

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 13, 2014 **REPORT NO.** PC-14-073

ATTENTION: Planning Commission, Agenda of November 20, 2104

SUBJECT: PARKSIDE AT DENNERY RANCH - PROJECT NO. 364849
PROCESS FOUR

**OWNER/
APPLICANT:** Jimmy Ayala, Pardee Homes (Enclosure 12)

SUMMARY

Issue: Should the Planning Commission approve the development of 73 residential condominiums and a 9 acre future park site, located on a 22.1 acre vacant lot at 360 1/3 Dennery Road (temporary address) abutting the Otay River Valley to the north (City of Chula Vista), Dennery Road to the south and Dennery Canyon to the east, within the Otay Mesa Community Plan area?

Staff Recommendations:

1. **CERTIFY** Addendum to Environmental Impact Report (EIR), Project No. 364849 (EIR No. 88-0785 / SCH No. 88113034) that has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) that has been prepared and would be implemented which would reduce, to below a level of significance, any potential impacts identified in the environmental review process; and
2. **APPROVE** Site Development Permit No. 1276922, Planned Development Permit No. 1276923 and Vesting Tentative Map No. 1276924.

Community Planning Group Recommendation: The Otay Mesa Community Planning Group voted to recommend approval of the project by a vote of 11-2-1, at their meeting on July 16, 2014 (Attachment 12). The two votes against the project were from home owners under the flight path, who are concerned with the Navy's use of Brownfield on weekends.

Environmental Review: The City of San Diego as Lead Agency under CEQA has

prepared an Addendum to Environmental Impact Report (EIR), Project No. 364849 (EIR No. 88-0785 / SCH No. 88113034). Based on the initial study, the City of San Diego has determined that the project would not cause any significant effect on the environment not examined in the previously certified Environmental Impact Report and no additional significant environmental effect will result from the proposal.

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action

Housing Impact Statement: The proposed project would result in the addition of 73 multi-family dwelling units, having the appearance of single family residences, to an existing vacant site currently designated for Park/Residential. The provision of housing units would have a positive impact on the availability of housing in the community. The project is subject to the City's Inclusionary Housing Ordinance and is satisfying these requirements by providing eight (8) affordable housing units within an existing development constructed by Garden Communities as part of Green Village Units 13 and 14 within the Otay Mesa Community. These affordable housing units would be affordable to families earning 65% of Area Median Income (AMI) for a period of 55 years as managed through an agreement between the project applicant and the San Diego Housing Commission.

BACKGROUND

The proposed development is within the Dennery Ranch Precise Plan. The Dennery Ranch Precise Plan and Dennery Ranch project were approved by the City Council on November 9, 1993. The project included a Planned Residential Development (PRD), Resource Protection Overlay (RPOZ), and Hillside Review (HR) as approved with Permit No. 88-0785, Resolution No. R-282974. The project approved a Vesting Tentative Map (VTM) No. 88-0785 with Resolution No. R-282975, and a Final Environmental Impact Report (FEIR) were certified as 88-0785/88113034, Resolution R-282970. The 1993 project approved the Dennery Ranch Precise Plan and amendments to the Otay Mesa Community Plan/General Plan which were adopted by Resolution R-282971. The project was Rezoned as approved by Ordinance No. 0-18013 and Map No. C-854.

The 1993 Dennery Ranch project scope approved the development of 1,503 residential units over a total of 150 acres, a 10 net acre elementary school site and a 5 net acre neighborhood park site, with approximately 40 acres preserved as natural open space and an additional 23 acres graded, revegetated and maintained as open space. The Dennery Ranch project was designed to provide a corridor for wildlife movement between Dennery Canyon and the planned Otay River Regional Park. The project was also designed to provide a buffer between the residential development and the Otay River which will include a 20-foot-wide linear park with an improved pedestrian trail. The Dennery Ranch VTM approved the subdivision of the 244.8 acre site into 526 lots for development. An Otay Mesa Community Plan Amendment and a Rezone were also approved with this action. The Community Plan Amendment was to maintain consistency between the community plan and the proposed uses. The Rezone changed the existing land use zones of A1-10 and A-1-10/HR to the approved land uses zones A-1-1, R-1750, and R1-5000.

The first community plan for Otay Mesa was adopted by the San Diego City Council on April 27, 1981. The Otay Mesa Community Plan has been amended several times since 1981 in response to private development proposals such as the Dennery Ranch project and other major initiatives. One of these amendments was a 1997 City-initiated proposal to reflect the Multiple Species Conservation Program (MSCP). This amendment redesignated MSCP lands to open space primarily in the western portion of the community. The amendment resulted in revised residential land use designations and reduced the anticipated residential build-out of Otay Mesa by approximately 6,000 dwelling units. The 1997 MSCP amendment to the Otay Mesa Community Plan included adding additional open space to Dennery Ranch. A Substantial Conformance Review (SCR) was approved on July 30, 1997 for Dennery Ranch Permit No. 88-0785, which included changes to be consistent with the MSCP. The SCR decreased the total residential units from a range of 1,425 to 1,503 to a range of approximately 1,316 to 1329 residential units. As a result, the 1997 SCR modifications to the proposed development site changed the Community and Precise Plan designation from multi-residential use to school and neighborhood park use. However, the underlying zone remained multi-residential R-1750. The R-1750 zone was renamed to the RM-2-4 Zone by Ordinance No. 18451, which was effective January 1, 2000 when the new Land Development Code took effect.

On December 8, 1999, the Chula Vista Elementary School District released Pardee from the School Mitigation Agreement for the proposed development site as it was determined that student generation for Otay Mesa did not warrant construction of a new 10 acre school at this site. This created the opportunity for Pardee to use the area planned for a school site for additional housing units with the planned Public Park. The first Park Agreement which required a 5 acre park was amended creating the second Park Agreement requiring a 9 net-acre public park.

A three year Extension of Time (EOT) was approved on November 5, 1998 as VTM 96-7910, Resolution No. 2721-PC, to the original Dennery Ranch VTM No. 88-0785. The proposed development site was then mass graded between 1998 and 2000 to the current configuration as part of the Dennery Ranch VTM 88-0785 and Engineering Grading Plan Drawing 28847-6-D.

On November 23, 1999 the City Council approved Resolution No. R-292480, R-2000-566, which amended the Dennery Ranch Precise Plan, the Otay Mesa Community Plan, and the General Plan to allow the reclassification of Dennery Road. Dennery Road was reclassified from a 4-Lane Major and 4-Lane Collector street to a 4-Lane Major, 4-Lane Collector, and 2-Lane Collector segments that were deemed adequate to serve projected traffic.

On March 11, 2014, the City Council adopted an update to the Otay Mesa Community Plan (OMCP). The 2014 Otay Mesa Community Plan designates the project site for multi-family residential and a neighborhood park.

The original VTM approval in 1993 designated the project area as "Village 3," designated for 372 multi-family residential units. Subsequently, the SCR in 1997 transferred part of the "Village 3" residential units to the designated school and neighborhood park site on the east side of "Village 1," then the SCR transferred the designated school and neighborhood park use at "Village 1" to this project area. The proposed development is now requesting to return to a

multi-residential land use designation.

The proposed development application was deemed complete on January 26, 2006, and the VTM had not expired at that time. Based on the EOT, the original VTM 88-0785 expired on October 1, 2008. The applicant did not request an amendment to the VTM. A new VTM is required for the Parkside at Dennery Ranch project.

The Precise Plan and VTM covering the project site were originally approved under the Final Dennery Ranch Precise Plan Environmental Impact Report (FEIR) by the City of San Diego in 1993 (City of San Diego 1993; EIR SCH 88113034). The approved Precise Plan and VTM included the development of 245 acres with 1,503 residential dwelling units, 45 acres of open space, pedestrian linkages and park land, and public utilities.

In summary, the land use approvals for the proposed project area have been modified since the original 1993 approvals. This area was approved for multi-family residential and zoned for multi-family residential, and then later re-designated as a school and neighborhood park use in the community and precise plan. However, the underlying zone remained as a multi-family residential zone designation. The proposed development is now requesting to return to a multi-family residential land use designation which is consistent with the recently adopted Otay Mesa Community Plan.

DISCUSSION

Project Description:

The development proposes to construct 73 residential dwelling units and to create a lot for a future public park, located on an approximately 22.1 acre vacant site. Lot 1 will contain 73 residential units on approximately 10.0 acres. Lot 2 will contain a future public park on 12.1 acres of which 9 acres will be devoted to park space. This park satisfies the community population based park requirement of the Otay Mesa Community Plan. The project is being processed within the Affordable Expedite Program and requires a total of eight (8) affordable dwelling units. These eight affordable units were constructed by Garden Communities as part of Green Village Units 13 and 14 within the Otay Mesa Community.

The project site abuts the Otay River Valley to the north (City of Chula Vista), Dennery Road to the south and Dennery Canyon to the east. The project site is located within the RM-2-4 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 2 - Brown Field), FAA Part 77 Notification Area [Brown Field 631 feet mean sea level (MSL)], the Airport Overflight Notification Area (Brown Field), Precise Plan for Dennery Ranch and within the Otay Mesa Community Plan Area.

Currently, the project site is a graded pad that was designated for school and neighborhood park uses. The proposed development is seeking to construct residential dwelling units and a future public park within the 22.1 acre site. The residential portion of the proposed project is on an approximately 12.2 acre vacant site, has a density range of 10-15 du/ac, and would allow development of a range of 72-108 dwelling units. The proposed project of 73 units has a density range of approximately 10.1 units per acre, is within the 10-15 du/acre range of the Low-

Medium Residential designation of the Otay Mesa Community Plan (2014).

Various discretionary actions are required to implement the proposed project:

- Site Development Permit

A Site Development Permit is required due to Environmentally Sensitive Lands (ESL) present in the form sensitive biological resources within the eastern portion of the proposed development site (Attachment 6). Additionally, the 100-year floodway and floodplain are located along the northern portion of the project site. The site was previously graded according to VTM No. 88-0785 and the developable area of the project site has been elevated at least two-feet above the flood level in the northeastern portion of Lot 1.

- Planned Development Permit (Amendment to PRD/RPO/HRP No. 88-0785)

A Planned Development Permit is required to amend the existing entitlements on the property and for the one proposed deviation for the proposed development. The deviation is for side yard setbacks (Attachment 5).

Side yard setbacks: The one deviation request is for the required side yard setbacks. The project proposes a four (4) foot side yard setback along the eastern portion of Lot 1 and a nine (9) foot side yard setback along the western portion of Lot 1, where 60' 7" is required. The RM-2-4 zone requires a minimum side yard setback of 5 feet or 10% of the lot width – whichever is greater. The project's lot width is 607' 8", so the minimum side yard required for this proposed development would be 60' 7". This requested deviation creates a proposed development consistent with the neighborhoods to the west and south of the project site. The proposed development is designed to complement the existing neighborhood scale while providing a unique housing product which appears as 73 single-family homes, but are mapped on one lot with each homeowner having an air space lot for their home, which will be mapped as condominiums. The proposed development contains all private driveways, which provide vehicle access through the proposed development with a grid pattern of development similar to the typical single-family residential subdivision. Since the proposed development is required to comply with the multi-family zoning (RM-2-4) and land use designation, the 607-foot wide lot requires a side-yard setback of more than 60-feet which substantially reduces the number of dwelling units available to meet the region's housing shortage.

- Vesting Tentative Map

A Vesting Tentative Map is required to create the proposed 73 residential condominium units within Lot 1 and to create Lot 2 for the future public park (Attachments 7 and 8).

Community Plan Analysis:

General Plan Conformance

The purpose of the General Plan's Land Use and Community Planning Element is to guide future

growth into a sustainable pattern while maintaining or enhancing the quality of life within its communities. The element provides policy direction for the City as a whole while deferring to the community plans for refinement of citywide policies, site-specific recommendations and land use designations. The provision of residential dwelling units at a range comparable with the surrounding existing development and within proximity to public facilities and community serving retail is appropriate and helps implement the land use goals of sustainable growth pattern and enhancing the quality of life for the Otay Mesa community.

The Mobility Element promotes improved mobility through a balanced, efficient multi-modal transportation network that allows each mode to meet the needs of all users. Policies included in the element relate to walking, bicycling, streets, transit, parking, and other components of the transportation system. The provision of residential units within an established neighborhood that could be considered within walking or bicycling distance of a neighborhood park, regional park and commercial uses helps implement the Mobility Element multi-modal goals. The proposed residential uses would not adversely affect the configuration or carrying capacity of a roadway identified within the General Plan nor would it affect the goals and policies of the Mobility Element.

The Urban Design Element guides physical development to ensure a desired scale and character consistent with the social, economic and aesthetic values of the city. Urban design covers the connections between people and places, movement and urban form, nature and the built fabric, and how all these things function together to create places that are sustainable in the long term. The provision of residential dwelling units at a range comparable with the adjacent established development helps to ensure the desired scale and character for the Otay Mesa community.

The purpose of the Recreation Element of the General Plan is to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City. Goals of the Element include provision of parklands that keep pace with population growth through timely acquisition and development; and an equitable citywide distribution of and access to parks and recreation facilities. The proposed development would be within walking/bicycling distance of adjacent neighborhoods, as well as a regional facility with trails and recreational opportunities, thus implementing recreational and open space goals and policies within the General Plan.

The Public Facilities, Services and Safety Element of the General Plan addresses facilities and services that are publicly managed, and have a direct influence on location of land uses. Policies in the Element include maintaining an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in Public Facility Financing Plans (PFFP), and requiring development proposals to fully address impacts to public facilities and services. As the proposed residential development would be required to pay the appropriate facilities financing fees, the proposed project implements the goals of the Public Facilities, Services, and Safety Element.

Otay Mesa Community Plan Conformance

The project site is currently designated for Low-Medium Residential/Park use within the City of San Diego's Otay Mesa Community Plan (OMCP), recently adopted in March of 2014.

Properties to the east and north are designated as Open Space, to the south as Low Density Residential (5-10 du/ac), and to the west as Medium Density Residential (15-30 du/ac). The City of Chula Vista is directly north of and adjacent to the project site. The proposed development would be consistent with the designation of Low Medium Density Residential (10-15 du/ac), and would allow for the proposed development of 73 residential dwelling units.

The Land Use Element has policies and recommendations to respect the existing densities of the existing precise plans, the integration of a variety of housing types, and the provision of housing units sized to meet the anticipated household family sizes anticipated in Otay Mesa. The proposed development, with its three- and four-bedroom homes at the Low-Medium Residential density range implements the goals and policies of the Land Use Element.

The Transportation Element addresses the transportation system envisioned for the Otay Mesa area. No roadways classified as collector or above occur on the proposed development's site. The OMCP identifies a bikeway and pedestrian usage along Dennery Road. The relevant goals and objectives associated with the Transportation Element include parking furnished in amounts adequate to serve new development, and which take into account aesthetic and land use considerations. Other goals include bikeway systems that link neighborhood parks, elementary schools, and convenience commercial with residential areas which minimize street crossings, and bikeways that avoid high volume streets and long or steep grades where possible. The provision of residential development within an established neighborhood with bicycle and pedestrian access to facilities and commercial uses implements the goals and policies of the Otay Mesa Community Plan.

The Urban Design Element includes goals for an urban form that respects the topography, provides safe, active streets, and routes that connect activity centers. The location of the proposed residential units adjacent to the neighborhood park, with sidewalks, connects the residents with the future public park, which implements the policies and recommendations of the Urban Design Element.

The Conservation Element goals and policies include balancing development with preservation of environmental elements and natural resources. Relevant design goals include utilization of drought-tolerant and indigenous plant materials, and respect of the natural open space and canyon system. Implementation of the element's goals would be achieved through the landscaping choices employing indigenous and drought-tolerant species, low water demand flora, and development that incorporates overlooks to natural features.

The relevant objectives within the Recreation and Public Facilities Elements include the provision of adequate park and recreation facilities to meet anticipated population and incorporates the preferences of the local residents. The proposed residential development within an established neighborhood that would be required to pay the appropriate facilities financing fees would help implement the goals of the Recreation and the Public Facilities Elements. Additionally, the future public park adjacent to the proposed residential development furthers these recreation goals for the surrounding neighborhood.

Dennery Ranch Precise Plan Conformance

The Dennery Ranch Precise Plan, adopted on November 9, 1993, includes approximately 268 acres east of I-805 and south of the Otay River in the northwestern portion of the Otay Mesa community planning area. The Precise Plan includes several single-family and multi-family neighborhoods dispersed between canyons and open space. Specific goals and objectives of the Precise Plan include providing overlook areas to maximize views of the Otay River, expanding housing opportunities, utilizing architectural details that are consistent with existing development, using drought-tolerant plant species, and providing comment recreation areas. The proposed development, featuring expanded housing opportunities, architectural detail similar to adjacent residential development, drought-tolerant landscaping, a common recreational area, and an overlook area, help to implement the goals and policies of the precise plan.

Otay Valley Regional Park Conformance

The Otay Valley Regional Park (OVRP) covers approximately 11 miles of the Otay River Valley, extending from San Diego Bay to Upper Otay Lake and includes portions of the project site. The OVRP is a multi-agency effort to protect the biological, cultural and hydrological resources within this valley as well as provide compatible recreation opportunities. The OVRP Concept Plan divides the OVRP area into segments. The proposed development is located within the segment that extends from I-805 to Heritage Road. The Concept Plan encourages the development of viewpoints and overlooks within this segment, and the proposed development has incorporated an overlook area within the northwestern corner of the site. The proposed development is consistent with the goals and policies of the OVRP Concept Plan.

Environmental Analysis:

An Addendum to Environmental Impact Report (EIR) No. 88-0785 has been prepared to analyze the environmental impacts of the proposed Parkside at Dennery Ranch Project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: biological resources, land use (MHPA) and noise. The following mitigation measure is included in Addendum to EIR No. 88-0785 and summarized here.

Biological Resources

Mitigation measures in the Final Environmental Impact Report (FEIR) No. 88-0785, relative to the project site concerning sensitive biological resources were fulfilled with mass grading of the Precise Plan area. To remain in compliance with the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes 3503 3503.3, mitigation for nesting birds (including western burrowing owl) is required to ensure that active nests are not impacted during construction. This specific mitigation measure has been incorporated into the Mitigation Monitoring Reporting Program (MMRP).

Land Use – Multiple Habitat Planning Area (MHPA)

Mitigation measures in the FEIR No. 88-0785 for Land Use for the MHPA remain in effect for the project site. Specific mitigation is required to ensure that the project complies with the City's land use adjacency guidelines relative to the MHPA and has been incorporated into the Mitigation Monitoring Reporting Program (MMRP).

Noise

Mitigation measures in the FEIR No. 88-0785 for exterior noise remain in effect for the project site. The interior noise mitigation measure has been modified and applies to buildings located where exterior noise levels exceed 60 Community Noise Equivalent Level (CNEL). The modified mitigation measure has been incorporated into the Mitigation Monitoring Reporting Program (MMRP).

Project-Related Issues:

The subdivision of the 22.1 acre site will create Lot 2 that has been identified for a 9 net acre public park. The future park is a required population based park. This future park will be developed by the applicant in the future with a Park Development Agreement that is currently under review with Park and Recreation Staff. The Park Development Agreement will be processed separately from this proposed development.

Conclusion:

Staff has determined the proposed Parkside at Dennery Ranch project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Site Development Permit, Planned Development Permit and Vesting Tentative Map. Addendum to Environmental Impact Report (EIR) Project No. 364849, Environmental Impact Report No. 88-0785/SCH No. 88113034, has been prepared for this project and all potential environmental impacts will be mitigated.

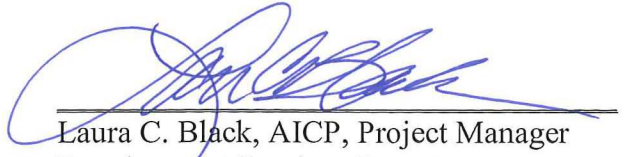
ALTERNATIVES:

1. **Approve** Site Development Permit No. 1276922, Planned Development Permit No. 1276923 and Vesting Tentative Map No. 1276924, with modifications.
2. **Deny** Site Development Permit No. 1276922, Planned Development Permit No. 1276923 and Vesting Tentative Map No. 1276924, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Laura C. Black, AICP, Project Manager
Development Services Department

Westlake/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution
6. Draft Permit
7. Draft Vesting Tentative Map Resolution
8. Draft Vesting Tentative Map Conditions
9. Draft Environmental Resolution with MMRP
10. Project Plans, including Vesting Tentative Map
11. Design Guidelines, dated August 2014
12. Copy of Planned Residential Development (PRD) Permit/Resource Protection Overlay/ (RPO) Hillside Review Permit No. 88-0785 – City Council Approved on November 9, 1993
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology
16. Notice of Public Hearing – dated November 5, 2014

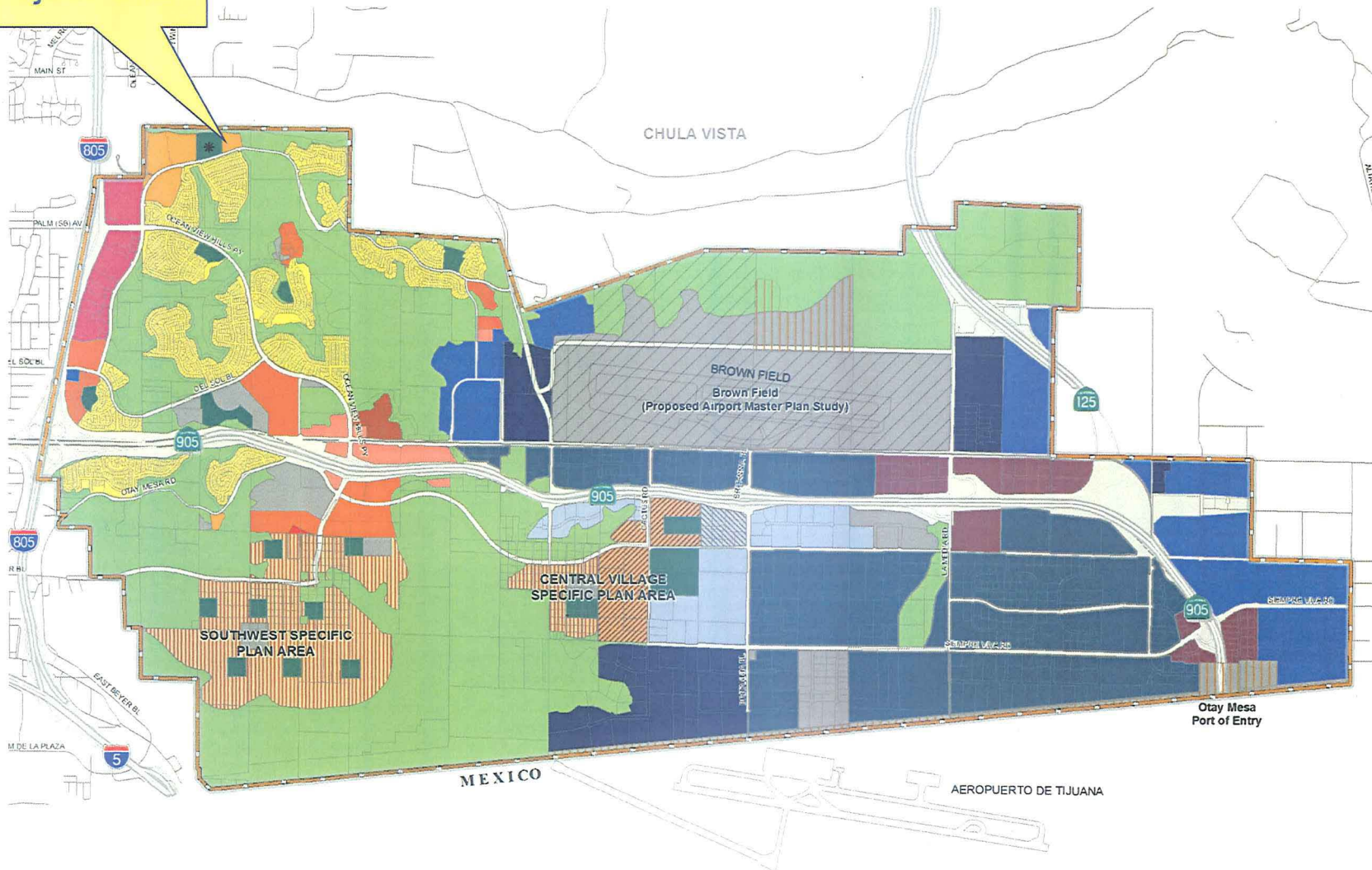


Aerial Photo

PARKSIDE AT DENNERY RANCH – 360 1/3 DENNERY ROAD (TEMP ADDRESS)
PROJECT NO. 364849



Project Site



Land Use Map

PARKSIDE AT DENNERY RANCH – 360 DENNERY ROAD (TEMP ADDRESS)
PROJECT NO. 364849





Project Location Map

PARKSIDE AT DENNERY RANCH – 360 1/3 DENNERY ROAD (TEMP ADDRESS)
PROJECT NO. 364849



PROJECT DATA SHEET

PROJECT NAME:	Parkside at Dennery Ranch	
PROJECT DESCRIPTION:	Development of 73 residential condominiums and a 9 acre future park site on a vacant 22.1 acre site located at 360 1/3 Dennery Road (temporary address).	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Site Development Permit and Planned Development Permit to Amend PRD/RPO/HRP No. 88-0785	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-family residential and park land.	
<u>ZONING INFORMATION:</u> ZONE: RM-2-4 (Residential-Multiple Unit Zone that allows for multiple dwelling units development at varying densities.) HEIGHT LIMIT: 40-foot maximum height limit LOT SIZE: 22.1 acre site FRONT SETBACK: 15 foot minimum required / 20 foot standard SIDE SETBACK: 5 foot minimum or 10 percent of the premise width, whichever is greater REAR SETBACK: 15 foot minimum required PARKING: 197 parking spaces required / 242 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	City of Chula Vista	City of Chula Vista
SOUTH:	Residential – Low ; RS-1-14	Single Family Residential
EAST:	Open Space; AR-1-1	Open Space
WEST:	Residential – Low Medium; RM-2-4	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	The one deviation request is for the required side yard setbacks. The project proposes a four (4) foot side yard setback along the eastern portion of Lot 1 and a nine (9) foot side yard setback along the western portion of Lot 1, where 60' 7" is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 16, 2014, the Otay Mesa Community Planning Group voted 11-2-1 to recommend approval of the project with no conditions.	

PLANNING COMMISSION RESOLUTION NUMBER _____-PC

SITE DEVELOPMENT PERMIT NO. 1276922

PLANNED DEVELOPMENT PERMIT NO. 1276923

PARKSIDE AT DENNERY RANCH – PROJECT NO. 364849 [MMRP]

WHEREAS, Pardee Homes, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit and Planned Development Permit to construct 73 residential condominium units, known as the Parkside at Dennery Ranch project, located at 360 1/3 Dennery Road in the RM-2-4 zone of the Dennery Ranch Precise Plan and Otay Mesa Community Plan; and

WHEREAS, the matter was set for public hearing on November 20, 2014, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1276922 and Planned Development Permit No. 1276923:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The proposed development is located within the area covered by the Dennery Ranch Precise Plan adopted in November of 1993 and amended by Resolution No. R-292480 (the "Dennery Ranch Precise Plan") and the Otay Mesa Community Plan adopted in March of 2014 by Resolution No. R-308810 (the "Otay Mesa Community Plan"), which are the applicable land use plans for the project area along with the City's General Plan. The proposed development

implements the goals and policies of these documents by creating a planned residential development that accommodates a portion of the housing needs within the community, providing 73 additional housing units, while minimizing the environmental impacts of the development and providing a future 9 acre Public Park.

The proposed development design is consistent with the Otay Mesa Community Plan by providing 73 residential dwelling units, and a future 9 acre Public Park. As amended in November 1999, the Dennerly Ranch Precise Plan and as adopted in March of 2014, the Otay Mesa Community Plan envisioned provision of a 9-acre (net) Public Park within the community. Further, the precise plan and community plan anticipated that up to 110 dwelling units would be provided in the area of the project. Therefore, the proposed development of 73 residential dwelling units is consistent with the Dennerly Ranch Precise Plan and the Otay Mesa Community Plan.

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

The proposed development will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development (grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Dennerly Ranch Precise Plan and the Otay Mesa Community Plan area conforms with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these City's policies and requirements. Additionally, the permit controlling the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed grading for the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. The proposed development is consistent with the City's policies and requirements.

The proposed development will have adequate levels of essential public services available to it (including police, fire, and medical) and will not have a significant unmitigated impact on the provision of such services with the implementation of mitigation measures. Other services, such as schools, public parks, and libraries, would also be adequate for the proposed development, as would necessary utilities such as electricity, water, and sewer. The proposed development is required to comply with operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of

approval address lighting, the generation of noise, landscaping and the placement of buildings. Storm water impacts from the proposed project would be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction of the proposed development apply to this site. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code

The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1276922 and Planned Development Permit No. 1276923. The project proposes one (1) deviation from the Land Development Code. This deviation provides for a project that meets the purpose and intent of the Otay Mesa Community Plan.

A deviation is being requested for the required side yard setbacks. The project proposes a four (4) foot side yard setback along the eastern portion of Lot 1 and a nine (9) foot side yard setback along the western portion of Lot 1, where 60' 7" is required. The RM-2-4 zone requires a minimum side yard setback of 5 feet or 10% of the lot width – whichever is greater. The project's lot width is 607' 8", so the minimum side yard required for this proposed development would be 60' 7". This requested deviation creates a proposed development consistent with the neighborhoods to the west and south of the project site. The proposed development is designed to complement the existing neighborhood scale while providing a unique housing product which appear as 73 single-family homes, but are mapped on one lot with each homeowner having an air space lot for their home, which will be mapped as condominiums. The proposed development contains all private driveways, which provide vehicle access through the proposed development with a grid pattern of development similar to the typical single-family residential subdivision. Since the proposed development is required to comply with the multi-family zoning (RM-2-4) and land use designation, the 607-foot wide lot requires a side-yard setback of more than 60-feet which substantially reduces the number of dwelling units available to meet the region's housing shortage.

Providing the required 60' 7" side yard setback is contrary to the goals of Senate Bill 32 (SB 32) relative to creating compact development, reducing the State's carbon footprint, and conserving natural resources. As designed, the proposed development provides 73-detached residential units on a single lot as a compact development that minimizes asphalt surfaces while providing residents of San Diego with an alternative to the typical single-family home or attached homes which are typical of multi-family developments.

For these reasons, the strict application of the side-yard setback established in the RM-2-4 zone would stifle creative and innovative development of multi-family development and would be incompatible with the intent of zoning, the Dennery Ranch Precise Plan, and the Otay Mesa Community Plan.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The proposed development has been designed within the least sensitive areas of the site. The proposed development is within a scale consistent with the Dennery Ranch Precise Plan and the Otay Mesa Community Plan. Additionally, the proposed development is consistent with the existing uses and intensity of use with the surrounding residential developments.

The project site was previously graded via Dennery Ranch Mass Grading Plans, DWG No. 28847-D, and Engineering Permit W46867, and is consistent with the Dennery Ranch Precise Plan and the Otay Mesa Community Plan. By incorporating the mitigation measures identified within the Addendum to Environmental Impact Report (EIR) No. 88-0785, the proposed development's strategic use of retaining walls, reduction of private driveway widths, and revegetation of graded slopes with native and drought tolerant plant materials results in minimum disturbance to environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The Dennery Ranch Precise Plan and the Otay Mesa Community Plan were designed to minimize alterations to natural landforms. The proposed development has been sited to minimize erosion, flood, and fire hazards. The proposed development complies with the Region-wide erosion control plans. Additionally, the project meets all city-wide requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. The proposed development will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures.

The 100-year floodway and floodplain are located along the northern portion of the project site. The site was previously graded according to VTM No. 88-0785 and the developable area of the project site has been elevated at least two-feet above the flood level within the northeastern portion of Lot 1.

The proposed development will not result in undue or significant risks from fire hazards through the implementation of the Brush Management Plan. The Brush Management Plan establishes two zones to reduce the potential of wildfires from reaching the proposed residential dwelling units consistent with the Landscape Technical Manual adopted by the City of San Diego and the proposed development's design features. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The site is located abutting the Multiple Habitat Planning Area (MHPA). The project is consistent with the Dennerly Ranch Precise Plan and the Otay Mesa Community Plan as envisioned in the City's Multiple Species Conservation Program (MSCP) and the MHPA.

The proposed development has been sited and designed to minimize potential impacts to adjacent environmentally sensitive lands. The proposed development implements controls on runoff, noise, lighting and invasive plants, construction of appropriate barriers, landscaping, and implementation of brush management techniques in accordance with the City's MSCP Land Use adjacency guidelines. Implementation of the MMRP, the proposed development will not adversely impact adjacent environmentally sensitive lands. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The proposed development is consistent with the City's MSCP Subarea Plan and the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan. Implementation of the MMRP will ensure that the proposed development is consistent with the City's MSCP Subarea Plan.

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

The proposed development is located over six (6) miles east from public beaches and the local shoreline. Nevertheless, the proposed development will not alter the drainage patterns in the area and will not concentrate nor redirect runoff. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

Pursuant to the California Environmental Quality Act (CEQA), an Addendum to Environmental Impact Report (AEIR) No. 88-0785 has been prepared which identifies mitigation measures to address potentially significant impacts to Biological Resources, Land Use (MHPA) and Noise. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The proposed development is located within the area covered by the Dennery Ranch Precise Plan adopted in November of 1993 and amended by Resolution No. R-292480 (the "Dennery Ranch Precise Plan") and the Otay Mesa Community Plan adopted in March of 2014 by Resolution No. R-308810 (the "Otay Mesa Community Plan"), which are the applicable land use plans for the project area along with the City's General Plan. The proposed development implements the goals and policies of these documents by creating a planned residential development that accommodates a portion of the housing needs within the community, providing 73 additional housing units, while minimizing the environmental impacts of the development and providing a future 9 acre Public Park.

The proposed development design is consistent with the Otay Mesa Community Plan by providing 73 residential dwelling units, and a future 9 acre Public Park. As amended in November 1999, the Dennery Ranch Precise Plan and as adopted in March of 2014, the Otay Mesa Community Plan envisioned provision of a 9-acre (net) Public Park within the community. Further, the precise plan and community plan anticipated that up to 110 dwelling units would be provided in the area of the project. Therefore, the proposed development of 73 residential dwelling units is consistent with the Dennery Ranch Precise Plan and the Otay Mesa Community Plan.

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

The proposed development will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development (grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Dennery Ranch Precise Plan and the Otay

Mesa Community Plan area conforms with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these City's policies and requirements. Additionally, the permit contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed grading for the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. The proposed development is consistent with the City's policies and requirements.

The proposed development will have adequate levels of essential public services available to it (including police, fire, and medical) and will not have a significant unmitigated impact on the provision of such services with the implementation of mitigation measures. Other services, such as schools, public parks, and libraries, would also be adequate for the proposed development, as would necessary utilities such as electricity, water, and sewer. The proposed development is required to comply with operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, landscaping and the placement of buildings. Storm water impacts from the proposed project would be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction of the proposed development apply to this site. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1276922 and Planned Development Permit No. 1276923. The project proposes one (1) deviation from the Land Development Code. This deviation provides for a project that meets the purpose and intent of the Otay Mesa Community Plan.

A deviation is being requested for the required side yard setbacks. The project proposes a four (4) foot side yard setback, where 60' 7" is required. The RM-2-4 zone requires a minimum side yard setback of 5 feet or 10% of the lot width – whichever is greater. The project's lot width is 607' 8", so the minimum side yard required for this proposed development would be 60' 7". This requested deviation creates a proposed development consistent with the neighborhoods to the west and south of the project site. The proposed development is designed to complement the existing neighborhood scale while providing a unique housing product which appear as 73 single-family homes, but are mapped on one lot with each homeowner having an air space lot for their home, which will be mapped as condominiums. The proposed development contains all private driveways, which provide vehicle access through the proposed development with a grid pattern of development similar to the typical single-family residential subdivision. Since the proposed development is required to comply with the multi-family zoning (RM-2-4) and land use designation, the 607-foot wide lot requires a side-yard setback of more than 60-feet which substantially reduces the number of dwelling units available to meet the region's housing shortage.

Providing the required 60' 7" side yard setback is contrary to the goals of Senate Bill 32 (SB 32) relative to creating compact development, reducing the State's carbon footprint, and conserving natural resources. As designed, the proposed development provides 73-detached residential units on a single lot as a compact development that minimizes asphalt surfaces while providing residents of San Diego with an alternative to the typical single-family home or attached homes which are typical of multi-family developments.

For these reasons, the strict application of the side-yard setback established in the RM-2-4 zone would stifle creative and innovative development of multi-family development and would be incompatible with the intent of zoning, the Dennery Ranch Precise Plan, and the Otay Mesa Community Plan.

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 Site Development Permit No. 1276922 and Planned Development Permit No. 1276923 is granted to Pardee Homes, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004560

SITE DEVELOPMENT PERMIT NO. 1276922
PLANNED DEVELOPMENT PERMIT NO. 1276923
PARKSIDE AT DENNERY RANCH - PROJECT NO. 364849 [MMRP]
AMENDMENT TO PRD/RPO/HRP No. 88-0785
PLANNING COMMISSION

This Site Development Permit No. 1276922 and Planned Development Permit No. 1276923, Amendment to PRD/RPO/HRP No. 88-0785, is granted by the City Council of the City of San Diego to Pardee Homes, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 22.1 acre site is located at 360 1/3 Dennery Road in the RM-2-4 zone of the Dennery Ranch Precise Plan and Otay Mesa Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 15134.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 73 residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"], and design guidelines (August 2014), dated November 20, 2014, on file in the Development Services Department.

The project shall include:

- a. Construction of 73 residential condominium units;
- b. A deviation for the required side yard setback. The project is proposing a 4 foot side yard setback along the eastern portion of Lot 1 and a nine (9) foot side yard setback along the western portion of Lot 1, where 60' 7" is required;
- 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 December 5, 2017.
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 sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation

Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Addendum to Environmental Impact Report (EIR), No. 88-0785, 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 to Environmental Impact Report (EIR), No. 88-0785, 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

Land Use (MHPA)

Noise

AFFORDABLE HOUSING REQUIREMENTS:

15. This project is required to set aside 8 units of affordable to families earning 65% of Area Median Income (AMI) for a period of 55 years. The Owner/Permittee has elected to process the project through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, which program is available to an Owner/Permittee only on a voluntary basis. Accordingly, prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by providing evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ["Procedures Manual"] previously approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or

concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations [collectively referred to as "development incentives"] and because the Owner/Permittee has voluntarily restricted the 8 rental units at 65% of AMI for a period of 55 years in exchange for such development incentives, as provided for within Part IV of the Procedures Manual.

ENGINEERING REQUIREMENTS:

16. The Site Development Permit and Planned Development Permit shall comply with the conditions of the final map for Vesting Tentative Map No. 1276924.

PLANNING/DESIGN REQUIREMENTS:

17. 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.

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

19. 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:

20. A minimum of 197 (242 provided) off-street automobile parking including 4 accessible (4 required) and 8 motorcycle (8 required) parking spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and driveway widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

21. The Owner/Permittee shall construct a 25 foot wide driveway to the San Diego Regional Standard SDG-163, perpendicular to the right-of-way and centered with the Island Breeze Lane intersection on Dennery Road, to the satisfaction of the City Engineer.

22. The Owner/Permittee shall obtain a "Public Right-of-Way Permit for Traffic Control" permit prior to any work within the public right-of-way to the satisfaction of the City Engineer.

PARK AND RECREATION DEPARTMENT REQUIREMENTS:

23. Within 12 months following approval of Planned Development Permit No. 1276923 and Site Development Permit No. 1276922, the Owner/Permittee shall provide to the City an approved Reimbursement/Park Development Agreement by City Council.

24. Within 18 months following approval of the Reimbursement/Park Development Agreement, the Owner/Permittee shall provide to the City an approved General Development Plan (GDP) by the Park and Recreation Board and estimated budget for the 9 net useable acre park. The GDP shall be in conformance with Council Policy 600-33 and the Park and Recreation Department's "Consultant's Guide to Park Design and Development."

25. Within 30 months of approved GDP, the Owner/Permittee shall design, construct and convey to the City the 9 net useable acre park in accordance with the Reimbursement/Park Development Agreement.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

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

28. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) or passive purge incorporated into the building plumbing for residential fire sprinklers, on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the BFPDs, if required, to be located below grade or within the structure.

29. Prior to the issuance of building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer services and abandon (kill) any unused water and sewer service by plugging both ends in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. If a 3" or larger meter is required for this project, the Owner/Permittee 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.

31. Prior to the issuance of building permit, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond.

32. All on-site water and sewer facilities shall be private.

33. Prior to the issuance of any building permits, the Owner/Permittee shall pay their pro-rata share of implementing the approved Otay Mesa Sewer Master Plan. The project falls within Zone "E". Zone "E" costs is \$479.00 per EDU X 73 EDU's for Parkside = \$34,967.

34. The Owner/Permittee shall provide CC&Rs for the operation and maintenance of any on-site private water and sewer facilities that serve or traverse more than a single dwelling unit or common area.

35. No trees or shrubs exceeding three feet in height at maturity shall be installed within 5 feet of any water and 10 feet of any sewer and facilities.

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.

APPROVED by the Planning Commission of the City of San Diego on November 20, 2014, and approved resolution XXXX-PC.

Site Development Permit No. 1276922
Planned Development Permit No. 1276923
Date of Approval: November 20, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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
Director

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

PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC

VESTING TENTATIVE MAP NO. 1276924, PARKSIDE AT
DENNERY RANCH - PROJECT NO. 364849 [MMRP]

WHEREAS, Pardee Homes, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a vesting tentative map for the Parkside at Dennery Ranch, Project No. 364849. The project site is located 360 1/3 Dennery Road in the RM-2-4 zone of the Dennery Ranch Precise Plan and Otay Mesa Community Plan, north of Dennery Ranch Road, between Island Breeze Lane and Black Coral Way. The property is legally described as Parcel 1 of Parcel Map No. 15134; and

WHEREAS, the Map proposes the Subdivision of a 22.1 acre site into two (2) lots, including one condominium lot that is comprised of 73 residential units, and which is a condominium project as defined in Section 4125 et. seq. of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 73; and

WHEREAS, on November 20, 2014, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1276924 and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from

all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 127692:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed subdivision is consistent with the City of San Diego General Plan, the Otay Mesa Community Plan, and the Dennery Ranch Precise Plan, which designates the area for residential use and Public Park. The proposed subdivision implements the goals and policies of these documents by creating a planned residential development that accommodates a portion of the housing needs within the community, providing 73 additional housing units, including 8 affordable units within the community of Dennery Ranch, while minimizing the environmental impacts of the development and providing 9-acres for a Public Park (Lot 2). The proposed subdivision will retain the community character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The proposed subdivision is consistent with the zoning and development regulations of the RM-2-4 zone. All proposed lots have minimum frontage on a dedicated private street which is open to and usable by vehicle traffic. Proposed lots meet the minimum lot area requirements of the RM-2-4 zone. The proposed subdivision provides the required off-street vehicle parking spaces for the development. As currently proposed, the proposed subdivision is providing more parking spaces than required by the San Diego Municipal Code (SDMC). The proposed lots are designed so that required improvements result in conforming lots in respect to building area, setbacks, and rear yard regulations. Proposed lots meet the height regulations for the RM-2-4 zone.

The one deviation request is for the required side yard setbacks. The project proposes a four (4) foot side yard setback along the eastern portion of Lot 1 and a nine (9) foot side yard setback along the western portion of Lot 1, where 60' 7" is required. The RM-2-4 zone requires a minimum side yard setback of 5 feet or 10% of the lot width – whichever is greater. The project's lot width is 607' 8", so the minimum side yard required for this proposed development would be 60' 7". This requested deviation creates a proposed development consistent with the neighborhoods to the west and south of the project site.

The proposed development is designed to complement the existing neighborhood scale while providing a unique housing product which appears as 73 single-family homes, but are mapped on one lot with each homeowner having an air space lot for their home, which will be mapped as condominiums. The proposed development contains all private driveways, which provide vehicle access through the proposed development with a grid pattern of development similar to the typical single-family residential subdivision. Since the proposed development is required to comply with the multi-family zoning (RM-2-4) and land use designation, the 607-foot wide lot requires a side-yard setback of more than 60-feet which substantially reduces the number of dwelling units available to meet the region's housing shortage. The proposed subdivision has been designed to comply with the development regulations of the SDMC, including requirements for floor area ratio, street design, open space, grading, landscaping, etc., and all other requirements of the development criteria.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The site is physically suitable for the proposed development. The site was previously graded consistent with, Dennery Ranch Mass Grading Plans, DWG No. 28847-D, and Engineering Permit W46867. The proposed development is on a location and scale consistent with the Dennery Ranch Precise Plan and the Otay Mesa Community Plan, and is consistent in types and intensity of use with surrounding residential developments. The density does not exceed 110 units allowed by the Dennery Ranch Precise Plan and the Otay Mesa Community Plan. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned and the residential properties. Therefore, the site is physically suitable for the design and siting of the proposed project and for the type and density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

Project specific updates and analysis were prepared for Traffic, Waste Management, Water, Sewer, Greenhouse Gas, Biology, and Geology. Based upon the updated reports and analysis and compliance with the City's development regulations, the City of San Diego prepared Addendum to Environmental Impact Report (AEIR) No. 88-0785, in compliance with the California Environmental Quality Act (CEQA).

Implementation of the Mitigation Monitoring Reporting Program (MMRP) includes such measures as controls on runoff, noise, lighting and invasive plants, construction of appropriate barriers, landscaping, and implementation of brush management techniques in accordance with the SDMC. In addition, water quality measures and storm water detention facilities are incorporated into the project's design to avoid onsite or offsite impacts to fish or wildlife or their habitats to the maximum extent feasible.

The implementation of the project and MMRP conditions by the Subdivider will not affect the 100-year floodway and 100-year floodplain located along the northern portion of the project site. The site was previously graded through a legally obtained grading permit issued by the City of San Diego and resulted in the developable area being elevated at least two-feet above the flood level within the northeastern portion of Lot 1.

As such, with the implementation of these mitigation measures, under the Subdivision Map Act (Government Code 66474.01) and San Diego MC Section 125.0441, the City may approve the Vesting Tentative Map notwithstanding any substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat by the design of the subdivision or proposed improvements.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed subdivision will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development (provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Dennery Ranch Precise Plan and the Otay Mesa Community Plan areas, have been designed to conform with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The proposed development contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations, along with permit conditions, the MMRP, and implementation of project design features would result in a project which does not adversely affect the public health, safety, and welfare.

The grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability, which would affect public health, safety and welfare in the opinion of the City Engineer. Flooding or severe scarring will not occur as a result of grading operations.

The proposed subdivision requires compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, the appearance of landscaping, the placement of buildings, and Best Management Practices for storm water impacts. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed subdivision will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision. All easements granted to the City over the property have been left in place or have been relocated and improved in a manner that allows for public access that is substantially equivalent to, and, in some cases, superior to the access formerly provided to the public by the unimproved easements, as reflected on the map and/or other easement relocation exhibit.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design guidelines are incorporated into the future construction of the residential homes; however, they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will provide to the extent feasible, for future passive or natural heating and cooling opportunities through use of building materials, site orientation, architectural treatments, placement and selection of plant materials that provide passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed subdivision will construct 73 dwelling units and a lot for a Future 9 acre Public Park, within the RM-2-4, the Dennerly Ranch precise Plan and the Otay Mesa Community Plan, which encourages residential development at this location. The additional affordable dwelling units provided by the project's compliance with the City's Inclusionary Housing Ordinance will contribute towards meeting the affordable housing needs of the region. These housing needs have been balanced against the need for public services. All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the project prior to occupancy. The effects of the proposed subdivision on the housing needs of the region has been considered, and those needs are balanced against the needs for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act Section 66412.3 and the San Diego MC Section 125.0440(h).

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 1276924, hereby granted to Pardee Homes, subject to the attached conditions which are made a part of this resolution by this reference.

By

Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24004650

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1276924
PARKSIDE AT DENNERY RANCH - PROJECT NO. 364849 [MMRP]

ADOPTED BY RESOLUTION NO. XXXX-PC on November 20, 2014

GENERAL

1. This Vesting Tentative Map will expire December 5, 2017.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Vesting Tentative Map shall conform to the provisions of Site Development Permit No. 1276922 and Planned Development Permit No. 1276923.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. The project is required to set aside 8 units of affordable to families earning 65% of Area Median Income (AMI) for a period of 55 years. The Owner/Permittee

Project No. 364849
VTM No. 1276924

has elected to process the project through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, which program is available to an Owner/Permittee only on a voluntary basis. Accordingly, prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by providing evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ["Procedures Manual"] previously approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations [collectively referred to as "development incentives"] and because the Owner/Permittee has voluntarily restricted the 8 rental units at 65% of AMI for a period of 55 years in exchange for such development incentives, as provided for within Part IV of the Procedures Manual.

ENGINEERING

7. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
8. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
9. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
10. Prior to the issuance of any construction permit, the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
11. All driveways and curb openings shall comply with City Standard Drawings SDG-163.

Project No. 364849
VTM No. 1276924

12. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is private and subject to approval by the City Engineer.
13. The subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
14. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001, as amended by Municipal Storm Water Permit Order No. R9-2013-0001. In accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
15. 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.
16. Fill placed in the Special Flood Hazard Area (SFHA) for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.
17. The subdivider shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.
18. The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
19. The subdivider shall grant a flowage easement, satisfactory to the City Engineer, over property within the floodway.
20. If the structures will be elevated on fill such that the lowest adjacent grade is at or above the BFE, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The subdivider must provide all

documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR-F.

21. Prior to occupancy of any structures on lots within the SFHA, an appropriate map revision which removes the structures from the SFHA must be obtained from the Federal Emergency Management Agency (FEMA). The subdivider must provide all documentation, engineering calculations and fees which are required by FEMA.
22. The entry monument sign as depicted in the Exhibit 'A' shall comply with the provisions of San Diego Municipal Code Section 113.0273 (c) regarding visibility areas.
23. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
24. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
25. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

26. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
27. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
28. All subdivision maps in the City of San Diego are required to be tied to FIRST ORDER California Coordinate System of 1983 (CCS83), Zone 6 control pursuant to section 8801 through 8819 of the California Public Resources Code.

Project No. 364849
VTM No. 1276924

29. The Vesting Tentative Map shall:
- a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUD – WATER AND SEWER DEVELOPMENT

30. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
31. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
32. All on-site water and sewer facilities shall be private.
33. No trees or shrubs exceeding three feet in height at maturity shall be installed within 5 feet of any water and 10 feet of any sewer and facilities.

GEOLOGY

34. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego’s “Guidelines for Geotechnical Reports,” satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to,

Project No. 364849
VTM No. 1276924

the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004560

Project No. 364849
VTM No. 1276924

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC

PARKSIDE AT DENNERY RANCH - PROJECT NO. 364849 [MMRP]

Adopted on November 20, 2014

WHEREAS, on November 9, 1993, the City Council CERTIFIED Environmental Impact Report (EIR) No. 88-0785 SCH No. 88113034, 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 May 13, 2014, Pardee Homes submitted an application to Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report No. 88-0785 SCH No. 88113034 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. 88-0785 SCH No. 88113034 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 No. 88-0785 SCH No. 88113034 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 Environmental Impact Report No. 88-0785 SCH No. 88113034 or that any significant

effects previously examined will be substantially more severe than shown in the Environmental Impact Report No. 88-0785 SCH No. 88113034.

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 No. 364849 Environmental Impact Report No. 88-0785 SCH No. 88113034 with respect to the Project, a copy of which is on file in the office of the City Clerk.

6. 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.

7. 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:

Laura C. Black, AICP
Development Project Manager
Development Services Department

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Vesting Tentative Map (VTM), Planned Development Permit (PDP), and Site Development Permit (SDP)

Parkside at Dennery Ranch - PROJECT NO. 364849

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. 88-0785 SCH No. 88113034, Project No. 364849, shall be made conditions of the Vesting Tentative Map (VTM), Planned Development Permit (PDP), and Site Development Permit (SDP), as may be further described below.

The Parkside at Dennery Ranch project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified EIR No. 88-0785 SCH No. 88113034 and the project specific subsequent technical studies required. The following MMRP identifies measures which specifically apply to this project.

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/standtemp.shtml>

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

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

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

Biologist

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) # 365352, 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.
N/A

4. **MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

<u>Issue Area</u>	<u>Document Submittal</u>	<u>Associated Inspection/Approvals/Note</u>
General	Consultant Qualification Letters	Prior to Pre-construction meeting
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Limit of Work Verification
Noise	Acoustical Analysis	Interior Noise Levels
Final MMRP		Final MMRP Inspection

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE

- When building plans are available for the proposed buildings and prior to the issuance of building permits, a detailed acoustical analysis shall demonstrate that interior noise levels due to exterior sources will be at or below the 45 CNEL standard. Specifically, the interior acoustical analysis shall determine the sound transmission class values for the window and door components that would be necessary to ensure that interior noise levels due to exterior sources would be at or below 45 CNEL. Additionally, where exterior noise levels are projected to exceed 60 CNEL, it will be necessary for the windows to be closed in order to achieve the necessary exterior-to-interior noise reduction. Consequently, the design for the affected units shall include a ventilation or air conditioning system to provide a habitable interior environment when the windows are

closed.

BIOLOGY

1. **Nesting Birds:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds (including burrowing owls) on the proposed area of disturbance. The pre-construction (precon) 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 precon 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 DSD for review and approval and implemented to the satisfaction of the City. The City's Mitigation, Monitoring, and Coordination Section or Resident Engineer, 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. If nesting birds are not detected during the precon survey, no further mitigation is required.

LAND USE

MSCP SUBAREA PLAN -LAND USE ADJACENCY GUIDELINES – AUGUST 2013

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:
 - A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- D. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers** - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives**- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** -New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the

City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

- H. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher(3/1-8/15) and Least Bell's vireo (3/15-9/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

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

2. **Coastal California Gnatcatcher:** To avoid indirect impacts to nesting coastal California gnatcatchers, no grading should occur adjacent to occupied habitat in the MHPA during their breeding season of March 1–August 15. If this is not feasible, protocol surveys for this species should be conducted within the coastal sage scrub within the adjacent MHPA (300 feet from the project boundary) by a qualified biologist. Three surveys shall be conducted no less than one week apart. Surveys for coastal California gnatcatchers should be conducted pursuant to the recommended protocol survey guidelines as established by the USFWS (USFWS 1997b).

- I. If the coastal California gnatcatcher is detected during the initial survey or may be present, the following conditions must be met:
- A. Between March 1 and August 15, no clearing, grubbing, grading, or other construction activity shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 decibels (dB) hourly average at the edge of occupied coastal California gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current professional license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to commencement of construction activities.
 - B. At least two weeks prior to 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 clearing, grubbing, grading, or other construction activity

will not exceed 60 dB hourly average at the edge of habitat occupied by coastal California gnatcatchers. 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 hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, the above activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 15).

*Construction noise monitoring shall continue to be monitored at least twice weekly, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or at the ambient noise level, if it already exceeds 60 dB 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 hourly average or to the ambient noise level, if it already exceeds 60 dB hourly average. Such measures include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- II. If coastal California gnatcatchers are not detected during the initial 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:
 - A. If this evidence indicates that the potential is high for coastal California gnatcatchers to be present based on historical records or site conditions, Condition I.B shall be adhered to as specified above.
 - B. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.
4. **Least Bell's Vireo:** Due to the proximity of the project site to the riparian habitat within Otay River, which is part of the City of Chula Vista Habitat Preserve, protocol surveys are recommended to determine if least Bell's vireo is present. This species is known to occur within the Otay River (State of California 2014). This mitigation is further discussed in Section 5.4. If least Bell's vireo is detected within the riparian habitat, the following guidelines discussing the mitigation protocol for this species applies.
 - No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the least Bell's vireo breeding season, until the following requirements have been met. Coordination with the USFWS and the CDFW will be required if least Bell's vireo are present.

- Surveys for least Bell's vireo should be conducted pursuant to the recommended protocol survey guidelines as established by the USFWS.
- I. If the least Bell's vireo is detected during the initial survey or may be present, the following conditions must be met:
 - A. Between March 15 and September 15, no clearing, grubbing, grading, or other construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied least Bell's vireo habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current professional license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to commencement of construction activities.
 - B. At least two weeks prior to 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 clearing, grubbing, grading, or other construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by least Bell's vireo. 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 hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, the above activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 15).

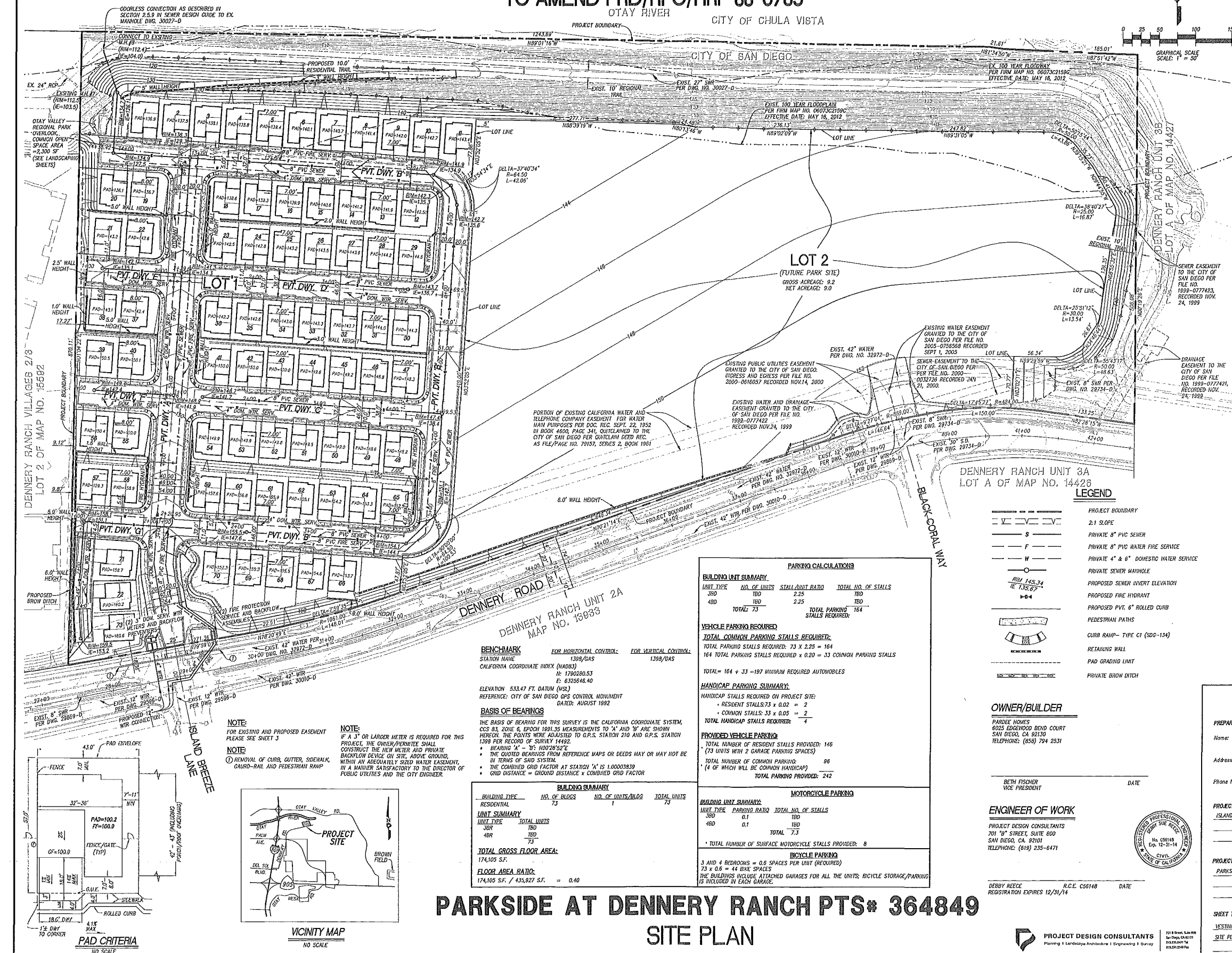
*Construction noise monitoring shall continue to be monitored at least twice weekly, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or at the ambient noise level if it already exceeds 60 dB 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 hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
 - II. If least Bell's vireo are not detected during the initial 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 15 and September 15, as follows:

- A. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, Condition I.B shall be adhered to as specified above.
- B. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

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.

VESTING TENTATIVE MAP NO. 1276924, SITE DEVELOPMENT PERMIT NO. 1276922 AND PLANNED DEVELOPMENT PERMIT NO. 1276923 TO AMEND PRD/RPO/HRP 88-0785

OTAY RIVER CITY OF CHULA VISTA



DEVELOPMENT SUMMARY

BULLET POINT NARRATIVE

- THE EXISTING PROJECT SITE IS CURRENTLY VACANT LAND IN THE OTAY MESA COMMUNITY PLANNING AREA AND THE DENNERLY RANCH PRECISE PLAN. THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF 73 RESIDENTIAL SINGLE-FAMILY (DETACHED) HOMES ON A SINGLE LOT, AS DESIGNED, THE PROJECT QUALIFIES AS A MULTI-FAMILY DEVELOPMENT. THE OTAY MESA COMMUNITY PLAN AND THE DENNERLY RANCH PRECISE PLAN DESIGNATE THE PROJECT SITE FOR DEVELOPMENT OF LOW-MEDIUM RESIDENTIAL (10-15 DU/AC) AND A NEIGHBORHOOD PARK.
- THE PROJECT PROPOSES A YIELD OF APPROXIMATELY 13.5 DWELLINGS PER NET ACRE. THE SITE WILL INCLUDE SEVENTY-THREE (73) ON-GRADE TWO-STORY RESIDENTIAL SINGLE-FAMILY UNITS WITH ATTACHED GARAGES. THE SITE WILL ALSO INCLUDE A 9-ACRE NEIGHBORHOOD PARK.
- THE DENSITY OF THE PROJECT AND THE ABUTTING DEVELOPMENT (WESTERLY) HAVE A COMBINED DENSITY OF 13.5 DU/AC (488 DU/36 AC). THE PRIVATE DRIVES HAVE BEEN EXCLUDED FROM THE OVERALL ADJACENT PER CODE SECTION 143.0310(B)(5) OF THE SDP REGULATIONS, RESULTING IN A TOTAL SITE AREA OF 7.2 NET ACRES FOR LOT 1. THE PROPOSED DENSITY WOULD BE 13.5 DU/NET AC WITH 73 UNITS.
- LOT 1 OF THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 143.0310(B)(5) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND PLED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 1 HAS 73 RESIDENTIAL UNITS.
- THIS PROJECT WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS: VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT TO AMEND PRD/RPO/HRP 88-0785, GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, AND BUILDING DEPARTMENT PERMIT.
- THE FOLLOWING DEVIATIONS ARE BEING REQUESTED:
 - THE APPLICANT REQUESTS A DEVIATION FROM THE REQUIRED 5'-2'-4" SIDE YARD SETBACK OF 5 FEET WITHIN 10' OF THE LOT WIDTH (345.09 FEET). THE REQUESTED DEVIATION IS PROPOSING A MINIMUM OF 5 FEET ALONG THE WESTERN SIDE AND A MINIMUM OF 4 FEET ALONG THE EASTERN SIDE.
 - THE PROJECT WILL BE PROVIDING 10% AFFORDABLE HOUSING (8 UNITS) WITHIN OTAY MESA.
 - NO PROPOSED OR EXISTING BUS STOPS ARE WITHIN THE VICINITY OF THIS PROJECT.
 - THE GEOTECHNICAL HAZARD CATEGORIES FOUND ON THIS PROJECT SITE ARE 21, 22, 32 AND 52.
 - *PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 801.4.4)

GENERAL NOTES

- ZONING:**
EXISTING: RM-2-4
GROSS SITE AREA:
22.14 ACRES (964,418 SF.)
NET SITE AREA:
17.1 ACRES (744,876 SF.)
- OCCUPANCY CLASSIFICATION:**
R3 - RESIDENTIAL OCCUPANCY
- TYPE OF CONSTRUCTION:**
TYPE V - FIRE RESISTIVE CONSTRUCTION WITH 1-HOUR STRUCTURAL FRAME STRUCTURES 1-11 WILL HAVE RATED CONSTRUCTION AS REQUIRED BY THE FIRE MARSHALL FOR HOMES AFFECTED BY BRUSH MANAGEMENT CODEBOOK (CHAPTER 7A OF BUILDING CODE)
- ASSESSORS PARCEL NUMBER:**
645-010-13
- LEGAL DESCRIPTION:**
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 15134, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 11, 1988 AS FILE NO. 65-584875, 0.6
- MAPPING NOTE:**
A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

PROJECT TEAM

- CIVIL ENGINEER:**
PROJECT DESIGN CONSULTANTS
701 "D" STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471
- LANDSCAPE ARCHITECT:**
PROJECT DESIGN CONSULTANTS
701 "D" STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471
- PLANNER:**
ATLANTIS GROUP
2488 HISTORIC DECATUR ROAD
SAN DIEGO, CA 92108
(619) 523-1930
- OWNER / DEVELOPER:**
PARADE HOMES
6025 EDGEWOOD BLVD COURT
SAN DIEGO, CA 92120
TELEPHONE: (619) 794 2531

EXISTING AND PROPOSED SITE USER

- EXISTING: VACANT LAND
PROPOSED: SEVENTY-THREE TWO-STORY SINGLE FAMILY UNITS WITH ATTACHED GARAGES ON GRADE. THE SITE WILL ALSO INCLUDE A NEIGHBORHOOD PARK.

PRIVATE OPEN SPACE	OPEN SPACE	COMMON OPEN SPACE
REQUIRED: 60 SF/UNIT X 73 UNITS = 4,380 SF PROVIDED: 58,884 SF	REQUIRED: 25 SF/UNIT X 73 UNITS = 1,825 SF PROVIDED: 2,300 SF	REQUIRED: 25 SF/UNIT X 73 UNITS = 1,825 SF PROVIDED: 2,300 SF

SUPPLEMENTAL PDP USABLE OPEN SPACE	SHEET INDEX
REQUIRED: 220 SF/UNIT X 73 UNITS = 16,060 SF PROVIDED: 350,004 SF RESIDENTIAL PAD AREA - 35,629 SF, SLOPES - 109,285 SF, VEHICULAR USE - 100,017 SF, RESIDENTIAL BUILDING ENVELOPE - 28,783 SF, RESIDENTIAL DRIVEWAYS = 106,290 SF [2,300 SF COMMON INCLUDED (OVERLOOK)]	SITE PLAN 1 GRADING PLAN 2 EASEMENTS 3 CROSS SECTIONS 4 EXISTING TOPOGRAPHY PLAN 5 ADA ACCESS PLAN 6 FIRE ACCESS PLAN 7 LANDSCAPE PLAN 8 BRUSH MANAGEMENT 9

Lambert Coordinates: 154-1759	PTS: 364849
NAD83: 1794-6319	I.O.: 24004560

PREPARED BY:	PROJECT DESIGN CONSULTANTS	Revision 1:	AUGUST 19, 2014
Address:	701 "D" STREET, SUITE 800 SAN DIEGO, CA 92101	Revision 2:	
Phone No.:	(619) 235-6471	Revision 3:	

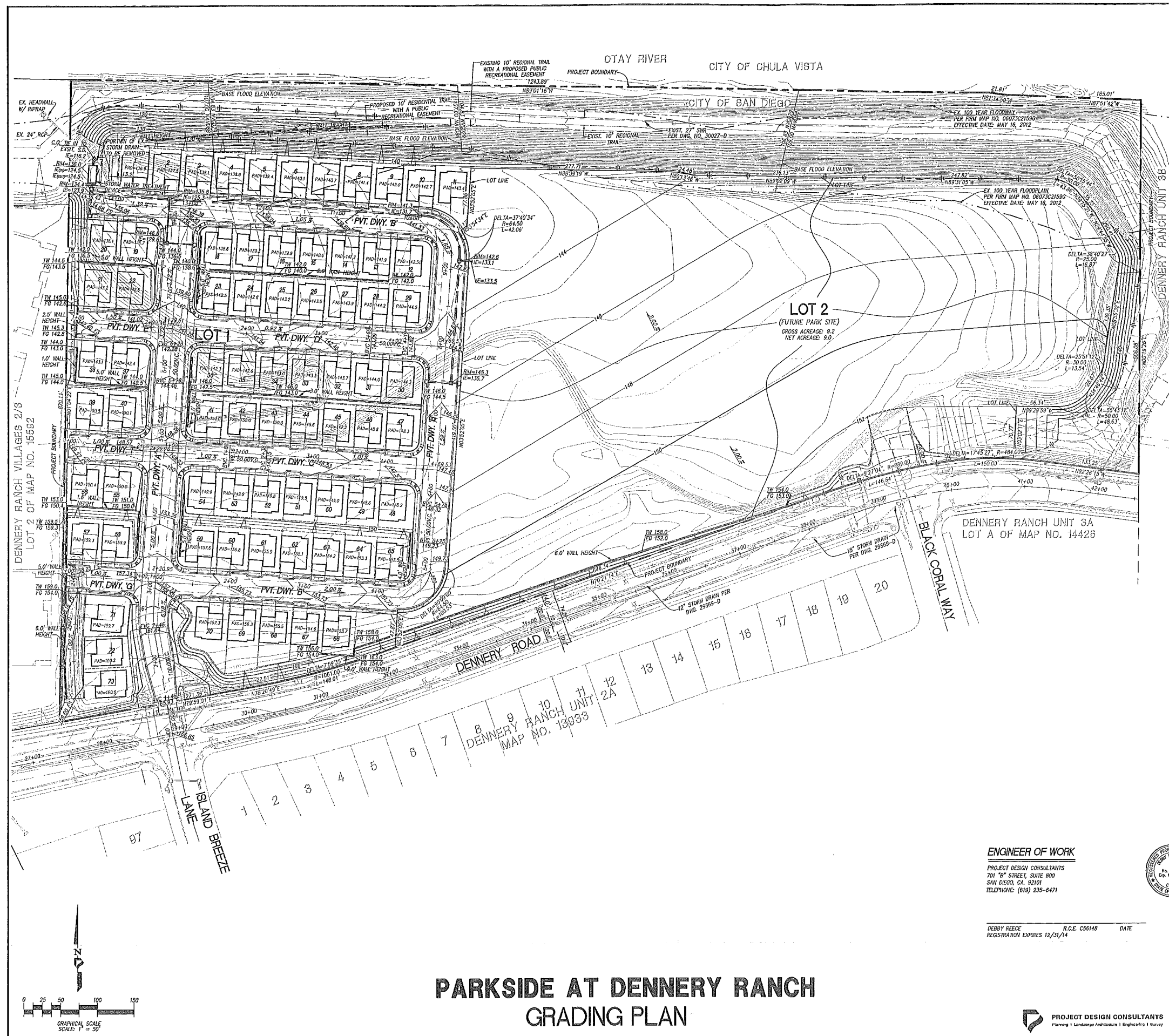
PROJECT ADDRESS:	ISLAND BREEZE LANE & DENNERLY ROAD	Revision 4:	
PROJECT NAME:	PARKSIDE AT DENNERLY RANCH	Revision 5:	
		Revision 6:	
		Revision 7:	

Original Date:	MARCH 28, 2014
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SHEET TITLE:	VESTING TENTATIVE MAP	Sheet	1 of 9
SITE PLAN		DEP/	

PARKSIDE AT DENNERLY RANCH PTS# 364849

SITE PLAN








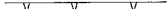







GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 18.9 AC., % OF TOTAL SITE 88%
AMOUNT OF CUT: 58,000 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 7.5 FEET.
AMOUNT OF FILL: 58,000 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 11 FEET.
MAXIMUM HEIGHT OF FILL SLOPE(S): 18 FEET 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): 12 FEET 2:1 SLOPE RATIO.
AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS.
RETAINING/CRIB WALLS: LENGTH 1,660 FEET; MAXIMUM HEIGHT 9 FEET.

GENERAL NOTES

1. UTILITIES
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G. & E
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.
2. DRAINAGE
DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
ALL DRAINAGE FROM BUILDING TO BE DIRECTED AWAY FROM STRUCTURES.
3. EASEMENT
THERE IS AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 5, 2000 AS INSTRUMENT NO. 2000-02335712 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, (NOT-PLATTABLE EASEMENT)

LEGEND

- | | |
|---|--|
|  | PROJECT BOUNDARY |
|  | PRIVATE 18" STORM DRAIN (UNLESS OTHERWISE NOTED) |
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | DAYLIGHT LINE |
|  | 2:1 SLOPE |
|  | PROPOSED PVI. INLETS (SIZES TO BE DETERMINED DURING FINAL ENGINEERING) |
|  | PROPOSED FINISH SURFACE ELEVATIONS |
|  | STREET CROWN |
|  | RETAINING WALL |
|  | STORM WATER TREATMENT DEVICE |
|  | PAD GRADING LIMIT |
|  | PVI. BROW DITCH |

BENCHMARK

	FOR HORIZONTAL CONTROL:	FOR VERTICAL CONTROL:
STATION NAME	1398/GAS	1398/GAS
CALIFORNIA COORDINATE INDEX (NAD83)		
N: 1790280.53		
E: 6325646.40		
ELEVATION 533.47 FT. DATUM (MSL)		
REFERENCE: CITY OF SAN DIEGO GPS CONTROL MONUMENT		
DATED: AUGUST 1992		

EXISTING TOPO BY: PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA. 92101
(619) 235-6471
GENERATED: MARCH 11, 2014.

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 "B" STREET, SUITE 800
SAN DIEGO, CA. 92101
TELEPHONE: (619) 235-6471

DEBBY REECE R.C.E. C56148 DATE
REGISTRATION EXPIRES 12/31/14

Lambert Coordinates: 154-1759 PTS: 364819
NAD83: 1794-8319 L.O.: 24004550

PREPARED BY: _____

Name: PROJECT DESIGN CONSULTANTS Revision 1: AUGUST 19, 2014

Address: 701 'B' STREET, SUITE 800 Revision 2: _____
SAN DIEGO, CA 92101 Revision 3: _____
Phone No. (619) 235-6471 Revision 4: _____

Revision 5: _____

PROJECT ADDRESS: _____
ISLAND BREEZE LANE & DENVERLY ROAD Revision 6: _____

Revision 7: _____

PROJECT NAME: _____
PARKSIDE AT DENVERLY RANCH Original Date: MARCH 23, 2014

SHEET TITLE: _____

GRADING PLAN Sheet 2 of 9

DEP# _____

LEGEND

THESE EASEMENTS ARE BASED ON TITLE REPORT: UNIS-4557991
PREPARED BY: FIRST AMERICAN TITLE COMPANY DATED: 05-08-2014

- 9 EXISTING 25' WATER EASEMENT TO REMAIN PER DOC. NO. 118843 IN BOOK 4600, PAGE 341, OF O.R.
- 8 PORTION OF EXISTING CALIFORNIA WATER AND TELEPHONE COMPANY EASEMENT FOR WATER MAIN PURPOSES PER DOC. REC. SEPT. 22, 1932 IN BOOK 4600, PAGE 341, OUTCLAIMED TO THE CITY OF SAN DIEGO PER OUTCLAIM DEED REC. AS FILE/PAGE NO. 79151, SERIES 4, BOOK 1961 ALL OF O.R. (TO BE VACATED)
- 12 DRAINAGE EASEMENT TO THE CITY OF SAN DIEGO PER FILE NO. 1999-077424, RECORDED NOV. 24, 1999 (TO REMAIN)
- 13 EXISTING WATER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER FILE NO. 1999-077422 RECORDED NOV. 24, 1999 (TO REMAIN)
- 13 EXISTING WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. NOV. 24, 1999 AS FILE NO. 1999-077422, O.R. (TO BE VACATED)
- 14 EXISTING SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER FILE NO. 1999-077423 RECORDED NOV. 24, 1999 (TO REMAIN)
- 15 EXISTING 20' OR 25' SEWER EASEMENT TO REMAIN PER FILE NO. 2000-0032726 RECORDED JAN. 21, 2003.
- 17 EXISTING PUBLIC UTILITIES EASEMENT GRANTED TO THE CITY OF SAN DIEGO, INGRESS AND EGRESS PER FILE NO. 2000-0516057 RECORDED NOV. 14, 2000 (TO REMAIN)
- 18 EASEMENT FOR SEWER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 2001 AS INSTRUMENT NO. 2001-0085255 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF SAN DIEGO
- 19 EXISTING WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER FILE NO. 2005-0755568 RECORDED SEPT. 1, 2005 (TO REMAIN)
- 22 EASEMENT FOR INGRESS AND EGRESS GRANTED TO RIVEREDGE DEVELOPMENT, PER EASEMENT AGREEMENT RECORDED IN DOC. NO. 2010-0712504, ON DEC. 23, 2010.
- 23 PARDEE'S INTEREST BEING CONVEYED TO OCEANVIEW PER AMENDMENT AGREEMENT RECORDED IN DOC. 2011-0558494, DEC. 24, 2011

THE FOLLOWING EASEMENT(S) HAVE NO LOCATION SET FORTH IN THE RECORD DOCUMENT AND THEREFOR NOT PLOTTED HEREON.

- 16 EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 5, 2000 AS INSTRUMENT NO. 2000-0233573 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, (N/C-PLOTTABLE EASEMENT)

NEW EASEMENTS

- 1 PROPOSED 10' PUBLIC RECREATIONAL EASEMENT PER FINAL MAP.

Lambert Coordinates: 154-1759 PTS: 364819
NAD83: 1794-6319 I.O.: 24004560

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS Revision 1: AUGUST 19, 2014
Address: 701 B' STREET, SUITE 800 Revision 2:
SAN DIEGO, CA 92101 Revision 3:
Phone No. (619) 235-6471 Revision 4:
Revision 5:
Revision 6:
Revision 7:

PROJECT ADDRESS:
ISLAND BREEZE LANE & DENNERY ROAD

PROJECT NAME:
PARKSIDE AT DENNERY RANCH Original Date: MARCH 28, 2014

SHEET TITLE:
EASEMENTS Sheet 3 of 9
DEP

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

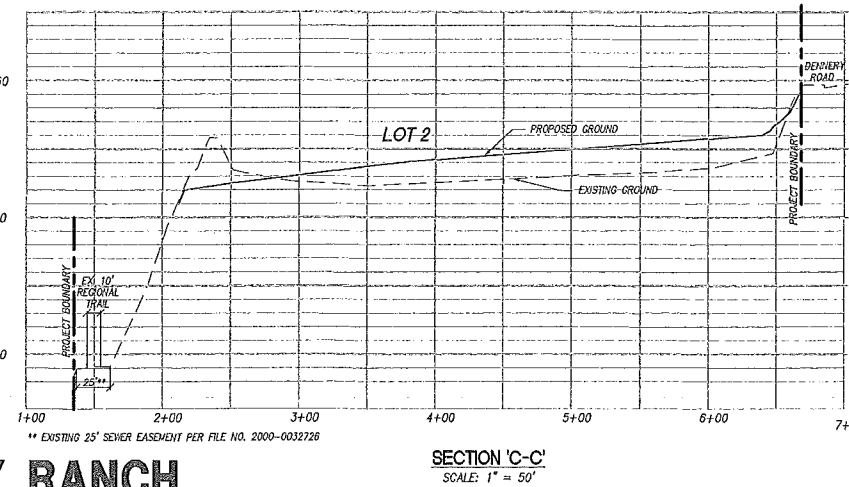
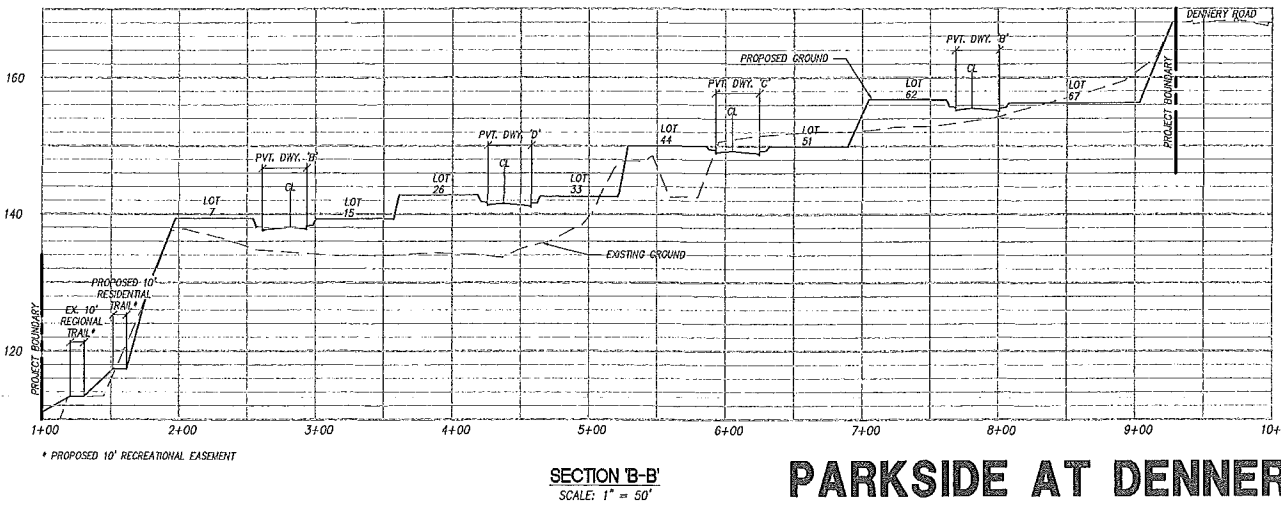
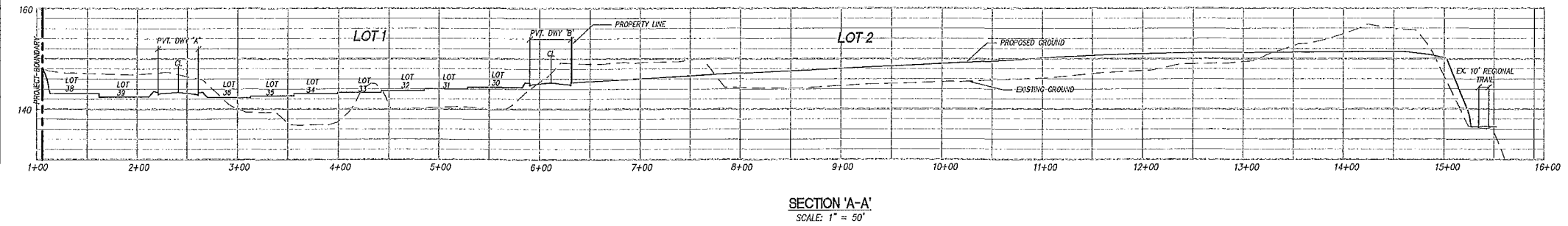
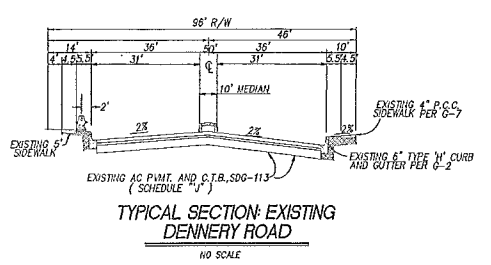
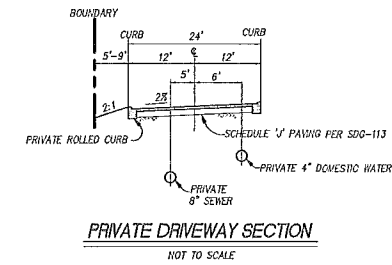
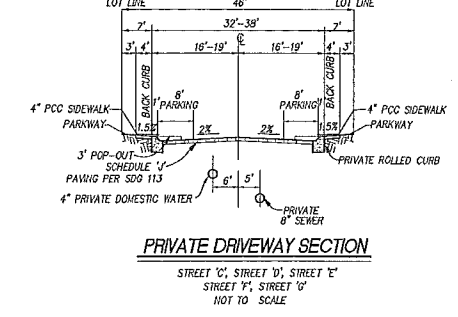
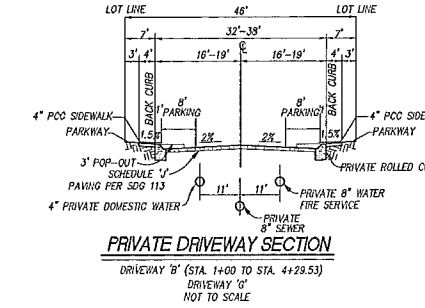
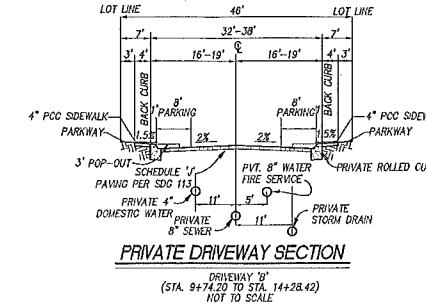
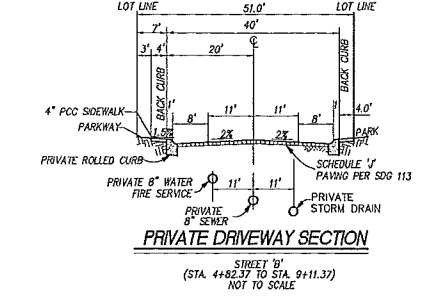
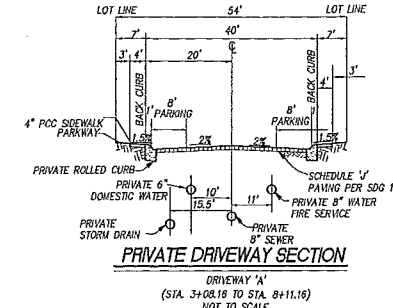
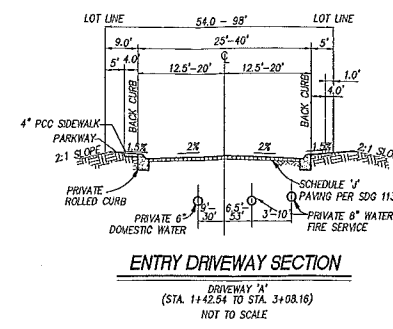
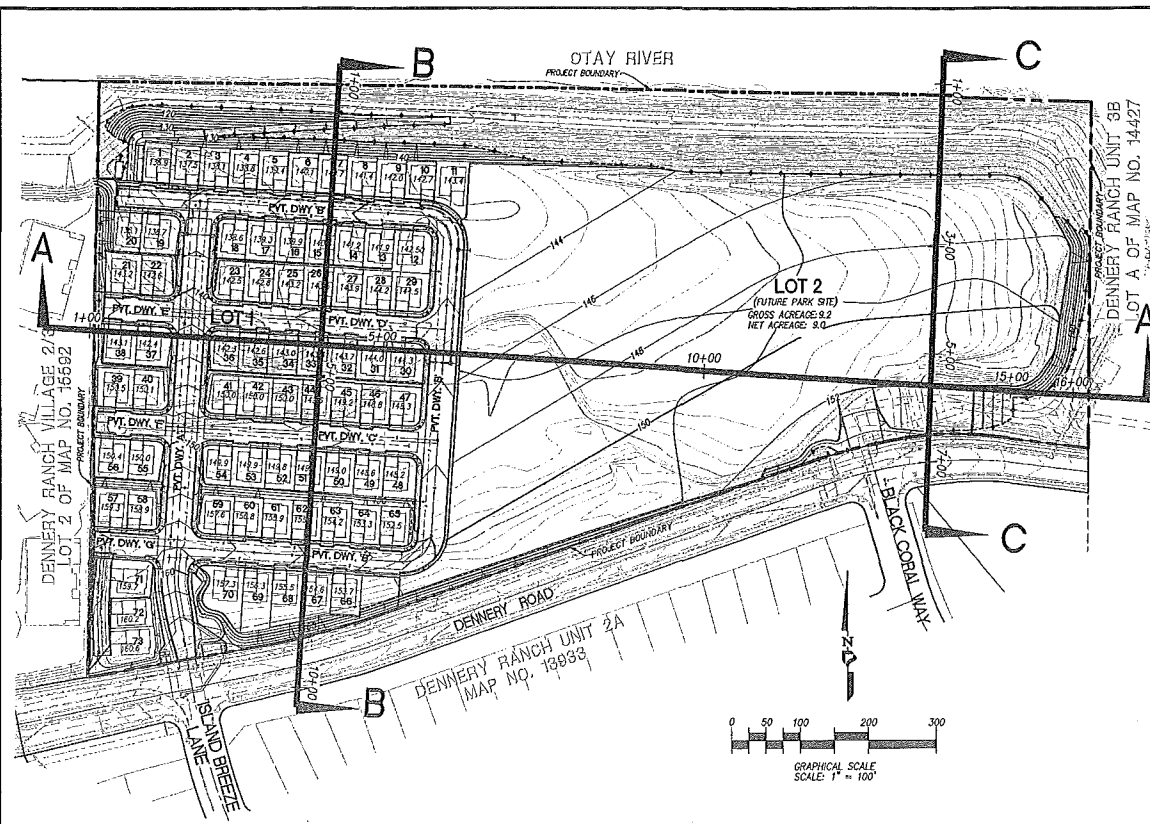


DEBBY REECE R.C.E. C56148 DATE
REGISTRATION EXPIRES 12/31/14

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
(619) 235-6471
PDS 020-020 Fee

PARKSIDE AT DENNERY RANCH EASEMENTS



PARKSIDE AT DENNERLY RANCH CROSS SECTIONS

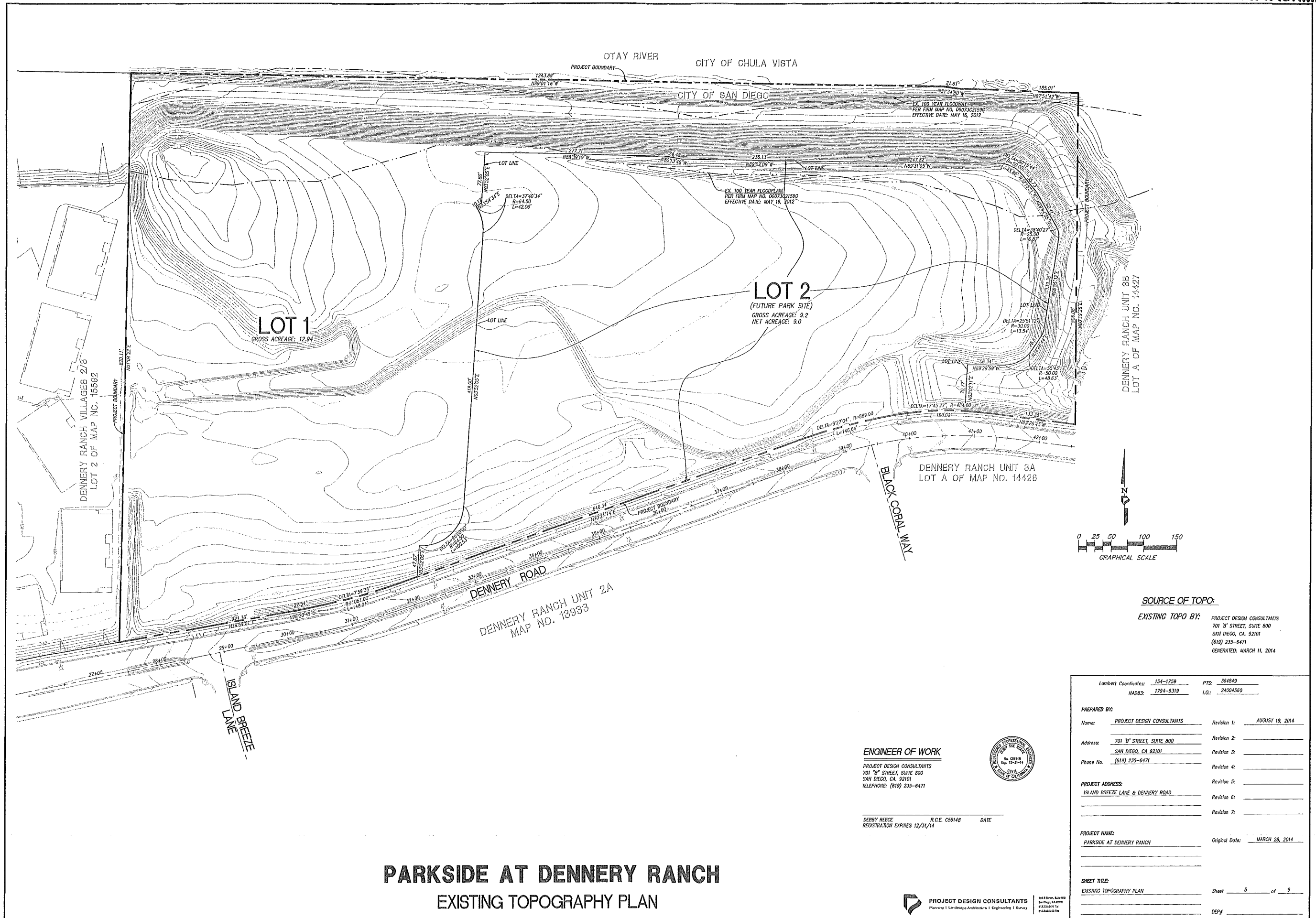
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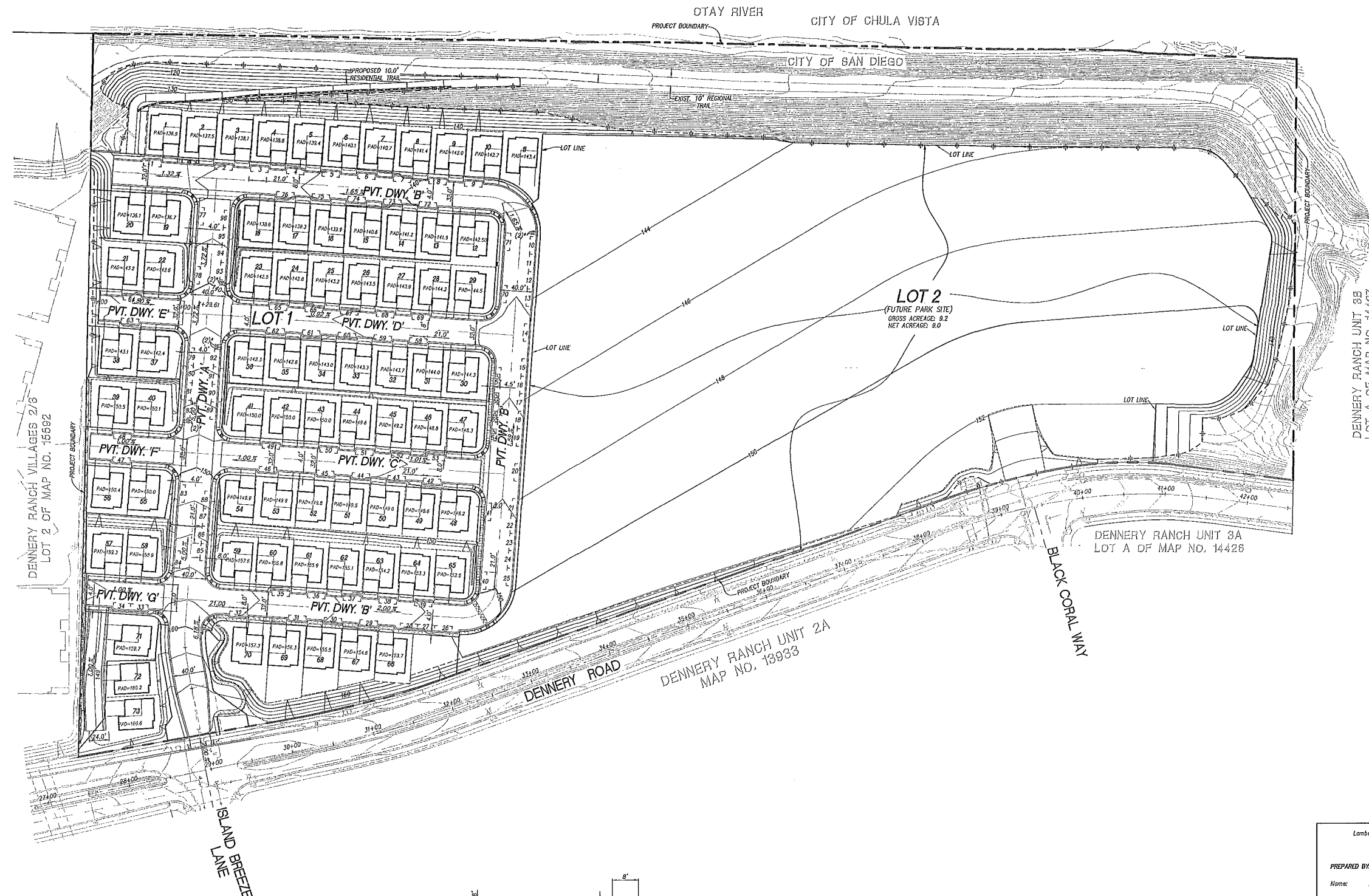
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471



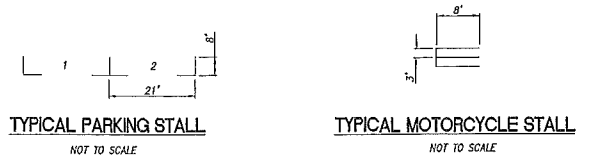
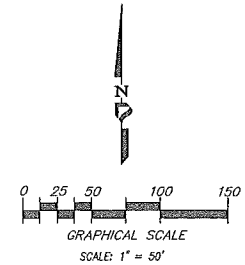
DEBBY REELE R.C.E. C56148 DATE
REGISTRATION EXPIRES 12/31/14

Lambert Coordinates:	154-1759	PTS:	364849
NAD83:	1794-6319	I.O.:	24004580
PREPARED BY:			
Name:	PROJECT DESIGN CONSULTANTS	Revision 1:	AUGUST 19, 2014
Address:	701 'B' STREET, SUITE 800	Revision 2:	
	SAN DIEGO, CA 92101	Revision 3:	
Phone No.:	(619) 235-6471	Revision 4:	
		Revision 5:	
PROJECT ADDRESS:	ISLAND BREEZE LANE & DENNERLY ROAD	Revision 6:	
		Revision 7:	
PROJECT NAME:	PARKSIDE AT DENNERLY RANCH	Original Date:	MARCH 28, 2014
SHEET TITLE:	CROSS SECTIONS	Sheet	4 of 9
		DEP#	





- LEGEND**
- ADA ACCESS ROUTE
 - CURB RAMP- TYPE C1 (SDG-134)
 - PARKING STALLS
 - HANDICAP PARKING STALLS
 - MOTORCYCLE STALLS



ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 "B" STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

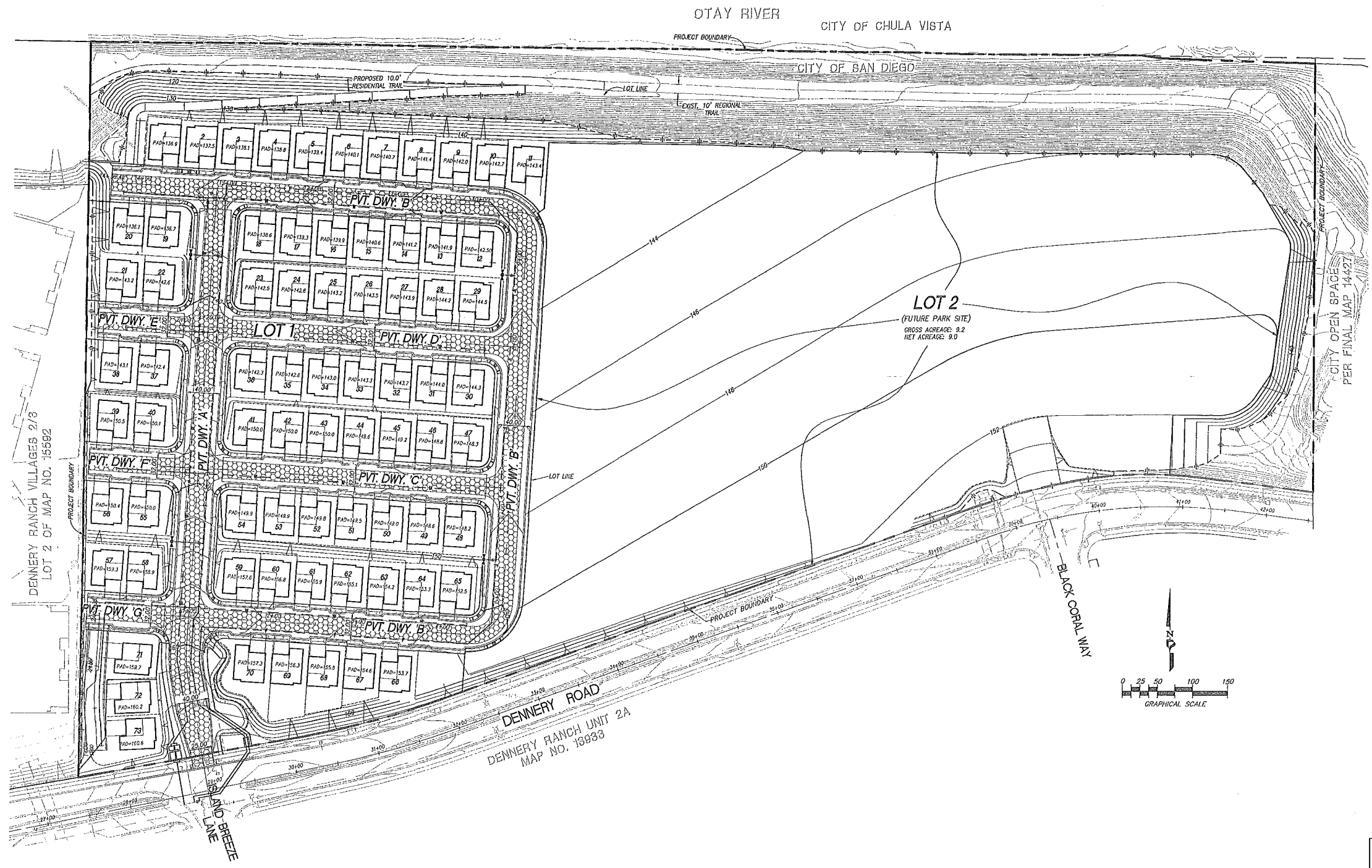


DEBBY REECE R.C.E. CSE148 DATE
REGISTRATION EXPIRES 12/31/14

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PREPARED BY:			
Name:	PROJECT DESIGN CONSULTANTS	Revision 1:	AUGUST 19, 2014
Address:	701 "B" STREET, SUITE 800	Revision 2:	
	SAN DIEGO, CA 92101	Revision 3:	
Phone No.:	(619) 235-6471	Revision 4:	
PROJECT ADDRESS:			
	ISLAND BREEZE LANE & DENNERLY ROAD	Revision 5:	
		Revision 6:	
		Revision 7:	
PROJECT NAME:			
	PARKSIDE AT DENNERLY RANCH	Original Date:	MARCH 28, 2014
SHEET TITLE:			
	ADA ACCESS PLAN AND PARKING	Sheet	6 of 9
		DEP#	

PARKSIDE AT DENNERLY RANCH

ADA ACCESS PLAN AND PARKING



FIRE DEPARTMENT NOTES

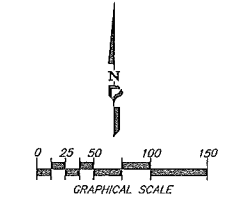
1. FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED IN ACCORDANCE WITH FHPS POLICY A-00-1.
2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURES PER UFG 1001.4.
3. AN ILLUMINATED DIRECTORY SHALL BE PROVIDED IN ACCORDANCE WITH FHPS POLICY I-00-6.
4. ALL STREETS LESS THAN 28' SHALL HAVE PARKING PROHIBITED ON BOTH SIDES.
5. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER FHPS POLICY P-00-8.
6. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM WITH KNOX KEYSWITCH OVER RIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED AT THE MAIN VEHICLE ENTRY POINTS TO THIS PROJECT.
7. ALL FIRE ACCESS ROADS SHALL COMPLY PER CITY OF SAN DIEGO FIRE DEPARTMENT BFLS POLICY A-06-9.
8. TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFG 801.4.5.

TYPE OF CONSTRUCTION

1. TYPE V FIRE-RESISTIVE CONSTRUCTION - 1 HOUR STRUCTURAL FRAME
- LOTS 1-11 WILL HAVE RATED CONSTRUCTION AS REQUIRED BY THE FIRE MARSHAL FOR HOMES AFFECTED BY BRUSH MANAGEMENT CONDITION

LEGEND

- FIRE HYDRANT
- FIRE ACCESS



PARKSIDE AT DENNERLY RANCH
FIRE ACCESS PLAN

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 10TH STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471



DEBBY REECE R.C.E. C56148 DATE
REGISTRATION EXPIRES 12/31/14



Lambert Coordinates:	154-1759	PTS:	354849	
NAD83:	1794-5319	I.O.:	24004550	
PREPARED BY:				
Name:	PROJECT DESIGN CONSULTANTS		Revision 1:	AUGUST 19, 2014
Address:	701 10 TH STREET, SUITE 800		Revision 2:	
	SAN DIEGO, CA 92101		Revision 3:	
Phone No.:	(619) 235-6471		Revision 4:	
PROJECT ADDRESS:				
ISLAND BREEZE LANE & DENNERLY ROAD				
PROJECT NAME:				
PARKSIDE AT DENNERLY RANCH				
Original Date: MARCH 28, 2014				
SHEET TITLE:				
FIRE ACCESS PLAN				
Sheet 7 of 9				
DEP#				

PARKSIDE

ARCHITECTURAL DESIGN GUIDELINES

August 2014

TABLE OF CONTENTS

1.0	Introduction	1
1.1	Project Description	1
1.2	Intent and Purpose.....	2
2.0	Site Plan	3
2.1	Viewpoint and Overlook Area.....	3
2.2	Pedestrian/Bicycle Connectivity	3
2.3	Landscape Design	3
2.4	Neighborhood Park.....	4
2.5	Walls and Fences	4
3.0	Site Design	6
3.1	Building Siting and Orientation	6
3.2	Corner Homes	6
3.3	Personal Storage	6
4.0	Architectural Standards	8
4.1	Building Mass, Form, and Scale	8
4.2	Architectural Styles and Floor Plans	9
5.0	Implementation/General Development Regulations	16

1.0 INTRODUCTION

1.1 Project Description

The Parkside neighborhood is located east of Interstate 805, south of Otay Valley Road, and immediately north of Dennery Road in the City of San Diego (Refer to *Figure 1, Vicinity Map*). The site is within the Otay Mesa Community Planning Area within the Dennery Ranch Precise Plan and is designated for low-medium density residential (10-14 dwelling units per acre) as well as a park (Refer to *Figure 2, Land Use Plan*). The Assessor's Parcel Number is 645-010-13. The project site consists of approximately 22 gross acres. A nine acre neighborhood park will be dedicated to the City of San Diego and detached, multi-family residential homes will occupy the remaining 13 acres.

The site is zoned RM-2-4, which permits one dwelling unit for each 1,750 square feet of lot area. The project proposes 73 multi-family detached homes on a single lot.

The proposed Parkside project will require the following discretionary approvals: A Vesting Tentative Map,

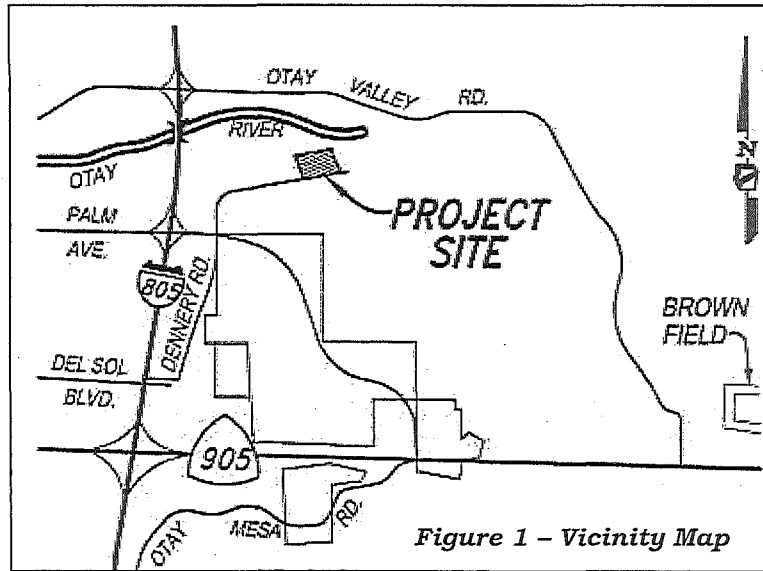


Figure 1 - Vicinity Map

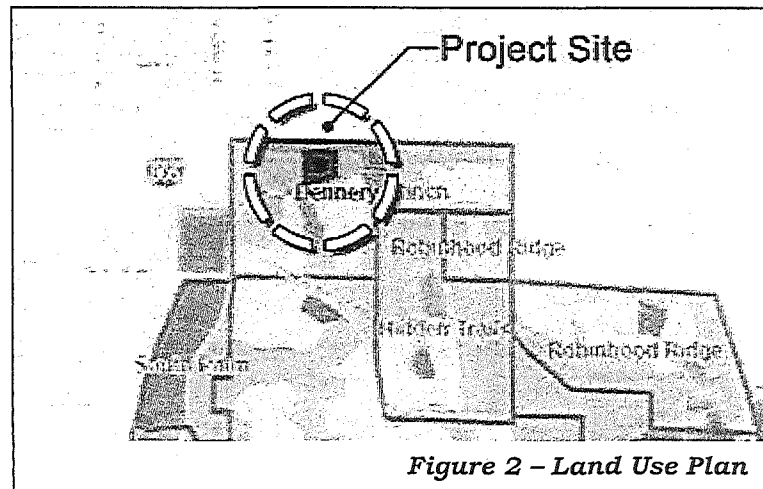


Figure 2 - Land Use Plan

Site Development Permit, and Planned Development Permit.

To comply with the City's inclusionary affordable housing requirements, the project will be providing eight affordable units offsite within the Otay Mesa community.

1.2 Intent and Purpose

The purpose of these guidelines is to provide direction for the design of future homes in lieu of specific floor plans and elevations. These guidelines are intended to allow for flexibility and creativity while maintaining a high level of quality and design. Building and site elements described in this document are meant to create an attractive and livable neighborhood that is compatible with the surrounding community.

2.0 SITE PLAN

2.1 Viewpoint and Overlook Area

A unique aspect of the Parkside project is the overlook area at the northwest corner of the site (Refer to *Figure 3, Illustrative Site Plan*). Its purpose is to provide residents and visitors the opportunity to enjoy the view of the natural open space to the north. It serves to provide visual interest and a feeling of openness. This area is intended to be used for passive recreation and may include minimal seating and interpretive signage.

2.2 Pedestrian/Bicycle Connectivity

Parkside was designed as a pedestrian friendly community with short blocks. Trails and sidewalks are sited to promote walkability both within the project site and to adjacent areas. Pedestrian connectivity is provided to the neighborhood park, the viewpoint and overlook area, the adjacent Otay Valley Regional Park Trail, and to the public sidewalks on Dennery Road. Bicyclists can utilize the low speed/low volume residential roads within the project site to connect to the existing

Class II bicycle facilities located along Dennery Road.

2.3 Landscape Design

Landscaping for Parkside uses a wide palette of trees and plants to provide a varied and interesting streetscape. Plant materials were chosen that are known to perform well in the climatic zone and amended soil type.

Shrubs that will be planted in the interior parkway and front yards may include drought-tolerant species such as purple lantana, little John bottlebrush, and kangaroo paw, among others.

Street trees may include, but are not limited to, Arnold Tulip Trees, Pear Trees, London Plane Trees, and Purple Orchid Trees. Trees will be planted between homes and drive aisles.

A Brush Management Plan has been prepared to reduce fire hazards for the project. A fire break will be provided between the homes and the open space to the north.

Additional detail can be found in the Conceptual Landscape Plan and Brush

Management Plan for the Parkside Project.

structures by using coordinating materials and colors. Solid walls or fencing should be softened with landscaping.

2.4 Neighborhood Park

Approximately nine acres of the 22 acre project site are being dedicated as a public park. It is anticipated that the park will provide an opportunity for residents and guests to enjoy both passive and active recreation. As the park will be a public park, design of the facilities will not be a part of the Parkside development.

2.5 Walls/Fences

Walls and fences shall comply with Chapter 14, Article 2, Division 3 of the City of San Diego's Municipal Code. They should be designed to maximize views from homes while providing a sense of privacy. As required by the Dennerly Ranch Precise Plan, no chain link fences are permitted. Acceptable materials for walls and fences include, but are not limited to, wood, stucco, slump block, wrought iron or tubular steel, stone, and transparent materials such as glass or Plexiglas. All walls and fences should be designed to complement the main building

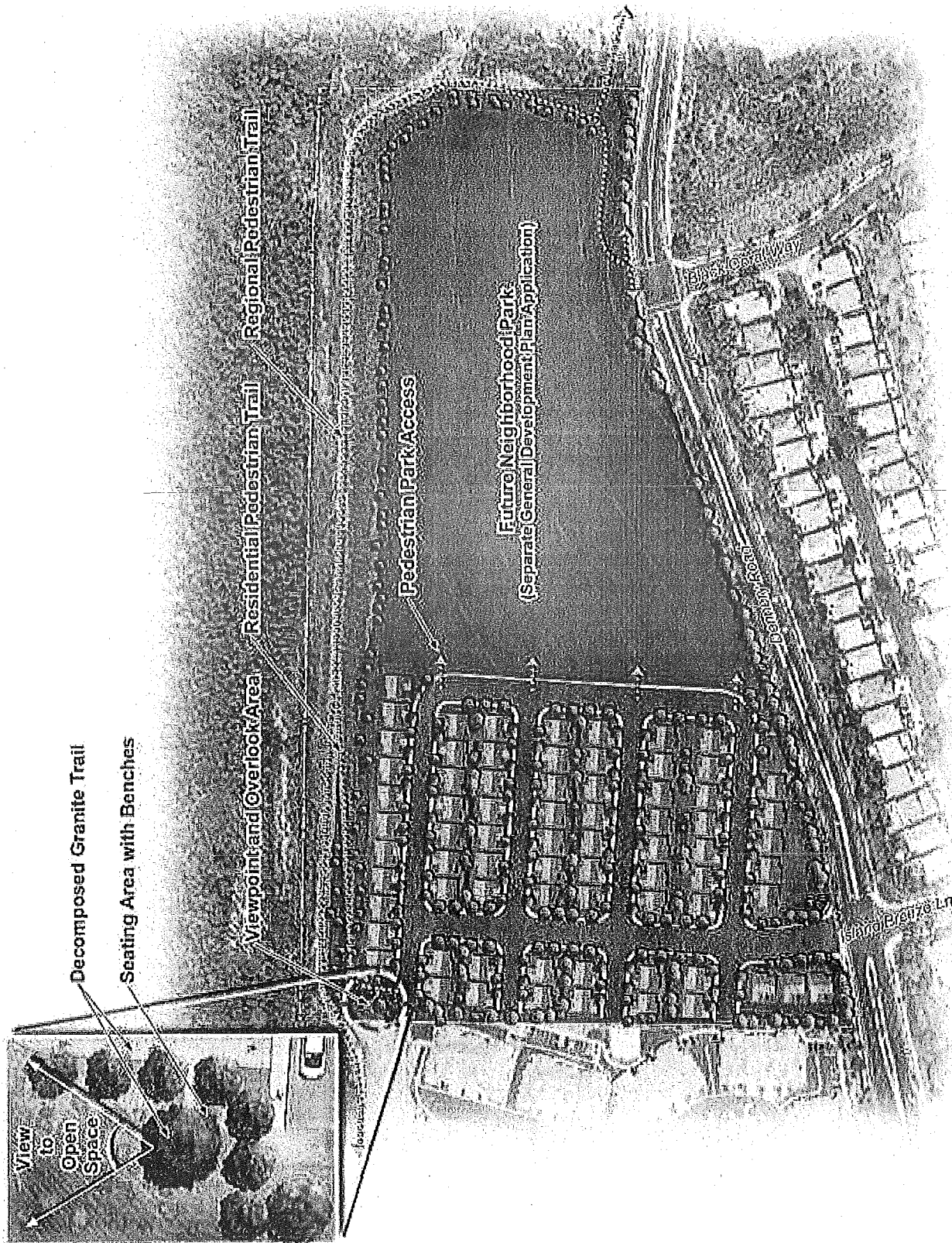
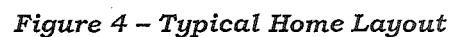


Figure 3 – Illustrative Site Plan

ATTACHMENT 11



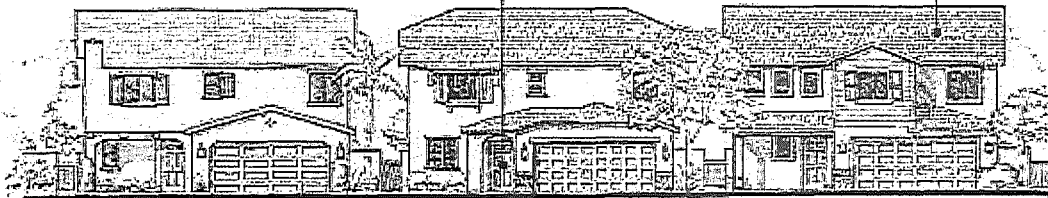
Homes should be sited towards the public realm with both the garage and entry facing the street. Direct connections between sidewalks and individual homes are encouraged through the use of walkways. Private use open space areas include side yards and backyards, porches, and patios (Refer to *Figure 4* and *Figure 5*).

Homes located on the corner of private drives are encouraged to have more articulation on both street sides of the building to preclude views of a blank façade. Additional architectural details may include items such as windows and shutters that embellish the façade, offsetting walls, material changes, and other decorative accents.

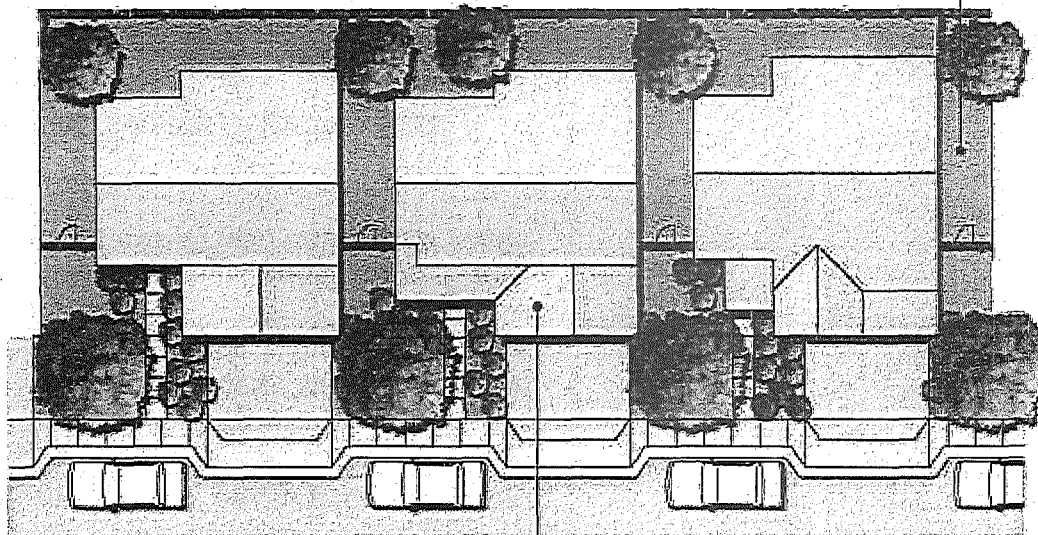
The project is subject to the personal storage requirements in San Diego Municipal Code Section 131.0454.

Where possible, houses should have a primary entrance visible from the street. Front stoops or trellises may enhance this area and provide transition from the street.

No specific architectural style is required. Continuity is established with standard roof and floor heights, fenestration, etc. These elevations are intended to illustrate height, massing, and character only.



Where side elevations are visible from public/private streets, architectural details and materials equal to the "front" elevation should be incorporated.



Varying house facades—avoid a monotonous feel.

Figure 5 – Typical Streetscape Layout

4.0 ARCHITECTURAL STANDARDS

The following architectural standards for the Parkside project are intended to ensure a high standard of architectural design and quality for future residents. The guidelines provide design recommendations for homes that promote articulation of the built form. Articulating architectural elements creates visual interest and helps to reduce the apparent size, bulk, and scale of a home.

4.1 Building Mass, Form, and Scale

To encourage a pedestrian-friendly streetscape, architectural elements should be used to reduce apparent mass and create an interesting and aesthetically pleasing environment. The apparent bulk of a building may be reduced through implementation of one or more of the following techniques:

- Utilizing vertical and horizontal elements to break up building mass.
- Incorporating variations in the roofline including the use of gables, overhangs, and other pop-outs.

- Enhanced garage doors with ornamental elements such as decorative hardware, window insets, paneling, and trim that are compatible with the architectural style of the house.
- Varying the height of building segments including the use of both one and two story architectural elements.
- Incorporating projections and recesses that provide shadow and relief.
- Exterior colors that complement architectural details. The use of contrasting colors used as accents in areas such as trim, shutters, and architectural elements can provide visual interest.
- Providing overhead structures at entries, such as porches, trellises, or pergolas.
- The use of contrasting materials where appropriate to the architectural style, such as stone or brick accents.

4.2 Architectural Styles and Floor Plans

To provide a varied street view, multiple architectural styles are encouraged. While no specific architectural style is required, examples of possible architectural styles are Spanish Revival, Traditional, and French Eclectic, which are discussed below.

4.2.1 Spanish Revival

The Spanish Revival style is a hybrid style influenced by the Spanish Colonial architecture of earlier centuries with new features added to create a distinct look. It was popularized by the Panama-California Exposition of 1915 held in San Diego and remains popular today. Exterior elements which define this style may include the following features in varying combinations:

- Smooth plaster (stucco) wall and chimney finishes.
- Low-pitched, red clay tile roofs.
- Terracotta or cast concrete ornaments.

- Small porches or balconies.
- Roman or semi-circular arcades and fenestration.
- Wood casement or tall, double-hung windows.
- Wooden shutters.

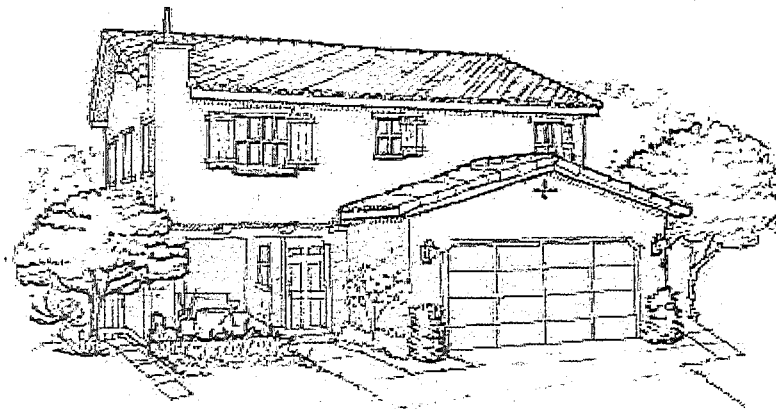


Figure 6 – Examples of Spanish Revival Architecture

4.2.2 Traditional

The Traditional style is an American invention popularized in the 1950's that avoided contemporary or trendy design. Traditional architecture can be a mixture of styles such as Cape Cod, Colonial, Ranch, and others, but without the strong defining characteristics of these individual styles. While Traditional architectural does not have one defining style, it has consistent similarities. Design elements which commonly appear in the Traditional style often include the following:

- Simple, often hipped rooflines with shingles.
- The use of wood and brick as decorative accents.
- Brick or stucco exteriors often using horizontal siding accents.
- Porches over the front entryways.
- Decorative elements such as columns and wooden shutters.
- Trim around windows and doors.



Figure 7 – Examples of Traditional Architecture

4.2.3 French Eclectic

The French Eclectic style is reminiscent of the various regional styles found across France. It is often subject to American vernacular (more functional than monumental) interpretations when applied to single family homes. This style may be either symmetrical and formal, or asymmetrical as are many French country houses. The French Eclectic style often includes the following characteristics in various combinations:

- Tall, steeply pitched, hipped, or mansard-style roofs with shingles.
- Eaves commonly flared upward.
- Masonry wall cladding of stone or brick; often stuccoed.
- Range of architectural detail including quoins, pediments, or pilasters.
- Casement or double-hung windows.
- French doors

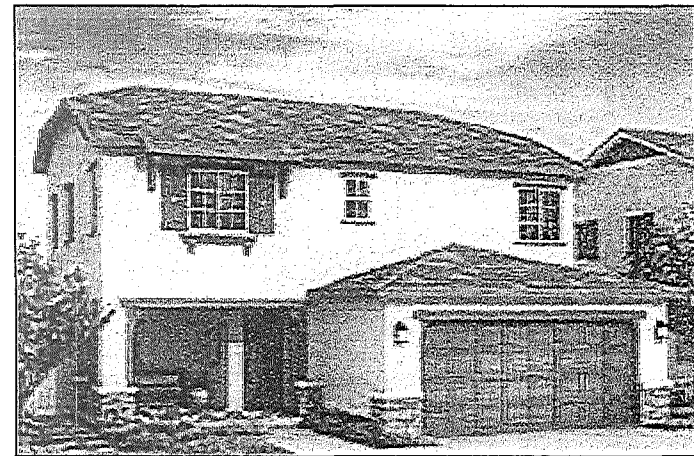
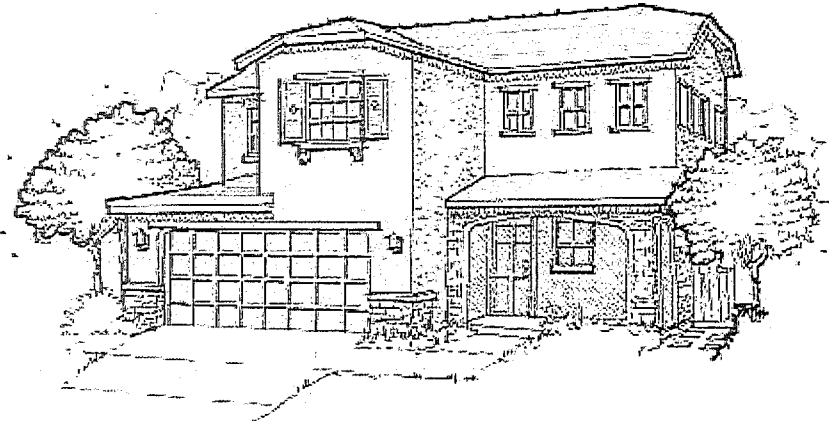
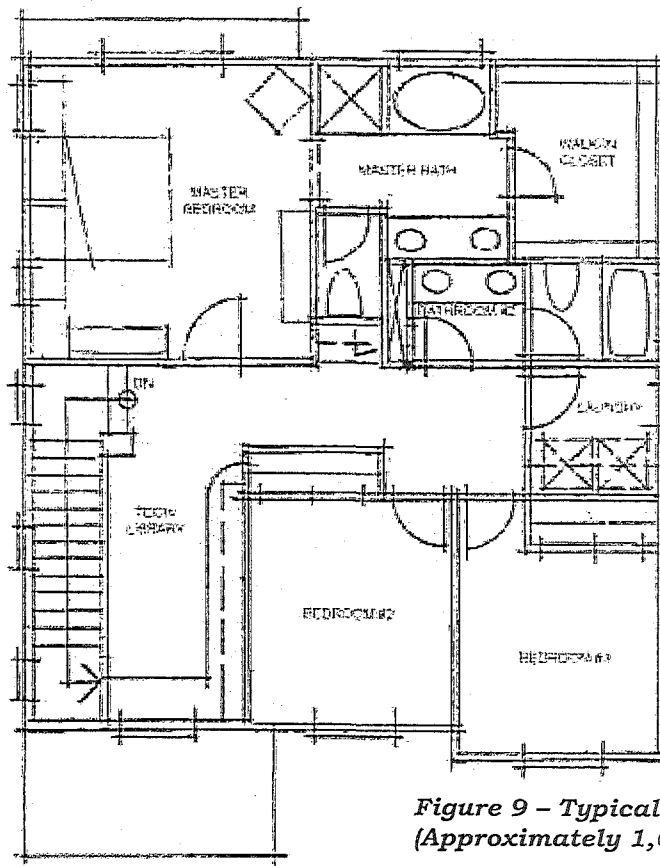


Figure 8 – Examples of French Eclectic Architecture

4.2.4 Conceptual Floor Plans

A variety of floor plans are encouraged. The following are typical floor plans for the preceding two story homes. These floor plans and square footages are conceptual and subject to change.

SECOND FLOOR



FIRST FLOOR

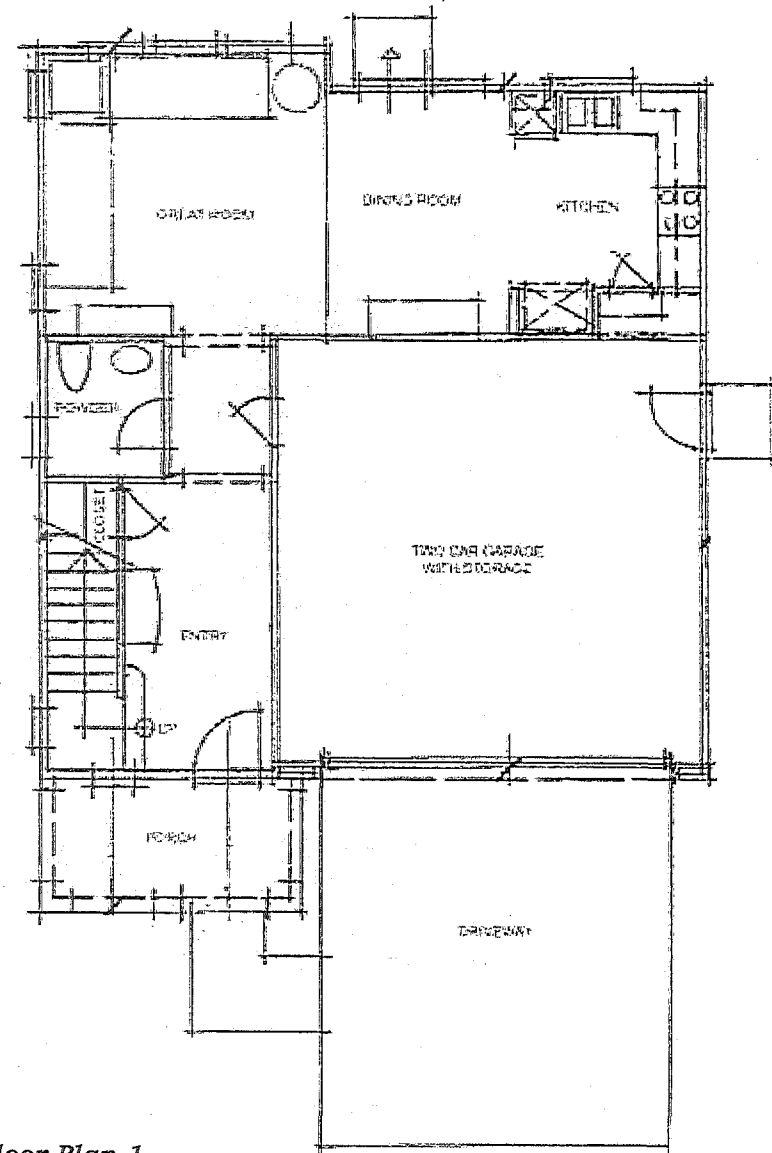


Figure 9 - Typical Floor Plan 1
(Approximately 1,667 square feet)

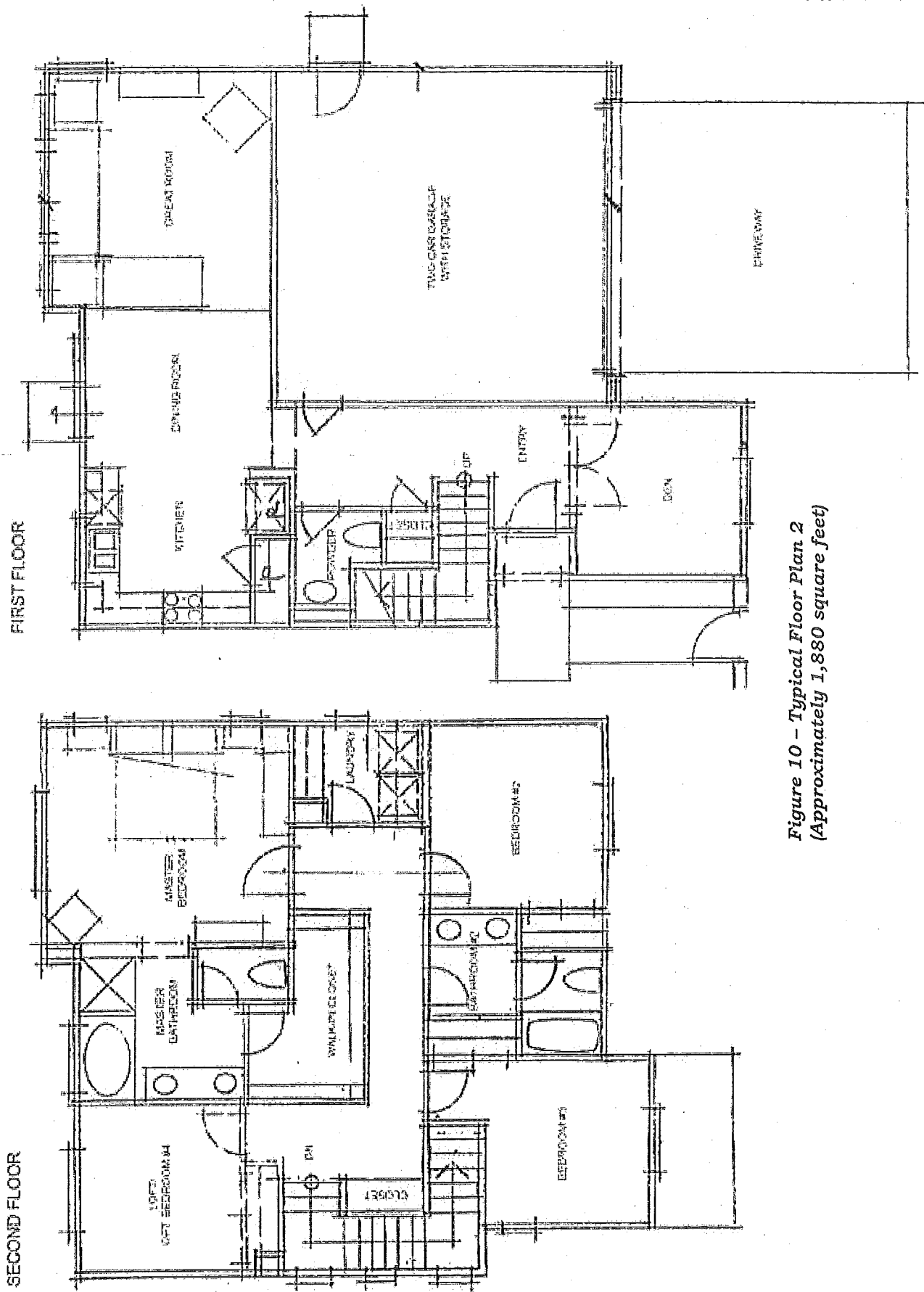
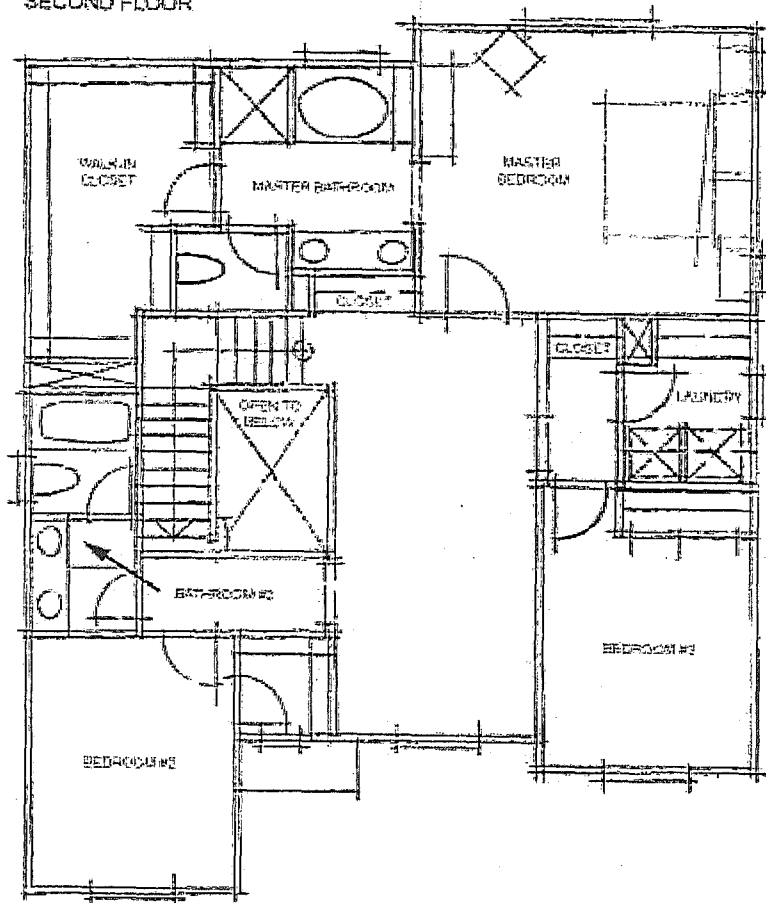


Figure 10 – Typical Floor Plan 2
(Approximately 1,880 square feet)

SECOND FLOOR



FIRST FLOOR

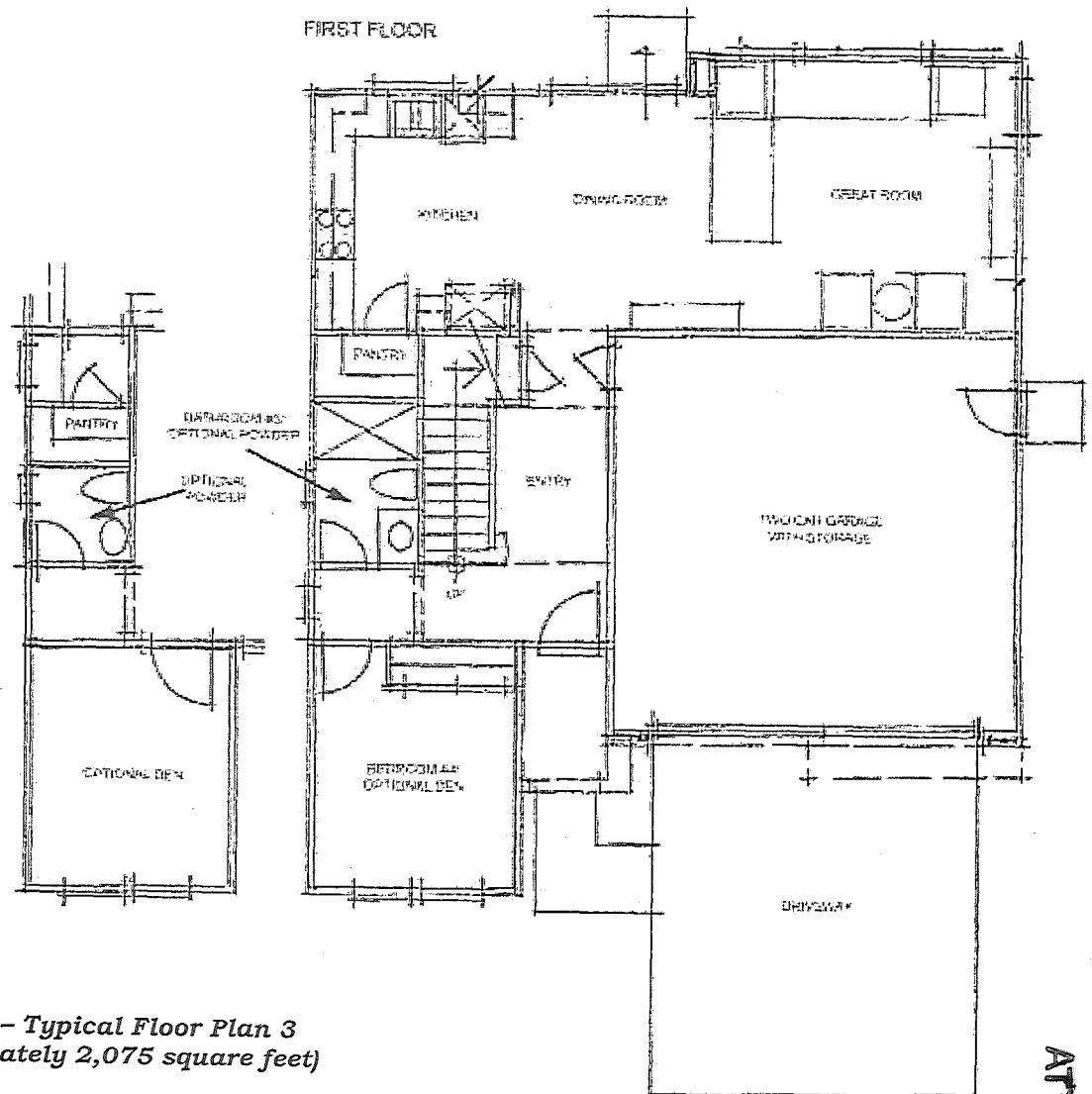
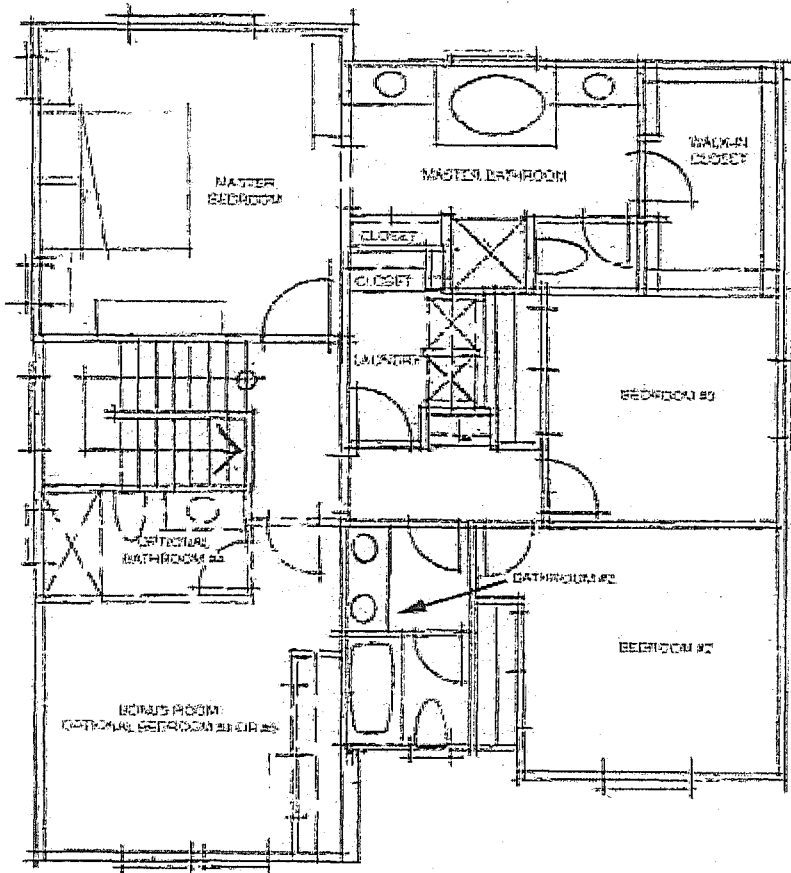


Figure 11 - Typical Floor Plan 3
(Approximately 2,075 square feet)

SECOND FLOOR



FIRST FLOOR

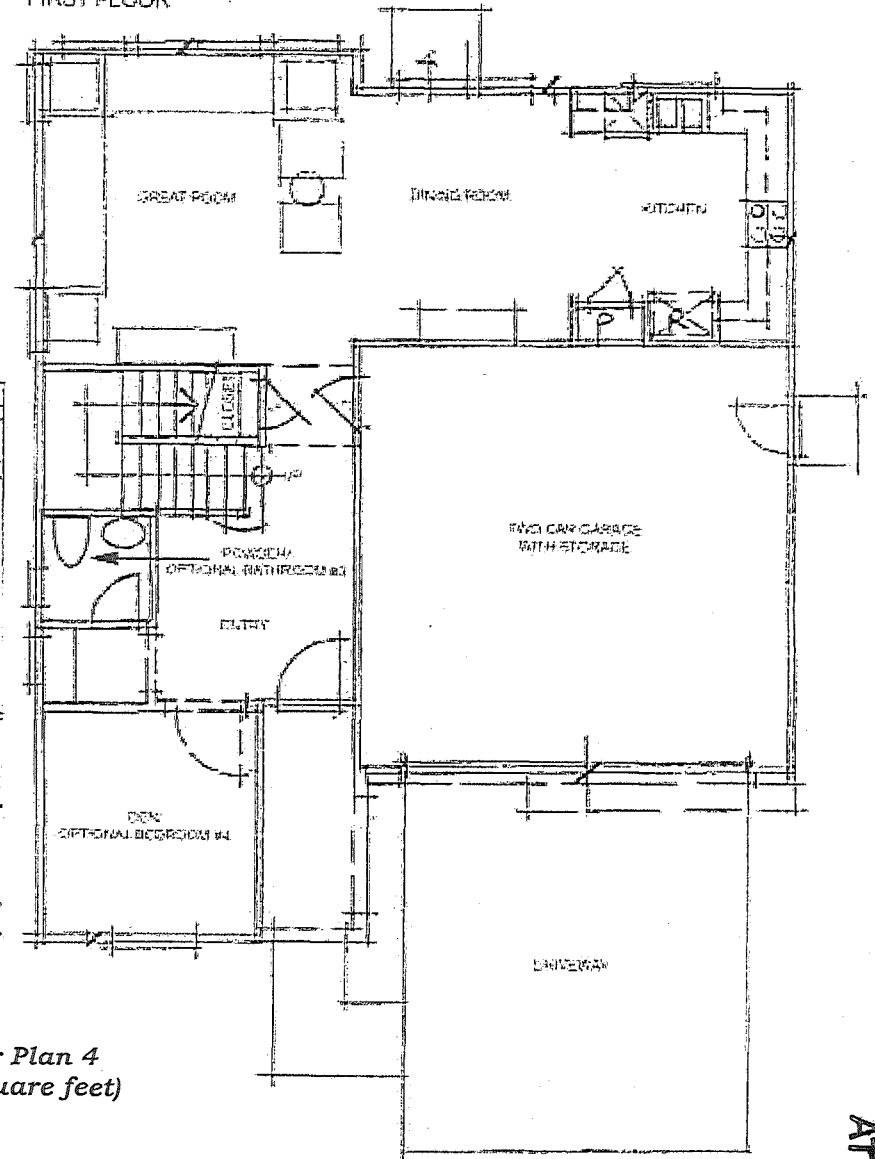


Figure 12 - Typical Floor Plan 4
(Approximately 2,134 square feet)

5.0 IMPLEMENTATION/ GENERAL DEVELOPMENT REGULATIONS

Residential development regulations are based on the City of San Diego RM-2-4 zone located in Chapter 13, Article 1, Division 4 of the City of San Diego's Municipal Code. In addition to the Residential Base Zone Requirements, the project shall comply with Chapter 14, Article 2, Division 5 (Parking Regulations), Section 142.0805 (Refuse and Recyclable Materials Storage Regulations), Chapter 14, Article 2, Division 2 (Storm Water Runoff and Drainage Regulations), Chapter 14, Article 2, Division 3 (Fence Regulations), Chapter 14, Article 2, Division 4 (Landscape Regulations), and Chapter 14, Article 2, Division 9 (Mechanical and Utility Equipment Screening Regulations). Subsequent building plans will be reviewed against these architectural design guidelines in accordance with a Process 1 administrative review.

While all residential development shall generally conform to the City of San Diego's guidelines for the RM-2-4 zone, one deviation/affordable housing incentive is being requested for the side yard setback.

The applicant requests that the side yard setback of five feet or 10% of the lot width, whichever is greater, be reduced to a minimum of 9 feet along the western side of the site and a minimum of 4 feet along the eastern side.

PLANNED RESIDENTIAL DEVELOPMENT PERMIT/
RESOURCE PROTECTION OVERLAY/HILLSIDE REVIEW
PERMIT NO. 88-0785
DENNERY RANCH

CITY COUNCIL

This permit is granted by the Council of The City of San Diego to VILLAGE PROPERTIES, a general partnership, Owner/Permittee, under the conditions contained in San Diego Municipal Code section 101.0901.

1. Permission is granted to Owner/Permittee to construct a planned residential development described as Parcels 1 and 2 of Parcel Map 15134, located in the Otay Mesa Community Plan area, within the A1-10, HRO, FW and FPF (proposed R1-5000, R-1750, HRO, FW and FPF) zones.
2. The Planned Residential Development ("PRD"), Resource Protection Overlay Zone ("RPOZ") and Hillside Review ("HR") Permit shall include the total of the following facilities:
 - a. One thousand four hundred twenty-five (1,425) dwelling units (464 single-family, 961 multi-family attached).
 - b. One 10-net-acre elementary school and one 5-net-acre park site.
 - c. Five recreational facilities in multi-family residential areas (one in Village I, two in Village II, two in Village III) in which each consists of a shower/equipment building, a swimming pool/spa, and a tennis court.
 - d. Incidental accessory uses as may be determined and approved by the Planning Director.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map. Permits may be issued for model units prior to the final map recordation, subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.
4. This project is subject to and contingent upon all conditions included in Vesting Tentative Map Resolution No. R-282975.

ORIGINAL

5. A "Non-building Area" designation shall be granted and shown on said map on all areas not shown for building sites and all Brush Management areas per the City of San Diego Landscape Technical Manual and PRD Ordinance. Such areas shall be coupled with the severalty interests of the owners of the dwelling units and shall be maintained as open space. Areas of the site designated as open space shall be in accordance with Exhibit "A," dated November 9, 1993, on file in the Planning Department.
6. Prior to the recordation of the applicable final map, lots F and H are to be deeded in fee title to the City of San Diego satisfactory to the Engineering and Development Director and the Park and Recreation Director.
7. Prior to the issuance of grading permits, landscape plans and erosion control measures shall be submitted to the satisfaction of the Planning Director and the Environmental Analysis Section. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be submitted to the Planning Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated November 9, 1993, on file in the Planning Department. All landscaping shall be installed prior to issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted.
8. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
9. Three thousand nine hundred thirty-two (3,932) total parking spaces, in a combination of garages, bay and curb parking shall be provided. The residential units will be provided with a ratio of 3.6 spaces per single-family dwelling unit, 2.6 spaces per multi-family unit in Village I, 2.4 spaces per multi-family unit in Village II and 2.1 per multi-family unit in Village III. Of those, spaces, one thousand four hundred eighty-eight (1,488) parking spaces shall be provided for supplemental and guest parking (at a ratio of 1.04 spaces per unit). 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 Covenants, Conditions and Restrictions ("CC&R's"). Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated November 9, 1993. Parking spaces and aisles shall conform to Planning Department standards. No change shall be made at any time for use of these parking spaces.

10. 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.
11. No building additions, including patio covers, shall be permitted unless approved by the homeowners' association and the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
12. No manufactured slope shall be steeper than a ratio of 2:1 and all slopes shall incorporate contour grading, horizontal and vertical undulation, and variable slope ratios. All manufactured slopes greater than fifteen feet shall be contour graded. Tops and toes of slopes shall be rounded to create a natural appearance.
13. No tennis courts or pools will be allowed within HR limits unless the Exhibit "A" drawing dated November 9, 1993, illustrates a surplus pad area (requiring no additional earthwork) on the single-family lots. Spas may be considered within the HR limits through the substantial conformance review process provided that the Planning Director can find the design of these facilities to be consistent with the HR guidelines and the HR findings can be made.
14. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
15. Prior to the issuance of any building permits, the applicant shall provide proof to the Planning Director and City Engineer, that all applicable San Diego Gas & Electric easements have been removed from the residential and school development areas.
16. Prior to the issuance of any building permits, the applicant shall comply with all requirements mandated by the California State Accessibility Standards, Title 24 and any other applicable accessibility regulations.
17. The applicant may apply for an amendment to the PRD Permit for an addition of up to 78 dwelling units to Village I. Any future amendments to the PRD must comply with all applicable accessibility requirements prior to the Planning Director's approval.
18. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and

616

shall be consistent with the criteria established by the R1-5000 and R-1750 zones.

19. The developer shall provide a system of walkways from each unit to the public sidewalk within the right-of-way, satisfactory to the City Engineer.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
21. The effective date of this permit shall be the date of final action by the City Council or the effective date of a concurrent rezoning case. 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 Planning Director, as set forth in San Diego Municipal Code section 101.0901. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.
22. No development shall commence, nor shall any permit for construction be issued, until:
 - a. The Permittee signs and returns the permit to the Planning Department;
 - b. The Planned Residential Development/Resource Protection Ordinance/Hillside Review Permit is recorded in the Office of the County Recorder.
23. The property included within this PRD shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
24. This Planned Residential Development/Resource Protection Overlay Zone/Hillside Review Permit 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.
25. This Planned Residential Development/Resource Protection Overlay Zone/Hillside Review Permit 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.
26. All accessory structures less than 100 square feet require the approval of the Planning Director and must meet zoning criteria and Planned Residential Development Permit

617

Guidelines and Standards regardless of Building Inspection Department requirements for building permits.

27. Unless otherwise provided specifically within this Permit, all signs requested and proposed for this project shall conform to Citywide Sign Regulations and be administered by the Sign Code Administration Division of the Planning Department.
28. The multi-family development shall be served internally by a system of non-dedicated, unnamed, private driveways, a minimum of 20 feet wide, 26 feet wide at fire hydrants, with no parking within driveways; all satisfactory to the City Engineer.
29. All common areas shall be maintained by an assessment district established prior to the issuance of any building permits.
30. This Planned Residential Development shall be constructed prior to sale to individual owners to ensure that all development is consistent with conditions and exhibits submitted to and approved by the Planning Director.
31. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
32. The timely landscaping of all slopes herein is considered to be in the public interest and the developer shall initiate such landscaping within 30 days from the date that the grading of the designated slopes is deemed to be complete. Such landscaping and the supporting irrigation systems and appurtenances shall be installed in accordance with the plans approved per the City of San Diego Landscape Technical Manual, by the Planning Director and City Engineer. The landscaping shall be properly maintained to ensure the survival and propagation of the plant material during the period prior to the acceptance of the public improvements or establishment of the homeowners' association which will assure responsibility for the landscape maintenance.
33. Prior to the issuance of building permits, a minimum five-foot-wide noncontiguous pedestrian walkway will be provided along each side of Dennerly Ranch Road to the satisfaction of the Planning Director. The walkway will be designed to be consistent with adjoining developments maintaining a minimum of three feet of non-hardscape landscaped parkway as measured from the inside edge of the street curb.

34. Manufactured slopes proposed for open space lots on Vesting Tentative Map No. 88-0785 shall be built with variable slope contours and undulation techniques and native plant materials established per Landscape Concept Plan, Exhibit "A," dated November 9, 1993, on file in the Planning Department.
35. 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.
36. The project shall comply with Exhibit "A," dated November 9, 1993 on file in the Planning Department and the City of San Diego Landscape Technical Manual for grading and maintenance established for the project's brush management program. The brush management component of the project's approved landscape plan will ensure fire safety.
37. Prior to the issuance of building permits, a copy of the building plans shall be submitted to the City of San Diego Planning Department, Development and Environmental Planning Division, for review. Noise walls shall be constructed and shall be in substantial conformance with Exhibit "A," dated November 9, 1993, on file in the Planning Department. Prior to the issuance of occupancy permits, a field check of the site shall be made by a Development and Environmental Planning Division representative to ensure that the noise walls have been properly installed. The sound attenuation walls shall comply with San Diego Municipal Code section 101.0620, Fences.
38. Prior to the issuance of occupancy permits, a field inspection shall be made by Development and Environmental Planning Division, to ensure that the brush management plan as detailed in Exhibit "A," dated November 9, 1993, has been satisfactorily implemented. Maintenance of the Brush Management areas shall be the responsibility of the homeowners' association. Field checks every three years shall be made by the Development and Environmental Planning Division to ensure compliance with on-going maintenance as outlined in the City of San Diego Landscape Technical Manual.
39. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated November 9, 1993, shall be permitted by an Encroachment Permit obtained from the City Engineer.
40. The permittee/applicant shall comply with all requirements of the Uniform Building Code ("UBC") and secure all necessary building permits prior to construction.

41. A three-year landscape maintenance and monitoring program shall be implemented by the developer to ensure successful revegetation of all manufactured slopes. The program shall include irrigation, plant replacement and maintenance. The Development and Environmental Planning Division shall be informed in writing of the date on which revegetation of the slopes has been completed. Once each year for three years following the date of initial plantings, the Deputy Director of the Development and Environmental Planning Division shall review to verify satisfactory establishment of the vegetation. If the initial plantings have not been adequately established, the maintenance plan shall remain in effect.
42. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water; as specified in City Council Ordinance No. 0-17327. The developer shall design and install a reclaimed water distribution system, satisfactory to the Water Utilities Director.
43. Public access will be guaranteed from all public streets, landscape maintenance and utility easements and cul-de-sacs that contact open space areas. A system of pedestrian trails will link open space areas and access points.
44. Prior to the issuance of the Certificate of Occupancy for this project, the developer will provide proof that all walls within the project boundaries are treated with an acceptable anti-graffiti solution. The walls shall be kept free and clean of graffiti at all times. Maintenance responsibility for this requirement shall be transferred to the Homeowners' Association at the time of it's establishment.
45. ENVIRONMENTAL MITIGATION REQUIREMENTS
 - a) Prior to the issuance of building permits, the field inspector and EAS shall determine upon review of the graded site that slopes have been blended into the natural terrain, that landscaping has been properly installed and that variable slope gradients have been created on all slopes in accordance with approved plans.
 - b) Prior to the issuance of building permits, a monitoring results report documenting the paleontological salvage program shall be submitted to and approved by the Principal Planner of EAS.
 - c) Prior to the issuance of building permits the sound attenuation walls shall be constructed consistent with the requirements of the EIR and as shown on the development plans. The applicant shall submit certification to the Planning Department that the noise

620

walls have been constructed and positioned as shown on the PRD site plan.

- d) Prior to the issuance of building permits, an acoustical study shall be required to determine appropriate noise attenuation for residential units adjacent to Dennery Ranch Road.
- e) The applicant shall provide notice to future tenants and homeowners of the proximity of the airport and the potential overflights and associated noise.
- f) Prior to the issuance of building permits, written verification shall be obtained from the City Water Utilities Department to ensure that adequate water and sewer service will be supplied to the project.
- g) Prior to issuance of grading or building permits, the developer shall enter into an agreement with the affected school districts stipulating that portable classrooms shall be installed on an as-needed basis to alleviate short-term impacts of the project. The project applicant and surrounding developments shall share costs incurred from the use of portable classrooms. An agreement shall be entered into with the affected school districts that specifies the project's financial liability for the use of portables. A school site acceptable to the Chula Vista Elementary School District will be incorporated into the project design.
- (h) Prior to recordation of any final map or issuance of a grading or pre-grading permit for any portion of the project site, proof of an incidental take permit under Section 7 or Section 10a of the Endangered Species Act relative to the California gnatcatcher shall be provided to the Principal Planner of the Planning Department Environmental Analysis Section. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign required in obtaining a Section 7 or 10a permit will require reconsideration by the appropriate City decision-making body.

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 Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

- 46. Prior to the recordation of a final map, a School Mitigation Agreement, which provides for school facilities, shall be entered into and approved by the affected school districts

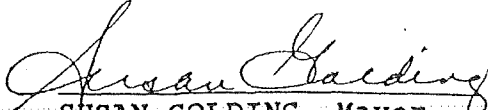
and the subdivider. Documentation of the agreement shall be provided to the City.

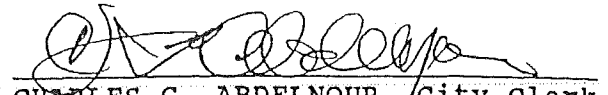
47. The height of the buildings constructed within this subdivision shall be such that they do not penetrate the surface of the approach zone and clear zone of Brown Field, as defined in the appropriate Federal Aviation Regulations. The height of the buildings will be approved by the Planning Director in connection with the approval of the specific development permits.
48. An aviation easement shall be granted over the entire subdivision. The conditions of this easement shall be satisfactory to the Deputy Director of the Airports Division of the General Services Department.
49. This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
50. This development may be subject to impact fees, as established by the City Council at the time of issuance of building permits.
51. 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 Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).
52. 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.

APPROVED by the Council of The City of San Diego on November 9, 1993, by Resolution No. R-282974.

622

AUTHENTICATED BY:

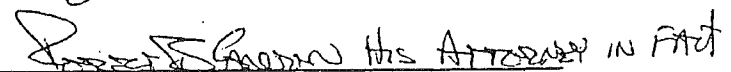

SUSAN GOLDING, Mayor
The City of San Diego


CHARLES G. ABDELNOUR, City Clerk
The City of San Diego

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.

VILLAGE PROPERTIES
a general partnership
Owner/Permittee

By 

By  his Attorney in Fact

NOTE: Notary acknowledgments
must be attached per Civil
Code Section 1180, et seq.
Form=p.ack

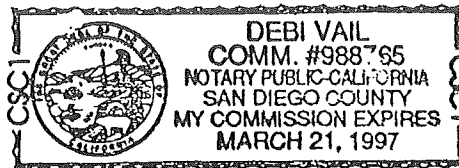
623

2208 (1/91) — (General) First American Title Company

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.On Oct 19, 1997 before me, Debi Vailpersonally appeared Robert B Cameron

_____ 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 Debi Vail

(This area for official notarial seal)

State of California

County of San Diego

) ss.

624

On November 7, 1994, before me, Maydell L. Pontecorvo, Notary Public

(name, title of officer, eg. Jane Doe, Notary Public)

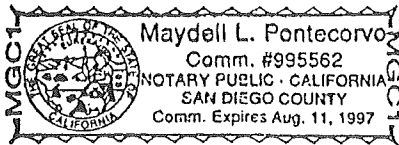
personally appeared CHARLES G. ABDELNOUR

(name(s) of signer(s))

☒ 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.



Maydell L. Pontecorvo
(Signature of Notary)

City claimed by signer:

(This section is OPTIONAL)

☐ Individual☐ Corporate Officer(s): _____☐ Partner(s): ☐ General ☐ Limited☒ Subscribing Witness☐ Attorney-in-fact☐ Trustee(s)☐ Guardian/Conservator☐ Other: _____

Signer is representing: City of San Diego

(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document:

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document - Planned Residential Development
Permit/Resource Protection Overlay/Hillside Review Permit 88-0785
Number of Pages 20 Date of Document Nov. 9, 1993
Signer(s) Other than Named Above Susan Golding, Mayor
City of San Diego

(R-94-904)

RESOLUTION NUMBER R-282974
ADOPTED ON NOVEMBER 9, 1993

WHEREAS, on July 22, 1988, Fred L. Borst, an individual, who subsequently refiled as Village Properties, a general partnership, Owner/Permittee, filed an application for the project referred to as the Dennery Ranch Precise Plan (Planned Residential Development ("PRD")/Resource Protection Overlay Zone ("RPOZ")/Hillside Review ("HR") Permit No. 88-0785) for the development of 1,503 residential units over a total of 150 acres, a ten-net-acre elementary school site and a five-net-acre neighborhood park site, with approximately 40 acres preserved as natural open space and an additional 23 acres graded, revegetated and maintained as open space; and

WHEREAS, the project site is located east of Interstate 805 and north of the future extension of Palm Avenue, and described as Parcels 1 and 2 of Parcel Map 15134, in the Otay Mesa Community Plan area, in the A1-10, HRO, FW and FPF (proposed R1-5000, R-1750, FW, FPF and HRO) zones; and

WHEREAS, on April 29, 1993, the Planning Commission recommended denial of the project because of potential noise impacts from the Trans-border Airport proposal, as well as the significant unmitigated environmental impacts associated with the proposed project; and

WHEREAS, the City Manager recommended adoption of the proposed project if the Trans-border Airport proposal is abandoned and the restrictions on rezones in Otay Mesa are rescinded; and

WHEREAS, on November 8, 1993, the City Council, by Resolution No. R-282958, declared that the Trans-border Airport proposal will no longer be pursued and that proposed residential rezonings and related discretionary actions for Otay Mesa can now appropriately be processed for review in the normal manner and for potential approval by the City Council; and

WHEREAS, the Dennery Ranch project was set for public hearing on November 9, 1993, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Planned Residential Development/Resource Protection Overlay Zone/Hillside Review

Permit No. 88-0785:

1. PLANNED RESIDENTIAL DEVELOPMENT ("PRD") PERMIT FINDINGS:

a. The proposed use will fulfill an individual and/or community need, and will not adversely affect the General Plan or the community plan.

The Otay Mesa Community Plan designates the site for very low and low density residential, open space, agricultural, and school/park uses. The proposed uses are low and low-medium density residential, open space, and school/park. The project would result in a mix of single-family and multi-family residential units at a density of 6.1 dwelling units per acre in the single-family areas and 15.3 dwelling units per acre in the multi-family areas. A community plan amendment has been proposed by the applicant to maintain consistency between the community plan and the proposed uses.

b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity.

The proposed use would be compatible with the existing and planned character of the surrounding area.

c. The proposed use will comply with the relevant regulations in the Municipal Code.

A rezone has been proposed by the applicant to maintain consistency between the land use zones and the proposed uses. The proposed development will comply with requirements of the A-1-1, R-1750, and R1-5000 zones and the Subdivision Map regulations.

2. RESOURCE PROTECTION OVERLAY ZONE ("RPOZ") DEVIATION FINDINGS:

a. The proposed development will be sited, designed, and constructed to minimize adverse impacts upon sensitive natural resources and environmentally sensitive areas.

The proposed development has been sited to preserve Dennery Canyon as an open space link to the planned Otay Valley Regional Park. Although the project exceeds the RPOZ encroachment allowance for steep slopes, substantial portions of Dennery Canyon would be preserved that would not have been required to be preserved under the strict application of RPOZ. This is consistent with Council Policy 600-40, Preparation of Long Range Plans, which states that "it may be desirable to locate development within some environmentally sensitive areas if clustering development would preserve a contiguous open space system or otherwise result in a more environmentally sensitive alternative at the long range planning scale."

b. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and resources located in adjacent parks and recreation areas

and will provide adequate buffer areas to protect such resources.

The proposed development has been sited and designed to provide a corridor for wildlife movement between Dennery Canyon and the planned Otay River Regional Park. The project has also been designed to provide a buffer between the residential development and the Otay River which will include a 20-foot-wide linear park with an improved pedestrian trail.

c. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards.

The proposed development will minimize alteration of natural landforms in Dennery Canyon, which has been identified as a regionally significant open space link. Contour grading techniques have also been incorporated into the project to minimize landform alteration impacts associated with manufactured slopes. The proposed development will not result in undue risks from geological and erosional forces or flood and fire hazards.

d. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas.

The proposed development will be visually compatible with other proposed developments in the surrounding area. The proposed development includes the restoration and maintenance of disturbed portions of Dennery Canyon, revegetation of all manufactured slopes adjacent to open space with native coastal sage scrub species, and enhancement of degraded areas within the open space system that have been disturbed by off-road vehicle activity.

e. The proposed development will conform with the City of San Diego's Progress Guide and General Plan, the Community Plan, or any other applicable adopted plans and programs.

A community plan amendment/general plan amendment has been proposed by the applicant to maintain consistency between the Otay Mesa Community Plan and the General Plan and the proposed uses.

3. HILLSIDE REVIEW ("HR") PERMIT FINDINGS:

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

The proposed development has been sited to preserve Dennery Canyon as an open space link to the planned Otay Valley Regional Park. Although the project exceeds the RPOZ encroachment allowance for steep slopes, substantial portions of Dennery Canyon would be preserved that would not have been required to be preserved under the strict application of RPOZ. This is consistent with Council Policy 600-40, Preparation of Long Range Plans, which states that "it may be desirable to locate development within some environmentally sensitive areas if

clustering development would preserve a contiguous open space system or otherwise result in a more environmentally sensitive alternative at the long range planning scale."

b. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability or fire hazard which would affect health, safety and general welfare as determined by the City Engineer. Disturbed slopes are planted with native and self sufficient vegetation.

Mitigation measures have been required as a condition of the vesting tentative map (No. 88-0785) to insure that the grading and excavation associated with the project will not affect the health, safety or welfare of the public. Conditions have also been included in the permit requiring the developer to revegetate the disturbed slopes within 30 days of grading.

c. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper architectural treatments, and appropriate plant material.

The proposed development will be visually compatible with other proposed developments in the surrounding area. The proposed development includes the restoration and maintenance of disturbed portions of Dennery Canyon, revegetation of all manufactured slopes adjacent to open space with native coastal sage scrub species, and enhancement of degraded areas within the open space system that have been disturbed by off-road vehicle activity.

d. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space Element of the Community Plan, any other adopted applicable plan, and the zone. An open space easement or dedication is taken on portions of the development site, as appropriate, after consultation with the Park and Recreation Department.

The community plan designates approximately 19 acres for open space preservation. The proposed development provides approximately 40 acres of undisturbed open space and an additional 23 acres will be graded, revegetated, and maintained as open space. The preservation of the majority of Dennery Canyon as a permanent open space link to the planned Otay River Regional Park is proposed as part of the project.

e. The proposed development is in conformance with the qualitative development guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines."

The project has been designed to preserve the most significant environmental feature of the site, which is Dennery Canyon, in conformance with the guidelines. Development has been oriented

toward views of the Otay River and the project incorporates contour or landform grading for visible manufactured slopes to simulate the appearance of surrounding natural terrain.

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

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is overruled, the recommendation of the City Manager is sustained, and Planned Residential Development/Resource Protection Overlay Zone/Hillside Review Permit No. 88-0785 is hereby granted to Village Properties, a general partnership, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By

Harold O. Valderhaug

Chief Deputy City Attorney

HOV:lc

12/09/93

Or.Dept:Clerk

R-94-904

Form=r.permit



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Parkside at Dennery Ranch		Project Number: 364849	Distribution Date: 7/9/2014
Project Scope/Location: OTAY MESA ** AFFORDABLE EXPEDITE** (PROCESS 5) PDP, SDP, VTM, Park Development Agreement Amendment & Dennery Ranch Precise Plan Amendment, to create 73 residential condominium units and a 9 acre Park on a vacant 22.1 acre site north of Dennery Road and Black Coral Way, within the RM-2-4 zone and Otay Mesa Community Plan. Project will provide 8 affordable housing units with the Otay Mesa Community. CD 8. Notice cards=3			
Applicant Name: Jimmy Ayala / Pardee Homes		Applicant Phone Number: 858.794.2579	
Project Manager: Laura C. Black, AICP	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 2	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: ROB HIXSON		TITLE: CHAIR	
SIGNATURE:		DATE: 7/18/14	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

OTAY MESA PLANNING GROUP

Established by the
City of San Diego
February 21, 1990
**Resolution #90-
018**

July 24, 2014

Development Project Manager
Development Services Department
City of San Diego
1222 First Avenue, MS-302
San Diego, CA 92101

RE: Pardee Homes' Playa Del Sol Substantial Conformance Review

Development Project Manager:

At its July 16, 2014 regular meeting, the Otay Mesa Planning Group approved the Substantial Conformance Review for Pardee Homes' Playa del Sol project located south of Ocean View Hills Parkway, north of State Route 905 and west of A Street in the City of San Diego and within the RM-3-7 zone and the Otay Mesa Community Plan. The group has authorized me, the presiding Chair at the meeting, to express our support for this project and the value it brings to Otay Mesa.

This 42 acre project lot currently sits as an empty, wasted space, and we are excited about the prospect of Pardee Homes making it part of our community. Turning this lot into a new neighborhood of up to 1,578 residences, which was the number of residences approved as part the original project entitlements, will be a welcome addition to Otay Mesa. We believe that this project will be compatible with the surrounding neighborhoods and that the scale of the project has been adjusted to a level that will fit nicely within our community. Pardee Homes clearly took care in designing a neighborhood that meets our Community Plan Update.

This Substantial Conformance Review allows the development of this site to include between 912 residences, as stated in the current site plan, and 1,578 residences, which is the approved project number. The project is now proposing to provide ground-level garages and surface parking instead of underground parking. As originally approved, the project will still maintain the same site access circulation, architectural character and three recreational areas.

Sincerely,



Rob Hixson, Chair

Planning Group
meetings are held on
the 3rd Wednesday
of every month at
OTAY MESA-NESTOR
BRANCH LIBRARY
3003 Coronado Ave.
San Diego, CA 92154
(619) 424.0474

Black, Laura

From: Hixson, Rob @ San Diego Downtown [Rob.Hixson@cbre.com]
Sent: Saturday, July 19, 2014 2:49 PM
To: Black, Laura; tshaw@atlantissd.com
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com)
Subject: RE: Parkside

Laura, home owners under the flight path, who are upset with the Navy, who use Brownfield on weekends.

Rob Hixson, SIOR | Senior Vice President | Lic. 00944946
CBRE | Industrial Properties | Lic. 00409987
350 Tenth Avenue, Suite 800 | San Diego, CA 92101
T 619 696 8350 | F 619 232 2462 | C 619 954 9520
Rob.Hixson@cbre.com | www.cbre.com

[Click Here to View My Current Listings](#)

[What is a SIOR?](#)

Please consider the environment before printing this email.

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From: Black, Laura [<mailto:LBlack@sandiego.gov>]
Sent: Thursday, July 17, 2014 8:29 AM
To: tshaw@atlantissd.com
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com); Hixson, Rob @ San Diego Downtown
Subject: RE: Parkside

Also, any supporting information regarding the 2 votes against would be helpful when presenting to the decision makers, if it was discussed at the meeting as to why those two members of the group voted against the project.
Thanks.

Laura

From: tshaw@atlantissd.com [<mailto:tshaw@atlantissd.com>]
Sent: Thursday, July 17, 2014 8:01 AM
To: Black, Laura
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com); Hixson, Rob @ San Diego Downtown
Subject: Parkside

Laura

Yesterday afternoon the Otay Mesa Community Planning Group voted 11-2-1 to approve the Parkside project as submitted.

I believe Rob Hixson will be completing and sending you City form.

Black, Laura

From: Hixson, Rob @ San Diego Downtown [Rob.Hixson@cbre.com]
Sent: Saturday, July 19, 2014 2:49 PM
To: Black, Laura; tshaw@atlantissd.com
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com)
Subject: RE: Parkside

Laura, home owners under the flight path, who are upset with the Navy, who use Brownfield on weekends.

Rob Hixson, SIOR | Senior Vice President | Lic. 00944946
 CBRE | Industrial Properties | Lic. 00409987
 350 Tenth Avenue, Suite 800 | San Diego, CA 92101
 T 619 696 8350 | F 619 232 2462 | C 619 954 9520
Rob.Hixson@cbre.com | www.cbre.com

[Click Here to View My Current Listings](#)

What is a SIOR?

Please consider the environment before printing this email.

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From: Black, Laura [<mailto:LBlack@sandiego.gov>]
Sent: Thursday, July 17, 2014 8:29 AM
To: tshaw@atlantissd.com
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com); Hixson, Rob @ San Diego Downtown
Subject: RE: Parkside

Also, any supporting information regarding the 2 votes against would be helpful when presenting to the decision makers, if it was discussed at the meeting as to why those two members of the group voted against the project.
 Thanks.

Laura

From: tshaw@atlantissd.com [<mailto:tshaw@atlantissd.com>]
Sent: Thursday, July 17, 2014 8:01 AM
To: Black, Laura
Cc: Jimmy Ayala (AICP) (jimmy.ayala@pardeehomes.com); Hixson, Rob @ San Diego Downtown
Subject: Parkside

Laura

Yesterday afternoon the Otay Mesa Community Planning Group voted 11-2-1 to approve the Parkside project as submitted.

I believe Rob Hixson will be completing and sending you City form.

Thank you.

Theodore R. L. Shaw

Senior Land Use Consultant

Atlantis Group

2488 Historic Decatur Road, #200

San Diego, CA 92106

Office 619 523 1930

Cellular 619 405 1707

Sent from my Surface Pro

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

Ownership Disclosure Statement

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

Project No. For City Use Only

PARKSIDE AT DENNERY RANCH

364849

Project Address:

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

PARKSIDE @ DENNERY FANCOT

Project No. (For City Use Only)

364849

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print):

PARKSIDE HOMES

☐ Owner ☐ Tenant/Lessee

Street Address:

10025 KINGSWOOD BLVD CT.

City/State/Zip:

SD. CA. 92130

Phone No:

(858) 794-2579

Fax No:

Name of Corporate Officer/Partner (type or print):

DIRECTOR

Title (type or print):

Signature:

Date:

JIMMY AYALA
3.28.14

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

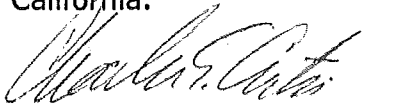
Secretarial Certificate of Incumbency
of Pardee Homes, a California corporation

I, Charles E. Curtis, certify that:

1. I have been duly elected as, and am currently serving as, an Assistant Secretary of Pardee Homes, a California corporation, (the "Corporation").
2. Each of the following named individuals has been duly elected or appointed to, and is currently serving in, the office or other position of the Corporation immediately following such person's name:

Douglas F. Bauer	Chief Executive Officer
Thomas J. Mitchell	President
Jon E. Lash	Executive Vice President
Michael D. Grubbs	Chief Financial Officer
Anthony P. Dolim	S. V. P., Finance and Controller
Bradley W. Blank	Secretary
John Anglin	Senior Vice President, Construction and Purchasing
Robert E. Clauser, Jr.	Senior Vice President, Marketing
Amy L. Glad	Senior Vice President, Governmental Affairs
Christopher J. Hallman	Senior Vice President, General Counsel
Gary Probert	Senior Vice President, Sales
Christopher J. Martin	Vice President and Treasurer
Gino Cesario	Vice President, Corporate & Strategic Services
Robert Dawson	Vice President, Closing Services
Patrick Emanuel	Vice President, Construction Operations
Beth Fischer	Vice President, Community Development
Glenn J. Keeler	Vice President
Linda H. Mamet	Vice President
Joyce Mason	Vice President, Marketing
Mark Pelley	Vice President, Construction Operations
Ralph Pistone	Vice President, Construction Operations
Donna Sanders	Vice President, Options
Michael C. Taylor	Vice President, Community Development
Kevin Wilson	Vice President, Purchasing and National Accounts
Barbara Bail	Assistant Secretary
Rosemary Bonnevie	Assistant Secretary, Finance
Charles E. Curtis	Assistant Secretary
Belle DeBraal	Assistant Secretary, Accounting
Allison J. Renz	Assistant Secretary
Kathryn A. Sampson	Assistant Secretary
Nancy Trojan	Assistant Secretary
Jim Stringer, Jr.	Director of Land Acquisition

Certified under penalty of perjury this third day of October, 2014, at El Segundo, California.



Charles E. Curtis

DEVELOPMENT SERVICES
Project Chronology
Parkside at Dennerly Ranch – Project No. 364849

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
05/13/2014	First Submittal	Project Deemed Complete		
06/09/2014	First Assessment Letter		18 days	
06/16/2014	Second Submittal			5 days
07/01/2014	Second Assessment Letter		11 days	
07/09/2014	Third Submittal			5 days
07/22/2014	Third Assessment Letter		9 days	
07/23/2014	Fourth Submittal			1 days
08/12/2014	Fourth Assessment Letter		14 days	
08/19/2014	Fifth Submittal/ REDESIGN			5 days
09/10/2014	Fifth Review Completed/ Reviews Complete		15 days	
07/22/2014	Environmental Determination –Draft Addendum to EIR-start of public review			
10/24/2014	Environmental Determination – Final Addendum to EIR date			
11/20/2014	Planning Commission - Public Hearing		18 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	85 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		16 days
TOTAL PROJECT RUNNING TIME			101 days = 3.37 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	November 20, 2014
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Site Development Permit, Planned Development Permit, Vesting Tentative Map, Addendum to Environmental Impact Report No. 88-0785 - PROCESS FOUR
PROJECT NUMBER:	364849
PROJECT NAME:	<u>PARKSIDE AT DENNERY RANCH</u>
APPLICANT:	Jimmy Ayala, Pardee Homes
COMMUNITY PLAN AREA:	Otay Mesa
COUNCIL DISTRICT:	District Eight
CITY PROJECT MANAGER:	Laura C. Black, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the subdivision of a 22.1 acre lot into 2 lots and to create 73 residential condominiums, grading, and accessory improvements. Lot 1 will contain 73 residential units on approximately 10.0 acres. Lot 2 will contain a future public park on 12.1 acres of which 9 acres will be devoted to park space. This park is a requirement for the community population based park requirement of the Otay Mesa Community Plan. The project is being processed within the Affordable Expedite Program and requires a total of eight (8) affordable dwelling units. These eight affordable units were constructed by Garden Communities as part of Green Village Units 13 and 14 within the Otay Mesa Community. The project site abuts the Otay River Valley to the north (City of Chula Vista), Dennery Road to the south and Dennery Canyon to the east. The project site is located within the RM-2-4 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 2 - Brown Field), FAA Part 77 Notification Area [Brown Field 631 feet mean sea level (MSL)], the Airport Overflight Notification

Area (Brown Field), Precise Plan for Dennerly Ranch and within the Otay Mesa Community Plan Area. This application was filed on May 13, 2014.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004560