designing and building the Del Mar Highlands Estates Affordable Housing site.

Per the Criteria for Development Design (section 143.0410(j)), the overall development design will be comprehensive and demonstrate the relationships of the proposed development on-site with existing development off-site. The scale of the architecture will be visual reduced by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques. The buildings will be well integrated into the existing topographic of the site. The development will avoid repetitious patterns that are inconsistent with the goals of the land use plan.

Landscaping will be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the development. Elements such as street trees, curbside landscaping, and varied setbacks shall be used to enhance the visual appearance of the development. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations.



18'-79' Brush Management Zone 1 Per Brush Management Alternative Compliance Zone 1 - Refer to approved PDP/SDP for details.*

* Based on final building design additional fire protection measures may be required.

DEVELOPMENT STANDARDS

Height	30'
Side Yard	8' min (1)
Minimum Floor Area	1,006 SF (2)
Minimum Total Open Space	28,293 SF
Minimum Usable Open Space	8,500 SF
Parking	See Page 8

(1) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.

(2) Gross floor area per dwelling unit not including the garage.

LANDSCAPE DESIGN

The conceptual landscape design of relies upon the special character of the site within the context of the immediate community and the existing affordable housing units to the west. The project will take on a new identity from it's current form and function, and will borrow its architectural theme from the rural character of Del Mar Highlands Estates. Tree lined private driveway access through the existing development travels along the south portion of the property affording a beautiful view of the open space to the south. Water quality modular wetland structure have been designed to integrate into the landscape to treat runoff on-site. A sidewalk system provides access to the open space park and tot-lot to be enjoyed by all ages and abilities. Trees will provide ample shade in this park-like setting. The proposed plant palette will consist of both California native and regionally adaptive plants, further enhancing a strong sense of place and connection to the open space as it matures over time. (Plant material noted with an * indicate to be planted in BMZ Zone 1 only)

Parking Lot Trees such as:

**Heteromeles arbutifolia* - Toyon Evergreen
Pinus coulteri - Coulter Pine Upright Evergreen

Shade Trees such as:

**Quercus agrifolia* - Costa Live Oak Broadhead
 **Platanus racemosa* - Western Sycamore Upright / Deciduous

Accent/Specimen Tree such as:

**Parkinsonia aculeata* - Palo Verde Upright / Deciduous
 **Cercidium* "Desert Museum" - Desert Museum Palo Verde
Cercis occidentalis - Western Redbud

Shrubs such as:

**Agave attenuata* - Fox Tail Agave Flowering Accent
 **Aloe barbadensis* - Aloe Vera Flowering Shrub
 **Aloe saponaria* - African Aloe Midstory Shrub
Calliandra eriophylla - Fairy Duster Low Spreading Shrub
 **Leucophyllum frutescens* - Texas Ranger Mid-Story Shrub
Lupinus nanus - Sky Lupine Annual
Berberis fremontii - Desert Mahonia Mid-Story Shrub
 **Romneya coulteri* - Matilija Poppy Perennial
Russelia equisetiformis - Firecracker Plant Mid-Story Shrub
 **Rosmarinus 'Prostratus'* - Prostrate Rosemary Low-Spreading Shrub
 **Salvia leucantha 'Midnight'* - Mexican Bush Sage Flowering Accent
Simmondsia chinensis - Jojoba Mid-Story

Vines such as:

**Bougainvillea 'San Diego Red'* - San Diego Red Bougainvillea Flowering
Pandorea jasminoides - Bower Vine Flowering

Grasses such as:

Carex pansa - California Meadow Sedge Groundcover
Muhlenbergia rigens - Deergrass Grass

Groundcover such as:

**Arctostaphylos uva-ursi* - Bearberry groundcover
 **Ceanothus griseus horizontalis* - Carmel Creeper Groundcover
Lantana montevidensis - Trailing Lantana Groundcover

Turf such as:

Marathon II dwarf tall fescue

BRUSH MANAGEMENT LANDSCAPE PROGRAM

The Brush Management Program for the Del Mar Highland Estates affordable housing site implements the City of San Diego Brush Management Plan as defined in the Landscape Regulations and Standards of the Land Development Code. The brush management program will use Alternative Compliance methodologies. The project will provide defensible space between that which has been determined to be either moderately or highly flammable vegetation within the MHPA open space directly adjacent to the site and structures.

Ranging in width from 19' to 79', Zone 1 shall consist of plantings adjacent to structures and paving. While these plantings typically consist of irrigated ornamental non-native species, native plants may also be used in a limited capacity as specified in the Landscape Regulations and Standards. Both expanded and reduced Zone 1 areas will be provided on site. Zone 2 areas will not occur on site, rather alternative compliance measures will be provided in accordance with §142.0412(i) and FBP Policy B-18-01.

The Del Mar Highlands Estates Affordable Housing Concept Landscape and Brush Management Plan indicates where brush management is required and the width of the Zone 1. Other special condition(s) may apply, including circumstances which alter the criteria set forth by the City's Landscape Division and Fire Department. Refer to the Del Mar Highlands Estates Affordable Housing Landscape Development Plan and Brush Management Plan for a more precise location of the expanded and reduced Zone 1 area.

Because full brush management zones cannot be provided, Alternative Compliance shall be proposed for the architecture abutting brush management zone 1 consisting of, but not limited to: fire rated walls and enhanced dual tempered/dual glazed panes along brush side of structures plus a 10' perpendicular return along adjacent wall faces. and other required components.

Landscape maintenance of Zone 1 area will be the responsibility of the Homeowner's Association and shall be conducted in strict conformance of the Landscape Standards.

MHPA LAND USE ADJACENCY GUIDELINES

Section 1.4.3 of the MSCP Subarea Plan includes general planning principles and design guidelines that are to be used in planning of projects located adjacent to or within the MHPA. These policies and guidelines address the construction and maintenance of roads and utilities, fencing, lighting, signage, materials storage, mining /extraction/processing facilities, and flood control. The goal of these policies and guidelines is to ensure minimal impact to the MHPA. These development guidelines will be implemented as project conditions during the processing of the project permit.

The following measures shall be conditions of the development permit:

DRAINAGE

The Del Mar Highlands Estates Affordable Housing site includes a Modular Wetland Structure with an underground storage device to address treatment of storm water runoff. This project will not discharge any increase in storm water run-off onto the existing open space or MHPA lands nearby. Prior to the issuance of any construction permit the permittee shall submit a water pollution control plan in accordance with current storm water standards.

FENCING/WALLS

The Del Mar Highlands Estates Affordable Housing site includes perimeter fence and walls along

the north, east, and southern boundaries adjacent to open space and nearby MHPA to avoid public intrusion and provide brush management protection. The perimeter wall shall be 6 feet high and be comprised of solid cmu block. The CMU block will also provide protection from non-native ornamentals impacting the open space and nearby MHPA. At selected locations a sign will be mounted on the wall that will read: "Sensitive MHPA and ESL Habitat – Please Avoid".

LIGHTING

The Del Mar Highlands Estates Affordable Housing site exterior lighting shall be setback and shielded from the adjacent open space and nearby MHPA and should not have an adverse impact. In general exterior lights should be directed downward and the light source should be shielded.

INVASIVE SPECIES

The Del Mar Highlands Estates Affordable Housing site perimeter, land area between the proposed development, and the nearby MHPA is currently a previously stabilized graded area that will remain undeveloped. Maintenance of this area will occur regularly. Weed whipping and prevention of natural vegetation re-creation will be the responsibility of the owner.

TRANSITIONAL PLANTING

See Zone 1 transitional plant palette for required planting adjacent to MHPA.

NOISE

The Del Mar Highlands Estates Affordable Housing site will be residential with amenity recreational uses. These uses are not anticipated to generate adverse noise impacts to wildlife within the nearby MHPA. Noise generated during construction of the proposed residential and recreational uses could impact sensitive wildlife during the breeding season. Construction activity noise shall be restricted during the breeding season if breeding wildlife is identified in the area. Any grading or construction during the breeding season shall employ temporary noise controls to reduce noise to 60 db in areas occupied by breeding wildlife.

GRADING/ACCESS

The Del Mar Highlands Estates Affordable Housing site is a previously stabilized graded site. The minimal amount of earthmoving required to create the proposed housing will not create impacts to the adjacent open space or nearby MHPA other than that discussed relative to noise possibly associated with construction. Access is currently being provided by two existing private driveways.

HOUSING PROGRAM

(The Illustrations shown are provided as examples of how the elements of the units could potentially be organized and not as projections of final design.)

Building Composition: Comprised of 26 dwelling units

PARKING CALCULATIONS

Unit Type	dwelling units	dwelling unit ratio	
Plan 1 - 2 bedroom	4	1.3	5.2
Plan 2 - 2 bedroom	4	1.3	5.2
Plan 3 - 3 bedroom	4	1.75	7
Plan 4 - 3 bedroom	8	1.75	14
Total	20	(Affordable)	
Plan 1 - 2 bedroom	1	2.0	2
Plan 2 - 2 bedroom	1	2.0	2
Plan 3 - 3 bedroom	2	2.25	4.5
Plan 4 - 3 bedroom	2	2.25	4.5
Total	6	(Market Rate)	
Total Parking Required			44

Motorcycle Parking	
Ratio	Required
0.1	3
Accessible Parking (Per SDM-117)	
Required	Provided
3	3*
*Including 1 van accessible space	

PROVIDED PARKING SUMMARY

Unit Type	dwelling units
Garage Spaces	52
Accessible Spaces	3
Open Spaces	4
Total Parking Provided:	59

*Garage spaces (26 ea.) satisfy requirement for bicycle spaces. Garages shall be a minimum of 11'x20'.

REQUIRED UNIT MIX

2 Bedroom	no less than 50%	13 dwelling units
3 Bedroom	no less than 30%	13 dwelling units
Total:		26 dwelling units

UNIT DATA (square footage expressed as minimums)

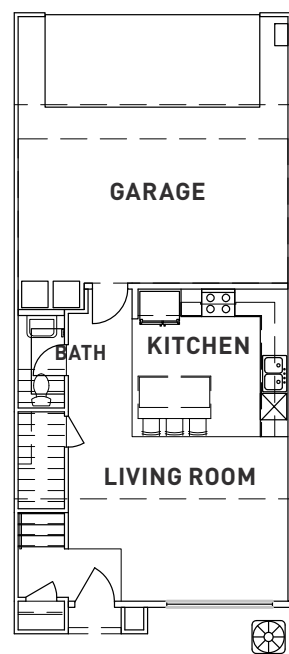
Plan 1	2 Bedroom	2 Bath	1006 SF
Plan 2	2 Bedroom	2 Bath	1131 SF
Plan 3	3 Bedroom	2 Bath	1251 SF
Plan 4	3 Bedroom	2 Bath	1447 SF

DEVELOPMENT STANDARDS

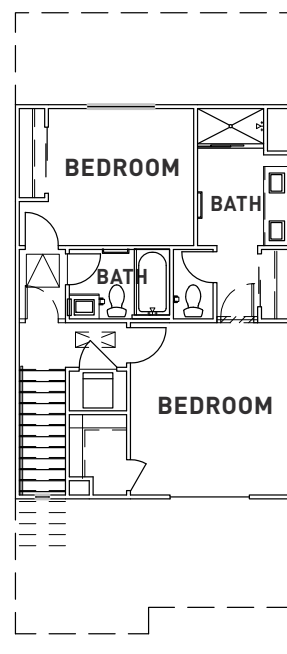
Height	30'
Side Yard	8' min
Minimum Floor Area	1,006 SF
Minimum Total Open Space	28,293 SF
Minimum Usable Open Space	8,500 SF
Parking	See Page 8

ADDITIONAL UNIT AMENITIES

Each unit will have private usable space (porches, balconies), storage, laundry hook-ups and covered parking.

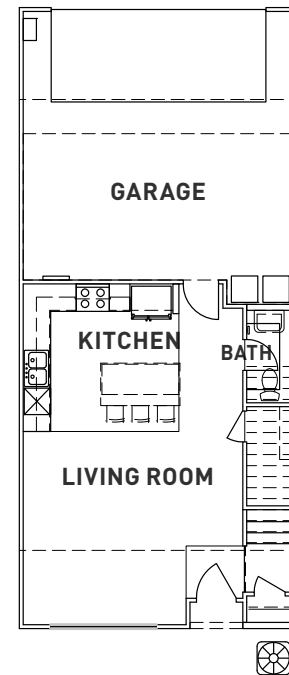


FIRST FLOOR

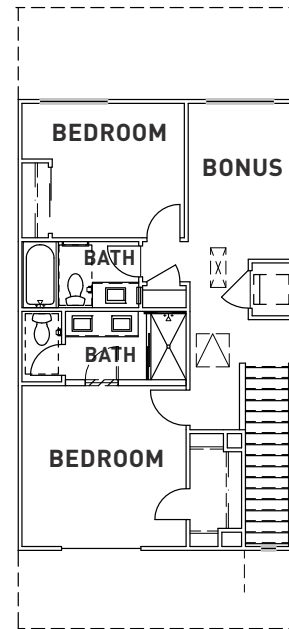


SECOND FLOOR

PLAN 1 - 2 BEDROOM UNIT
1,006 SF MIN.

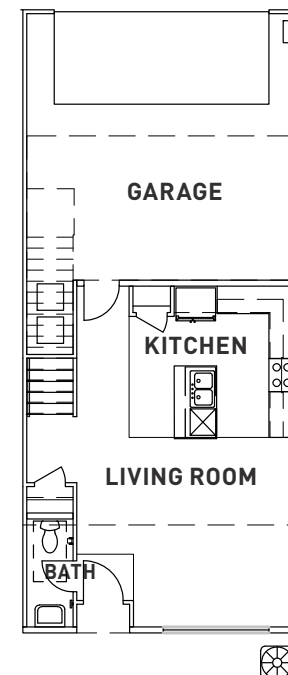


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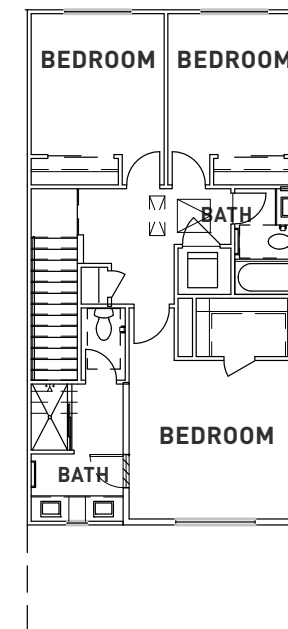


SECOND FLOOR

PLAN 2 - 2 BEDROOM UNIT
1,131 SF MIN.

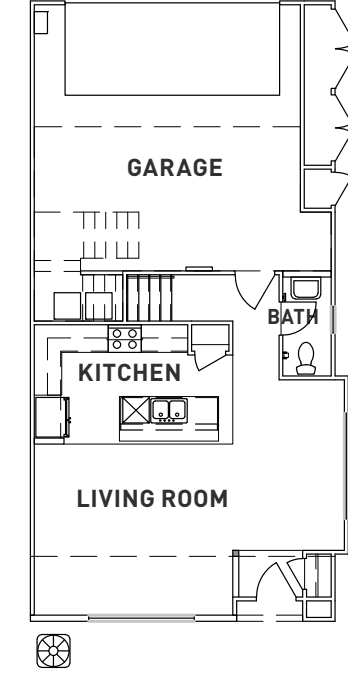


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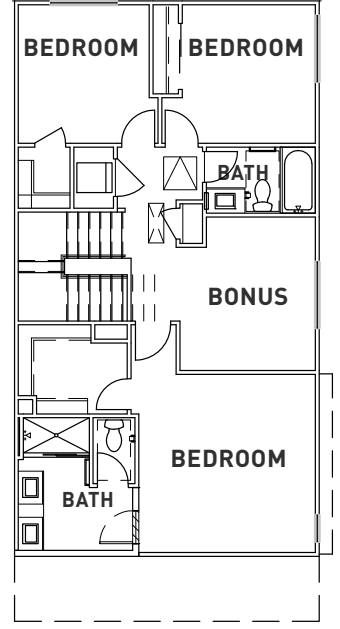


SECOND FLOOR

PLAN 3 - 3 BEDROOM UNIT
1,251 SF MIN.



FIRST FLOOR



SECOND FLOOR

PLAN 4 - 3 BEDROOM UNIT
1,447 SF MIN.

ARCHITECTURAL DESIGN CONCEPT

Architecture creates visual interest, character and identity for the project while maintaining a relationship to the human scale and the natural environment.

Overall character of the development should be defined through the use of a consistent design concept.

- Building design should be consistent with the defined architectural style and should incorporate the architectural embellishments commonly associated with that style.

Architectural design concepts of the neighboring project and those of the “built” community of Pacific Highlands Ranch should be considered.

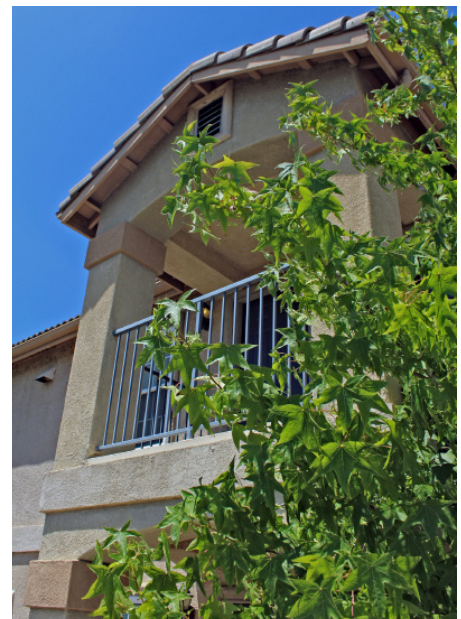
- The project may adopt a consistent or contrasting approach.



FORM & MASSING

Variation of wall planes, rooflines and building form should be considered to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details should be incorporated to add visual interest.
- Balconies and small decks should be incorporated into the buildings to breakdown the vertical scale.
- Architectural elements such as fenestrations, and recessed planes should be incorporated into the façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- Semi-private areas such as covered patios and courtyards are highly encouraged.
- Roof height, pitch, ridgelines and roof materials should be varied to create visual interest and avoid repetition.
- Unit/Building layout should ensure the gradual transition of building height and mass.
- Pedestrian scaled entry should be a prominent feature of the front elevation.



EXTERIOR BUILDING MATERIALS & COLOR

Variation in color and materials should be considered to create visually pleasing designs.

- High quality and durable materials, such as stone and brick are encouraged.
- Creative use of stucco finishes that add visual depth and texture is encouraged.

Architectural treatment should be applied to all elevations of a building and may include elements such as color, materials, or form drawn from the design of the primary frontage.

- Rear and side elevations of units/buildings facing a street should be given particular emphasis.
- Side and back walls of units/buildings on corners should incorporate variation in building mass, and window placement.

GREEN BUILDING DESIGN

Green building design should be considered in the project.

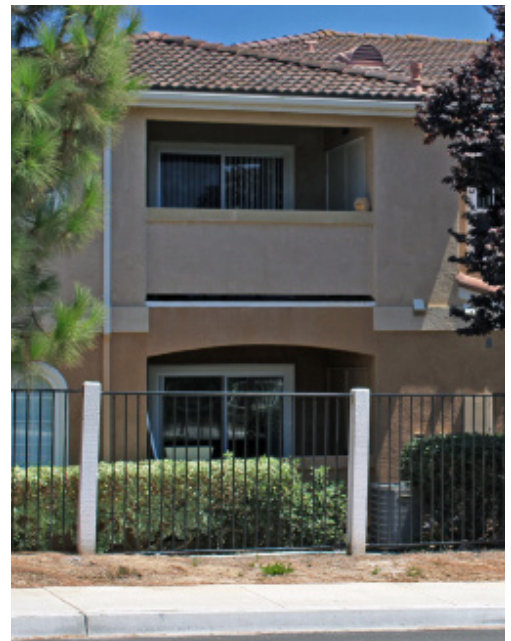
- Building designs that incorporate opportunities for renewable energy production is encouraged.
- Use of windows for natural light indoors as much as possible. Placement for cross-ventilation and airflow to promote natural cooling encourage.

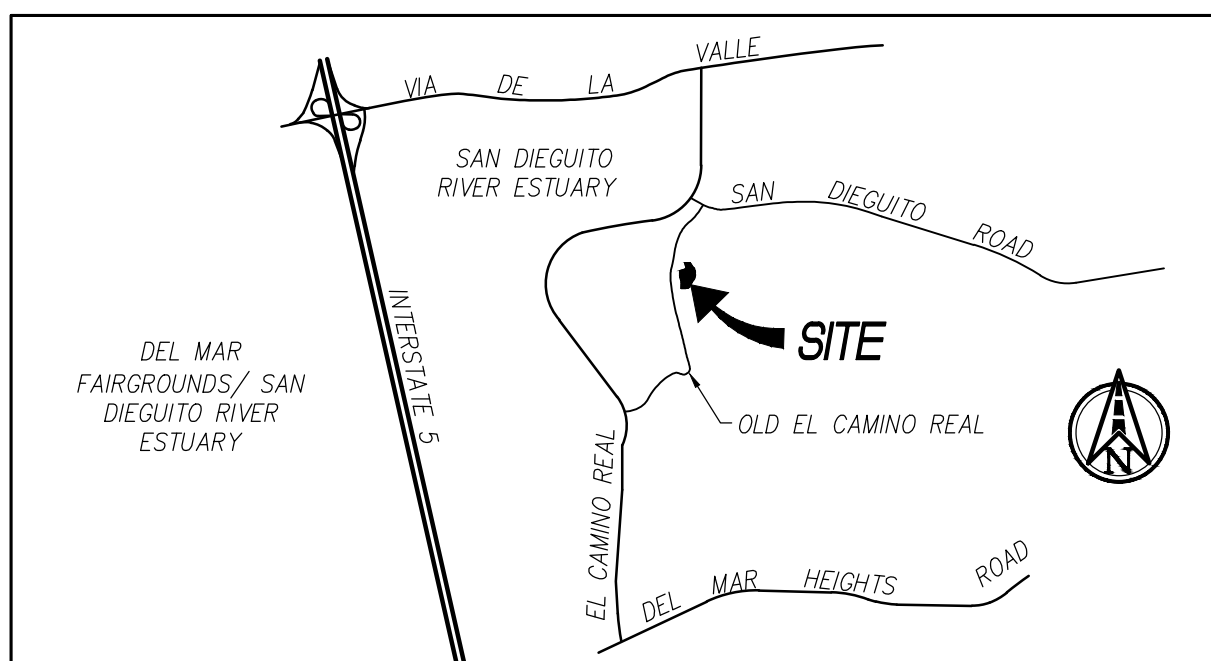


COMMON/PRIVATE SPACES

Visual and physical connection between private and common open space should be maintained to encourage ease in accessibility.

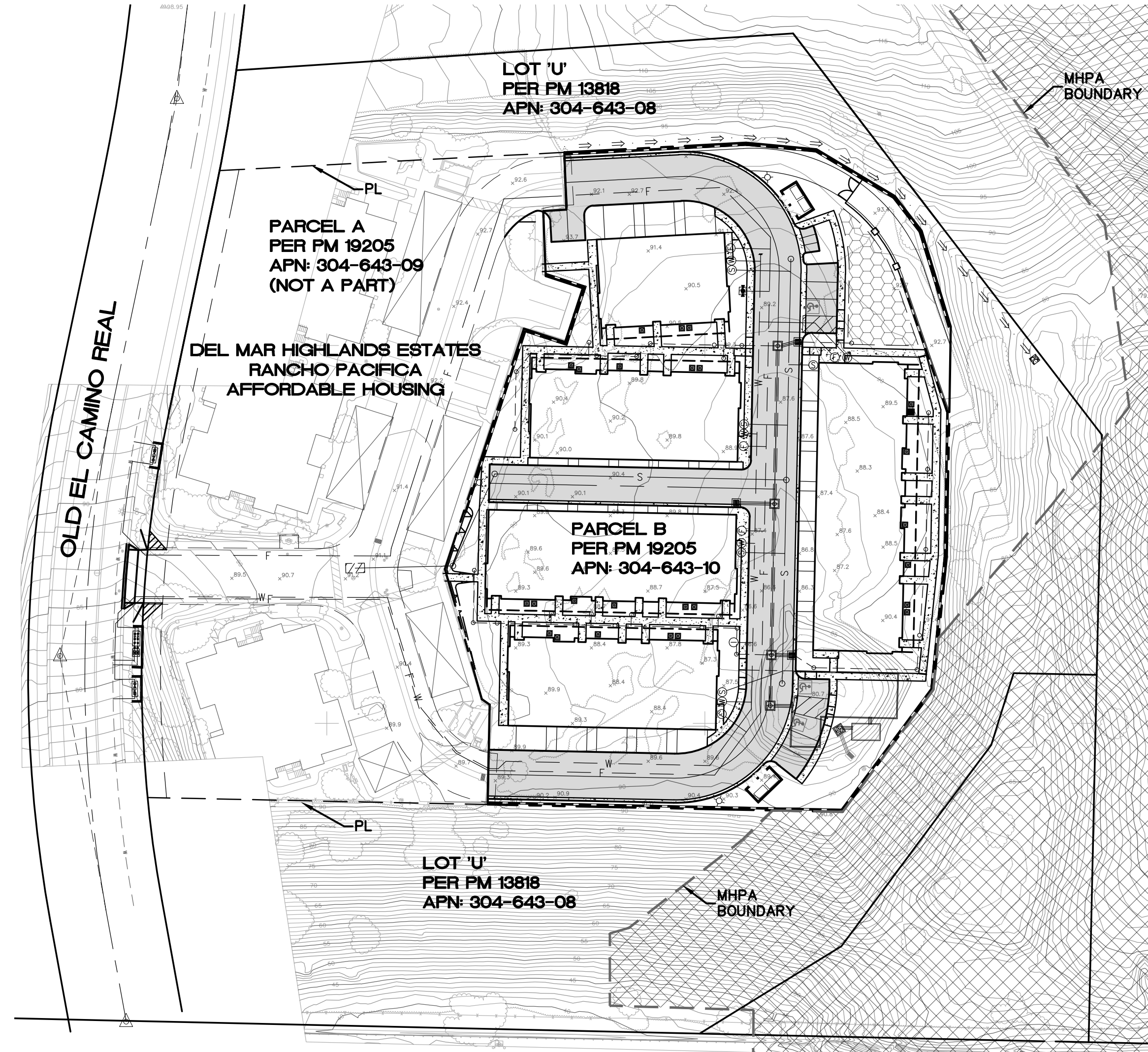
- Clear definition of private usable space such as decks, patios and porches is encouraged.
- Relationship between indoor and outdoor spaces and uses should be considered in the unit designs.
- Common outdoor gathering areas should incorporate a mix of active and passive amenities.
- Recreational amenities such as playground equipment, shaded areas, barbeque grills should be provided in common outdoor spaces to encourage community activity and use.





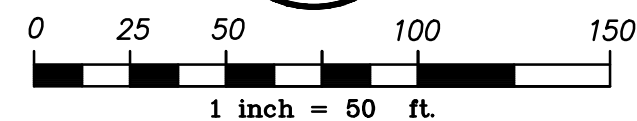
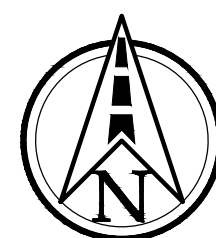
VICINITY MAP

NO SCALE



SITE PLAN

SCALE: 1" = 50'



PARKING CALCULATIONS

REQUIRED HOUSING PARKING = 44 PARKING SPACES

REQUIRED ADA PARKING = 3
VAN ACCESSIBLE 1 OF 3

PROVIDED PARKING SUMMARY
GARAGE SPACES: 52
ACCESSIBLE SPACES: 3
OPEN SPACES: 6
TOTAL = 61

MOTORCYCLE PARKING (0.1 RATIO):
REQUIRED SPACES = 3
PROVIDED SPACES = 3

BICYCLE PARKING:
NOT REQUIRED FOR DWELLING UNITS WITH ENCLOSED GARAGES.

REQUESTED DEVIATIONS

MUNICIPAL CODE REGULATION	SDMC LANGUAGE	REQUIRED	PROPOSED DEVIATION	REQUESTED PERMIT
SECTION 131.0331, TABLE 131-03C	MIN. SIDEYARD SETBACK	MIN. 20 FEET	MIN. 8 FEET	SDP
SECTION 131.0331, TABLE 131-03C	MAX. LOT COVERAGE	10%	25%	SDP

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 1.80 AC
- PERCENTAGE OF TOTAL SITE GRADED: 100 %
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.08 ACRES
- PERCENTAGE OF THE EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100 %
- PERCENTAGE OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 4.4 %
- AMOUNT OF CUT: 800 CUBIC YARDS
- AMOUNT OF FILL: 1,200 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S): 7 FEET
- MAX. 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FEET
- MAX. 2:1 SLOPE RATIO
- AMOUNT OF IMPORT SOIL: 400 CUBIC YARDS
- RETAINING WALL:
NOTE: WALLS UNDER 3 FEET IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL BUILDING PLOTTING.

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT FOR A PLANNED PERMIT NO. 94-0576 PROPOSING AN ADDITIONAL 26 MULTI FAMILY WITH 20 AFFORDABLE DWELLING UNITS AND 6 MARKET RATE UNITS.
- STREET ADDRESS: 14163 OLD CAMINO REAL SAN DIEGO, CA 92130
- SITE AREA:
TOTAL SITE AREA (GROSS): 1.80 ACRES (78,273 SF)
NET SITE AREA: 1.80 ACRES (78,273 SF)
*NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- ZONING: AR-1-1
- COMMUNITY PLANNING AREA: PACIFIC HIGHLANDS RANCH
- EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY DU
- COVERAGE DATA
TOTAL LANDSCAPE / OPEN SPACE AREA: 28,293 SF
TOTAL HARDSCAPE / PAVED AREA: 49,980 SF
MIN GROSS FLOOR AREA (GFA): 1,006 SF NOT INCLUDING GARAGE
- DENSITY
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 1 DU PER 10 ACRE LOT
NUMBER OF EXISTING UNITS TO REMAIN ONSITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ONSITE: 26
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 26
- YARD / SETBACK
FRONT SETBACK: REQUIRED: 25' PROPOSED: N/A
STREET SIDE YARD: REQUIRED: N/A PROPOSED: N/A
SIDE YARD(S): REQUIRED: 20' PROPOSED: 8'
REAR YARD: REQUIRED: 25' PROPOSED: N/A
- EXISTING BRUSH MANAGEMENT ZONE 1 IS 20'
PROPOSED BRUSH MANAGEMENT ZONE 1 VARIES IN WIDTH AND WILL REQUIRE ALTERNATIVE COMPLIANCE. BUILDINGS 1, 4, AND 5 TO INSTALL DUAL TEMPER/DUAL GLAZED GLASS FOR ALTERNATIVE COMPLIANCE.
- UNIT COUNT:
BUILDING 1 - 3 UNITS
BUILDING 2 - 5 UNITS
BUILDING 3 - 6 UNITS
BUILDING 4 - 5 UNITS
BUILDING 5 - 7 UNITS
TOTAL - 26 UNITS

LEGAL DESCRIPTION

PARCEL 1:
PARCEL B OF PARCEL MAP 19205 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 2003.

PARCEL 2:
AN EASEMENT FOR GENERAL UTILITY PURPOSES, TOGETHER WITH RIGHT TO REPLACE, MAINTAIN AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY, AND FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS ON AND OVER THE DRIVEWAY ON PARCEL A OF MAP 19205 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 2003, DELINEATED AN SAID PARCEL MAP AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON'.

GEOLOGIC HAZARD CATEGORY

53 - LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.

BENCHMARK

LOCATION: BRASS PLUG AT THE SOUTHEAST CORNER OF EL CAMINO REAL - SAN DIEGUITO RIVER BRIDGE
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 4, 2011
INDEX: NORTHING 2968 EASTING 16997
ELEVATION: 26.205 FT (NGVD 29) / DATUM IS M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, 1983 (CCS83), ZONE 6 AND ARE DETERMINED BY A LINE BETWEEN FIRST ORDER CONTROL POINTS 117 AND 62 FROM THE CITY OF SAN DIEGO CONTROL RECORD OF SURVEY 14492. THE BEARING BETWEEN POINTS 117 AND 62 BEING: N44° 48' 48"W

ACKNOWLEDGEMENT

PARDEE HOMES AGREES TO THE FOLLOWING:
1) IMPLEMENT ANY ADDITIONAL PUBLIC FACILITIES AND SERVICES MITIGATION, MONITORING AND REPORTING MEASURES THAT MAY BE REQUIRED OF THE PROPOSED AFFORDABLE HOUSING PROJECT

OWNER / DEVELOPER

PARDEE HOMES
13400 SABRE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CA 92128
PHONE (858) 794-2500 FAX (858) 794-2599

CIVIL ENGINEER

CIVIL SENSE, INC.
13475 DANIELSON STREET, SUITE 150
POWAY, CA 92064
PHONE (858) 843-4253

LANDSCAPE ARCHITECT

RICK ENGINEERING
5620 FRIARS RD.
SAN DIEGO, CA 92110
PHONE: (619) 291-0707

PREPARED BY:



HENRY H. PENG
R.C.E. 63686

DATE



GENERAL NOTES

LOT SUMMARY

- TOTAL AREA WITHIN SUBDIVISION IS 1.80 ACRES GROSS
- GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE: AT&T
- CABLE TELEVISION: TIME WARNER CABLE
- SEWER AND WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGUITO UNION H.S./SOLANA BEACH ELEMENTARY SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- EXISTING TOPOGRAPHY CONTOUR INTERVAL: 1 FEET
- AERIAL MAPPING AND IMAGERY PREPARED BY TERRASCRIIBE, DATED: 10/25/2019
- SUPPLEMENTAL GROUND SURVEY AND BOUNDARY MAPPING PREPARED BY PROJECT DESIGN CONSULTANTS.

LOCATION: OLD EL CAMINO REAL/SAN DIEGUITO RIVER BRIDGE
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 4, 2011
INDEX: NORTHING 2968 EASTING 16997
ELEVATION: 26.205 FT (NGVD 29) DATUM IS: M.S.L.

- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- OCCUPANCY CLASSIFICATION ZONING DESIGNATION TYPE OF CONSTRUCTION MULTI-FAMILY R-1 TYPE V / RATED
- ALL RESIDENTIAL LOCAL AND PRIVATE STREETS WITH A GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY STREET DESIGN MANUAL.
- ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- PROJECT IS NOT ADJACENT TO TRANSIT STOPS.
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC FACILITIES AND SERVICES MITIGATION, MONITORING AND REPORTING PROGRAM. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE WATER CONSERVATION MITIGATION, MONITORING AND REPORTING PROGRAM.

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS DEVELOPMENT PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.

ASSESSOR'S PARCEL NUMBER

304-643-10

LAMBERT COORDINATES

288-1705

STRUCTURE HEIGHT

PROPOSED: 25'-10" REQUIRED: 30'-0"

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	GRADING PLAN
4	UTILITY PLAN
5	SITE PLAN
6	FIRE ACCESS PLAN
7	CONCEPTUAL LANDSCAPE PLAN/BRUSH MANAGEMENT
8	WATER BUDGET PLAN/PLANT CALCULATIONS
9	BRUSH MANAGEMENT PROGRAM AND LANDSCAPE VIGNETTES

NAME: CIVIL SENSE, INC. REVISION 12: _____
ADDRESS: 13475 DANIELSON STREET, SUITE 150 REVISION 11: _____
POWAY, CA 92128 REVISION 10: _____
PHONE: 858-843-4253 REVISION 9: _____

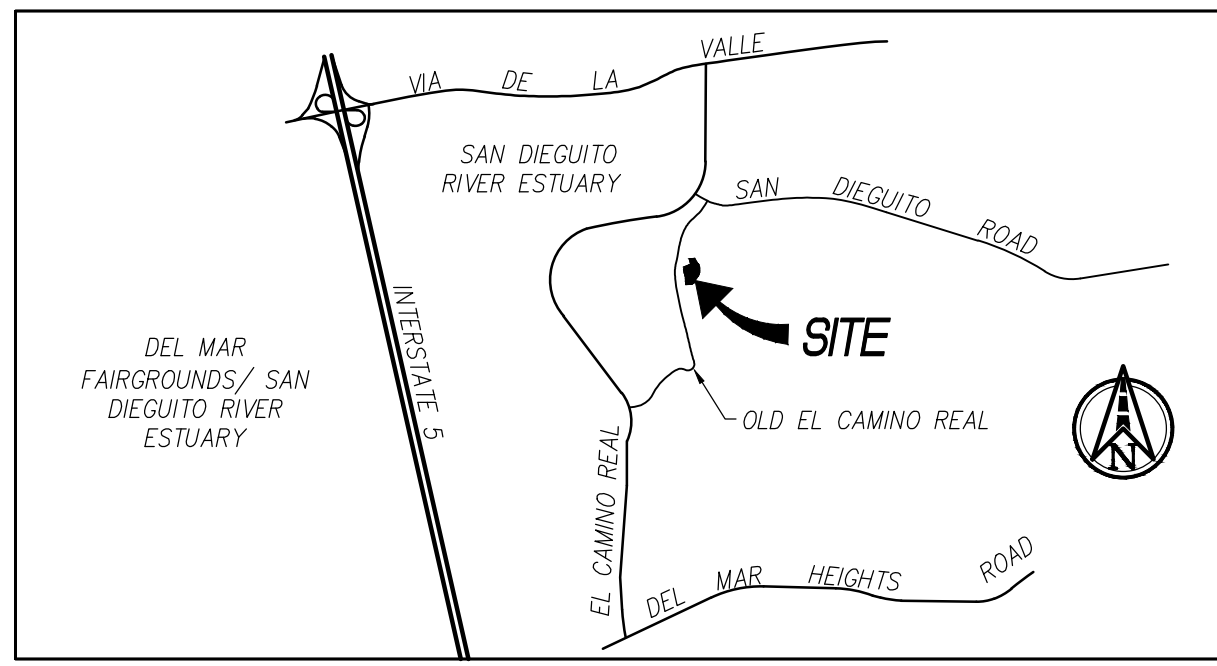
PROJECT ADDRESS:
14163 OLD EL CAMINO REAL
SAN DIEGO, CA 92130
REVISION 8: _____
REVISION 7: _____
REVISION 6: 1/13/2021
REVISION 5: 6/24/2020
REVISION 4: 6/8/2020

PROJECT NAME:
DEL MAR HIGHLANDS ESTATES
AFFORDABLE SITE PDP AND SDP
REVISION 3: 5/18/2020
REVISION 2: 3/10/2020
REVISION 1: 1/31/2020

AMENDMENT ORIGINAL DATE: 12/20/19

SHEET TITLE: COVER SHEET SHEET 1 OF 9

DEP # _____



VICINITY MAP
NO SCALE

TOPOGRAPHY SOURCE

TOPOGRAPHY PROVIDED BY AERIAL SURVEY ON OCTOBER 25, 2019 BY TERRASCRIBE SUPPLEMENTAL SURVEY ON NOVEMBER 5, 2019, BY PROJECT DESIGN CONSULTANTS.

BENCHMARK

LOCATION: OLD EL CAMINO REAL/SAN DIEGUITO ROAD
SEBP (SOUTHEAST CORNER BRASS PLUG) TOP INLET
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 4, 2011
INDEX: NORTHING 2968 EASTING 16997
ELEVATION: 26.205 DATUM IS: M.S.L.

ASSESSORS PARCEL NUMBER

304-643-10

EXISTING LEGAL DESCRIPTION

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AN EASEMENT FOR GENERAL UTILITY PURPOSES, TOGETHER WITH RIGHT TO REPLACE, MAINTAIN AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY, AND FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS ON AND OVER THE DRIVEWAY ON PARCEL A OF MAP 19205 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 2003, DELINEATED AN SAID PARCEL MAP AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON'.

LEGEND:

- INDICATES 3/4" IRON PIPE WITH PLASTIC STAMPED "R.C.E. 22606" PER MAP 13818 AND PM NO. 19205, UNLESS OTHERWISE NOTED
- ▲ INDICATES FOUND STREET SURVEY MONUMENT STAMPED "L.S. 7019" PER MAP NO. 15885
- INDICATES 1" x 18" IRON PIPE STAMPED "L.S. 7019" TO BE SET
- INDICATES LEAD & DISC STAMPED "L.S. 7019" TO BE SET AT A 9.75" OFFSET ON THE TOP OF CURB ALONG AN EXTENSION OF THE PROPERTY LINE, OFFSET MEASURED RADIAL TO THE RIGHT-OF-WAY LINE.

- EXISTING MHPA
- CONSERVED HABITAT

EASMENT INFORMATION

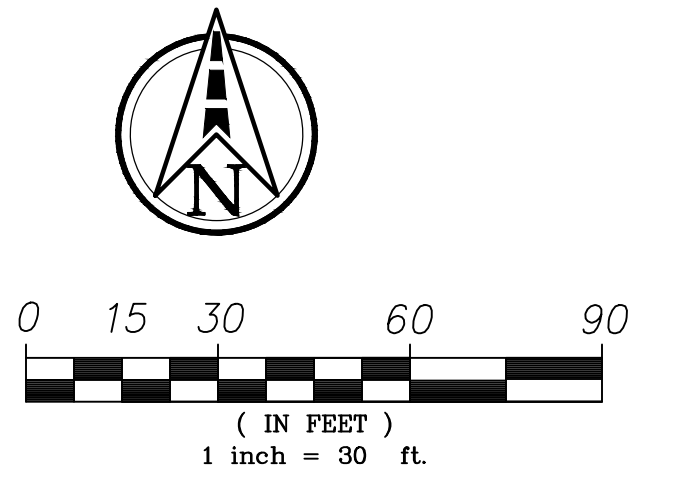
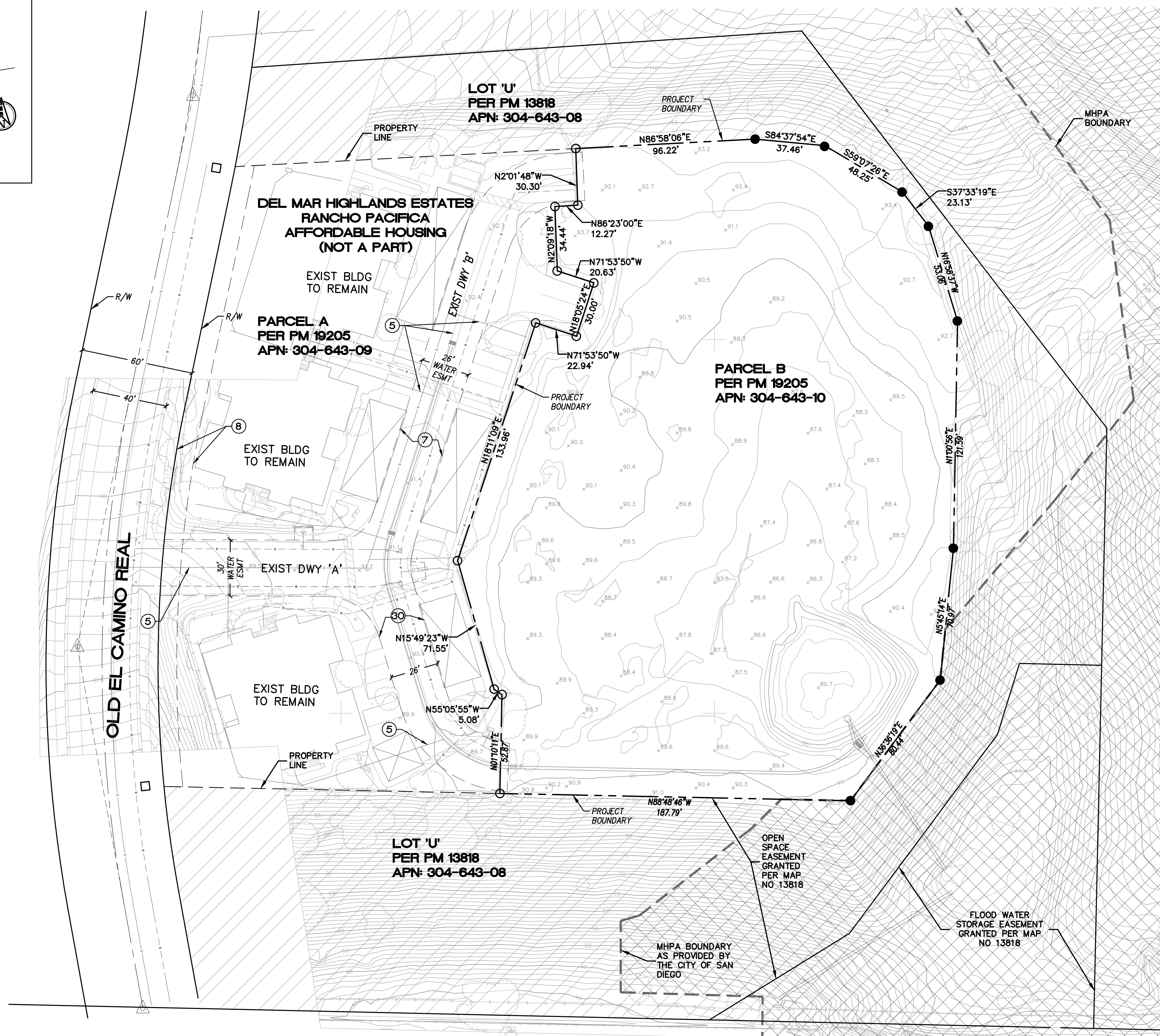
TITLE REPORT BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO.: 0005554-996-S01-R14

PARCELS AFFECTED

- | PARCELS AFFECTED | ITEM NO. | DESCRIPTION |
|------------------|----------|--|
| A | 5 | AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE WATER, SEWER AND STORM DRAIN BETWEEN THE CITY OF SAN DIEGO AND OWNER PER DOC. RECORDED MAY 01, 2000 AS FILE NO.: 2000-0224134 OF O.R. UTILITIES PER DWG. NO.: 30225-3-D |
| A | 7 | AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER FACILITIES PER DOC. RECORDED JULY 7, 2000 AS FILE NO.: 2000-0358753 OF O.R. |
| A | 8 | AN EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES PER DOC. RECORDED DECEMBER 19, 2000 AS FILE NO.: 2000-0690567 OF O.R. |

NON PLOTTABLE EASEMENTS

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DO. RECORDED DECEMBER 19, 2000 AS FILE NO.: 2000-0690567 OF O.R.



PREPARED BY:



HENRY H. PENG
R.C.E. 63686
DATE



NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
14163 OLD EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
DEL MAR HIGHLANDS ESTATES
AFFORDABLE SITE PDP AND SDP
AMENDMENT

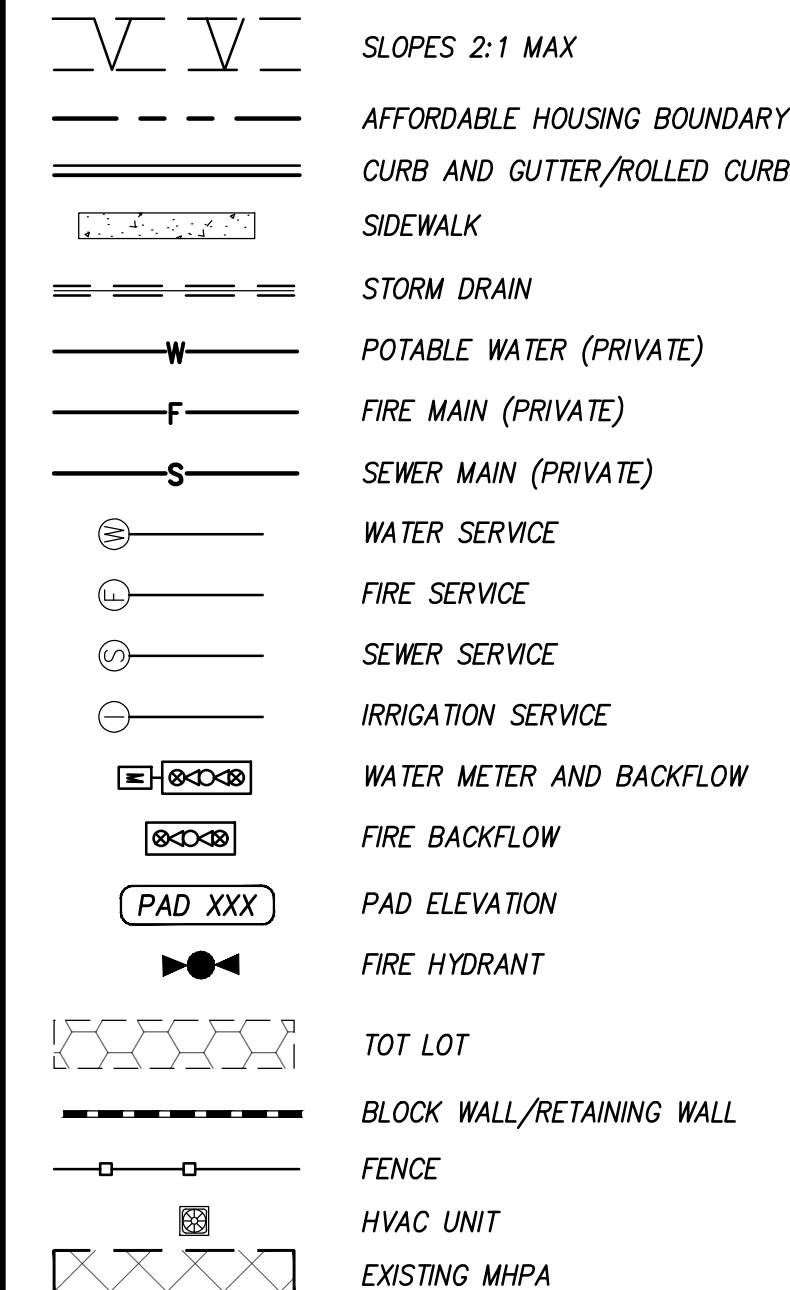
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EXISTING CONDITIONS

REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	1/13/2021
REVISION 5:	6/24/2020
REVISION 4:	6/8/2020
REVISION 3:	5/18/2020
REVISION 2:	3/10/2020
REVISION 1:	1/31/2020
ORIGINAL DATE:	12/20/19
SHEET	2 OF 9
DEP #	_____

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT FOR A PLANNED PERMIT NO. 94-0576 PROPOSING AN ADDITIONAL 26 MULTI FAMILY WITH 20 AFFORDABLE DWELLING UNITS AND 6 MARKET RATE UNITS.
- STREET ADDRESS:** 14163 OLD EL CAMINO REAL SAN DIEGO, CA 92130
- SITE AREA**
TOTAL SITE AREA (GROSS): 1.80 ACRES (78,273 SF)
NET SITE AREA: 1.80 ACRES (78,273 SF)
(NET SITE AREA EXCLUDES REQUIRED STREET AND PUBLIC DEDICATIONS)
- ZONING:** AR-1-1
- COMMUNITY PLANNING AREA:** PACIFIC HIGHLANDS RANCH
- EXISTING USE:** VACANT
PROPOSED USE: MULTI-FAMILY DU
- COVERAGE DATA**
TOTAL LANDSCAPE / OPEN SPACE AREA: 28,293 SF
TOTAL HARDSCAPE / PAVED AREA: 49,980 SF
MIN GROSS FLOOR AREA (GFA): 1,006 SF NOT INCLUDING GARAGE
- DENSITY**
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 1 DU PER 10 ACRE LOT
NUMBER OF EXISTING UNITS TO REMAIN ON-SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON-SITE: 26 DU
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 26 DU
- YARD / SETBACK**
FRONT SETBACK REQUIRED: 25 FEET PROPOSED: N/A
SIDE SETBACK REQUIRED: N/A PROPOSED: N/A
STREET SIDE SETBACK REQUIRED: 20 FEET PROPOSED: 8 FEET
REAR SETBACK REQUIRED: 25 FEET PROPOSED: N/A
- EXISTING BRUSH MANAGEMENT ZONE 1 IS 20 FEET**
PROPOSED BRUSH MANAGEMENT ZONE 1 VARIES IN WIDTH AND WILL REQUIRE ALTERNATIVE COMPLIANCE. BUILDINGS 1, 4, AND 5 TO INSTALL DUAL TEMPER/DUAL GLAZED GLASS FOR ALTERNATIVE COMPLIANCE.
- UNIT COUNT:**
BUILDING 1 - 3 UNITS
BUILDING 2 - 5 UNITS
BUILDING 3 - 6 UNITS
BUILDING 4 - 5 UNITS
BUILDING 5 - 7 UNITS
TOTAL 26 UNITS

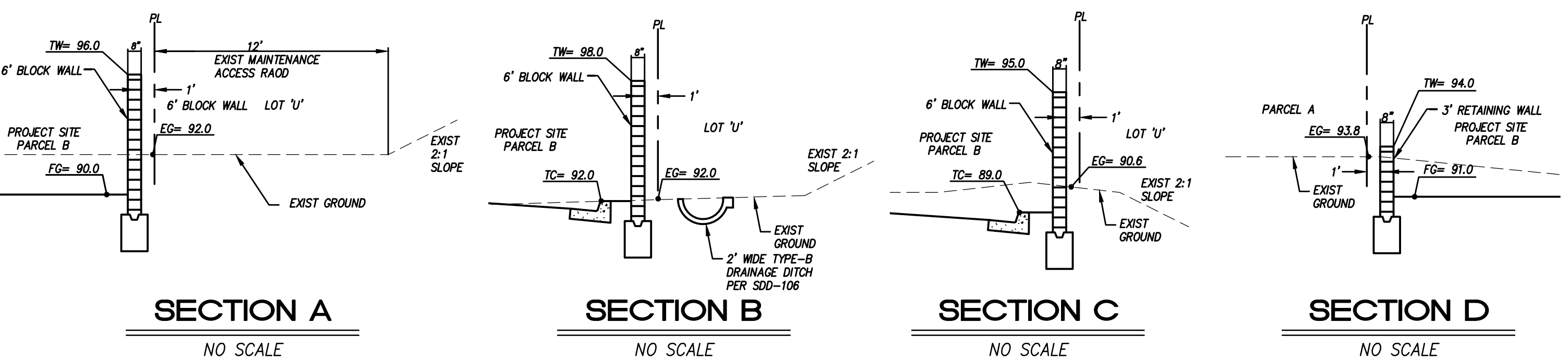
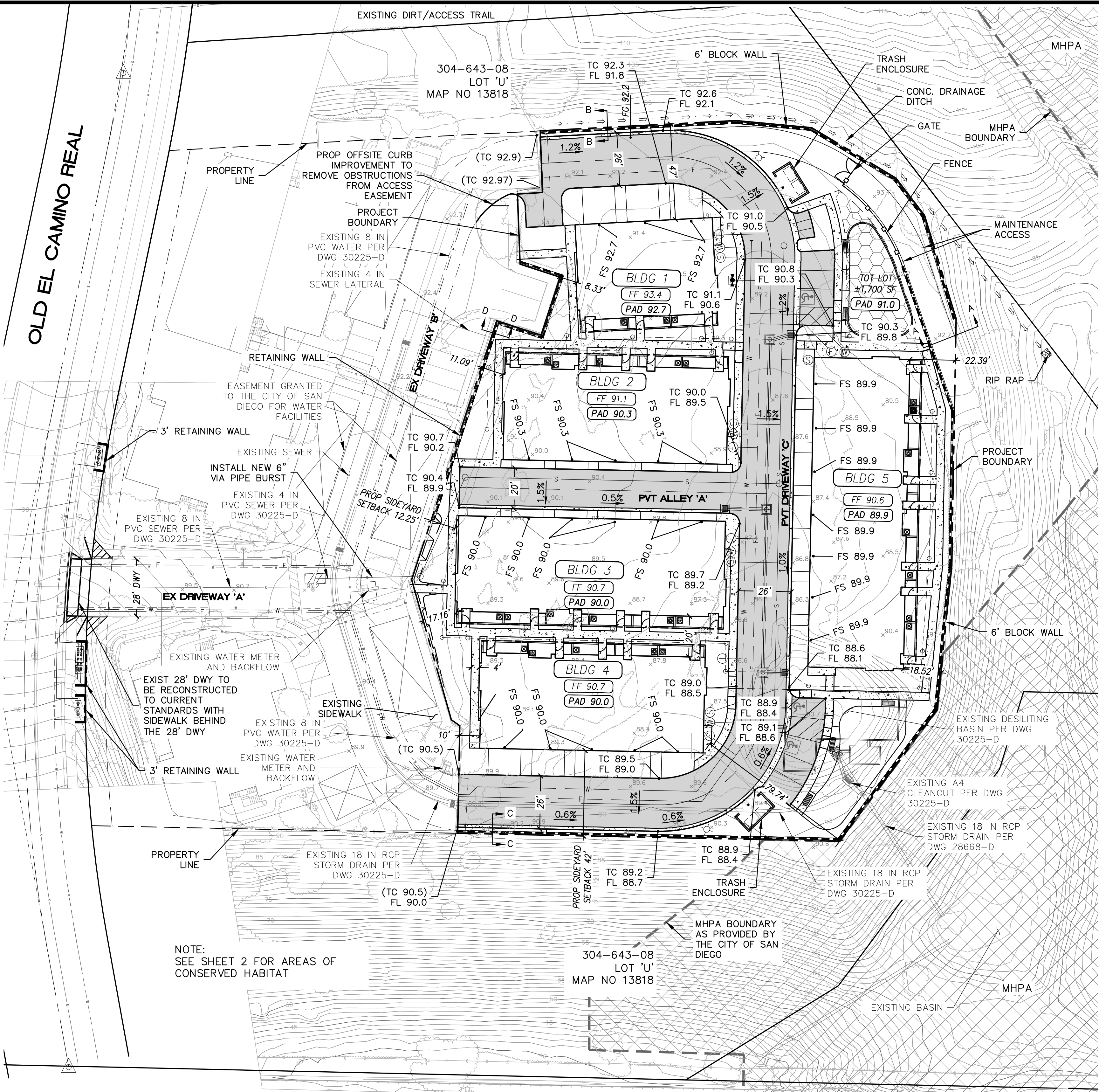
LEGEND



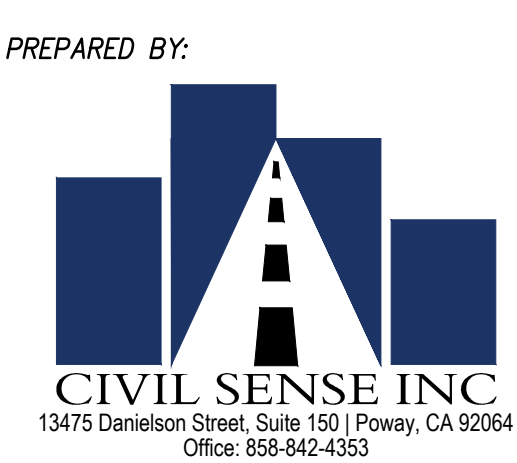
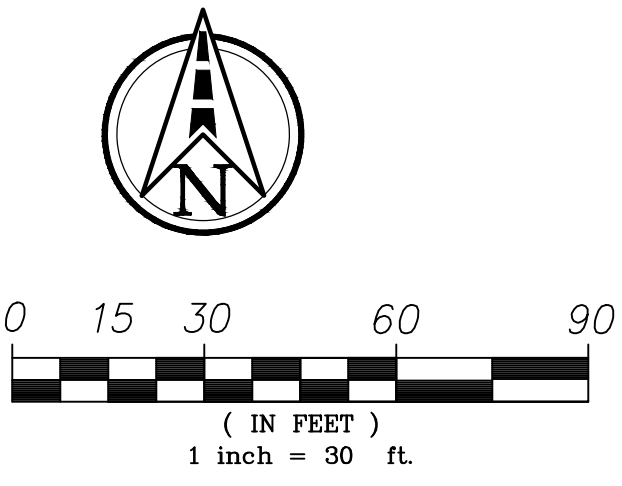
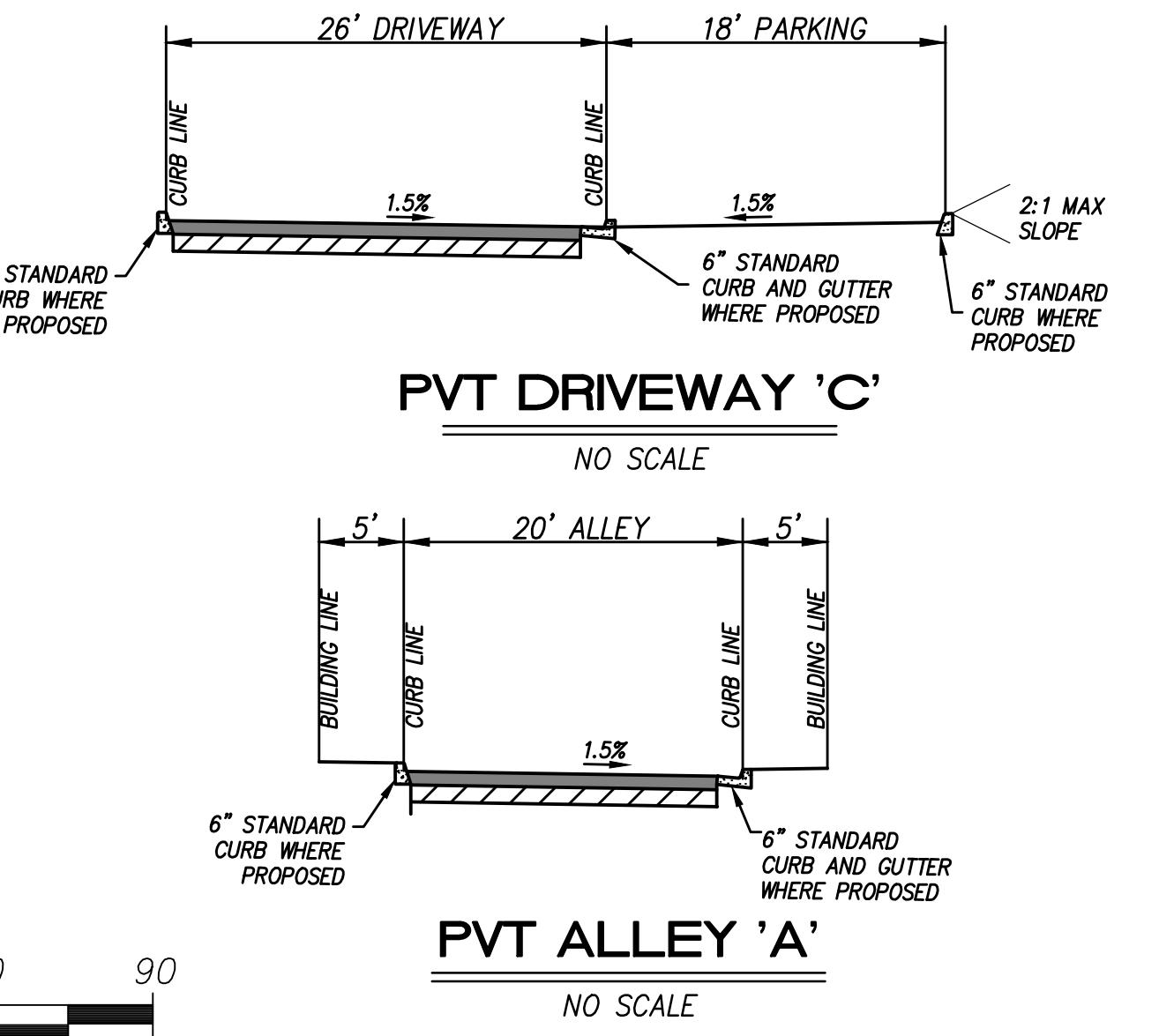
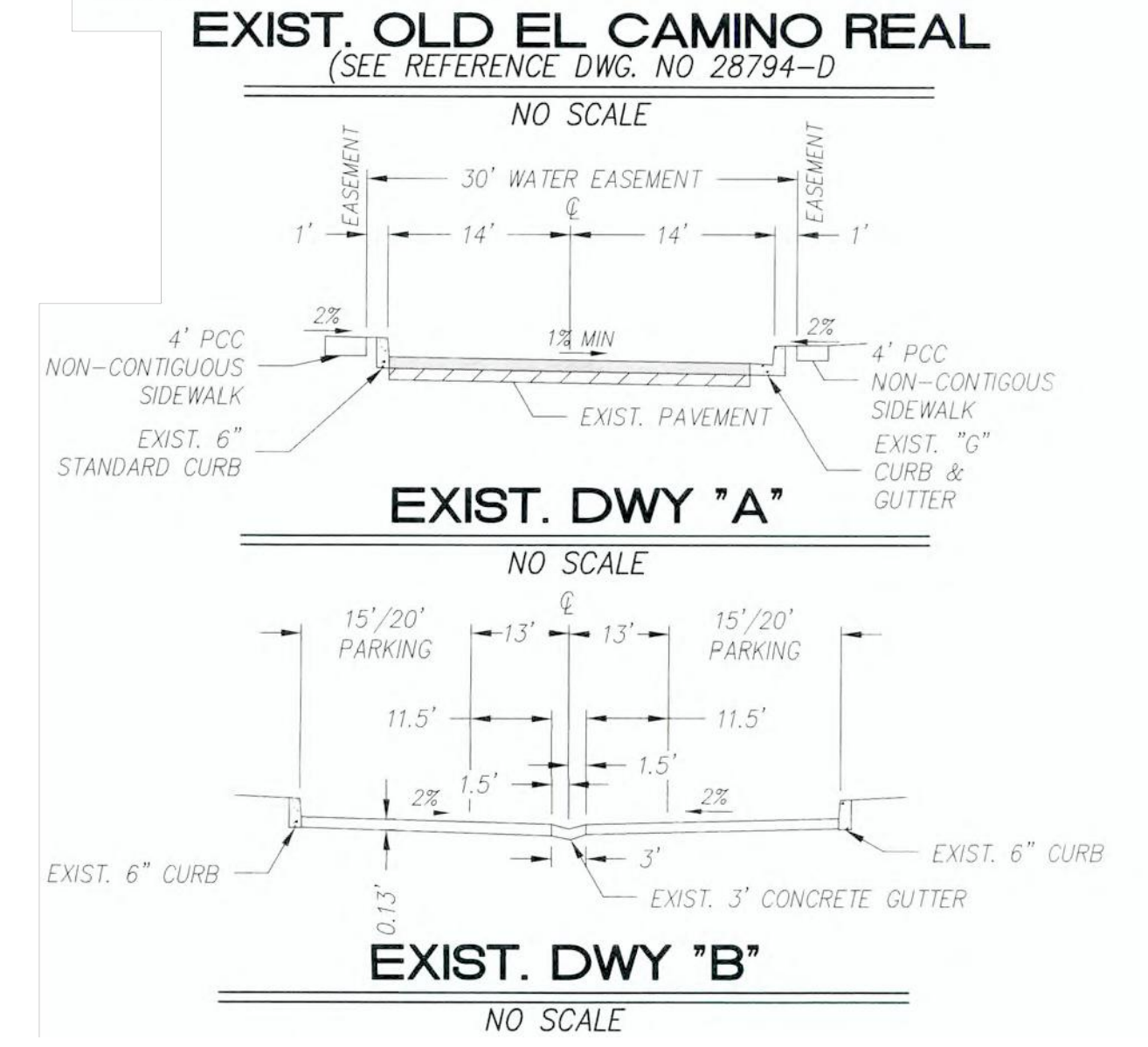
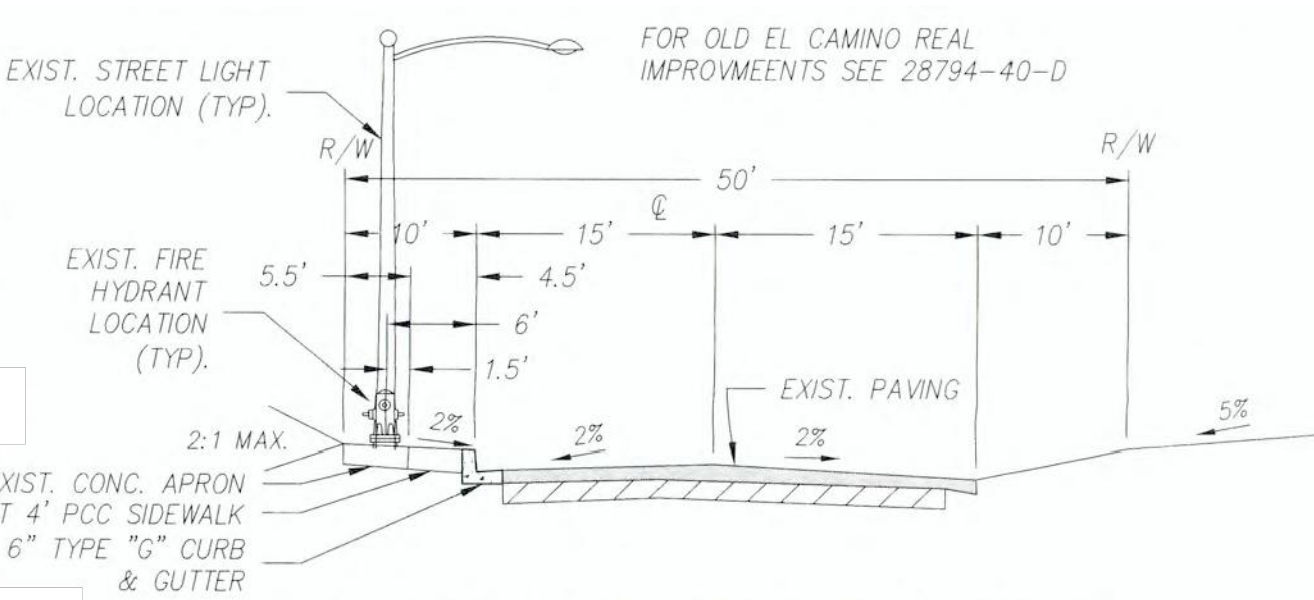
GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 1.80ACRES
- PERCENTAGE OF TOTAL SITE GRADED: 100 %
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.08 ACRES
- PERCENTAGE OF THE EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100 %
- PERCENTAGE OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 4.4 %
- AMOUNT OF CUT: 800 CUBIC YARDS
- AMOUNT OF FILL: 1,200 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S): 6 FEET
MAX. 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FEET
MAX. 2:1 SLOPE RATIO
- AMOUNT OF IMPORT SOIL: 400 CUBIC YARDS
- RETAINING WALLS
QUANTITY: 0

NOTE: ADDITIONAL WALLS UNDER 3 FEET IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL BUILDING PLOTTING. ALL RESIDENTIAL LOCAL AND PRIVATE STREETS, WITH GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL.



NOTE: CONCRETE SWALE TO CONVEY 1.25 CFS STORM WATER FROM APPROX 0.87 AC OF OFFSITE AREA DOWN TO BOTTOM OF SLOPE.



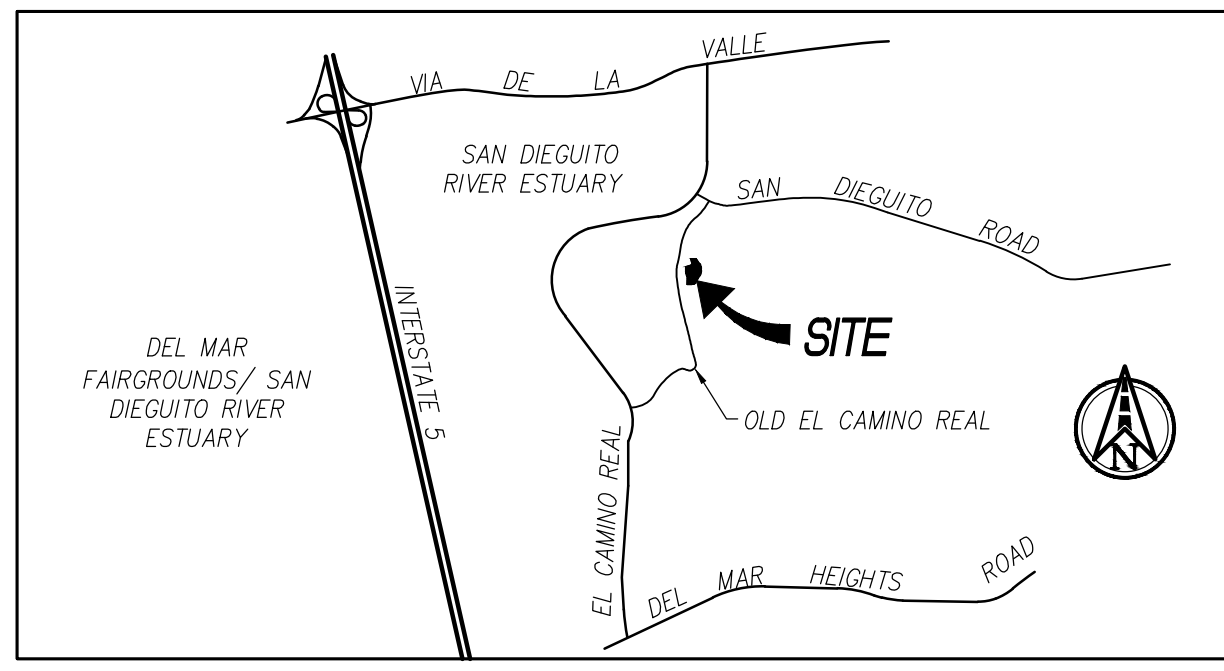
PREPARED BY: HENRY H. PENG R.C.E. 63686 DATE

NAME: CIVIL SENSE, INC. REVISION 12: _____
ADDRESS: 13475 DANIELSON STREET, SUITE 150 REVISION 11: _____
POWAY, CA 92128 REVISION 10: _____
PHONE: 858-843-4253 REVISION 9: _____

PROJECT ADDRESS: 14163 OLD EL CAMINO REAL
SAN DIEGO, CA 92130
PROJECT NAME: DEL MAR HIGHLANDS ESTATES
AFFORDABLE SITE PDP AND SDP
AMENDMENT
REVISION 8: _____
REVISION 7: _____
REVISION 6: 1/13/2021
REVISION 5: 6/24/2020
REVISION 4: 6/8/2020
REVISION 3: 5/18/2020
REVISION 2: 3/10/2020
REVISION 1: 1/31/2020

ORIGINAL DATE: 12/20/19
SHEET TITLE: GRADING PLAN SHEET 3 OF 9
DEP # _____



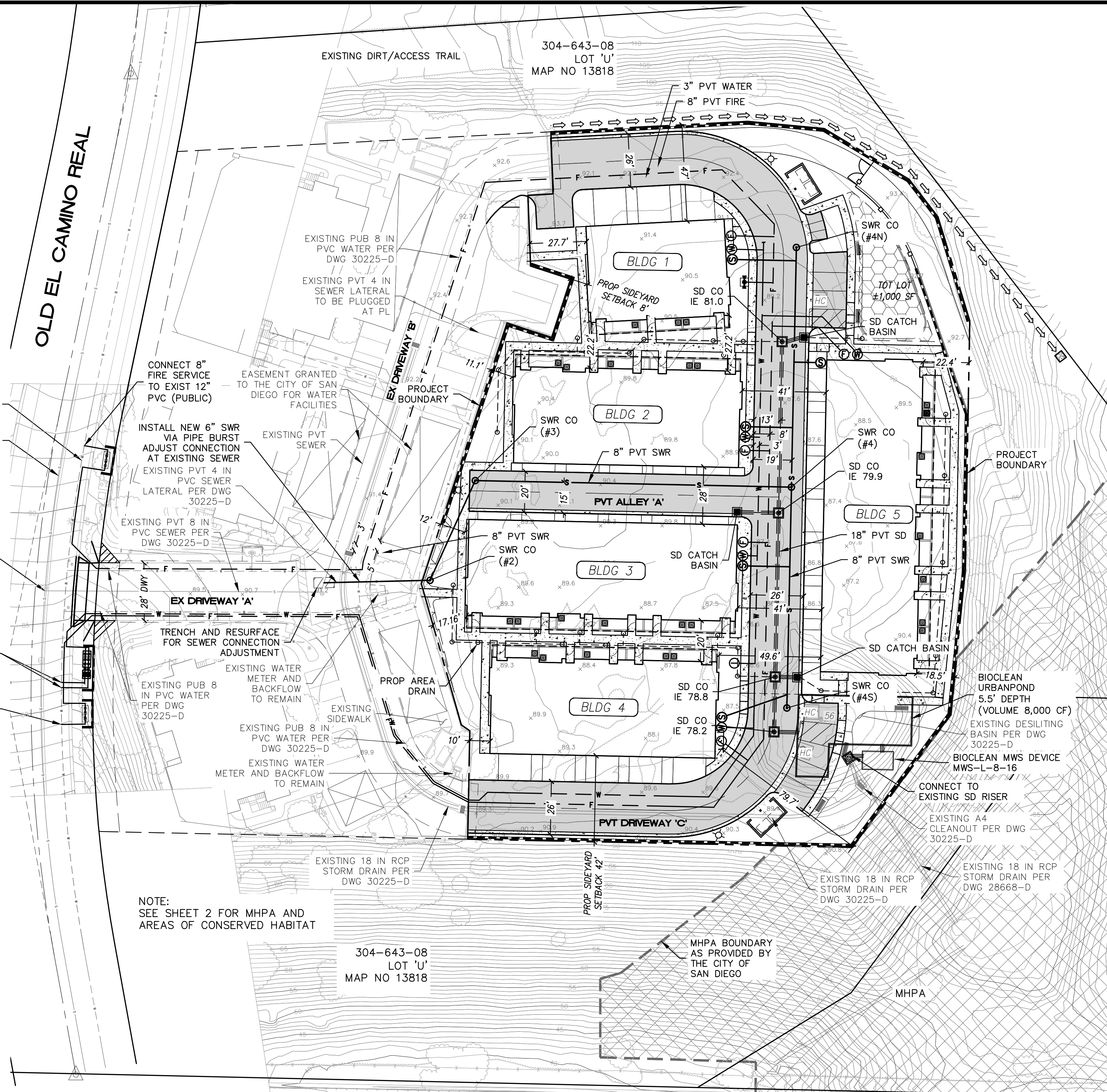


VICINITY MAP
NO SCALE

LEGEND

- SLOPES 2:1 MAX
- AFFORDABLE HOUSING BOUNDARY
- CURB AND GUTTER/ROLLED CURB
- SIDEWALK
- STORM DRAIN
- SD CATCH BASIN INLET
- SD CLEANOUT
- POTABLE WATER (PRIVATE), SEE NOTE 6
- FIRE MAIN (PRIVATE), SEE NOTE 6
- SEWER MAIN (PRIVATE)
- WATER SERVICE
- FIRE SERVICE
- SEWER SERVICE
- IRRIGATION SERVICE
- WATER METER AND BACKFLOW, SEE NOTE 7
- FIRE BACKFLOW, SEE NOTE 7
- PAD ELEVATION
- FIRE HYDRANT
- TOT LOT
- STREET LIGHT
- YARD DRAIN
- PED RAMP
- HVAC UNIT

EXISTING 12" PVC WATER PER 28794-D
EXISTING 8" PVC SEWER PER 28794-D
EXISTING POC 8" PVT PVC TO EXIST SEWER MH (#94) PER DWG 30225-D
CONNECT 2"-2" WATER SERVICES TO EXIST 12" PVC (PUBLIC)
CONNECT 8" FIRE SERVICE TO EXIST 12" PVC (PUBLIC)



NOTE:
SEE SHEET 2 FOR MHPA AND AREAS OF CONSERVED HABITAT

304-643-08
LOT 'U'
MAP NO 13818

NOTE:

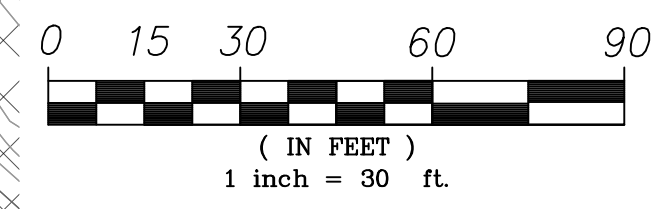
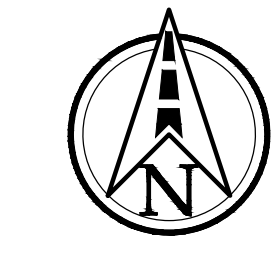
1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
2. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
6. 1 FOOT SEPARATION BETWEEN PROPOSED PRIVATE WATER AND FIRE SERVICES FROM EXISTING PUBLIC WATER WITHIN EXISTING DRIVEWAY 'A' AND DRIVEWAY 'B'
7. EMRA TO BE PROVIDED BY CITY FOR PRIVATE FIRE AND WATER BACKFLOWS AND RETAINING WALLS WITHIN THE OLD EL CAMINO REAL RIGHT-OF-WAY.

BENCHMARK

LOCATION: BRASS PLUG AT THE SOUTHEAST CORNER OF EL CAMINO REAL - SAN DIEGUITO RIVER BRIDGE
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 4, 2011
INDEX: NORTHING 2968 EASTING 16997
ELEVATION: 26.205 FT (NGVD 29) / DATUM IS M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, 1983 (CCS83), ZONE 6 AND ARE DETERMINED BY A LINE BETWEEN FIRST ORDER CONTROL POINTS 117 AND 62 FROM THE CITY OF SAN DIEGO CONTROL RECORD OF SURVEY 14492. THE BEARING BETWEEN POINTS 117 AND 62 BEING: N44° 48' 48"W



PREPARED BY:
CIVIL SENSE INC
13475 Danielson Street, Suite 150 | Poway, CA 92084
Office: 858-842-4353

NAME: CIVIL SENSE, INC.
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POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
14163 OLD EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
DEL MAR HIGHLANDS ESTATES
AFFORDABLE SITE PDP AND SDP
AMENDMENT

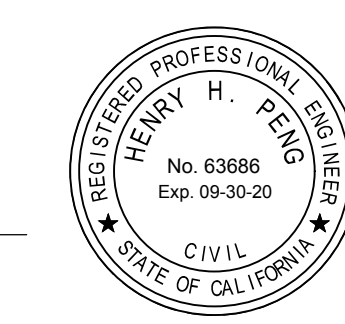
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UTILITY PLAN

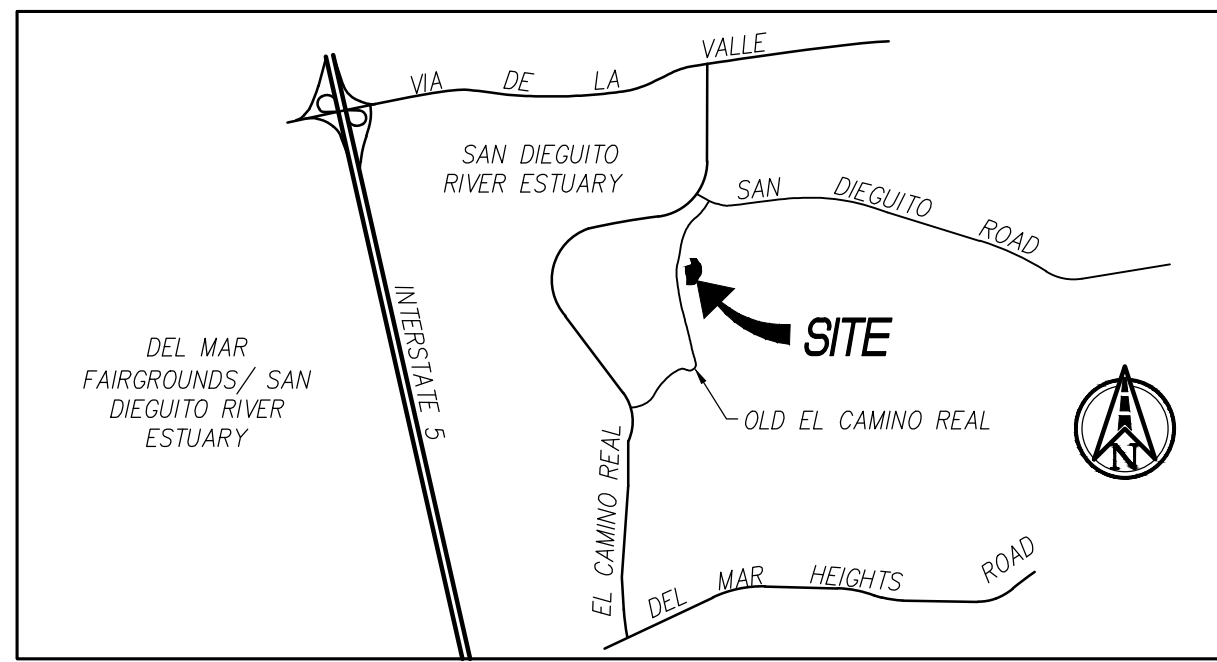
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REVISION 11:	
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REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	1/13/2021
REVISION 5:	6/24/2020
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REVISION 3:	5/18/2020
REVISION 2:	3/10/2020
REVISION 1:	1/31/2020

ORIGINAL DATE: 12/20/19

SHEET 4 **OF** 9

DEP #





VICINITY MAP
NO SCALE

LEGEND

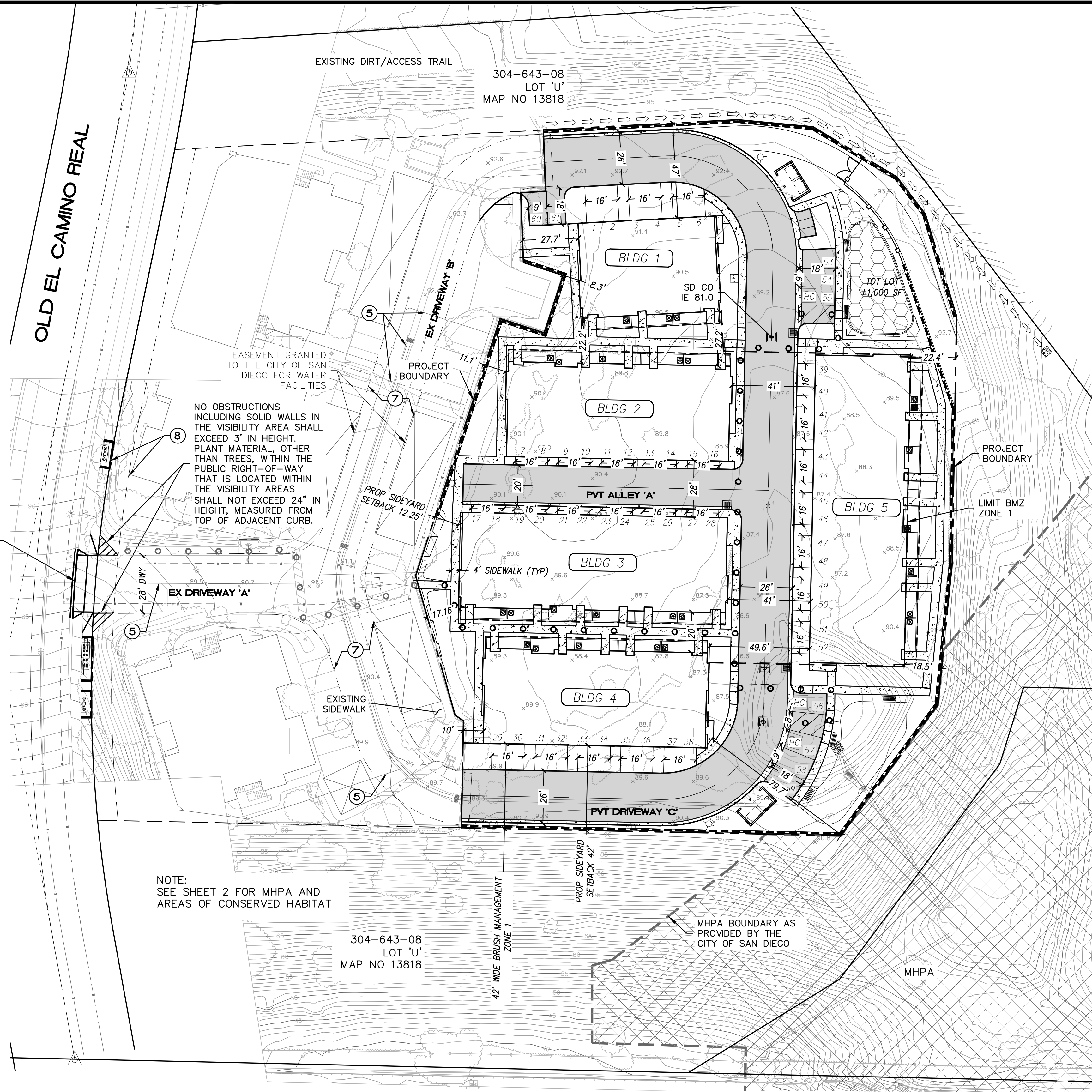
- SLOPES 2:1 MAX
- AFFORDABLE HOUSING BOUNDARY
- CURB AND GUTTER/ROLLED CURB
- SIDEWALK
- SD CATCH BASIN INLET
- SD CLEANOUT
- WATER METER AND BACKFLOW
- FIRE BACKFLOW
- EXIST PATH OF TRAVEL
- ADA PATH OF TRAVEL
- PAD ELEVATION
- FIRE HYDRANT
- TOT LOT
- STREET LIGHT
- PED RAMP
- SIGHT VISIBILITY TRIANGLE
- HVAC UNIT

EASEMENT INFORMATION

TITLE REPORT BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO: 0005554-996-SD1-RT4

PARCELS AFFECTED	ITEM NO.	DESCRIPTION
A	5	AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE WATER, SEWER AND STORM DRAIN BETWEEN THE CITY OF SAN DIEGO AND OWNER PER DOC. RECORDED MAY 01, 2000 AS FILE NO.: 2000-0224134 OF O.R. UTILITIES PER DWG. NO.: 30225-3-D
A	7	AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER FACILITIES PER DOC. RECORDED JULY 7, 2000 AS FILE NO.: 2000-0358753 OF O.R.
A	8	AN EASEMENT GRANTED TO SD&E FOR PUBLIC UTILITIES PER DOC. RECORDED DECEMBER 19, 2000 AS FILE NO.: 2000-0690567 OF O.R.

NON PLOTTABLE EASEMENTS
AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DO. RECORDED DECEMBER 19, 2000 AS FILE NO.: 2000-0690567 OF O.R.



NOTE:

- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
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BENCHMARK

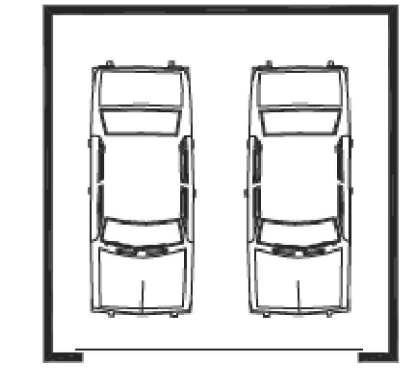
LOCATION: BRASS PLUG AT THE SOUTHEAST CORNER OF EL CAMINO REAL - SAN DIEGUITO RIVER BRIDGE
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 4, 2011
INDEX: NORTHING 2968 EASTING 16997
ELEVATION: 26.205 FT (NGVD 29) / DATUM IS M.S.L.

BASIS OF BEARINGS

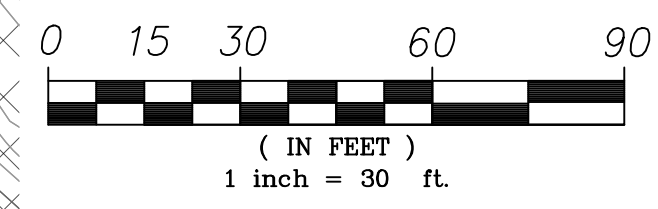
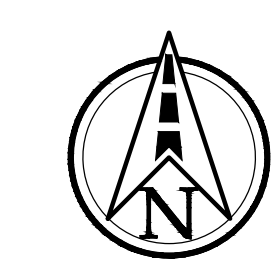
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, 1983 (CCS83), ZONE 6 AND ARE DETERMINED BY A LINE BETWEEN FIRST ORDER CONTROL POINTS 117 AND 62 FROM THE CITY OF SAN DIEGO CONTROL RECORD OF SURVEY 14492. THE BEARING BETWEEN POINTS 117 AND 62 BEING: N44° 48' 48"W

TYPICAL GARAGE SPACE DETAIL

CITY OF SAN DIEGO STANDARDS, ALL TWO-CAR GARAGES SHALL HAVE A MINIMUM DIMENSION OF 20 FEET X 20 FEET.



2-CAR GARAGE
MIN. 20'X20'



NOTE:
PROPOSED BRUSH MANAGEMENT ZONE 1 VARIES IN WIDTH AND WILL REQUIRE ALTERNATIVE COMPLIANCE. BUILDINGS 1, 4, AND 5 TO INSTALL DUAL TEMPER/DUAL GLAZED GLASS FOR ALTERNATIVE COMPLIANCE.

PREPARED BY:



HENRY H. PENG
R.C.E. 63686

NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
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PHONE: 858-843-4253

PROJECT ADDRESS:
14163 OLD EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
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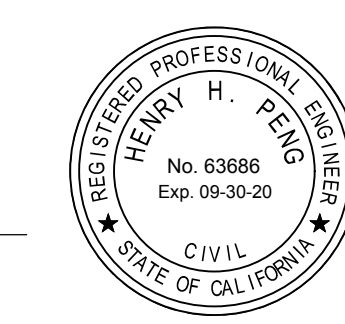
SHEET TITLE:
SITE PLAN

REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
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REVISION 7:	_____
REVISION 6:	1/13/2021
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REVISION 1:	1/31/2020

ORIGINAL DATE: 12/20/19

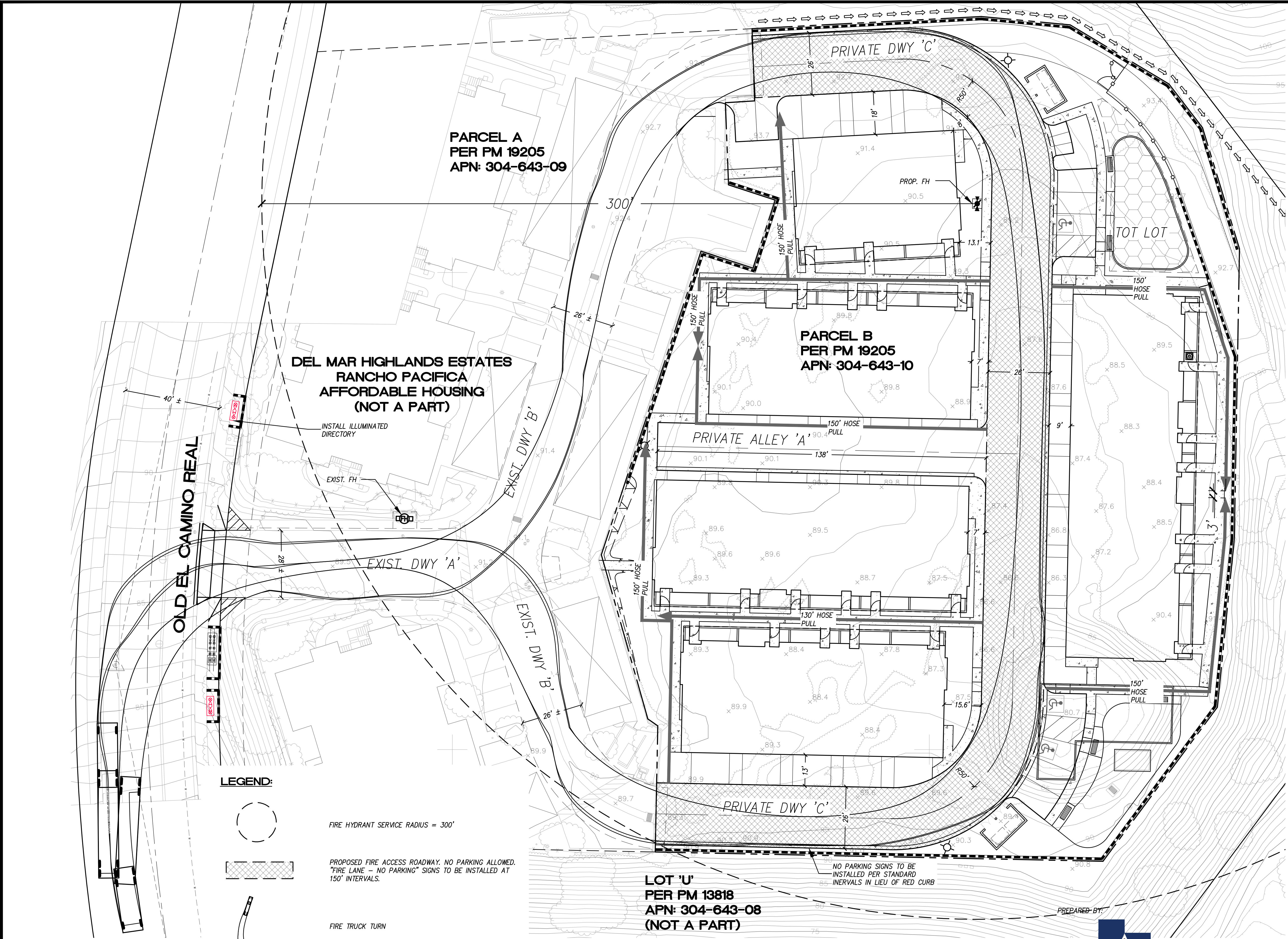
SHEET 5 OF 9

DEP # _____



FIRE NOTES:

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
3. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
4. CFC 507.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CC 312.
5. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OR ALARM BELLS, HORNS OR STROBES.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
7. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
9. NO ON STREET PARKING ALLOWED ON ALL PRIVATE DRIVEWAYS AND PRIVATE ALLEYS.
10. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING.
11. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY I-00-6, SHALL BE PROVIDED.
12. SITE PLAN, AS SHOWN, MEETS FIRE ACCESS AND SETBACK REQUIREMENTS FOR BUILDINGS LESS THAN 30' IN HEIGHT. SETBACK AND ACCESS REQUIREMENTS TO BE REVIEWED AGAIN DURING BUILDING PERMIT PROCESS TO ENSURE THAT REQUIREMENTS CONTINUE TO BE MET FOR BOTH RESIDENTIAL AND COMMERCIAL SITES.
13. BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTIONS 95.0209.
14. FOR ADU/ODU; IT SHALL BE NECESSARY TO PROVIDE A SEPARATE ADDRESS FOR THE SEPARATE UNIT. THE APPLICANT WILL NEED TO REQUEST THAT THE PROJECT MANAGER ADDS A REVIEW CYCLE FOR MIS ADDRESSING TO REVIEW THE PROJECT TO ASSIGN AND/OR RE-ASSIGN A PHYSICAL ADDRESS WITH STREET NAME, NUMBER AND/OR UNIT DESIGNATION.
15. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
16. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT.
17. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
18. DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
19. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AC SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.



NAME: CIVIL SENSE, INC. REVISION 12: _____
 ADDRESS: 13475 DANIELSON STREET, SUITE 150 REVISION 11: _____
 POWAY, CA 92128 REVISION 10: _____
 PHONE: 858-843-4253 REVISION 9: _____
 REVISION 8: _____

PROJECT ADDRESS:
 14163 OLD EL CAMINO REAL
 SAN DIEGO, CA 92130

PROJECT NAME:
 DEL MAR HIGHLANDS ESTATES
 AFFORDABLE SITE PDP AND SDP
 AMENDMENT

REVISION 7: _____
 REVISION 6: 1/13/2021
 REVISION 5: 6/24/2020
 REVISION 4: 6/8/2020
 REVISION 3: 5/18/2020
 REVISION 2: 3/10/2020
 REVISION 1: 1/31/2020

SHEET TITLE:
 FIRE ACCESS PLAN

ORIGINAL DATE: 12/20/19

SHEET 6 **OF** 9

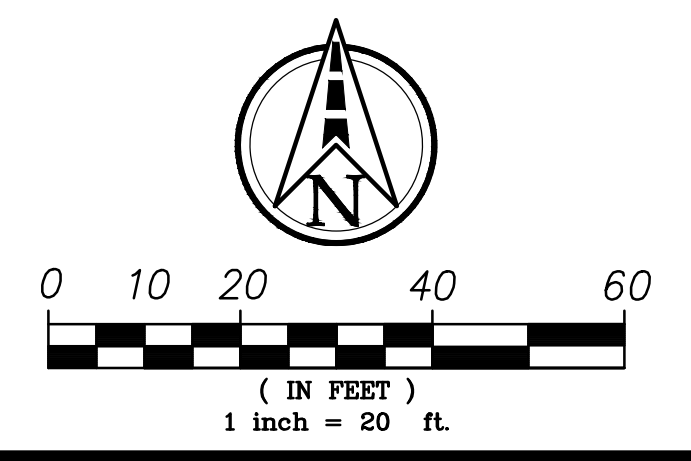
DEP # _____

PREPARED BY:

CIVIL SENSE INC
 13475 Danielson Street, Suite 150 | Poway, CA 92084
 Office: 858-842-4353

HENRY H. PENG
 R.C.E. 63686

DATE _____



NET CANOPY TREE GAIN

EXISTING TREES ON SITE: 0
 PROPOSED TREES: 65
TOTAL NET INCREASE IN TREES: 65

OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE: 28,293 SF
 USEABLE OPEN SPACE: 8,500 SF (TOT LOT, OPEN TURF AREA, PRIVATE PATIOS)

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) 20 FEET
 UNDERGROUND UTILITY LINES 5 FEET*
 ABOVE GROUND UTILITY STRUCTURE 10 FEET
 DRIVEWAY (ENTRIES) 10 FEET, 5 FEET WHEN SPEEDS 25 MPH OR LESS

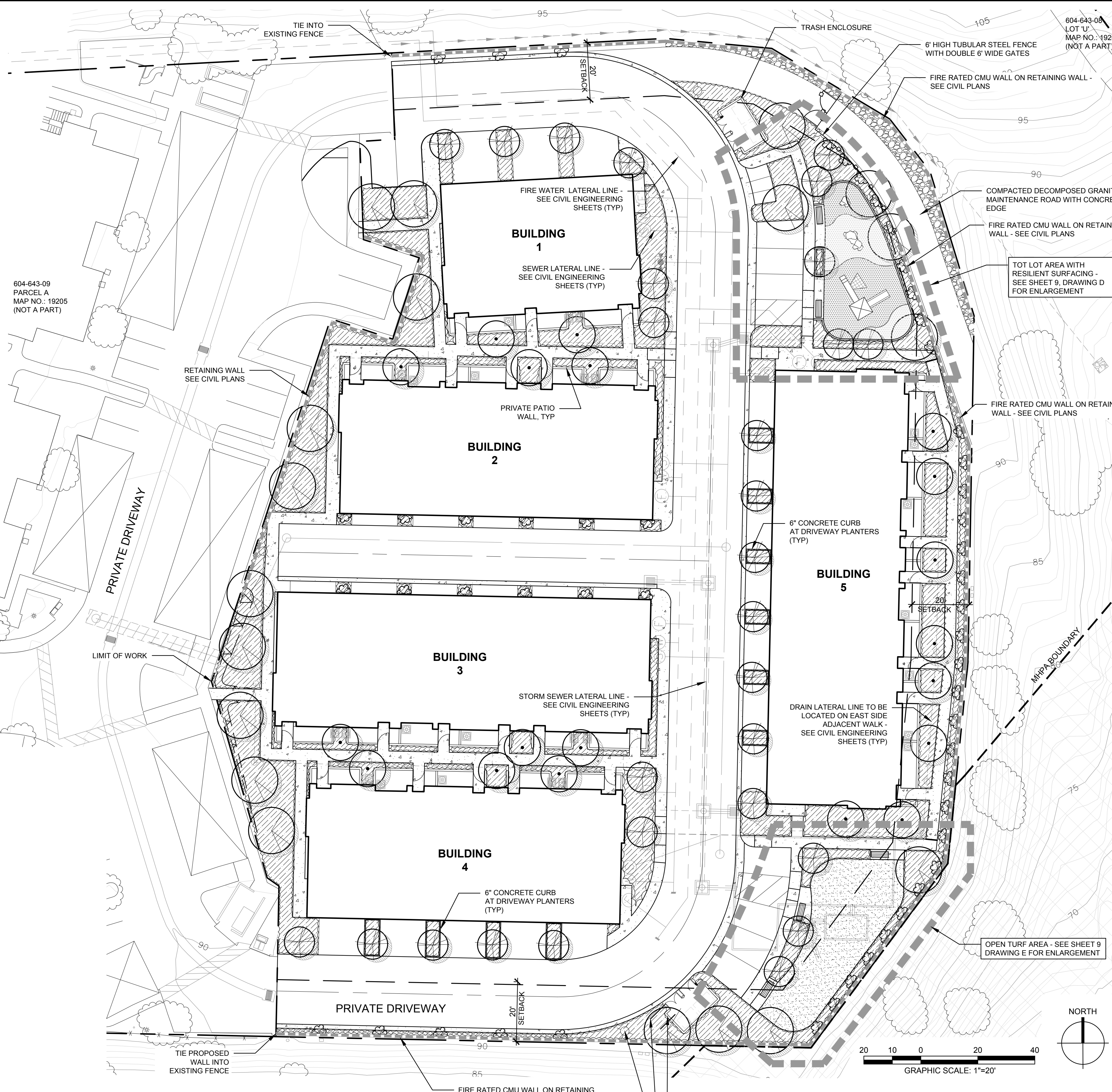
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) 25 FEET

*NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS 10 FEET

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).

ROOT BARRIER NOTES

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN SIX FEET OF CURBS OR OTHER HARDSCAPE. ROOT BARRIERS TO BE PLACED ADJACENT TO HARDSCAPE AND NOT SURROUNDING ROOT BALL OF TREE.



PLANTING DESIGN STATEMENT

The conceptual landscape design relies upon the special character of the site within the context of the immediate community and the existing affordable housing units to the west. The project will take on the new identity from its current form and function and will borrow its architectural theme from the rural character of Del Mar Highlands Estates. Tree-lined private driveway access through the existing development reveals along the south portion of the property affording a beautiful view of the open space to the south. Underground Water quality catchments will allow for additional open space area.

Sidewalks system provides access to the park and tot lot. Trees will provide shade in this park-like setting. The plants in the proposed plant material legend were compiled to conform to the City of San Diego guidelines for water-conscious landscape design and also referenced the Pacific Highlands Ranch Community Plan plant palette.

PLANT MATERIAL LEGEND

(DENOTES TREES AND SHRUBS TO BE PLANTED IN ZONE 1 ONLY)

SYMBOL	BOTANICAL	NAME COMMON	NAME	COMMENT	WUCOLS
PARKING LOT TREES (36" Box. Min.) such as:					
☉	*Heteromeles arbutifolia Pinus coulteri	Toyon Coulter Pine	Evergreen Upright/Evergreen	10' X 25' 50' X 30'	VL L
SHADE TREES (36" Box. Min.) such as:					
☉	*Quercus agrifolia *Platanus racemosa	Coast Live Oak Western Sycamore	Broadhead Upright / Deciduous	50' X 45' 60' X 50'	VL M
ACCENT/SPECIMEN TREE (36" Box. Min.) such as:					
☉	*Parkinsonia aculeata *Cercidium "Desert Museum" *Cercis occidentalis	Palo Verde Desert Museum Palo Verde Western Redbud	Upright / Deciduous Deciduous Deciduous	20' X 20' 20' X 20' 6' X 16'	L VL L
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:					
☉	*Agave attenuata *Aloe barbadensis *Aloe saponaria Calliandra eriophylla *Leucophyllum frutescens Lupinus nanus Berberis fremontii *Romneya coulteri *Rosmarinus "Prostratus" Russelia equisetiformis *Salvia leucantha "Midnight" Simmondsia chinensis	Fox Tail Agave Aloe Vera African Aloe Fairy Duster Texas Ranger Sky Lupine Desert Mahonia Matilija Poppy Prostrate Rosemary Firecracker Plant Mexican Bush Sage Jojoba	Flowering Accent Flowering Shrub Midstory Shrub Low Spreading Midstory Shrub Annual Midstory Shrub Perennial Shrub Low Spreading Midstory Shrub Flowering Accent Midstory Shrub	3' X 3' 3' X 3' 3' X 3' 3' X 4' 5' X 10' 1' X 2' 6' X 8' 6' X 8' 1' X 3' 5' X 5' 3 X 3' 3' X 6'	L L L VL L L L L L L L VL
GRASSES such as:					
☉	Carex pansa Muhlenbergia rigens	California Meadow Sedge Deergrass	Groundcover Grass	1' X 3' 4' X 5'	M L
GROUND COVER (1 gal. Min) such as:					
☉	*Arctostaphylos uva-ursi *Ceanothus griseus horizontalis Lantana montevidensis	Bearberry Carmel Creeper Trailing Lantana	Groundcover Groundcover Groundcover	1' X 6' 2' X 5' 1' X 6'	M L L
VINES (100% 15 gal.)					
☉	*Bougainvillea 'San Diego Red' Pandorea jasminoides	SD Red Bougainvillea Bower Vine	Flowering Flowering		L M
TURF GRASS (from seed or sod), such as:					
☉	*Festuca arundinacea	Marathon II - dwarf tall fescue			

SPECIAL LANDSCAPE NOTES

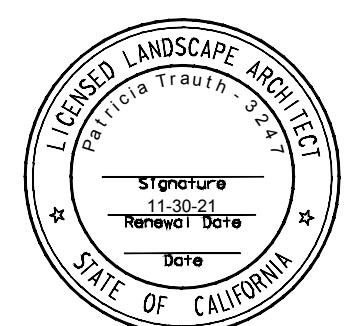
- Per San Diego municipal code 103.1107(b)(7) the following application procedures apply:
 - (A) Permit applications shall be accompanied by a site plan and supplementary information required to establish that all landscaping shall be developed in conformance with the landscape requirements of the land development code.
 - (B) At the time of an application for a certificate of occupancy, the applicant will provide verification that the landscape improvements are in conformance with the approved landscape plan and in conformance with the landscape guidelines of the land development manual.
- All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
- Maintenance: All required landscape areas shall be maintained by the HOA. The landscape areas shall be maintained free of debris and litter, 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.
- Per San Diego municipal code 142.0406(b) all planting areas a plants in or adjacent to a VUA shall be protected from vehicular damage by providing a raised curb or wheel stop of at least 6" in height.

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 REVISION 5: 6/24/2020
 REVISION 4: 6/08/2020
 REVISION 3: 5/18/2020
 REVISION 2: 3/10/2020
 REVISION 1: 1/31/2020

PROJECT ADDRESS:
 14163 OLD EL CAMINO REAL
 SAN DIEGO, CA 92130

PROJECT NAME:
 DEL MAR HIGHLANDS ESTATES
 AFFORDABLE SITE PDP AND SDP
 AMENDMENT ORIGINAL DATE: 12/20/19

SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN
SHEET 7 OF 9
DEP #



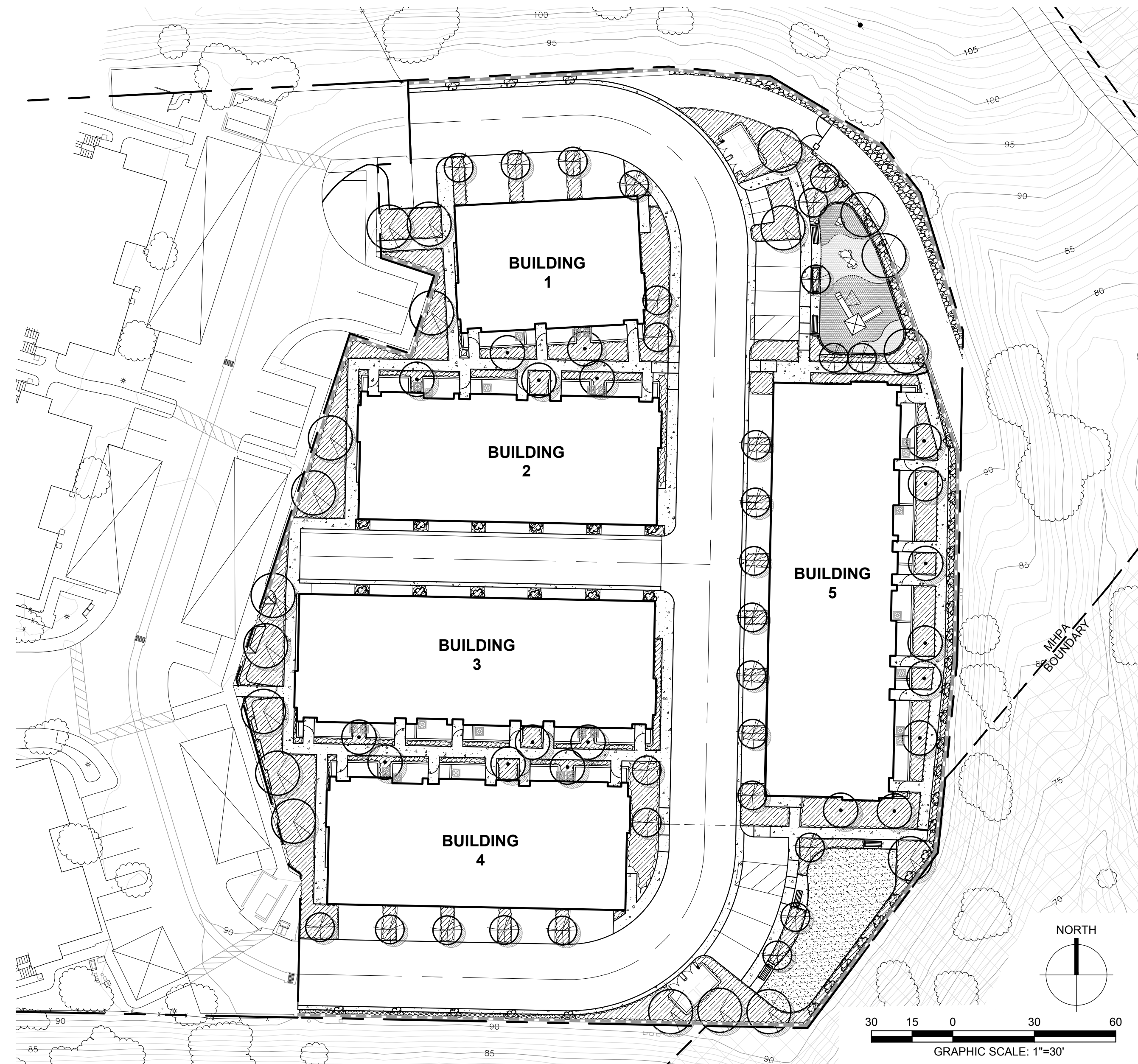
LANDSCAPE ARCHITECT OF RECORD:

PATRICIA TRAUTH RLA, AICP
 RLA NO: 3247 DATE



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WATER BUDGET CALCULATIONS



ETWU CALCULATIONS					
SYMBOL	HYDROZONE	PLANT WATER USE TYPES	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQUARE FEET)	ETWU (GALLONS PER YEAR)
	1	MODERATE	.4	10,100	6,544,290
	2	SLA	1	1,515	3,824,362
				TOTAL	189,487 gallons/year

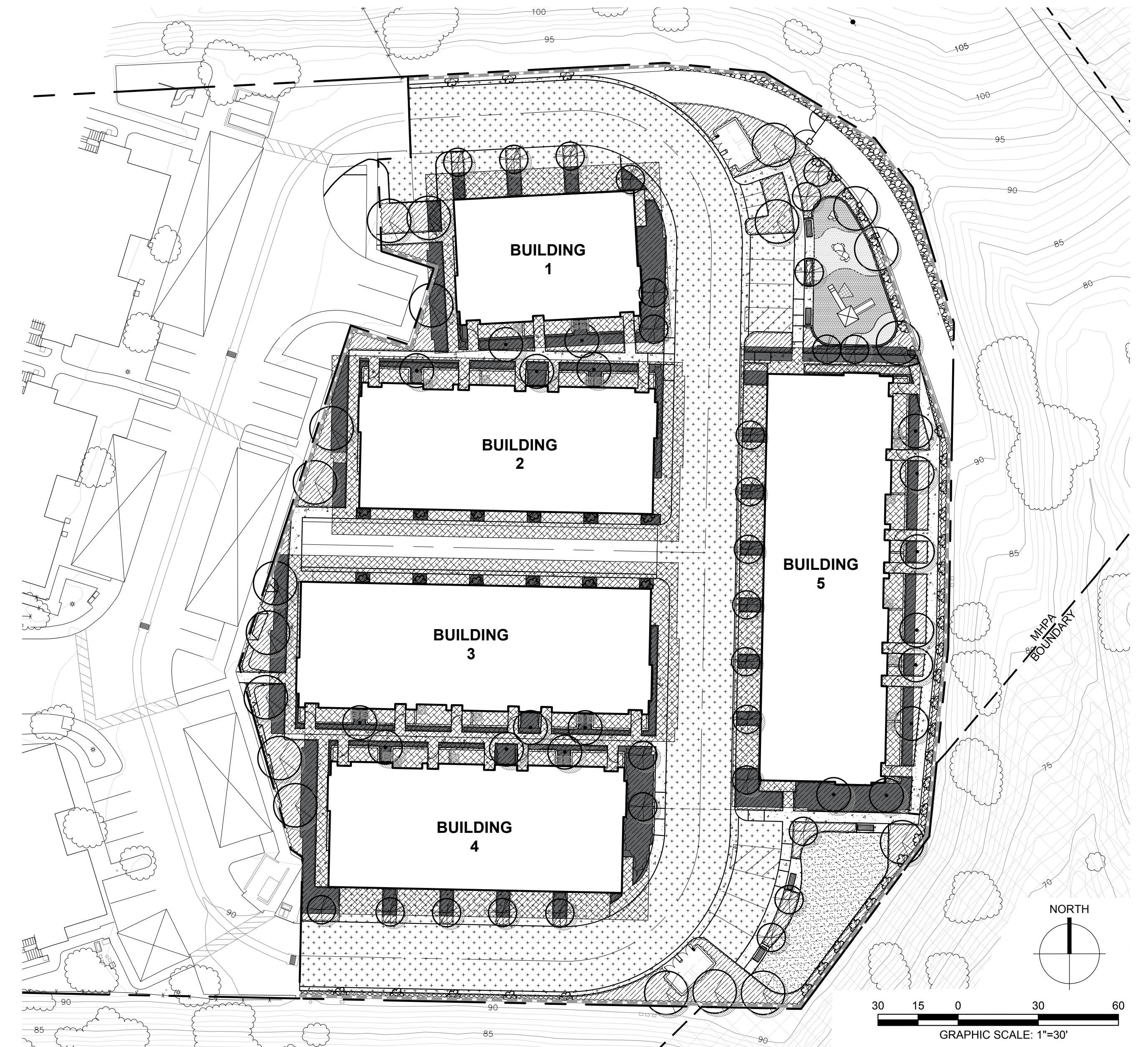
MAWA CALCULATIONS		
TOTAL SQUARE FOOTAGE OF PLANTING AREA	TOTAL SQUARE FOOTAGE OF SPECIAL PLANTING AREA	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
10,100	1,515	219,264 gallons/year

LANDSCAPE & IRRIGATION MAINTENANCE NOTES

IRRIGATION DESIGN STATEMENT:
It is the intention of this irrigation plan to limit the overall water consumption of the proposed regionally adaptive landscape by utilizing sound Xeriscape principles, which apply directly to the site-specific landscape in conjunction with the irrigation system. This goal will be met by utilizing the most efficient irrigation design and state of the art technology.

- IRRIGATION COMPONENTS:**
- Typical water conservation design features would include but would not be limited to, an automatic irrigation system incorporating drip irrigation, bubblers, low precipitation heads, rain shut-off device, moisture sensing devices, check valves and master remote control valve.
 - The irrigation system shall be designed to avoid runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, and structures.
 - Proper irrigation equipment and schedules, including such features as repeat cycles, shall be used to closely match maximum application rates, irrigation efficiency, and distribution uniformity to site-specific infiltration rates.
 - The irrigation system will be sensitive to the various solar exposure(s) throughout the year.
 - All site irrigation shall be serviced by a dedicated Landscape irrigation meter.
 - No recycled water is proposed for this project.
 - All planting areas will be amended with organic material depending upon on-site soil conditions to aid in soil moisture retention.
 - All planting areas will receive either 3" of a bark material or cobble mulch to retain soil moisture and maintain cooler soil temperatures.
 - An irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design of the system shall provide adequate support for the vegetation selected.
 - An irrigation audit will be required to certify that all plant material, irrigation systems and landscape features have been installed and operate as approved by the city. Audit shall be submitted to the City prior to occupancy and use.
 - All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the land development manual: landscape standards and all other landscape related city and regional standards.

LANDSCAPE PLANT CALCULATIONS



LANDSCAPE CALCULATIONS (NOTE: NO STREET YARD ON THIS PROJECT)

REMAINING YARD
(10' OFFSET AROUND BUILDINGS; 30% MINIMUM PLANTING AREA; .05 POINTS PER SQUARE FOOT REMAINING YARD; 50% OF POINTS FROM TREES)

REMAINING YARD AREA	PLANTING AREA REQUIRED	PLANTING AREA PROPOSED	PLANT POINTS REQUIRED	PLANT POINTS PROPOSED	PLANT POINTS BREAKDOWN	
18,443 SF	5,532 SF	6,245 SF	922 PTS	960 PTS	TREE - 24" BOX (15x20 PTS)	300
					TREE - 36" BOX (6x50 PTS)	300
					SHRUBS - 1 GALLON (200x1 PTS)	200
					SHRUBS - 5 GALLON (25x2 PTS)	50
					SHRUBS - 15 GALLON (11x10 PTS)	110

VEHICULAR USE AREA - REMAINING YARD
(3% OF LANDSCAPE AREA; .03 POINTS PER SQUARE FOOT; 50% OF POINTS FROM TREES)

VEHICULAR USE AREA	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROPOSED	PLANT POINTS REQUIRED	PLANT POINTS PROPOSED	PLANT POINTS BREAKDOWN	
18,700 SF	561 SF	695 SF	561 PTS	564 PTS	TREE - 24" BOX (6x20 PTS)	120
					TREE - 36" BOX (6x50 PTS)	300
					TREE - 48" BOX (0x100 PTS)	0
					SHRUBS - 1 GALLON (48x1 PTS)	48
					SHRUBS - 5 GALLON (48x2 PTS)	96

LANDSCAPE AREAS

	REMAINING YARD
	REMAINING YARD PLANTING AREA
	VEHICULAR USE AREA
	VEHICULAR USE AREA PLANTING AREA

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AFFORDABLE SITE PDP AND SDP
AFFORDMENT

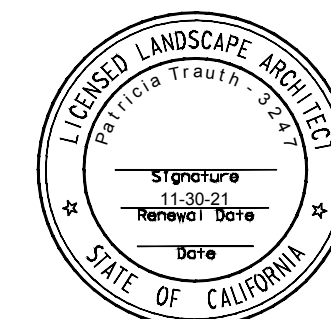
SHEET TITLE:
WATER BUDGET PLAN &
PLANT CALCULATIONS

- REVISION 12: _____
- REVISION 11: _____
- REVISION 10: _____
- REVISION 9: _____
- REVISION 8: _____
- REVISION 7: _____
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- REVISION 1: 1/31/2020

ORIGINAL DATE: 12/20/19

SHEET 8 OF 9

DEP # _____



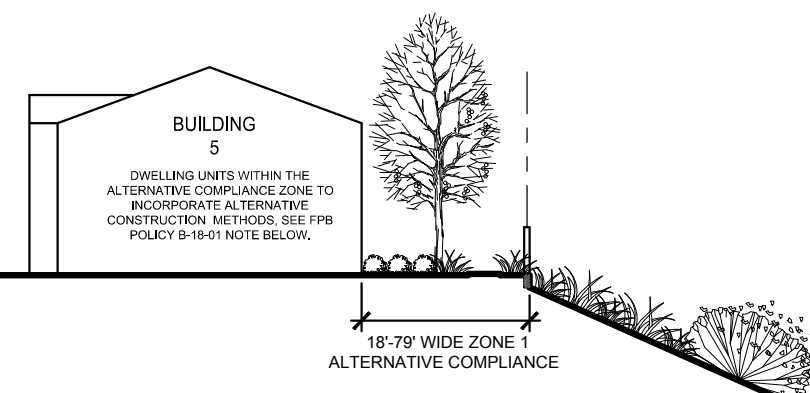
LANDSCAPE ARCHITECT OF RECORD:

PATRICIA TRAUTH RLA, AICP
RLA NO: 3247

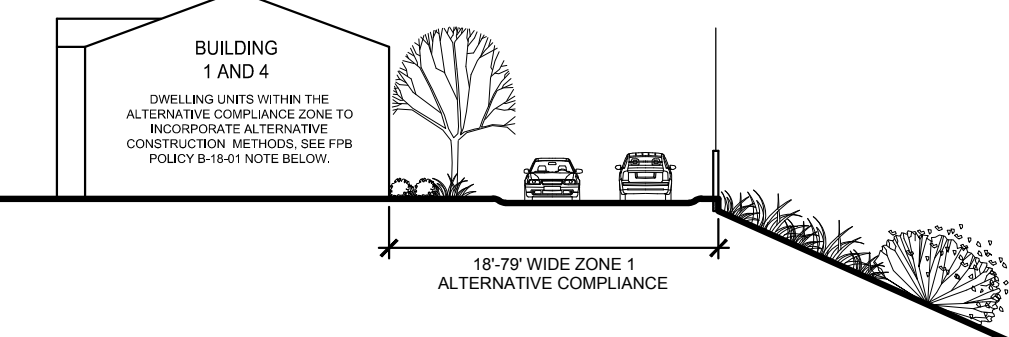
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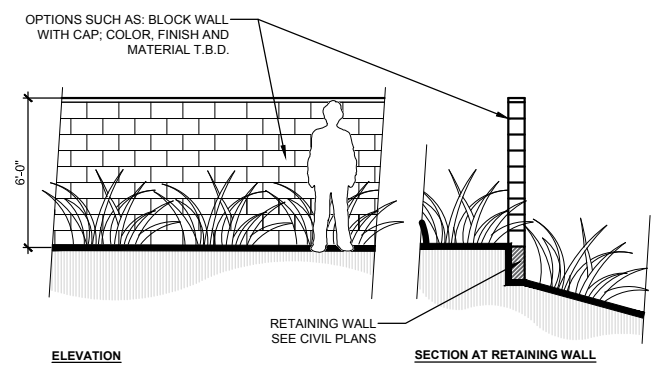
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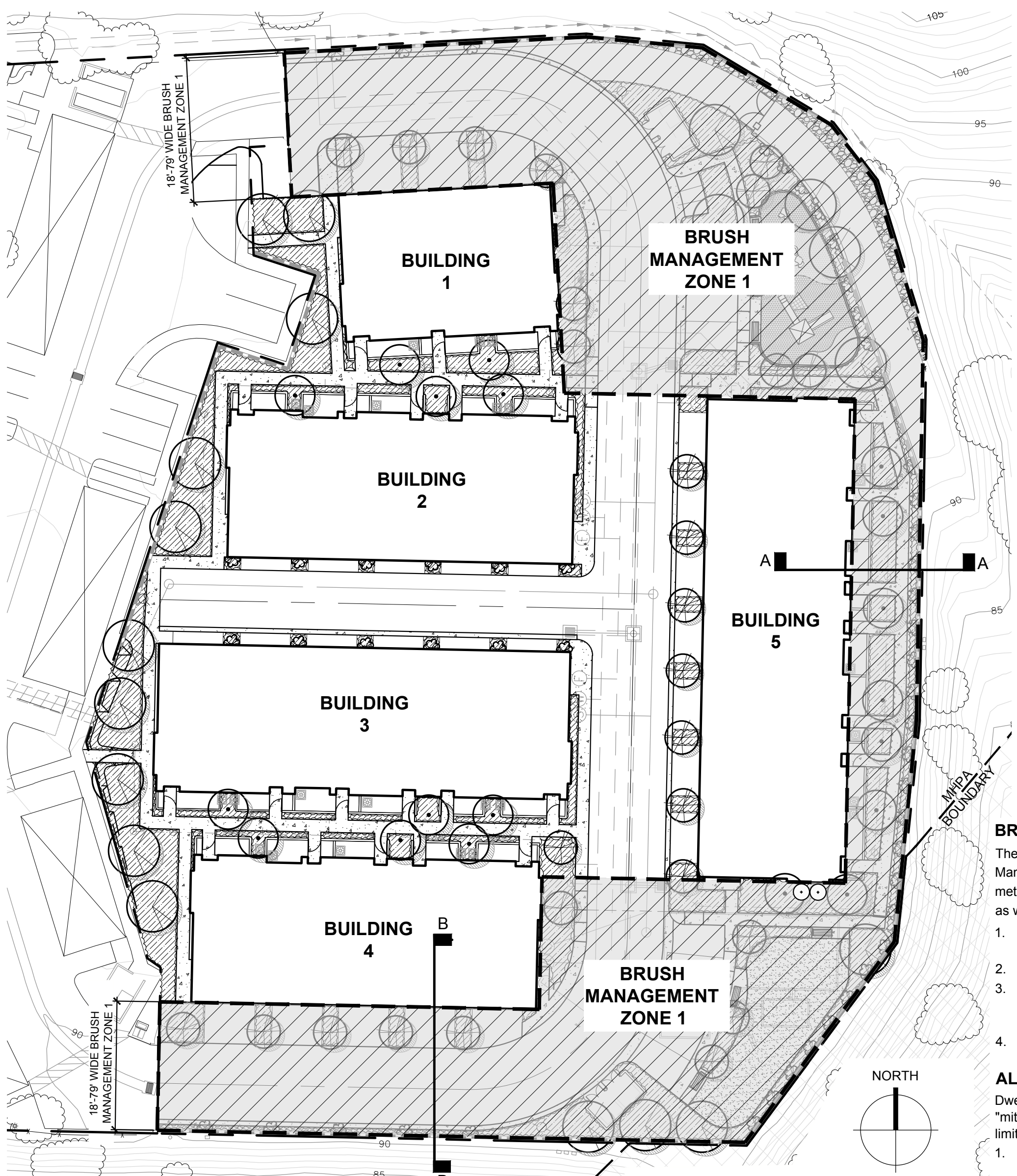
BRUSH MANAGEMENT SECTION AT EAST PROPERTY LINE
(WITHIN ALTERNATIVE COMPLIANCE FUEL MODIFICATION ZONE)



BRUSH MANAGEMENT SECTION AT NORTH AND SOUTH PROPERTY LINE
(WITHIN ALTERNATIVE COMPLIANCE FUEL MODIFICATION ZONE)



FIRE RATED FENCE
(WITHIN ALTERNATIVE COMPLIANCE FUEL MODIFICATION ZONE)



PLANT MATERIAL LEGEND
(*DENOTES TREES AND SHRUBS TO BE PLANTED IN ZONE 1 ONLY)

SYMBOL	BOTANICAL	NAME COMMON	NAME	COMMENT	WUCOLS
	PARKING LOT TREES (36" Box, Min.) such as:				
	*Heteromeles arbutifolia pinus coulteri	Toyon Coulter Pine	Evergreen Upright/Evergreen	10' X 25' 50' X 30'	VL L
	SHADE TREES (36" Box, Min.) such as:				
	*Quercus agrifolia *Platanus racemosa	Coast Live Oak Western Sycamore	Broadhead Upright / Deciduous	50' X 45' 60' X 50'	VL M
	ACCENT/SPECIMEN TREE (36" Box, Min.) such as:				
	*Parkinsonia aculeata *Cercidium "Desert Museum" Cercis occidentalis	Palo Verde Desert Museum Palo Verde Western Redbud	Upright / Deciduous Deciduous Deciduous	20' X 20' 20' X 20' 6' X 16'	L VL L
	SHRUBS (25% 1 gal. / 50% 5 gal. / 25% 1 gal.) such as:				
	*Agave attenuata *Aloe barbadensis *Aloe saponaria Calliandra eriophylla *Leucophyllum frutescens Lupinus nanus Berberis tinctoria *Romeya coulteri *Rosmarinus "Prostratus" Russelia equisetiformis *Salvia leucantha "Midnight" Simmondsia chinensis	Fox Tail Agave Aloe Vera African Aloe Fairy Duster Texas Ranger Sky Lupine Desert Mahonia Matilija Poppy Prostrate Rosemary Firecracker Plant Mexican Bush Sage Jojoba	Flowering Accent Flowering Shrub Midstory Shrub Low Spreading Midstory Shrub Annual Midstory Shrub Perennial Shrub Low Spreading Midstory Shrub Flowering Accent Midstory Shrub	3' X 3' 3' X 3' 3' X 3' 3' X 4' 5' X 10' 1' X 2' 6' X 8' 6' - 8' 1' X 3' 5' X 5' 3' X 3' 3' - 6'	L L L VL L L VL M L L
	GRASSES such as:				
	Carex pansa Muhlenbergia rigens	California Meadow Sedge Deergrass	Groundcover Grass	1' X 3' 4' X 5'	M L
	GROUND COVER (1 gal. Min) such as:				
	*Arctostaphylos uva-ursi *Ceanothus gisevii Lantana montevidensis	Bearberry Carmel Creeper Trailing Lantana	Groundcover Groundcover Groundcover	1' X 6' 2' X 5' 1' X 6'	M L L
	VINES (100% 15 gal.)				
	*Bougainvillea 'San Diego Red' Pandorea jasminoides	SD Red Bougainvillea Bower Vine	Flowering Flowering		L M
	TURF GRASS (from seed or sod), such as:				
	*Festuca arundinacea	Marathon II - dwarf tall fescue			L

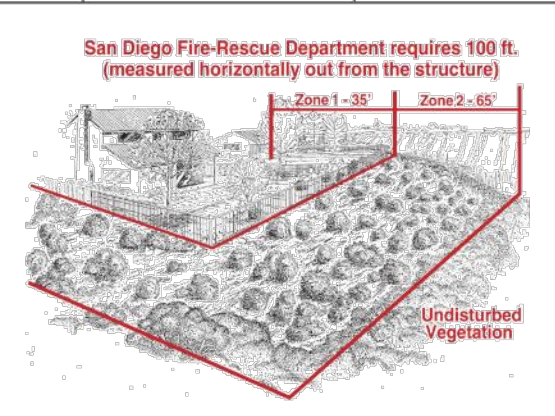
ADDITIONAL BRUSH MANAGEMENT NOTES

- Per Municipal Code, structures located in Zone 1 shall be constructed of non-combustible, one hour or better fire-rated and/or heavy timber construction. DSD policy requires that structures located in the high severity fire zone meet these requirements and are reviewed for compliance by a Structural or IAS reviewer.
- Defensible space reduces the risk that fire will spread from the surroundings to the structure and provides firefighters accessibility to defend the structure. Reduced zones will jeopardize the structure and inhibit firefighters defensible space.

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

Zone	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

- The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one-hour fire-rated or heavy timber construction.
- Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- Permanent irrigation is required for all planting areas within Zone One except as follows:
 - When planting areas contain only species that do not grow taller than 24 inches in height, or
 - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is furthest from the habitable structures, to the edge of undisturbed vegetation.
- No structures shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

BRUSH MANAGEMENT PROGRAM

San Diego Landscape Standards
Section III - Brush Management

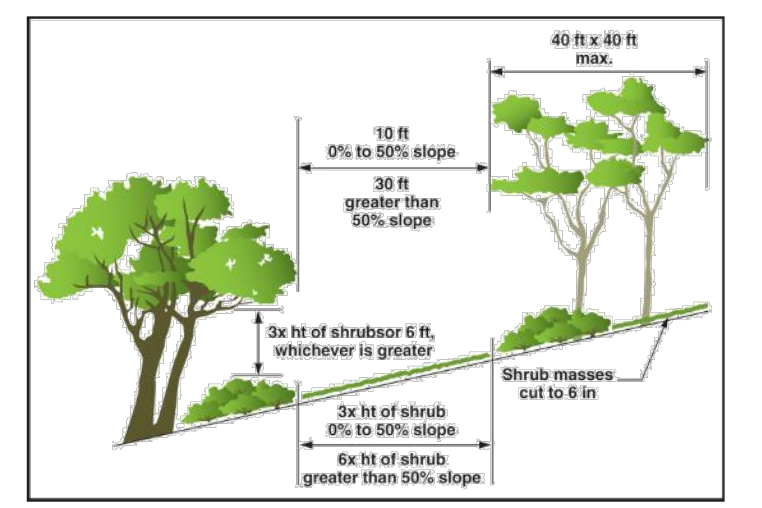
3-1 BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT - REQUIREMENTS

- Basic requirements - All Zones
 - For zone two, plants shall not be cut below six inches.
 - Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
 - Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1 Pruning Trees to Provide Clearance for Brush Management



- All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pines, Quercus, Platanus, Salix and Populus).

3-2-2 Zone 1 Requirements - All Structures

- Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- Maintain all plantings in a succulent condition.
- Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

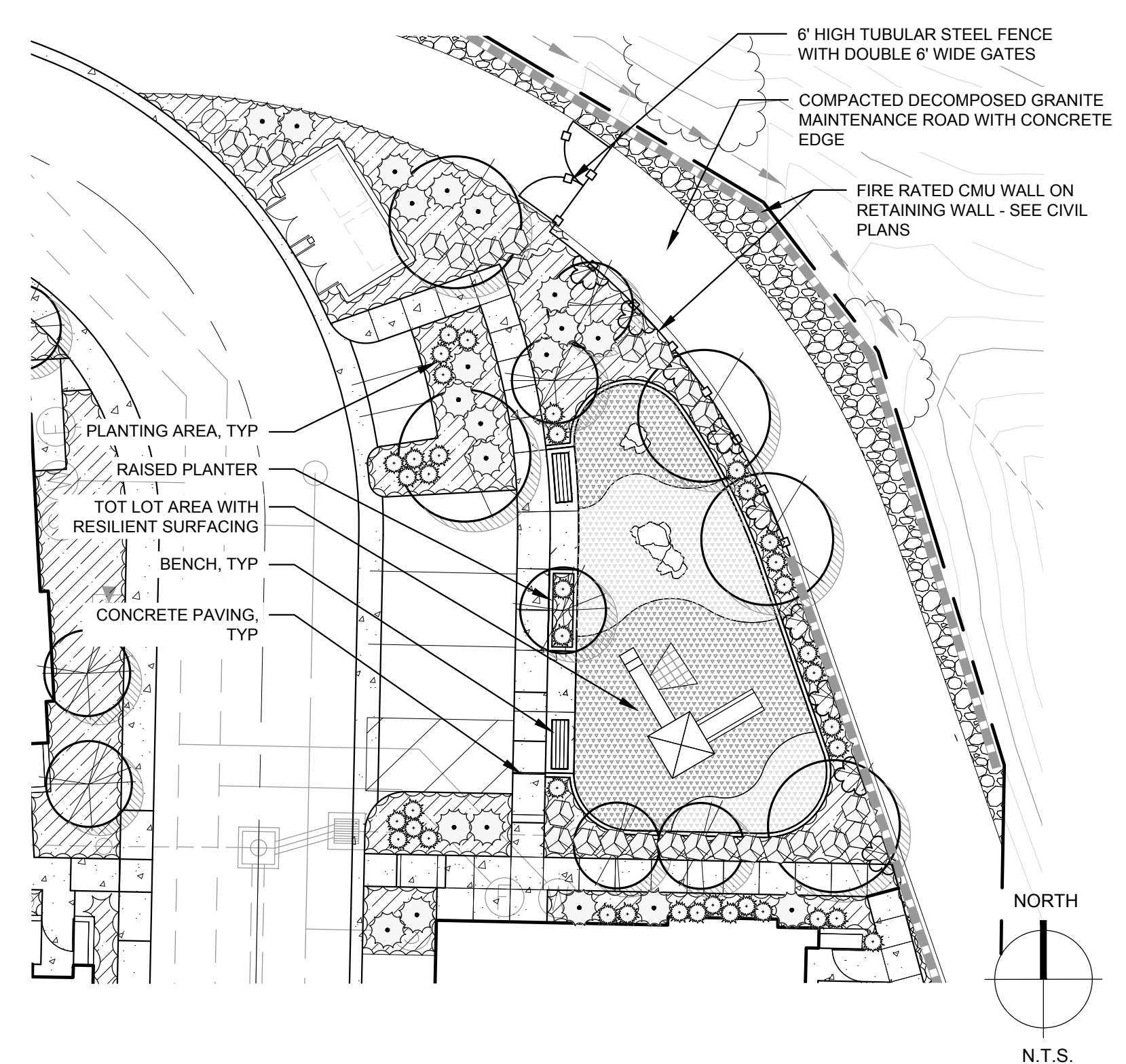
3-2-3 Zone 2 Requirements - All Structures

- Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

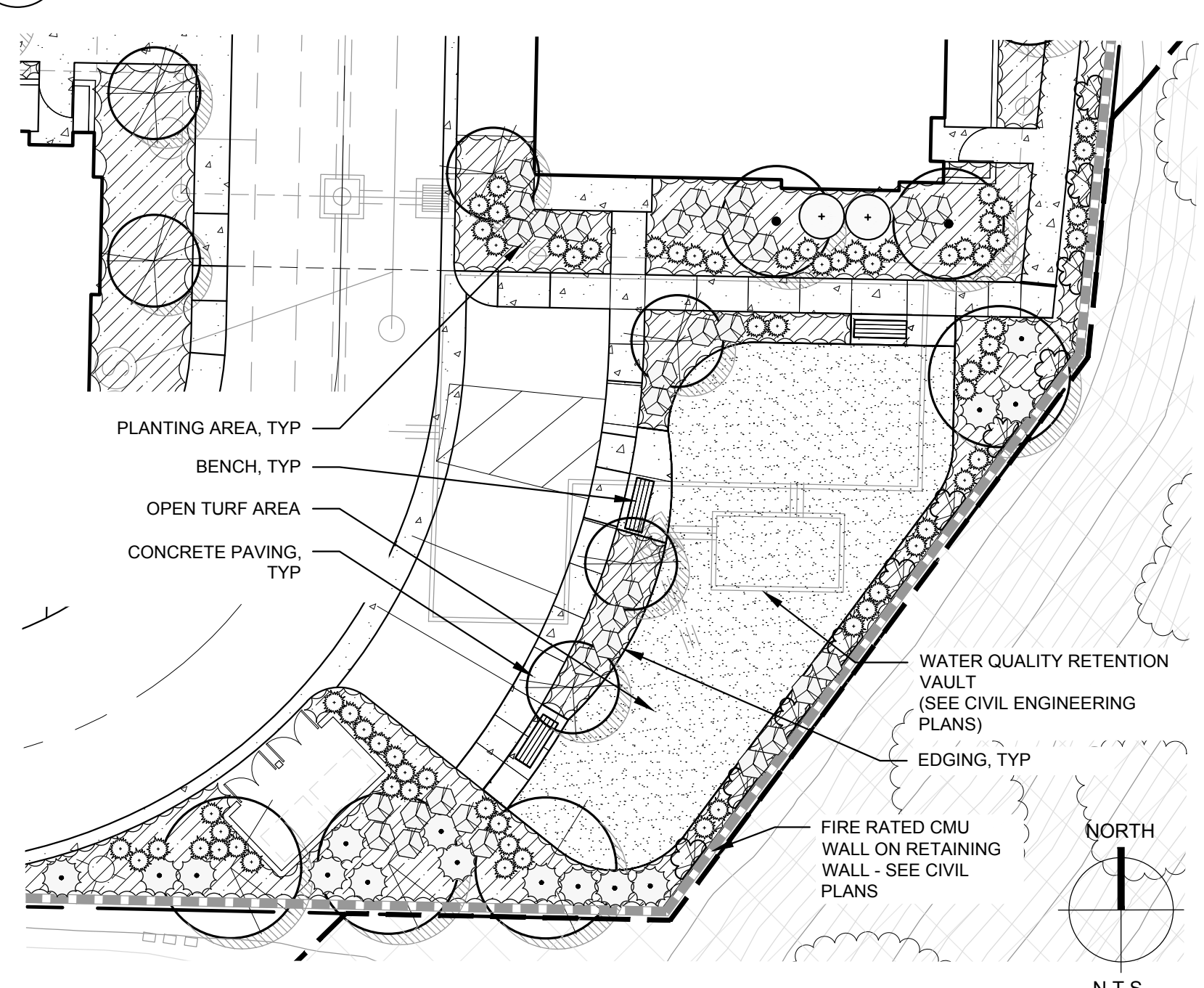
Brush Management Maintenance Notes

- General Maintenance** - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March through August 15, except where documented to the satisfaction of the City Manager that thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1** - This is the most critical area for fire and watershed safety. A ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2** - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of woody species and periodic pruning and thinning of trees and shrub Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. Use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occur. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and that removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility** - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

LANDSCAPE VIGNETTES



LANDSCAPE VIGNETTE 1 - PLAY AREA



LANDSCAPE VIGNETTE 2 - OPEN TURF AREA

NAME: CIVIL SENSE, INC.
 ADDRESS: 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92128
 PHONE: 858-843-4253

REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: 6/24/2020
 REVISION 4: 6/08/2020
 REVISION 3: 5/18/2020
 REVISION 2: 3/10/2020
 REVISION 1: 1/31/2020

PROJECT ADDRESS:
 14163 OLD EL CAMINO REAL
 SAN DIEGO, CA 92130

PROJECT NAME:
 DEL MAR HIGHLANDS ESTATES
 AFFORDABLE SITE PDP AND SDP
 AMENDMENT

ORIGINAL DATE: 12/20/19

SHEET 9 OF 9
 DEP # _____

LANDSCAPE ARCHITECT OF RECORD:

PATRICIA TRAUTH RLA, AICP
 RLA NO: 3247

DATE _____

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 5620 FRIARS ROAD
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 (FAX) 619.291.4165
 rickengineering.com
 San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

GRAPHIC SCALE: 1"=30'