



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 11, 2015 REPORT NO. PC-15-070

ATTENTION: Planning Commission, Agenda of June 18, 2015

SUBJECT: CASTLEROCK AMENDMENT – PROJECT NO. 388889.  
PROCESS 5.

REFERENCE: Planning Commission Report No. PC-13-083 (Attachment 18)

OWNER/  
APPLICANT: Pardee Homes (Attachment 17)

### SUMMARY

**Issue(s):** Should the Planning Commission recommend approval of an amendment to the Castlerock project located on a 44.9 acre site within the East Elliott Community Plan area?

### Staff Recommendation(s):

1. Recommend the City Council **Certify** Addendum to Environmental Impact Report No. 388889, and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council **Adopt** the Rezoning Ordinance No. 1366474; and
3. Recommend the City Council **Adopt** an Ordinance approving Planned Development Permit No. 1366476, Site Development Permit No. 1366477 and Multiple Habitat Planning Area Boundary Line Adjustment; and
4. Recommend the City Council **Adopt** an Ordinance approving Amended Vesting Tentative Map No. 1366479 with Street Vacation No. 1487841 and Easement Vacation No. 1366480; and

5. Recommend the City Council **Approve** amendments to the General Plan and the East Elliott Community Plan No. 1366473.

**Community Planning Group Recommendation** - The project site is located in the East Elliott Community Plan area. There is no active Community Planning Group for this area.

**Environmental Review** - An Addendum to Environmental Impact Report No. 388889 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, some of the potential impacts identified in the environmental review process.

**Fiscal Impact Statement** - All costs associated with processing this application are recovered through a deposit account funded by the applicant. A Fiscal Impact Analysis report, and separate City staff response, for the annexation and future development on the Castlerock property, which addresses the anticipated long term fiscal well being for the City of San Diego, was provided to the Planning Commission and City Council in 2013. No changes in the fiscal analysis are anticipated with the current amendment.

**Code Enforcement Impact** - None.

**Housing Impact Statement** - The revised project to construct 87 dwelling units on approximately 44.9 acres is located within an approximately 117-acre area designated very low density (0-5 dwelling units per acre) single family residential in the East Elliott Community Plan. The proposed project's 87 dwelling units would result in a land use density consistent with the low-density residential density specified in the community plan. The community plan allows for a maximum of 500 dwelling units to be developed in the 117-acre area. The Annexation Scenario would develop 424 units, which would become part of the City of Santee. Based on the remaining acreage of residentially designated land after annexation, approximately 45 single family residential units could be developed within the City of San Diego's boundaries. Compliance with the City of San Diego Inclusionary Affordable Housing Ordinance would be addressed through payment of affordable housing fees to the City of San Diego.

## **BACKGROUND**

The original Castlerock project, 283 single-family and 147 multi-family dwelling units, is on an approximately 203-acre site located at the eastern border of the City of San Diego in the East Elliott Community Plan area. The site is north of Mast Boulevard between Medina Drive and West Hills Parkway. The City of Santee is contiguous with the eastern and southern borders of the project site. The Castlerock project will have access from Mast Boulevard with regional access via State Route 52. The site was historically part of the Camp Elliott, a U.S. Army installation in the 1940's and 50's.

On September 16, 2013, the Council of the City of San Diego took all the required actions to approve the original Castlerock project. These actions included a General Plan and East Elliott Community Plan amendment, Rezone, Vesting Tentative Map, Planned Development Permit, Site Development Permit, Annexation Agreement and Environmental Impact Report with Findings and Statements of Overriding Consideration.

Subsequent to the City Council's approval of the original Castlerock project, a legal challenge was filed. During subsequent discussions between the Castlerock project applicant and the plaintiffs, a revised project design was considered by the two parties. The changes would affect only Unit 5 of the five unit project which is located at the northern terminus of the Castlerock project site. In addition, the City of Santee and Padre Dam Municipal Water District (Padre) have filed requests with the Local Area Formation Commission (LAFCO) to reorganize the jurisdictional boundary between the two Cities and the City of San Diego and Padre to allow Padre to provide water, sewer, and reclaimed water to the project. The City Council's 2013 approval includes two development scenarios, annexation and non-annexation. The subject of this report, the proposed Castlerock Amendment project, would be implemented in either scenario and would not affect the existing LAFCO applications.

The site is currently designated for Single Family development within the East Elliott Community Plan (Attachment 1) and is zoned RS-1-8. The Castlerock Amendment project site is approximately 44.9 acres located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway (Attachment 2). A network of unimproved dirt trails and roads resulting from off-road vehicle activity exists on site. On site elevations vary from approximately 390 to 492 feet above mean sea level.

The site consists primarily of undeveloped rolling terrain punctuated by canyons and ridges. Marine Corp Air Station Miramar is to the north, West Hills High School to the south in the City of Santee, single-family homes to the east within the City of Santee and Sycamore Landfill to the west (Attachment 3). San Diego Gas and Electric has an existing electrical substation which is located near the center of the overall project site and is not a part of the project; however, the approved project will improve access to the substation.

## **DISCUSSION**

### **Project Description**

The Castlerock Amendment (Project) revisions would reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduce impacts to the natural drainage within Unit 5, and increase the on-site park from 4 to 5.3 acres (gross), as well as a modest increase in the pocket park acreage (Attachment 4). The Project would maintain access to the public open space and trails; however, the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multi-Habitat

Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project.

As described above, the original Castlerock project approval included two possible development scenarios, annexation and non-annexation. The City of Santee has filed an application with LAFCO relative to their intent to annex the development while the City of San Diego would maintain jurisdiction of the open space. The proposed Project would designate 5.52 acres from open space to low-density residential and 2.12 acres from low-density residential to open space. This revision would result in 3.4 acres of additional area being reorganized between the City of San Diego and the City of Santee for a total of 117 acres. The proposed amendment of the East Elliott Community Plan and amendment to the General Plan are provided as Attachment 12. As provided in the original Castlerock approval, should the annexation not occur, the non-annexation edits to the General Plan and East Elliott Community Plan would become effective.

The Project would allow approximately 3.4 acres of additional grading; however, the revised graded footprint would cause new impacts to Native Grasslands and Coastal Sage Scrub, and reduce impacts to Emergent Wetland, Non-native Grasslands, and Eucalyptus Woodlands. The Project would substantially avoid a natural drainage that crosses the site. The original approved Castlerock project allowed development to underground that portion of the drainage within the development footprint; however, the redesign spans the drainage with a concrete structure. The revisions proposed by the Project would reduce the overall grading by approximately 100,000 cubic yards which is a reduction of nearly 1,240 cubic yards per acre graded. As with the original approval, the Project would employ landform grading techniques to limit the visual affects of the project. In addition, the revised grading plan incorporates additional water quality features to enhance the natural appearance of the Project and infiltration features with the natural environment.

The East Elliott Community Plan included a land plan which anticipated impacts to steep slopes and those impacts were shown on the original approved Castlerock Vesting Tentative Map and considered as part of the original approval. The 0.92 acres of impact included within the Project match those impacts shown on the original Castlerock Vesting Tentative Map and cannot be avoided, absent a significant reduction in the Project density. The Project grading and site plan would not increase the amount of steep slope impacts; however, the Project would preserve a natural drainage through avoidance and constructing a concrete bridge. Strict application of the Steep Hillside Development Area Regulations would conflict with the East Elliott Community Plan, as well as with the Housing Element and other policies of the City of San Diego General Plan that call for provision of a variety of housing types and for residential density to be concentrated in the south west corner of East Elliott at the location of the project where the steep hillsides presently exist. The Project has been designed to limit the amount of disturbance in the remaining areas of the site. In order to develop the East Elliott Community Plan, as envisioned, impacts to steep hillsides could not be avoided during the creation of the original approved Castlerock Vesting Tentative Map and the current Project.

### MHPA Boundary Line Adjustment

The Project includes an adjustment to the MHPA boundary line. Specifically, the Project would extend the single-family lot design northeasterly while preserving a natural drainage planned for development. The revised plan spans the drainage with a concrete structure to allow development on the less sensitive areas north of the drainage. This would result in a reduction of approximately 6.83 acres in the overall MHPA area to be dedicated within the subdivision. To compensate for the reduction in MHPA lands, the applicant has agreed to dedicate approximately 11.1 acres of land within the MHPA, as open space which is located outside the subdivision boundary. In addition, the drainage east of the concrete structure, which measures approximately 3.4 acres, would be maintained as an open space lot, outside the MHPA. The Project would comply with the MHPA adjacency guidelines as specified in the original approved Castlerock project. The MHPA Boundary Line Adjustment was reviewed and approved by the Wildlife agencies, California Dept. of Fish and Wildlife and United States Fish and Wildlife.

### Architectural Design

The Castlerock Amendment is a single-family component of the prior approved Castlerock project. The Project would reduce the number of dwelling units by six and the architectural style of the homes matches the remainder of the subdivision, excepting Units 1 and 2 which are designed as entry level single-family homes on condominium lots. The Castlerock Amendment homes are two-story designs with four-sided architecture which includes off-setting planes and articulation. These exhibits would be the architectural portion of the Exhibit "A" set should the Project be approved and would be utilized for the review of construction permits (Attachment 14). Additionally, the proposed homes would meet the California Green Builders Program and include Fire Sprinkler systems.

### Landscape Concept Plan

The landscape plan for the Castlerock Amendment incorporates the design principles as the original approved Castlerock landscape plan. The slopes and boundary areas are landscaped with native and drought tolerant plant materials. Consistent with the original approval, the Project would employ City of San Diego Brush Management criteria and standards, excepting the area abutting the wetland depression area southerly of Unit 5.

### Required Approvals

The Project requires an amendment to the General Plan and East Elliott Community Plan, a Rezone, an Amended Vesting Tentative Map, Street Vacation and Easement Vacation, Planned Development Permit, Site Development Permit and MHPA Boundary Line Adjustment.

### Rezone

The original Castlerock project included a rezone from large lot single-family to open space and residential zones. The rezone is subject to the LAFCO actions on behalf of the City of Santee and

Padre Dam Municipal Water District annexation request. The rezone proposed by the Project would result in a revision to the original rezone ordinance and exhibit. Specifically, 7.18 acres of residential RS-1-8 zone would be rezoned to residential RX-1-1 zone and 2.12 acres of residential RS-1-8 zone to open space OC-1-1 zone (Attachment 5), subject to action by LAFCO regarding the reorganization requests.

#### Street and Easement Vacations

When the United States Army and federal government vacated and subdivided Camp Elliott, individual lots were created. To support those private lots, paper streets and easements were also created. However, the streets and easements do not reflect commonly accepted good engineering practices for the layout of streets and utilities. The original Castlerock project approved vacations and realigned certain paper streets and easements to allow use of the existing on-site lots and to provide access to the parcels outside the subdivision boundary. Consistent with that objective, additional vacations are required by the Project to implement the proposed revisions to Unit 5. These vacations are identified on the Amended Vesting Tentative Map sheet 3 (Attachment 6) and would be vacated under the state Subdivision Map Act as summary vacations.

#### Deviations

The Project complies with the San Diego Municipal Code regulations including requirements for floor area ratio, street design, open space, grading, landscaping and all other requirements of the development with three specific deviations, as allowed through a Planned Development Permit. Approval of the Project as proposed requires four deviations. Each of these deviations were considered previously by the Planning Commission and by the City Council in 2013 when the prior project, Castlerock, was before the decision makers. These deviations are:

<u>Deviation</u>	<u>RX-1-1 Zone</u>	<u>Proposed</u>
• Maximum Building Height	30 feet	33 feet
• Front Yard Setback	15 feet	10 feet
• Exceed the maximum encroachment into steep hillsides.		

The first deviation would allow a maximum building height of thirty-three feet where thirty-feet is allowed, the second deviation would allow a minimum front yard setback of ten feet where fifteen feet is required and the third deviation would allow a deviation from the Environmentally Sensitive Lands regulations (ESL) which limits encroachment into steep hillsides.

The ESL regulations limit encroachment into steep hillsides in San Diego Municipal Code section 143.0142. Section 143.0142 states that where a site is “outside of the MHPA, the allowable development area includes all portions of the premises without steep hillsides. Steep hillsides shall be preserved in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises.” The site is 44.9 acres and proposes to grade 31.1 acres of that area. Within the area to be graded there are 0.94 acres of steep hillsides or three percent of the site. The Project would grade all of the 0.94 acres and a deviation is required.

The Project site has physical constraints that require a careful balancing of the policy goals of East Elliott Community Plan, the Housing Element and other policies of the City's General Plan with the regulations of the Environmentally Sensitive Lands section 143.0142. The application of Municipal Code section 143.0142 would create a conflict with policies that identify the goal of providing a variety of housing types and for residential density to be concentrated in the south west corner of Plan area which is the location of the Project. The Project has been designed to limit the amount of disturbance in the remaining areas of the site. In order to accomplish the goals of the East Elliott Community Plan, impacts to steep hillsides cannot be avoided. If the density goals of East Elliott were dispersed across the Plan area rather than clustered in the southwest corner of the Plan, then such actions would create even greater impacts to steep slopes. In fact the Plan designates development in the southwest area of the Plan and prevents development in the other areas. Implementation of the Project is consistent with the policies the Plan envisioned yet results in unavoidable impacts to steep slopes on the site while preserving steep hillsides in other areas of the Plan.

The Project design responds to a range of environmental considerations including sensitive landforms, steep slopes, and biological habitats. Revisions to the Project have been incorporated into the design by blending manufactured slopes to the existing topography wherever possible, by orienting the street and development pattern to be compatible with the natural topography of the land and by significantly reducing the boundaries of the proposed development.

Overall, the Project is designed to work with the natural environment and the site's topographic conditions and visually prominent location to create pleasant, safe neighborhoods while minimizing the environmental impacts of the development. In these ways, the Project would fulfill a community need for additional housing products while implementing the policies of the East Elliott Community Plan, and would be beneficial to the community as a whole.

The Project with the proposed four deviations would result in a more desirable project than could be achieved with strict compliance with the Land Development Code, for several reasons. The Project has been designed and would be developed in accordance with the intent of the East Elliott Community Plan to assure that the residential theme, architectural character, development considerations, and other functional concepts of the East Elliott Community Plan are implemented. The proposed Project would also be consistent overall with the City's General Plan. These deviations are justified based upon the desire to reduce grading, maximize lands dedicated to the MHPA, provide varied and interesting architecture, and create a unique community that responds to the existing built environment while protecting the natural environment by dedication of land into the Multiple Habitat Planning Area.

#### Community Plan Analysis

The 2013 approved project included two scenarios: the Annexation Scenario and the No Annexation Scenario. Per the San Diego City Council's approval on September 16, 2013, the Annexation Scenario is being pursued. The Annexation Scenario required amendments to the City of San Diego General Plan and the East Elliott Community Plan to remove the project area

from the City of San Diego boundaries. The Annexation Scenario would develop 424 single family dwelling units which would become part of the City of Santee. Based upon the remaining acreage of residentially designated land after annexation, approximately 45 single family residential units could be developed within the City of San Diego's boundaries.

As described previously in this report, the project has been revised from the 2013 approval to avoid the northern drainage on-site while still meeting the basic project objectives. The revised project includes the following modifications to the 44.9 acre Unit 5 site: realigning portions of the open space and residential land use by removing the natural drainage basin from the developable area, and extending the residential and park development footprint to the northeast. The project revisions would result in a decrease of 6 residential units, an increase of 1.5 acres of on-site recreational uses, and a decrease of 3.4 acres of on-site open space.

The original 2013 Castlerock project included a comprehensive analysis of the project's consistency with the General Plan and East Elliot Community Plan. Pursuant to General Plan Land Use Element Policy LU-D.6, the revised project requires a Technical Amendment to the General Plan and the East Elliot Community Plan to reflect the minor changes in open space and park acreage as a result of the settlement agreement between Preserve Wild Santee and the Cleveland National Forest Foundation with Pardee Homes. The proposed changes have been provided as Attachment 10. The revised project continues to be consistent with all applicable plans including the General Plan, East Elliot Community Plan and the Mission Trails Design District. For additional analysis, please refer to the Housing Impact Statement, and the General Plan and the East Elliot Community Plan Analysis sections of the PC Report No. PC-13-083 (Attachment 18) for the Castlerock Project No. 10046.

### Conclusion

Staff has reviewed the proposed Project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 5, 7, 8, 11 and 12) and draft conditions of approval (Attachments 9 and 10). Staff recommends approval of the project as proposed.

### ALTERNATIVES

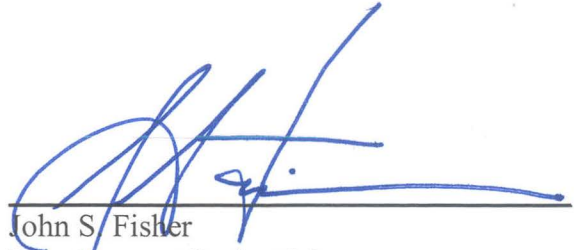
1. **Recommend Approval** of the project, **with modifications.**
2. **Recommend Denial** of the project, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,




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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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John S. Fisher  
Development Project Manager  
Development Services Department



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Nancy Bragado  
Deputy Director  
Planning Department

VACCHI:JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plans
5. Draft Rezone Ordinance with B-sheet drawing
6. Amended Vesting Tentative Map sheet 3
7. Draft Ordinance with Permit Findings
8. Draft Ordinance with Vesting Tentative Map Findings
9. Draft Planned Development Permit/Site Development Permit conditions
10. Draft Vesting Tentative Map conditions
11. Draft Environmental Resolution with MMRP
12. Draft General Plan and the East Elliott Community Plan Resolution
13. Remaining Project Plans
14. Architectural portion of prior approved Exhibit "A"
15. Project Data Sheet
16. Project Chronology
17. Ownership Disclosure Statement
18. Planning Commission Report No. PC-13-083 via links at:  
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13083.pdf> ,  
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13083part7.pdf> ,  
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13083part14.pdf> , and  
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13083part17.pdf>

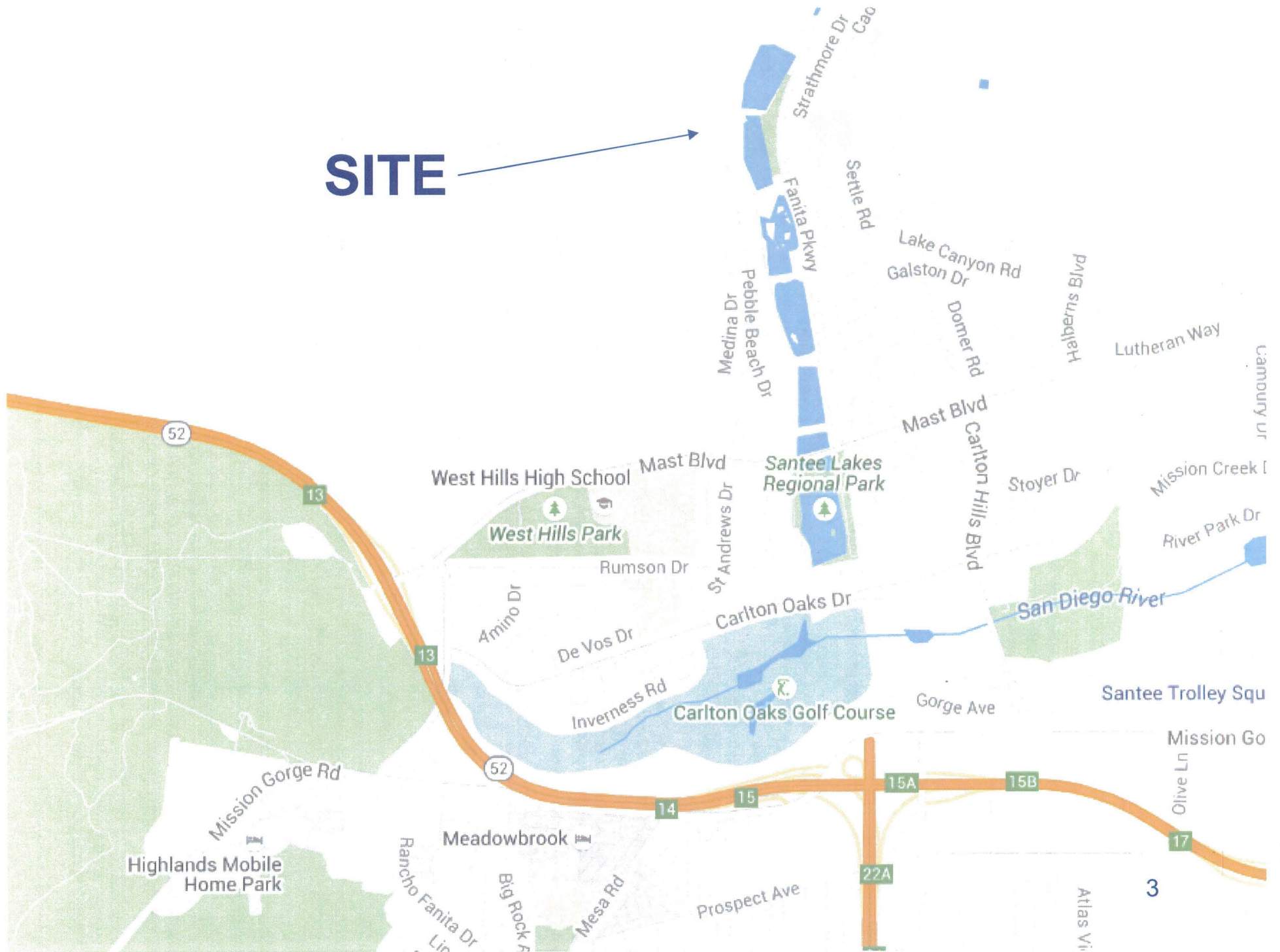


Proposed Land Use Figure





**SITE**













(O-INSERT~)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 9.3 ACRES LOCATED AT THE NORTH SIDE OF MAST BOULEVARD, BETWEEN MEDINA DRIVE AND WEST HILLS PARKWAY, ADJACENT TO THE CITY OF SANTEE BOUNDARY, WITHIN THE EAST ELLIOTT COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-8 ZONE INTO THE RX-1-1 AND OC-1-1 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0404 AND 131.0203; AND REPEALING ORDINANCE NO. 10864 (NEW SERIES), ADOPTED JUNE 29, 1972 AND ORDINANCE NO. 20303 (NEW SERIES), ADOPTED OCTOBER 1, 2013, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, the specific rezoning result is contingent on a final decision by the San Diego Local Agency Formation Commission (LAFCO) to approve or deny the associated reorganization proposal to detach approximately 44.9-acres from the City of San Diego and attach them to the City of Santee ("Reorganization"); and

WHEREAS, Pardee Homes, Applicant, requested a rezone for the purpose of changing 9.3 acres, located at the north side of Mast Boulevard, between Medina Drive and West Hills Parkway, and legally described as portions of Lots 4, 5, 8 and 9 of the re-subdivision of a part of Fanita Ranch, Map thereof No. 1703, filed in the Office of the County Recorder of San Diego February 28, 1918, in the East Elliott Community Plan area from the RS-1-8 zone into the RX-1-1 zone (7.18 acres), and from the RS-1-8 zone into the OC-1-1 zone (2.12 acres), as shown on Zone Map Drawing No. B-4311, on file in the Office of the City Clerk as Document No. OO-\_\_\_\_\_; and

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Rezone No. 1366474, and voted \_\_\_\_\_ to recommend City Council approval of Rezone No. 1366474; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 9.3 acres located north of Mast Boulevard, between Medina Drive and West Hills Parkway, and legally described as portions of Lots 4, 5, 8 and 9 of the re-subdivision of a part of Fanita Ranch, Map thereof No. 1703, filed February 28, 1918, in the East Elliott Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4311, filed in the Office of the City Clerk as Document No. OO-\_\_\_\_\_, are rezoned from the RS-1-8 zone into the OC-1-1 and RX-1-1 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Divisions 2 and 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That section 1 of this ordinance shall take effect only upon a final decision by the Local Agency Formation Commission to grant the proposed Reorganization, but not less than thirty days from and after its final passage, and no building permits for development inconsistent

with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of final passage of this ordinance.

Section 3. That Ordinance No. 10864 (New Series), adopted June 29, 1972 and Ordinance No. 20303 (New Series), adopted October 1, 2013, of the ordinances of the City of San Diego are repealed insofar as the same conflicts with the rezoned uses of the land.

Section 4. That section 3 of this ordinance shall take effect only upon a final decision by the Local Agency Formation Commission to approve the proposed Reorganization, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of final passage of this ordinance.

Section 5. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

JSF  
April 30, 2015  
Or.Dept: DSD  
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ORDINANCE NUMBER 0- \_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT NO. 1366477, PLANNED DEVELOPMENT PERMIT NO. 1366476, AND MHPA BOUNDARY LINE ADJUSTMENT FOR CASTLEROCK AMENDMENT PROJECT NO. 388889 AMENDING SITE DEVELOPMENT PERMIT NO. 19032, PLANNED DEVELOPMENT PERMIT NO. 19031, AND MHPA BOUNDARY LINE ADJUSTMENT FOR THE CASTLEROCK PROJECT NO. 10046.

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 up to 283 Single Family detached dwelling units, 147 Multi-Family detached condominium units, and a public park on a vacant 203.64-acre site known as the Castlerock project, located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway, and legally described as Portions of Lots 4, 5, 8, and 9 of the Resubdivision of a part of Fanita Rancho, Map No. 1703, within the East Elliott Community Plan area; and

WHEREAS, on September 16, 2013, the City Council of the City of San Diego held a public hearing for the purpose of considering Site Development Permit No. 19032, Planned Development Permit No. 19031, and a Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment for the residential project known as the Castlerock Project (Project No. 10046) under dual scenario where 109 acres of the Castlerock Project would be annexed into the City of Santee (Annexation Scenario) upon the San Diego Local Area Formation Commission's (LAFCO) approval, and, in the event LAFCO did not approve the Annexation Scenario, the Castlerock Project would be developed in the City of San Diego (No Annexation Scenario); and

WHEREAS, on October 1, 2013, the City Council of the City of San Diego adopted Ordinance No. O-20304 granting Site Development Permit No. 19032, Planned Development Permit No. 19031, and a MHPA Boundary Line Adjustment; and

WHEREAS, the effective date of the approvals described in Ordinance No. O-20304 implementing the Annexation Scenario is contingent upon a final decision of LAFCO to approve the proposed annexation, which is still pending; and

WHEREAS, the effective date of the approvals described in Ordinance No. O-20304 implementing the No Annexation Scenario is contingent upon a final decision of LAFCO to deny the proposed annexation, which is still pending; and

WHEREAS, Pardee Homes has redesigned a 44.9-acre site known as Unit 5 of the Castlerock Project to avoid the northern drainage area on-site while still meeting the basic project objectives; and

WHEREAS, Unit 5 is located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway, and legally described as Portions of Lots 4, 5, 8, and 9 of the Resubdivision of a part of Fanita Rancho, Map No. 1703, filed February 28, 1918, in the Office of the County Recorder, County of San Diego, state of California, within the East Elliott Community Plan area, in the RS-1-8 zone which is proposed to be rezoned to the RX-1-1 and OC-1-1 zones; and

WHEREAS, in order to implement the redesigned Unit 5, Pardee Homes has applied for Site Development Permit No. 1366477, Planned Development Permit No. 1366476, and a MHPA Boundary Line Adjustment for Castlerock Amendment Project No. 388889 proposing to amend Site Development Permit No. 19032, Planned Development Permit No. 19031 and a

MHPA Boundary Line Adjustment for the Castlerock Project applicable to either development scenario; and

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Site Development Permit No. 1366477, Planned Development Permit No. 1366476, and a MHPA Boundary Line Adjustment and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend approval; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and being fully advised concerning the same; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That notwithstanding the development permit utilization period in San Diego Municipal Code section 126.0108, the utilization date shall be as set forth in section 1 of Site Development Permit No. 1366477 and Planned Development Permit No. 1366476.

Section 2. That it adopts the following findings with respect to Site Development Permit No. 1366477 and Planned Development Permit No. 1366476:

**Planned Development Permit Findings - Section 126.0604****1. The proposed development will not adversely affect the applicable land use plan;**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts to the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The Project is located within the area covered by the East Elliott Community Plan (Plan) adopted in April 1971, as amended by Resolution No. R-307682 in September 2012, which is the applicable land use plan for the Project area along with the City's General Plan. Overall the Project 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 87 additional housing units, while minimizing the environmental impacts of the development and dedicating more than 11.1 acres of land into the MHPA.

The Project design is consistent with the Plan policies through the provision of 87 dwelling units, dedicating more than 11.1 acres of open space, implementation of contoured grading techniques wherever possible, and providing the possibility of annexation into the City of Santee. As amended in 1997, the Plan envisioned an expansion of the MHPA lands within the community through either purchase of undeveloped lots or through the dedication undeveloped land in conjunction with granting of development rights. Further, the Plan anticipated that up to 500 dwelling units would be provided in the area of the project and the proposed 87 dwelling units are consistent with the East Elliott Community Plan. The proposed Unit 5 amendment and proposed East Elliott Community Plan amendment to the Castlerock subdivision is consistent with the City's General Plan and implements the goals and policies through expansion of the MHPA and providing needed housing units for the region.

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

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of

approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The proposed grading, as approved by the City Engineer, in connection with the Project 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. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability. All grading will meet or exceed the requirements of the City's regulations.

The potential presence of subsurface unexploded ordnances on the Project site will be remediated through removal actions in accordance with a Removal Action Work Plan. This plan will define safe removal strategies and methods to minimize impacts to the environment. Implementation of the Removal Action Work Plan and compliance with applicable regulations will result in a project that is not detrimental to public health, safety, and welfare.

Additionally, the Project will implement the Multiple Habitat Planning Area within the East Elliott Community Planning area while providing brush management zones consistent with the Municipal Code requirements. All brush management required for the Project will be conducted in a manner consistent with the Land Development Manual, the City approved alterative compliance, and the applicant's Fire Protection Plan which is a project design feature.

The Project subdivision will have adequate levels of essential public services available to residents, visitors and employees, including but not limited to police, fire, and medical services, and will not have an impact on the provision of such services. Other public services, such as schools, public parks, and libraries, will also be adequate for the proposed Project, as will the necessary utilities such as electricity, water, and wastewater. Conditions of approval required for the Project will address lighting, the generation of noise, the appearance of landscaping and the placement of buildings, and the development of the site and address the continued operation of the site for the intended uses. Storm water impacts from the proposed project will be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices.

The Project's permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the

approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to 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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the graded footprint will increase by 3.4-acres. The Project includes three deviations to the development regulations.

The Project complies with the regulations of the Land Development Code, including requirements for floor area ratio, street design, open space, grading, landscaping, etc. and all other requirements of the development criteria for its zones, except for deviations, which are more specifically described below.

Implementation of the Castlerock project will require four deviations from the Land Development Code. These deviations are specifically:

<u>Deviation</u>	<u>RX-1-1 Zone</u>	<u>Proposed</u>
• Maximum Building Height	30 feet	33 feet
• Front Yard Setback	15 feet	10 feet
• Exceed the maximum encroachment into steep hillsides		

The first deviation addresses the maximum height of the proposed chimneys of single family structures. The original Castlerock project includes eleven sets of architectural designs for the RX-1-1 zoned portion of the site for the development of single-family lots. Four of the proposed homes have chimneys that exceed the maximum height limitation of thirty-feet. The deviation to exceed the thirty-foot height limit will allow a maximum height of thirty-three-feet for these homes at the highest point. The eleven types of homes will be spread throughout the Project and not clustered in any one area. The variety of architecture includes one- and two-story homes and reflects the desire to create a community with visual variety and avoid repetitive streetscapes. The use of varied architecture mirrors the diverse architectural styles of the adjacent community

which includes one- and two-story homes with a wide variety of architectural styles and alternative home orientations.

The second deviation addresses the front yard setback. Consistent with the adjacent neighborhood, the Project includes ten foot front yard setback which represents a deviation from the Land Development Code for the RX-1-1 zone which requires a fifteen foot front yard setback. As described previously, the Project responds to the unique characteristic of the site; therefore, does not represent a "typical" subdivision. Rather the curvilinear street system results in a wide variety of lot configurations, thereby creating the need to seek relief from the strict application of the front yard setback established in the RX-1-1 zone. The desired deviation is not applicable to every lot, rather will be applied to specific lots as appropriate for siting each home on the specific lot.

The third deviation addresses encroachment into steep hillsides. The ESL regulations limit encroachment into steep hillsides in San Diego Municipal Code section 143.0142. Section 143.0142 states that where a site is "outside of the MHPA, the allowable development area includes all portions of the premises without steep hillsides. Steep hillsides shall be preserved in their natural state, except that development is permitted in steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises." The site is 44.9 acres and proposes to grade 31.1 acres of that area. Within the area to be graded there are 0.94 acres of steep hillsides or three percent of the site. The Project would grade all of the 0.94 acres and a deviation is required.

The Project site has physical constraints that require a careful balancing the policy goals of East Elliott Community Plan, the Housing Element and other policies of the City's General Plan with the regulations of the Environmentally Sensitive Lands section 143.0142. The application of the section 143.0142 would create a conflict with policies that identify the goal of providing a variety of housing types and for residential density to be concentrated in the south west corner of Plan area which is the location of the Project. The Project has been designed to limit the amount of disturbance in the remaining areas of the site. In order to accomplish the goals of the East Elliott Community Plan, impacts to steep hillsides cannot be avoided. If the density goals of East Elliott were dispersed across the Plan area rather than clustered in the southwest corner of the Plan, then such actions would create even greater impacts to steep slopes. In fact the Plan designates development in the southwest area of the Plan and prevents development in the other areas. Implementation of the Project is consistent with the policies the Plan envisioned yet results in unavoidable impacts to steep slope at the Project site while preserving steep hillsides in other areas of the Plan.

The Project with its proposed four deviations results in a more desirable project than could be achieved with strict compliance with the Land Development Code, for several reasons. The project has been designed and will be developed in accordance with the intent of the East Elliott Community Plan to assure that the residential theme, architectural character, development considerations, and other functional concepts of the East Elliott Community Plan are implemented. The proposed project will also be consistent overall with the City's General Plan.

The Project has been sited in response to a range of environmental considerations including sensitive landforms, steep slopes, and biological habitats. Revisions to the Project have been incorporated into the design by blending manufactured slopes to the existing topography wherever possible, by orienting the street and development pattern to be compatible with the natural topography of the land and by significantly reducing the boundaries of the proposed development.

Overall, the Project is designed to work with the natural environment and the site's topographic conditions and visually prominent location to create pleasant, safe neighborhoods while minimizing the environmental impacts of the development. In these ways, the Project will fulfill a community need for additional housing products while implementing the purposes of the East Elliott Community Plan and the other relevant policy documents, and therefore will be beneficial to the community as a whole.

The Project will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) which 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.

#### **Site Development Permit Findings - 126.0504**

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

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3-acres (gross), as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The Project is located within the area covered by the East Elliott Community Plan (Plan) adopted in April 1971, as amended by Resolution No. R-307682 in September 2012, which is the applicable land use plan for the Project area along with the City's General Plan. Together with the permit and subdivision actions, the Project includes an amendment to the East Elliott Community Plan to facilitate consistency between the land use policies and the proposed Project. Overall the Project will implement 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 87

additional housing units, while minimizing the environmental impacts of the development and dedicating more than 11.1 acres of land into the Multiple Habitat Planning Area. For additional information see PDP Finding No. 1 above.

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

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The Project's permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to public health, safety and welfare. For additional information see PDP Finding No. 2 above.

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

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3-acres (gross), as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increases by 3.4-acres. The Project includes four deviations to the development regulations.

The Project complies with the relevant regulations of the San Diego Municipal Code, including requirements for floor area ratio, street design, open space, grading, landscaping, and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit. For additional information see PDP Finding No. 3 above.

### **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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The East Elliott Community Plan was amended in 1997, to implement the City's adopted Multiple Species Conservation Program (MSCP) and to preserve the maximum area for the MHPA. The Unit 5 amendment has been located on the least sensitive areas of the site to the maximum extent feasible. The proposed residential development is on a location and scale consistent with the East Elliott Community Plan, and is consistent in types and intensity of use with surrounding residential developments. For the reasons set forth below, the Castlerock development will result in minimum disturbance to ESL.

The applicant submitted a geotechnical report, Update Geotechnical Report, Castlerock, San Diego, California, prepared by Geocon, Incorporated, dated December 2, 2014, which indicate the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of environmental review and the site is physically suitable for the design and siting of the proposed development. A Drainage Study and Water Quality Technical Report were also submitted which indicate the proposed development will be suitable for the proposed development and adhere to all engineering and water quality standards that apply to the Project and will result in minimum disturbance to environmentally sensitive lands. A Biology Report was updated for the Project reflecting the current conditions of the site which concludes the site is physically suitable for the design and siting of the proposed development.

With the incorporation of the mitigation measures, the use of contour grading techniques, strategic use of retaining walls, reduction of roadway widths, minimization of roadway curve radii, and revegetation of graded slopes with native and drought tolerant plant

materials, the Project will result the minimum disturbance of environmentally sensitive lands and will not adversely affect environmentally sensitive lands. All impacts created by the Project will be mitigated at the appropriate ratios in accordance with the City's adopted Biology Guidelines. The Owner/Permittee has agreed to all conditions in the Mitigation Monitoring and Reporting Program and the City will monitor compliance with these conditions.

**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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4 acres. The Project includes four deviations to the development regulations.

The East Elliott Community Plan was designed to minimize alterations to natural landforms. The Project limits of development and grading has been located to minimize erosion, flood, and fire hazards. The Project complies with the Region-wide erosion control plan. The Project meets or exceeds the otherwise City-wide applicable requirements related to storm water runoff and BMPs as related to storm water runoff. The Project area is not within a floodway.

The Project 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. Additional geotechnical review meeting City performance standards will be provided with the construction applications and plans for the improvement of the site in accordance with City regulations.

The Project will not result in undue or significant risks from fire hazards through the implementation of the Brush Management Plan proposed in connection with the development of the site. The Brush Management Plan establishes two zones to reduce the potential of wildfires from reaching the proposed development consistent with the Land Development Manual adopted by the City of San Diego, the City approved alternative compliance. Fire protection with respect to finished landscaping and required fire protection water supplies will be provided. Therefore, the Project 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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4 acres. The Project includes four deviations to the development regulations.

The site is located in and adjacent to the Multiple Habitat Planning Area. The Project is generally consistent with the adopted East Elliott Community Plan as envisioned in the 1997 Plan Amendment; however, a minor amendment to Multiple Habitat Planning Area Boundary Line Adjustment (MHPA BLA) is required to implement the Plan. The MHPA BLA will increase the dedicated acreage of the MHPA and, with the mitigation measures outlined in the Addendum to the EIR No. 388889 and/or elsewhere in the administrative record, meets the requirement of providing functionally equivalent biological habitat.

The Project has been sited and designed to minimize its adverse impacts to adjacent environmentally sensitive lands such as the adjoining areas of the MHPA, including by implementation of 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 Land Development Code, including the adopted Biology Guidelines. With the implementation of the Mitigation Monitoring and Reporting Program, the Project will not adversely impact adjacent environmentally sensitive lands. Upon implementation of the mitigation in the Mitigation Monitoring and Reporting Program and conditions of the permit, 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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4 acres. The Project includes four deviations to the development regulations.

As part of the Project, a Multiple Habitat Planning Area Boundary Line Adjustment (MHPA BLA) is proposed to allow for modification to the MHPA boundary line on the site to conserve specific sensitive biological resources. Through the incorporation of conditions contained within the Mitigation Monitoring and Reporting Program, the MHPA boundaries shown in the adopted MSCP Subarea Plan will be functionally equivalent to the MHPA boundary proposed by the original Castlerock project. The proposed MHPA BLA with native grassland restoration will result in the equivalent overall habitat function, wildlife movement, preserve configuration and management of the MHPA. Mitigation for all impacts to the MHPA areas will be provided in accordance with the MSCP. The Project will dedicate lands within the MHPA which assures those lands are preserved and eliminates the potential introduction of other uses in the preserve. The California Department of Fish and Wildlife and United States Fish and Wildlife Service were consulted on the MHPA BLA and support the boundary line adjustment. In addition, the controls imposed on drainage and toxics, lighting, noise, barriers, invasive plant species, brush management and grading will be consistent with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan. For these reasons, the Project will be consistent with the City of San Diego's Multiple Species Conservation Program (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 Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The proposed development is located approximately fourteen miles inland from public beaches and local shoreline. The Project will not contribute to erosion of public beaches or adversely affect shoreline sand supply. The Project will include BMPs in compliance with local and state regulations to ensure downstream hydrology and water quality is not significantly affected. Specifically, detention/desiltation basins will be provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely affect local shoreline sand supply. Therefore, the Project 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.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

A site specific impact analysis was prepared for the Project that identifies the Project design features and a Mitigation Monitoring and Reporting Program, which when combined with implementation of the federal, state, and local rules and regulations and the Project's permit conditions are reasonably related to and are calculated to alleviate negative impacts created by the proposed development. Findings to support the conclusions in the Addendum to the original EIR have been made, are part of the administrative record, and are hereby incorporated by reference. In addition, all mitigation measures identified in the EIR that are associated with the Project have been adopted and are incorporated into the conditions of approval.

As described in the Addendum to the EIR and elsewhere in the administrative record, the permit conditions and mitigation measures alleviate the negative impact of this development except in one instance. The Project will create visual impacts associated with the construction of on-site retaining walls which are included in the Project design to limit impacts to sensitive natural resources. No mitigation is feasible to reduce these impacts to below a level of significance, and the visual impact has been partially mitigated through the use of landscaping to provide visual relief from the walls. All feasible mitigation reasonably related to and calculated to alleviate negative impacts created by the Project are incorporated into the conditions of approval.

**C. Supplemental Findings--Environmentally Sensitive Lands Deviations**

**1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple

Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

Development as anticipated in the East Elliott Community Plan will cause disturbance to environmentally sensitive biological resources and steep hillsides. All feasible measures were incorporated into the Project to minimize the effects of the project on environmentally sensitive lands. Among the features included in the Project design are retaining walls, contour grading, avoidance of vernal pools, planting native plant species, and incorporating water quality features to reduce storm water effects downstream. The Project design includes concrete brow ditches at the base of slopes to divert drainage and eliminate indirect impacts to the vernal pools. Fire walls and other protection devices are required to provide functional equivalent levels of fire protection as a means of avoiding encroachment by brush management into the vernal pool areas. The Project design provides a bridge span crossing for a public road, in order to preserve a drainage that extends through Unit 5. While the drainage is not an environmentally sensitive lands feature, its preservation represents an environmentally superior design.

The Project, when combined with Units 1 through 4, will impact habitats which constitute environmentally sensitive biological habitats, yet those impacts will be mitigated at the ratios required by the adopted Biology Guidelines. Permanent impacts to sensitive vegetation communities include less than 0.1 acre of emergent wetlands, 13.6 acres of native grassland, 35.1 acres of coastal sage scrub (including disturbed), 46.5-acres of non-native grassland, and 9.1-acres of eucalyptus woodland/disturbed habitat on-site. Off-site impacts would consist of 0.3-acre of native grassland, 0.1-acre of coastal sage scrub, and 1.6-acre of non-native grassland. The Project, when combined with Units 1 through 4, would also have temporary impacts, which are estimated to be 0.7-acre of native grassland, 1.2-acre of coastal sage scrub, and 0.6-acre of non-native grassland on-site. It is acknowledged at this time that temporary impacts associated with landslide remediation is estimated to be 1.7-acres and the Owner/Permittee will attempt to reduce those impacts through additional geologic testing and engineering design. The Project design will avoid impacts to and will preserve five small vernal pools in the northern portion of the site.

The impacted wetlands do not contain sensitive species; however, the sensitive upland areas do include the following rare, endangered, and threatened or narrow endemic species: San Diego barrel cactus; variegated dudleya, San Diego goldenstar, and coastal California gnatcatcher. In addition, the endangered San Diego fairy shrimp was located in basin features within sensitive upland and disturbed habitats to be impacted by the Project.

The Mitigation Monitoring and Reporting Program includes measures to fully mitigate for sensitive biological resource impacts. Mitigation will be completed in compliance with the adopted Biology Guidelines. Upland and wetland habitat mitigation will be provided through preservation and creation at the appropriate Biology Guideline mitigation ratios. Impacts to sensitive plant species will be mitigated through the

translocation to suitable MHPA lands, where feasible. Where translocation is not feasible, preservation mitigation will be provided at an appropriate ratio, depending on location. Impacts to the Coastal California gnatcatcher are less than significant because the MSCP adequately covers impacts to this species and the Project complies with MSCP regulations. Impacts to the San Diego fairy shrimp will be mitigated through a vernal pool restoration plan and populated with this species. An on-site mitigation area was established in the MHPA to compensate for these impacts. The Project design avoids impacts to and preserves five small vernal pools in the northern portion of the site. Mitigation will be provided to avoid potential indirect impacts related to material storage, unauthorized intrusion, drainage, water quality, brush clearing, lighting and noise. In addition, the Project is designed to preserve the habitat adjacent to existing open space within the East Elliott Community Plan area and develop that portion of the site with the lower quality habitat adjacent to the existing developed area to the east and south. The proposed biological mitigation areas will be dedicated in fee simple to the City or require a Covenant of Easement to ensure their preservation. The Project has been designed to avoid the biologically significant vernal pools on-site and protect them within a Vernal Pool Preserve. The Project will also comply with the Land Use Adjacency Guidelines to avoid potential indirect impacts to the MHPA during the construction and operations of the project. The proposed biological mitigation would be protected by a Covenant of Easement to ensure its preservation in perpetuity.

The Project will impact 14.8 acres of land within the MHPA, including 14.3 acres of sensitive habitat described above. The Project will fully mitigate direct and indirect impacts to habitat and sensitive species located within the MHPA. The proposed MHPA BLA and Mitigation Monitoring and Reporting Program measures will result in a functionally equivalent or better habitat relative to the existing MHPA boundary. Mitigation for all impacts to the MHPA areas will be provided in accordance with the MSCP, the MSCP Implementing Agreement, and the City's adopted Biology Guidelines.

The majority of the site near Mast Boulevard is comprised of steep hillsides. Constructing a Circulation Element roadway in this area adjacent to Mast Boulevard requires portions of these steep hillsides to be disturbed. Completion of development contemplated by the East Elliott Community Plan amendments, as shown in the 1997 and 2012, would require disturbance of a portion of these steep hillsides and is anticipated by the Plan. The Project's grading was reduced significantly from that shown in the Plan in several areas to minimize the potential adverse effects on environmentally sensitive lands, specifically steep hillsides. Additionally, where feasible and without creating additional impacts to steep hillsides containing sensitive biological resources, the Project includes landform and contour grading.

The Project's grading design has incorporated all feasible measures to minimize impacts to steep hillsides, and there are no additional, feasible measures that can further minimize the potential adverse effects on the environmentally sensitive lands as the Project cannot be developed without the circulation element roadway and the roadway has a direct causal relationship to the impacts to steep slopes. In addition, a further reduction of dwelling units below a maximum of 424 unit level would be inconsistent with the East Elliott Community Plan's goal to provide approximately 500 dwelling units in this

portion of the Community Plan area. The East Elliott Community Plan specifically set aside this portion of the East Elliott community for residential development in order to meet the City's housing goals, while preserving most of the rest of the East Elliott as open space within the MHPA. Clustering of residential development in this corner of East Elliott, instead of spreading development out over the whole of the community directly preserves steep hillsides and other environmentally sensitive lands within the remainder of the community.

**2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3 gross acres, as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The Project design incorporates the City of San Diego Street Design Manual requirements, while endeavoring to minimize impacts to steep slopes containing sensitive biological resources. The design of the entry road from Mast Boulevard north must comply with City engineering standards as well as the East Elliott Community Plan in order to fulfill the City's mandate to protect public health and safety. In meeting this goal the Project design encroachments into steep slopes containing sensitive biological resources are unavoidable. The Project proposes contour grading, the reduction in the roadways width, and minimizing curve radii, to minimize impacts to steep slopes containing sensitive habitat while still providing much needed housing for the community.

The topography of the site, the requirement for design compatibility with adjacent projects, the requirement for a safe entry road from Mast Boulevard, the requirement to develop projects that meet the City housing goals consistent with the East Elliott Community Plan density, and the requirement to minimize impacts to views from neighboring properties impose a number of constraints relative to encroachments into sensitive hillside that are not of the applicant's making. Consideration of these constraints and goals, while still being responsive to engineering, access and grading requirements, creates the need to disturb sensitive hillsides. The Project maintains the overall grading design and City access requirements as approved with the original Castlerock project.

Given the foregoing, the request for a deviation to encroach into steep slopes is the minimum necessary to afford relief from special circumstances or conditions of the land and is not of the applicant's making. For additional information, refer to PDP Finding 3 above.

**E. Supplemental Findings--Steep Hillside Development Area Regulations Alternative Compliance**

**1. The proposed development is in conformance with the Steep Hillside Guidelines.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3-acres (gross), as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The Project has a series of development constraints that severely limit the developable portion of the site. These constraints include vernal pools and their watersheds, the MHPA, steep slopes, and the existing neighborhood to the east. These constraints generally cannot be relocated. The project proposes contour grading, the reduction in the roadways width, and minimizing curve radii, to minimize impacts to steep slopes containing sensitive habitat while still providing much needed housing for the community. While working with and around these features, the project has been designed to conform to the Steep Hillside Guidelines. For additional information, refer to PDP Finding 3 and Supplemental Findings--Environmentally Sensitive Lands Deviations 1 and 2 above.

**2. The proposed development conforms to the applicable land use plan.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3-acres (gross), as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

The development is located within the area covered by the Elliott Community Plan adopted in April 1971, as amended by Resolution No. R-307682 in September 2012 (the "East Elliott Community Plan"), which is the applicable land use plan for the project area along with the City's General Plan. The Project 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 up to 424 additional

housing units, while minimizing the environmental impacts of the development and dedicating over 11.1 acres of land into the MHPA along with public roads and trails. The project provides more acres of MHPA land than anticipated in the East Elliott Community Plan, while including up to 424 dwelling units, where up to 500 dwelling units are permitted. The Project has been designed to be consistent with the East Elliott Community Plan and the City's General Plan and implements their plan, goals, and policies, and therefore conforms to the applicable land use plan. For additional information see PDP Finding No. 1 above.

**3. Strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans.**

The Castlerock Amendment (Project) proposes to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, significantly reduces the impacts the natural drainage within Unit 5, and increases the on-site park from 4 to 5.3-acres (gross), as well as a modest increase in the pocket park acreage, maintain access to the public open space and trails, and the revised Unit 5 site plan increases the development footprint by 3.4 acres and includes dedication of approximately 11.1 acres to the City of San Diego as open space within the Multiple Habitat Planning Area (MHPA). The overall limits of the original subdivision remain unchanged with the proposed project; however, the limits of the grading increase by 3.4-acres. The Project includes four deviations to the development regulations.

Strict application of the Steep Hillside Development Area Regulations would conflict with the East Elliott Community Plan, as well as with the Housing Element and other policies of the City of San Diego General Plan that call for provision of a variety of housing types. Much of the area near Mast Boulevard and the western half of the site contain steep hillsides, of which disturbance ideally should be avoided. However, the impacts near Mast Boulevard could only be avoided through substantial roadway deviations from the City's Design Standards, which would be inconsistent with the City's mandate to protect the public health and safety. The Project has been designed to limit the amount of disturbance in the remaining areas of the site and specifically in areas of steep hillsides. In order to develop the adopted East Elliott Community Plan as envisioned, impacts to steep hillsides containing sensitive biological resources cannot be avoided. For additional information, refer to PDP Finding 1 and 3, SDP Finding 3 and Supplemental Findings--Environmentally Sensitive Lands Deviations 1 and 2 above.

Section 4. That the above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

Section 5. That Site Development Permit No. 1366477 and Planned Development Permit No. 1355476 are granted to Pardee Homes, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this ordinance.

Section 6. That the MHPA boundary line adjustment as shown on Exhibit "A" is approved.

Section 7. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 8. That the approvals for the development in Exhibit "A" shall take effect only upon a final decision by the Local Agency Formation Commission on the proposed reorganization, but not less than thirty days from and after its final passage.

APPROVED: JAN I. GOLDSMITH, City Attorney

By: \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

Or.Dept:DSD  
Doc.

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE  
CITY OF SAN DIEGO APPROVING  
AMENDED VESTING TENTATIVE MAP NO. 1366479,  
PUBLIC RIGHT-OF-WAY VACATION 1487841 and  
EASEMENT VACATION NO. 1366480  
CASTLEROCK AMENDMENT  
PROJECT NO. 388889 - MMRP

WHEREAS, on September 16, 2013, the City Council of the City of San Diego held a public hearing for the purpose of considering Vesting Tentative Map No. 1004468, including Public Right of Way Vacation No. 1004469 and Easement Vacation No. 1004471, for the residential project known as the Castlerock Project (Project No. 10046) under a dual scenario where 109 acres of the Castlerock Project would be annexed into the City of Santee (Annexation Scenario) upon the San Diego Local Area Formation Commission's (LAFCO) approval, and, in the event LAFCO did not approve the Annexation Scenario, the Castlerock Project would be developed in the City of San Diego (No Annexation Scenario); and

WHEREAS, on October 1, 2013, the City Council of the City of San Diego adopted Ordinance No. O-20305 granting Vesting Tentative Map No. 1004468, including Public Right of Way Vacation No. 1004469 and Easement Vacation No. 1004471; and

WHEREAS, Section 7 of Vesting Tentative Map No. 1004468 provides that Exhibits "A" shall take effect only upon a final decision by the Local Agency Formation Commission on whether to grant the proposed reorganization, but not less than thirty days from and after its final passage; and

WHEREAS, the LAFCO decision on the Reorganization is still pending; and

WHEREAS, Pardee Homes has redesigned Unit 5 of the Castlerock Project to avoid the northern drainage area on-site while still meeting the basic project objectives; and

WHEREAS, Pardee Homes, Subdivider, and C. John Eardensohn, Engineer, submitted an application to the City of San Diego for an Amended Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841 and Easement Vacation No. 1366480 for the Castlerock Amendment project. The project site is located north of Mast Boulevard, between Medina Drive and West Hills Parkway. The property is legally described as portions of Lots 4, 5, 8 and 9 of the re-subdivision of a part of Fanita Ranch, Map thereof No. 1703, filed February 28, 1918, in the Office of the County Recorder, County of San Diego, state of California; and

WHEREAS, representatives of the City of San Diego, City of Santee, Padre Dam Municipal Water District, and Pardee Homes have negotiated an agreement, for the independent review and approval of public agency decision-makers, identifying the rights and duties of said parties that would facilitate orderly development of the Castlerock Amendment project (Project) described herein; and

WHEREAS, the Map proposes the subdivision of a 44.9 acre site into 87 lots for single family development, 8 lots for a homeowners association, 2 lots for Multi-Habitat Planning Area open space and 1 lot for public park; 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 Castlerock Amendment project would apply under the Annexation Scenario, and includes 87 single-family lots, 1 public park lot, 2 Multi-Habitat Planning Area lots, and 7 Homeowners Association lots;

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841 and Easement Vacation No. 1366480, and pursuant to Resolution No. [INSERT Planning Commission Resolution No.], the Planning Commission voted to recommend City Council approve the map; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented;

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841 and Easement Vacation No. 1366480 and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0491 and 125.1040 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 City Council having fully considered the matter and being fully advised concerning the same; NOW,

THEREFORE, BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That notwithstanding the tentative map utilization period in San Diego Municipal Code section 125.0460, the utilization date shall be as set forth in section 1 of Conditions of Amended Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841 and Easement Vacation No. 1366480, to allow for the LAFCO process to occur.

Section 2. That it adopts the following findings with respect to Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841 and Easement Vacation No. 1366480:

**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 Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project is consistent with the City of San Diego General Plan and the East Elliott Community Plan, which designates the area for residential use and Multiple Species Conservation Program open space. The project 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 up to 87 additional housing units, while minimizing the environmental impacts of the development and dedicating more than 11.1 acres of land into the Multiple Habitat Planning Area. The subdivision will retain the community character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

The Project is located within the area covered by the East Elliott Community Plan (Plan) adopted in April 1971, as amended by Resolution No. R-307682 in September 2012, which is the applicable land use plan for the Project area along with the City's General Plan.

The Project design is consistent with the Plan policies through the provision of 87 dwelling units, dedicating more than 11.1 acres of open space, implementation of contoured grading techniques wherever possible, and providing the possibility of annexation into the City of Santee. As amended in 1997, the Plan envisioned an expansion of the Multiple Habitat Planning Area lands within the community through either purchase of undeveloped lots or through the dedication of undeveloped land in conjunction with granting of development rights. Further, the Plan anticipated that up to 500 dwelling units would be provided in the area of the project and the proposed 87 dwelling units are consistent with the East Elliott Community Plan. The proposed Unit 5

amendment to the Castlerock subdivision is consistent with the City's General Plan and implements the goals and policies through expansion of the Multiple Habitat Planning Area and providing needed housing units for the region.

Therefore, the proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project complies with the regulations of the Land Development Code, including requirements for floor area ratio, street design, open space, grading, landscaping, etc. and all other requirements of the development criteria for its zones, except for deviations, which are more specifically described below.

Implementation of the Castlerock project will require three deviations from the Land Development Code. These deviations are specifically:

	<u>RX-1-1 Zone</u>	<u>Proposed</u>
• Maximum Building Height	30 feet	33 feet
• Front Yard Setback	15 feet	10 feet
• Exceed the maximum encroachment into steep hillsides		

The first deviation addresses the maximum height of the proposed chimneys of single family structures. The original Castlerock project includes eleven sets of architectural designs for the RX-1-1 zoned portion of the site for the development of single-family lots. Four of the proposed homes have chimneys that exceed the maximum height limitation of thirty-feet. The deviation to exceed the thirty-foot height limit will allow a maximum height of thirty-three-feet for these homes at the highest point. The eleven types of homes will be spread throughout the Project and not clustered in any one area. The variety of architecture includes one- and two-story homes and reflects the desire to create a community with visual variety and avoid repetitive streetscapes. The use of varied architecture mirrors the diverse architectural styles of the adjacent community which includes one- and two-story homes with a wide variety of architectural styles and alternative home orientations.

The second deviation addresses the front yard setback. Consistent with the adjacent neighborhood, the Project includes ten foot front yard setback which represents a deviation from the Land Development Code for the RX-1-1 zone which requires a fifteen foot front yard setback. As described previously, the Project responds to the unique characteristic of the site; therefore, does not represent a "typical" subdivision. Rather the curvilinear street system results in a wide variety of lot configurations, thereby creating the need to seek relief from the strict application of the front yard setback established in

the RX-1-1 zone. The desired deviation is not applicable to every lot, rather will be applied to specific lots as appropriate for siting each home on the specific lot.

The third deviation addresses encroachment into steep hillsides. The Project site has physical constraints that require a careful balancing of the policy goals of the East Elliott Community Plan, the Housing Element and other policies of the City's General Plan with the regulations of the Environmentally Sensitive Lands section 143.0142. The application of the section 143.0142 would create a conflict with policies that identify the goal of providing a variety of housing types and for residential density to be concentrated in the south west corner of the Plan area which is the location of the Project. The Project has been designed to limit the amount of disturbance in the remaining areas of the site. In order to accomplish the goals of the East Elliott Community Plan, impacts to steep hillsides cannot be avoided. If the density goals of East Elliott were dispersed across the Plan area rather than clustered in the southwest corner of the Plan, then such actions would create even greater impacts to steep slopes. In fact the Plan designates development in the southwest area of the Plan and prevents development in the other areas. Implementation of the Project is consistent with the policies the Plan envisioned yet results in unavoidable impacts to steep slope at the Project site while preserving steep hillsides in other areas of the Plan.

The Project with its proposed four deviations results in a more desirable project than could be achieved with strict compliance with the Land Development Code, for several reasons. The project has been designed and will be developed in accordance with the intent of the East Elliott Community Plan to assure that the residential theme, architectural character, development considerations, and other functional concepts of the East Elliott Community Plan are implemented. The proposed project will also be consistent overall with the City's General Plan.

The Project has been sited in response to a range of environmental considerations including sensitive landforms, steep slopes, and biological habitats. Revisions to the Project have been incorporated into the design by blending manufactured slopes to the existing topography wherever possible, by orienting the street and development pattern to be compatible with the natural topography of the land and by significantly reducing the boundaries of the proposed development.

Overall, the Project is designed to work with the natural environment and the site's topographic conditions and visually prominent location to create pleasant, safe neighborhoods while minimizing the environmental impacts of the development. In these ways, the Project will fulfill a community need for additional housing products while implementing the purposes of the East Elliott Community Plan and the other relevant policy documents, and therefore will be beneficial to the community as a whole.

The Project will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) which 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.

**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 Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The site is physically suitable for residential development. The residential development is on a location and scale consistent with the East Elliott Community Plan, and is consistent in types and intensity of use with surrounding residential developments. The density does not exceed that density allowed by the East Elliott Community Plan, thereby maintaining consistency with the goals and policies of the City General Plan Housing Element. 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 in Santee. In addition, approximately 11.1-acres of open space would be dedicated as part of the proposed project will be contiguous with surrounding areas of the MHPA. As a result, the site is physically suitable for the design and siting of the proposed project and for the type and density of development.

The applicant's consultants submitted an Update to Geotechnical Investigation, Castlerock, San Diego, California, prepared by Geocon, Incorporated, dated December 1, 2014 and December 12, 2014, a Preliminary Hydrology Study prepared by Latitude 33 Planning and Engineering dated February 6, 2015, a Water Quality Technical Report prepared by Chang Consultants, dated February 4, 2015, an Updated Jurisdictional Delineation Report prepared by Glenn Lukos Associates, dated September 10, 2014 and a Biological Resources Assessment prepared by Natural Resource Consultants, dated December 12, 2014, all which find the site is physically suitable for the type and density of the proposed development. Therefore, the site is physically suitable for the type and density of the development.

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

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

A site specific impact analysis was prepared for the Project that identifies the Project design features and a Mitigation Monitoring and Reporting Program, which when combined with implementation of the federal, state, and local rules and regulations and the Project's permit conditions are reasonably related to and are calculated to alleviate negative impacts created by the proposed development. Findings to support the conclusions in the Addendum to the original EIR have been made, are part of the administrative record, and are hereby incorporated by reference. In addition, all

mitigation measures identified in the EIR that are associated with the Project have been adopted and are incorporated into the conditions of approval.

Implementation of a Mitigation Monitoring and Reporting Program 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 City's regulations and the Biology Guidelines. In addition, water quality measures and storm water detention facilities are incorporated into the Project design to avoid onsite or offsite impacts to fish or wildlife or their habitats to the maximum extent feasible.

As part of the Project, a Multiple Habitat Planning Area Boundary Line Adjustment (MHPA BLA) is proposed to allow for modification to the MHPA boundary line on the site to conserve specific sensitive biological resources. Through the incorporation of conditions contained within the Mitigation Monitoring and Reporting Program, the MHPA boundaries shown in the adopted MSCP Subarea Plan will be functionally equivalent to the MHPA boundary proposed by the original Castlerock project. The proposed MHPA BLA with native grassland restoration will result in the equivalent overall habitat function, wildlife movement, preserve configuration and management of the MHPA. Mitigation for all impacts to the MHPA areas will be provided in accordance with the MSCP. The Project will dedicate lands within the MHPA which assures those lands are preserved and eliminates the potential introduction of other uses in the preserve. In addition, the controls imposed on drainage and toxics, lighting, noise, barriers, invasive plant species, brush management and grading will be consistent with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan. Therefore, design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The proposed grading, as approved by the City Engineer, in connection with the Project 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. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the associated permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability. All grading will meet or exceed the requirements of the City's regulations.

The potential presence of subsurface unexploded ordnances on the Project site will be remediated through removal actions in accordance with a Removal Action Work Plan. This plan will define safe removal strategies and methods to minimize impacts to the

environment. Implementation of the Removal Action Work Plan and compliance with applicable regulations will result in a project that is not detrimental to public health, safety, and welfare.

Additionally, the Project will implement the Multiple Habitat Planning Area within the East Elliott Community Planning area while providing brush management zones consistent with the Municipal Code requirements. All brush management required for the Project will be conducted in a manner consistent with the Land Development Manual, the City approved alternative compliance, and the applicant's Fire Protection Plan which is a project design feature.

The Project subdivision will have adequate levels of essential public services available to residents, visitors and employees, including but not limited to police, fire, and medical services, and will not have an impact on the provision of such services. Other public services, such as schools, public parks, and libraries, will also be adequate for the proposed Project, as will the necessary utilities such as electricity, water, and wastewater. Conditions of approval required for the Project will address lighting, the generation of noise, the appearance of landscaping and the placement of buildings, and the development of the site and address the continued operation of the site for the intended uses. Storm water impacts from the proposed project will be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices.

The Project's permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the design of the subdivision or the type of improvement will not be detrimental to public health, safety and welfare.

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

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project and the type of improvements are such that they 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. For additional information, refer to Street Vacation and Easement Vacation findings below.

**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 Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project will not impede or inhibit any future passive or natural heating and cooling opportunities. The Project has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. 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.

For example, through its participation in the California Green Builder Program and the California Green Building Code, the Project will be constructed with high performance energy efficient windows, improved insulation, radiant barriers and insulated attic ducts that minimize heat gains in the summer and heat losses in the winter. Combined, these design features and the proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and San Diego Municipal Code Section 125.0440(g) as these features promote 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 Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project proposes to develop up to 87 dwelling units with a variety of lot sizes and to provide MHPA open space within the RX-1-1 and OC-1-1 Zones and the East Elliott Community Plan, which encourages residential development at this location. The Project will comply with the City's Inclusionary Housing Ordinance and 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 Project 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 Municipal Code Section 125.0440(h).

Section 3. That portions of public sewer easements, located within the project boundaries as shown on Amended Vesting Tentative Map No. 1366479, shall be vacated, contingent upon the recordation of the Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

- 1. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The, slope, sewer easements, utility and other non-road easements (Public Service Easements) identified on the Amended Vesting Tentative Map proposed to vacated are appropriate because they are part of an easement relocation plan that will allow for the reasonable development of the project while maintaining or improving the level of use for other landowners in the East Elliott Community Plan Area.

These Public Service Easements were created by the federal government for access roads, slopes, and sewers to its surplus properties and were drawn without regard to topography or practical engineering design to establish legal access and sewer service access to the parcels prior to their sale. The City of San Diego accepted these road, slope, and utility easements through a series of resolutions in 1962, 1965, and 1967, which terminated private road, slope and utility easements by the terms of such private easements. The new location and dedication of the easements and/or public right-of-way will either continue to provide or improve reasonable use to the public facility and for the purpose for which the Public Service Easements was originally acquired, to the extent the purpose of the Public Service Easement still exist. Providing access for public utility and sewer to privately owned lots will continue under the proposed relocation plan as identified on the Amended Vesting Tentative Map. In addition, no public improvements or facilities were constructed within the areas proposed for vacation. Therefore, there is no present or prospective use for the existing Public Service Easements, or for the facility for which they were originally acquired or for any other public use or a like nature that can be anticipated that requires it to remain in its current location.

- 2. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment. (San Diego Municipal Code § 125.1040(b))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The land made available by the easement vacation will be improved to provide additional housing capacity, providing up to 87 housing units, while preserving more than 11.1 acres of land by including it in the MHPA. The Project has been designed and will be developed in accordance with the intent of the East Elliott Community Plan to assure that the residential theme, architectural character, development considerations, and other functional concepts of the East Elliott Community Plan are implemented. The Project would also be consistent with the City's General Plan.

Development areas have been sited in response to a range of environmental considerations including steep slopes, and biological habitats. Revisions to the Project have been incorporated into the design by blending manufactured slopes to the existing topography, by orienting the street and development pattern to be compatible with the natural topography of the land and by significantly reducing the boundaries of the proposed development through the use of retention walls.

Overall, the Project is designed to work with the natural environment and the site's topographic conditions to create pleasing neighborhoods while minimizing the environmental impacts of the development. Therefore, the public will benefit from the utilization of the vacated Public Service Easement area that makes the Project possible. The vacation of the Public Service Easements will benefit the public through making additional land available for development in an orderly fashion. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

**3. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project is located within the area covered by the Elliott Community Plan adopted in April 1971 and amended by Resolution No R-308433, October 1, 2013 (the "East Elliott Community Plan"), which is the applicable land use plan for the Project area along with the City's General Plan. The East Elliott Community Plan lists residential development among the allowable uses for the site. The Project implements the goals and policies of these documents by creating a subdivision that accommodates a portion of the housing needs within the community, providing up to 87 additional housing units, while minimizing the environmental impacts of the development and dedicating land in the MHPA. For additional information, refer to Vesting Tentative Map Findings 1 and 5 above.

**4. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which**

**the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Public Service Easements to be vacated are appropriate because the vacations allow for the reasonable development of the Project while maintaining or improving the level of services for and to other landowners in the East Elliott Community Planning area and the public by means of an improved system of dedicated public rights-of-way built to the City's Street Design Manual standards and those of the Green Book Standards for public works including the provision of public services. The Public Service Easements for which the easements were originally acquired will not be detrimentally affected by the vacation because the new location and dedication of the public right-of-way will either continue or improve the level of service where none presently exist and service to nearby properties and to the public, which is the purpose for which the Public Service Easements was originally acquired. Providing public services to privately owned parcels in the East Elliott Community Planning area will continue under the proposed Amended Vesting Tentative Map for the same reasons discussed in the findings cited above.

Section 4. That portions of public road easements, located within the project boundaries as shown on Amended Vesting Tentative Map No. 1366479, shall be vacated, contingent upon the recordation of the Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

- 1. There is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The public road easements identified on Sheet 3 of Amended Vesting Tentative Map proposed (collectively "Public Road Easements") to be vacated are appropriate as the vacation will allow for the reasonable development of the Project while maintaining or improving the level of access for other landowners in the East Elliott Community Planning Area. An easement relocation plan is on file with the City.

During the period between 1962 and 1970, the federal government provided easements for access roads, slopes and sewers to these surplus properties to the City of San Diego; these easements were drawn without regard to topography or practical engineering

design, but only to establish legal access and sewer service access to the parcels prior to their sale. The City of San Diego accepted these road, slope, and utility easements through a series of resolutions in 1962, 1965, and 1967, which terminated private road, slope and utility easements by the terms of such private easements.

The new location and dedication of the public right-of-way as shown on the Amended Vesting Tentative Map will either continue to provide or improve reasonable access to the public facility and purpose for which the Public Road Easements were originally acquired, to the extent the purpose of the Public Road Easements still exist. Providing public access to privately owned lots will continue under the proposed relocation plan. Although some parcel owners in the East Elliott Community Planning Area may need to drive slightly longer distances on the relocated Public Road Easements, often this will result in an improved level of service to those parcels because few, if any, of the Public Road Easements have been developed or maintained by the City, due to the rugged terrain and lack of development on those parcels.

When the United States Government originally created the Public Road Easements in the 1960's, the easements were drawn for the convenience of establishing legal access to legal lots that only existed on paper. Commonly known as "paper easements," these easements were drawn without regard to the physical terrain, sound engineering practices, biological habitat impacts, or the design of any specific development project. Some Public Road Easements enter the sides of steep slopes, sensitive habitats, or canyons where no civil engineer would have placed them if the purpose were to provide affordable, safe, and convenient access to developable lots. In contrast, the proposed easement relocation plan requires the Project developer, as a condition of the project, to construct an actual road within the Project boundaries on which the public can travel and access Mast Boulevard safely via an improved, signaled intersection, thus either maintaining or improving the level of service provided by the public right-of-way.

In addition, no roads have been built on these public right-of-way. Therefore, there is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

**2. The public will benefit from the vacation through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The land made available by the public right-of-way vacation will be improved to provide additional housing capacity, providing up to 87 housing units, while preserving more than 11.1 acres of land by including it in the MHPA. The Project has been designed and will be developed in accordance with the intent of the East Elliott Community Plan to assure that the residential theme, architectural character, development considerations, and other functional concepts of the East Elliott Community Plan are implemented. The proposed project would also be consistent with the City's General Plan.

Development areas have been sited in response to a range of environmental considerations including steep slopes and sensitive biological habitats. Revisions to the Project have been incorporated into the design by blending manufactured slopes to the existing topography where possible, by orienting the street and development pattern to be compatible with the natural topography of the land and by significantly reducing the boundaries of the proposed development through the use of retention walls.

Overall, the Project is designed to work with the natural environment and the site's topographic conditions to create pleasing neighborhoods while minimizing the environmental impacts of the development. Therefore, the public will benefit from the utilization of the vacated public right-of-way area that makes the Project possible.

**3. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The Project is located within the area covered by the Elliott Community Plan adopted in April 1971 and amended by Resolution No R-308433, October 1, 2013 (the "East Elliott Community Plan"), which is the applicable land use plan for the Project area along with the City's General Plan. The East Elliott Community Plan lists residential development among the allowable uses for the site. The Project implements the goals and policies of these documents by creating a subdivision that accommodates a portion of the housing needs within the community, providing up to 87 additional housing units, while minimizing the environmental impacts of the development and dedicating land in the MHPA. For additional information, refer to Vesting Tentative Map Findings 1 and 5 above.

**4. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation. (San Diego Municipal Code § 125.0941(d))**

The Castlerock Amendment (Project) includes 87 single-family lots, one public park lot, two Multi-Habitat Planning Area lots and seven Homeowners Association lots.

The public right-of-way to be vacated are appropriate because the vacations allow for the reasonable development of the Project while maintaining or improving the level of access for other landowners in the East Elliott Community Planning area and the public by means of an improved system of dedicated public rights-of-way built to the City's Street Design Manual standards and those of the Green Book Standards for public works. The road easement for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation because the new location and dedication of the public right-of-way will either continue or improve the level of access and service to nearby properties and to the public, which is the purpose for which the road easement was originally acquired. Providing reasonable legal and physical access to privately owned parcels in the East Elliott Community Planning area will continue under the

proposed Amended Vesting Tentative Map for the same reasons discussed in the findings cited above.

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

Section 5. That based on the Findings hereinbefore adopted by the City Council, Amended Vesting Tentative Map No. 1366479, Public Right-of-Way Vacation No. 1487841 and Easement Vacation No. 1366480 are hereby granted to Pardee Homes subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

\_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]

ATTACHMENT: Conditions of Amended Vesting Tentative Map

Internal Order No. 24005111

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

**WHEN RECORDED MAIL TO**  
CITY CLERK  
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005111

**PLANNED DEVELOPMENT PERMIT NO. 1366476,  
SITE DEVELOPMENT PERMIT NO. 1366477 and MHPA Boundary Line Adjustment  
CASTLEROCK AMENDMENT PROJECT NO. 388889 [MMRP]  
Amending Planned Development Permit No. 19031, Site Development Permit No. 19032 and  
MHPA Boundary Line Adjustment  
CITY COUNCIL**

This Planned Development Permit No. 1366476, Site Development Permit No. 1366477 and MHPA Boundary Line Adjustment, amending Planned Development Permit No. 19031 and Site Development Permit No. 19032, is granted by the City Council of the City of San Diego to PARDEE HOMES, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0504. The 44.9 acre site is located north of Mast Boulevard, between Medina Drive and West Hills Parkway, in the existing RS-1-8 Zone (proposed RX-1-1 and OC-1-1 Zones) of the East Elliott Community Plan. The project site is legally described as portions of Lots 4, 5, 8 and 9 of the re-subdivision of a part of Fanita Ranch, Map thereof No. 1703, filed February 28, 1918, in the Office of the County Recorder, County of San Diego, state of California.

The City of San Diego, City of Santee, Padre Dam Municipal Water District and Pardee Homes have entered into an agreement identifying the rights and duties of said parties that would facilitate orderly development of the Castlerock Amendment project ("Annexation Agreement").

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to redesign Unit 5 to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, reduce impacts to the natural drainage within Unit 5, and increase the on-site park from 4 to 5.3 gross acres, an increase in the pocket park acreage, maintain access to the public open space and trails, reduce the on-site open space area, revise Unit 5 site plan increasing the development footprint by 3.4 acres, with four deviations to the development regulations and dedication of approximately 11.1 acres to the City of San Diego as open space within the Multi-Habitat Planning Area. The overall

limits of the original subdivision remain unchanged with the proposed project; however, the graded footprint increases by 3.4 acres described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Redesign Unit 5 to reconfigure portions of the public streets, reduce the number of dwelling units in Unit 5 from 93 to 87 single-family homes, reduce impacts to the natural drainage within Unit 5, and increase the on-site park from 4 to 5.3 gross acres, an increase in the pocket park acreage, maintain access to the public open space and trails, reduce the on-site open space area, revise Unit 5 site plan increasing the development footprint to 3.4 acres, with three deviations to the development regulations and dedication of approximately 11.1 acres to the City of San Diego as open space within the Multi-Habitat Planning Area. The overall limits of the original subdivision remain unchanged with the proposed project; however, the graded footprint increases by 3.4 acres;
- b. Three deviations relative to maximum building height, minimum front yard setback, and encroachment into steep hillsides; specifically described as:

<u>Deviation</u>	<u>RX-1-1 Zone</u>	<u>Allowed</u>
• Maximum building height	30 feet	33 feet
• Minimum Front Yard Setback	15 feet	10 feet
• Exceed the maximum encroachment allowed into <i>steep hillsides</i> ;		

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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. The utilization period for this Planned Development Permit/Site Development Permit is tolled for five years from \_\_\_\_\_, 2015 (date of final passage of Ordinance No. \_\_\_\_\_ approving the Amended Vesting Tentative Map) or until a Local Agency Formation Commission final decision on the Reorganization occurs, whichever is earlier. This Site Development Permit/Planned Development Permit must be utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within three years after the tolling period ends, unless an extension of time is approved in accordance with the San Diego Municipal Code.

2. This Planned Development Permit No. 1366476, Site Development Permit No. 1366477 and MHPA Boundary Line Adjustment (Permit) amends and supersedes Planned Development Permit No. 19031 and Site Development Permit No. 19032 as the former permit applies to Unit 5 as described by the drawings marked Exhibit "A." Where there may be a conflict between this Permit and the Planned Development Permit No. 19031 and Site Development Permit No. 19032, this Permit shall prevail and the conditions of Planned Development Permit No. 19031 and Site Development Permit No. 19032 shall be considered null and void having no force or effect.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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.

11. The development approved in this Planned Development Permit No. 1366476 and Site Development Permit No. 1366477 shall comply with the conditions of Amended Vesting Tentative Map No. 1366479.

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

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

13. 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.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

15. 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.

16. The mitigation measures specified in the MMRP and outlined in Addendum to Environmental Impact Report No. 388889 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

17. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Environmental Impact Report No. 388889, 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:

**Landform Alteration/Visual Quality/Neighborhood Character**  
**Air Quality**  
**Biological Resources**  
**Cultural/Historical Resources**  
**Human Health/Public Safety/Hazardous Materials**  
**Noise**  
**Paleontological Resources**  
**Transportation/Traffic Circulation**

**AFFORDABLE HOUSING REQUIREMENTS:**

18. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**AIRPORT REQUIREMENTS:**

19. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

**GEOLOGY REQUIREMENTS:**

20. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

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

**ENGINEERING REQUIREMENTS:**

22. All driveways and curb openings shall comply with City Standard Drawings SDG-160 and SDG-164, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

24. Prior to the issuance of any construction permits, the Owner/Permittee 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.

25. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

26. The drainage system for this project will be subject to approval by the City Engineer.

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

28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be

calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

#### **LANDSCAPE REQUIREMENTS:**

30. Prior to issuance of any construction permits for grading, landscape construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Land Development Manual Landscape Standards, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to the Exhibit "A."

31. Prior to issuance of any engineering permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

32. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

33. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

34. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

35. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

36. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.

**PLANNING/DESIGN REQUIREMENTS:**

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

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

39. The Owner/Permittee shall post a copy of each approved discretionary Permit and Amended Vesting Tentative Map in its sales office for consideration by each prospective buyer.

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

41. If the project is not annexed to the City of Santee, then prior to issuance of the first building permit for any dwelling units within the project, the Owner/Permittee shall have demonstrated, to the satisfaction of the City of San Diego Fire-Rescue Department and the Director of the City of San Diego Development Services Department, that fire protection services and emergency medical services shall be provided to all dwelling units within the project via an irrevocable agreement with the City of Santee to provide these services or an equivalent alternative.

42. Prior to final inspection of any building permit, the Owner/Permittee shall provide verification that the project design features listed in Section 3.2.1.11 of the Environmental Impact Report, Project No. 10046/ SCH No. 2004061029 and elsewhere in the EIR, or their equivalents, are included, to the satisfaction of the Director of Development Services.

43. Prior to final inspection of any building permit, the Owner/Permittee shall provide verification that greenhouse gas emissions generated directly by the project are within the projected levels described in the Environmental Impact Report, Project No. No. 10046/ SCH No. 2004061029, satisfactory to the Director of Development Services.

**MSCP REQUIREMENTS:**

44. The Owner/Permittee shall ensure that there is no net loss of biological functions and values of all property identified as MHPA conveyed by covenant of easement, or fee-title, upon approval of Amended Vesting Tentative Map No. 1366479.

45. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the

on-site Multiple Habitat Planning Area to the City's Multiple Species Conservation Program preserve through either a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, or in fee title to the City through an Irrevocable Offer of Dedication, as shown on Exhibit "A." Said offer of fee-title shall be accepted by the City upon completion of the project grading and construction and after approval from the Park and Recreation Department Open Space Division Deputy Director.

46. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas and graded slopes and be free and clear of all private easements, private encroachments, private agreements and/or liens.

47. The Owner/Permittee shall grant a covenant of easement in favor of the City and United States Fish and Wildlife Service and California Department of Fish and Wildlife on any on-site MHPA lands that are not dedicated in fee title to the City.

48. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed by the City.

49. Prior to acceptance of fee-simple dedication, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

#### **PARK AND RECREATION REQUIREMENTS:**

50. Prior to issuance of the first building permit, the Owner/Permittee shall assure through a Park Development Agreement, the design, construction and conveyance of a 4.47 acre public park as shown on the approved Exhibit "A."

51. The Owner/Permittee shall provide a pro rata share of the cost of a community recreation building and a community swimming pool. The Owner/Permittee shall satisfy this requirement through payment of a City of Santee public facility development impact fees as identified in the Annexation Agreement.

52. The Owner/Permittee shall use gravel footings for all peeler log fencing to be maintained by the City of San Diego.

53. The Owner/Permittee shall ensure that all irrigation proposed on City fee-owned open space be a temporary on-grade system shall be removed upon acceptance of the revegetation by the City of San Diego Park & Recreation Department.

54. Prior to issuance of the first building permit, the Owner/Permittee shall ensure the Park and Recreation Department review and approval of a revegetation plan that identifies all planting within the proposed City fee-owned open space has a minimum 25 month maintenance and

monitoring period, that includes success criteria, prior to dedication of the property to the City of San Diego in fee-ownership.

55. The Owner/Permittee shall ensure that no City fee-owned open space shall have any brush management requirements placed on it.

56. The Owner/Permittee shall ensure that all remedial grading and associated infrastructure are privately owned and maintained.

**TRANSPORTATION REQUIREMENTS:**

57. The Owner/Permittee shall provide and maintain a 25 foot by 25 foot sight visibility triangular area along the property lines at the southeast and southwest corners of the intersection of Street C and Street F, the northeast and northwest corners of the intersection of Street C and Street E and the southeast and southwest corners of the intersection of Street C and Street F (west). No obstacles higher than 36 inches shall be located within these areas (landscape, hardscape, walls, columns, signs shrubs, et cetera).

58. The Owner/Permittee shall provide and maintain a minimum of two on-site parking spaces for each residential unit at all times. All on-site parking spaces 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 Development Services Director.

**PUBLIC UTILITY REQUIREMENTS:**

59. Prior to approval of public improvement plans, the Owner/Permittee is required to provide a sewer study for all proposed public sewer facilities (and proposed private sewer facilities serving more than one lot) consistent with the Amended Vesting Tentative Map and/or the Exhibit "A" and in accordance with the Padre Dam Municipal Water District's current Sewer Design Guide, if Reorganization is approved, or City of San Diego's current Sewer Design Guide, if Reorganization is not approved to determine appropriate sewer facilities needed to serve this development and to show that the existing and proposed public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

60. The Owner/Permittee shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved Amended Vesting Tentative Map may require modification based on the accepted sewer study.

61. An Encroachment Maintenance and Removal Agreement shall be required for and prior to proposed improvements of any kind, including landscape, hardscape (i.e. medians, curbs, etc.), and enhanced paving, to be installed in or over easements.

62. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence, satisfactory to the Padre Dam Municipal Water District, if Reorganization is approved or City of San Diego Public Utilities Department, if Reorganization is not approved indicating each lot will

have its own sewer lateral or provide recorded CC&R's for the operation and maintenance of onsite private sewer facilities that serve more than one lot/ownership.

63. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of sewer service(s) outside of any driveway, in a manner Padre Dam Municipal Water District, if Reorganization is approved or City of San Diego Public Utilities Department, if Reorganization is not approved.

64. Prior to the issuance of any certificates of occupancy, all public sewer facilities shall be completed and operational in a manner satisfactory to the Padre Dam Municipal Water District, if Reorganization is approved, or City of San Diego Sewer Design Guide and City regulations, if Reorganization is not approved.

65. All proposed public sewer facilities must be designed and constructed in accordance with Padre Dam Municipal Water District, standards and practices pertaining thereto, if Reorganization is approved, or City of San Diego Sewer Design Guide and City regulations, if Reorganization is not approved.

66. 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.

67. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. Trees and shrubs shall not be located within any sewer easement.

68. Prior to the approval of any public improvement drawings, the Owner/Permittee shall provide a water study consistent with the Amended Vesting Tentative Map and Exhibit "A," satisfactory to the Padre Dam Municipal Water District if Reorganization is approved, or satisfactory to the City of San Diego Public Utilities Department if Reorganization is not approved. The Owner/Permittee shall be responsible for installing all water facilities, as required by the approved water study, necessary to serve this development. Water facilities shown on the approved Amended Vesting Tentative Map may require modification based on the accepted water study. The study shall include redundancy throughout construction phasing. If phasing of the development is proposed, then a phasing plan shall be included in the studies.

69. Prior to final inspection of any dwelling unit, all public water facilities shall be complete and operational in a manner satisfactory to the Padre Dam Municipal Water District, if Reorganization is approved, or City of San Diego Public Utilities Department and the City of San Diego City Engineer, if Reorganization is not approved, as shown on Amended Vesting Tentative Map and/or Exhibit "A."

70. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Padre Dam Municipal Water District standards and practices, if

Reorganization is approved, or City of San Diego Public Utilities Department and the City of San Diego City Engineer, if Reorganization is not approved.

**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 City Council of the City of San Diego on **[INSERT Approval Date]** and **[Approved Resolution Number]**.

Permit Type/PTS Approval No.: PDP No. 1366476, SDP No. 1366477  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
John S. Fisher  
Development Project Manager

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

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

**PARDEE HOMES**, a California Corporation  
Owner/Permittee

By \_\_\_\_\_  
Beth Fischer  
Division President – San Diego

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



CITY COUNCIL  
CONDITIONS FOR AMENDED VESTING TENTATIVE MAP NO. 1366479,  
EASEMENT VACATION NO. 1366480 AND STREET VACATION NO. 1487841  
CASTLEROCK AMENDMENT - PROJECT NO. 388889 [MMRP]

ADOPTED BY ORDINANCE O-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. The utilization period to file a final map for this Amended Vesting Tentative Map is tolled for five years from \_\_\_\_\_, 2015 (date of final passage of Ordinance No. \_\_\_\_\_) or until a Local Agency Formation Commission final decision on the Reorganization occurs, whichever is earlier. This Amended Vesting Tentative Map will expire three years after the tolling period ends, absent further legal basis for extension under the Subdivision Map Act.
2. This Amended Vesting Tentative Map and Easement Vacation must be utilized in accordance with Chapter 12, Article 5, Division 4 of the SDMC within three years after the tolling period ends, unless an extension of time is approved in accordance with the San Diego Municipal Code.
3. 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.
4. 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.
5. The Final Map shall conform to the provisions of Planned Development Permit No. 1366476 and Site Development Permit No. 1366477.
6. 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

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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.

### **ENGINEERING**

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits, excepting services to and from the existing San Diego Gas and Electric substation. 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.
9. 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 Amended 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**

10. Prior to the expiration of the Amended Vesting Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
11. Pursuant to California Government Code section 66434 (g), the following right-of-ways and public service easements, located within the project boundaries as shown in Amended Vesting Tentative Map No. 1366479, shall be vacated, contingent upon the recordation of the approved Final Map for the project:
  - a. Portions of the public road easement per document recorded June 7, 1965, as File No. 101350.
  - b. Portions of the public road easements per Miscellaneous Map No. 465, document recorded February 15, 1965, as File No. 26326.

- c. Portions of the public road easements per document recorded May 3, 1966, as File No. 74588.
- d. Sewer easements 2, 3 and 4 per document recorded July 6, 1965, as File No. 120547.
- 12. 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.
- 13. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
- 14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
- 15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
- 16. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

## **LANDSCAPE/BRUSH MANAGEMENT**

17. Prior to recording the Final Map, the Subdivider shall submit for review, a Landscape Maintenance Agreement for all landscape improvements within the public right-of-way area consistent with Exhibit "A." The approved Landscape Maintenance Agreement shall be recorded and bonded prior to recordation of the Final Map.

## **PLANNING**

18. Prior to recording the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are (a) outside the allowable development area on the premises as shown on Exhibit "A" outside of the open space lands to be dedicated to the City of San Diego pursuant to the MSCP Conditions herein, for open space, in accordance with San Diego Municipal Code Section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibits Exhibit "A."

## **TRANSPORTATION**

19. Prior to recording a Final Map, the Subdivider shall assure, by permit and bond, the construction of Street C from Street B to Street E as a two-lane collector street with a minimum pavement width of 32 feet within 56 feet of right-of-way with a twelve-foot parkway on each side, satisfactory to the City Engineer.
20. Prior to recording a Final Map, the Subdivider shall assure, by permit and bond, the construction of Street C from Street E to 350 feet east of Street E as a two-lane local residential street with a tree pop out, with a minimum pavement width of 36 feet within 60 feet of right-of-way with a twelve-foot parkway on each side, satisfactory to the City Engineer.
21. Prior to recording a Final Map, the Subdivider shall assure, by permit and bond, the construction of Street C from 350 feet east of Street E to the Cul-de-sac as a two-lane local residential street with a tree pop out with a minimum pavement width of 30 feet within 60 feet of right-of-way with an eighteen foot on east side and 12 foot parkway on west side, satisfactory to the City Engineer.
22. Prior to recording a Final Map, the Subdivider shall assure, by permit and bond, the construction of Street E as a two-lane collector street with a minimum pavement width of 36 feet within 60 feet of right-of-way with a twelve foot parkway on each side, satisfactory to the City Engineer.

23. Prior to recording a Final Map, the Subdivider shall assure, by permit and bond, the construction of Street F as a two-lane local residential street with a minimum pavement width of 32 feet within 56 feet of right-of-way with a twelve foot parkway on each side, satisfactory to the City Engineer.

### **PUBLIC UTILITIES**

24. Prior to the approval of any public improvement drawings, the Subdivider shall provide an acceptable water study satisfactory to the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved. The Subdivider will be responsible for installing all water facilities, as required by the approved water study, necessary to serve this development. Water facilities shown on the approved Amended Vesting Tentative Map may require modification based on the accepted water study. The study shall include redundancy throughout construction phasing. If phasing of the development is proposed, then a phasing plan shall be included in the studies.
25. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.) for all public water facilities that are not located within fully improved public right-of-ways, satisfactory to the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved. Easements shall be located within singles lots, when possible, and not split longitudinally. Vehicular access roadbeds shall be a minimum of 24 feet wide and surfaced with suitable approved material satisfactory to the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved.
26. The Subdivider shall install fire hydrants at locations satisfactory Padre Dam Municipal Water District and the City of Santee Fire Chief if the Reorganization is approved or the City of San Diego Fire Marshal and the City of San Diego Public Utilities Department if the Reorganization is not approved. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Subdivider shall install a redundant water system satisfactory to the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved.
27. The Subdivider shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or

landscaping of any kind shall be installed in or over any vehicular access roadway.

28. The Subdivider shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved.
29. The Subdivider shall provide a 10 feet minimum (edge to edge) separation between water and sewer main and provide a 5 feet minimum separation between water main and face of curb per Padre Dam Municipal Water District standards and practices, except as noted on the Amended Vesting Tentative Map, if Reorganization is approved, or City of San Diego Sewer Design Guide and City regulations, if Reorganization is not approved.
30. The Subdivider shall design and construct all proposed public water facilities in accordance Padre Dam Municipal Water District standards and practices, if Reorganization is approved or City of San Diego Public Utilities Department, if Reorganization is not approved.
31. Prior to recording the first Final Map, the Subdivider shall assure by permit and bond the construction of sewer facilities, as shown on the Amended Vesting Tentative Map, to the satisfaction of the Padre Dam Municipal Water District standards and practices, if Reorganization is approved or City of San Diego Public Utilities Department requirements, if Reorganization is not approved.
32. Prior to recording the Final Map, the Subdivider shall grant sewer and access easements for the construction of sewer facilities within or necessary for said Final Map, as shown on the Amended Vesting Tentative Map, to the satisfaction of the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved.
33. Prior to recording the Final Map, the Subdivider shall assure, by permit and bond, the construction of all off-site sewer and water facilities to provide service to the proposed development as required per the accepted water and sewer studies to the satisfaction of the Padre Dam Municipal Water District standards and practices if the Reorganization is approved, or City of San Diego Public Utilities Department if the Reorganization is not approved.

**MSCP**

34. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area to the City's Multiple Species Conservation Program preserve through either a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, or in fee title to the City through an Irrevocable Offer of Dedication, as shown on the approved Amended Vesting Tentative Map. Said offer of fee-title shall be accepted by the City upon completion of the project grading and construction and after approval from the Park and Recreation Department Open Space Division Deputy Director.

**PARK & RECREATION**

35. The Subdivider shall indicate on the final map an easement for public access over all multi-use trails on private property. All public access easements for trail purposes shall be maintained by the property owner or landscape maintenance district.
36. The Subdivider shall ensure that all remedial grading and associated infrastructure are privately owned and maintained.
37. The Subdivider shall deed Lots "U" and "V" to the City of San Diego for open space purposes.
38. The Subdivider shall indicate on the final map a Recreation Easement for Recreation Lots over all private park areas to allow for public access. These private park areas shall be maintained by the property owner or landscape maintenance district.
39. To the extent consistent with MSCP Condition herein, prior to recording the final map, the Subdivider shall ensure that the lot(s) to be deeded to the City as open space are free and clear of all private easements (other than pre-existing easements shown on the approved VTM permit), private encroachments, private agreements and/or liens.
40. The Subdivider shall deed Lot "Q" to the City of Santee for recreational purposes.

**INFORMATION:**

- The approval of this Vesting 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

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but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto if the Reorganization is not approved or to the satisfaction of the Padre Dam Municipal Water District standards and practices, if Reorganization is approved. 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. 24005111

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RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on October 1, 2014, PARDEE HOMES, a California Corporation, Owner/Permittee, submitted an application to Development Services Department for a Amended Vesting Tentative Map, Public Right-of-way Vacation, Easement Vacation, Planned Development Permit, Site Development Permit and Multiple Habitat Planning Area Boundary Line Adjustment for the Castlerock Amendment (Project); and

WHEREAS, on October 1, 2013, the City Council of the City of San Diego adopted Resolution No. R-308432, certifying Environmental Impact Report No. 10046, adopting the Findings and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program, 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, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report No. 10046 if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Environmental Impact Report No. 10046 along with the Addendum No. 38889 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 Addendum to Environmental Impact Report No. 388889 for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report No. 10046 or that any significant effects previously examined will be substantially more severe than shown in the Addendum to Environmental Impact Report No. 388889.
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 recommends that the City Council adopt Addendum to Environmental Impact Report No. 388889 with respect to the Project, a copy of which is on file in the office of the Development Services Department.
6. That pursuant to CEQA Section 21081.6, the Planning Commission recommends adoption of 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 Department 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: JAN GOLDSMITH

By:

Shannon Thomas, Deputy City Attorney

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM**

Amended Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841, Easement Vacation No. 1366480, Planned Development Permit No. 1366476, Site Development Permit No. 1366477 and Multiple Habitat Planning Area Boundary Line Adjustment

PROJECT NO. 388889

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. 388889 shall be made conditions of Amended Vesting Tentative Map No. 1366479, Public Right-of-way Vacation No. 1487841, Easement Vacation No. 1366480, Planned Development Permit No. 1366476, Site Development Permit No. 1366477 and Multiple Habitat Planning Area Boundary Line Adjustment as may be further described below.

**GENERAL**

1. Prior to issuance of any construction permit, including but not limited to, the first grading permit, demolition plans/permits, and building plans/permits, the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division shall verify that the appropriate Mitigation Measures regarding Landform Alteration/Visual Quality/Neighborhood Character; Air Quality; Biological Resources; Historical Resources (Archaeological); Human Health/Public Safety/Hazardous Materials; Noise; Paleontological Resources; Traffic/Circulation; and Public Services have been included on the appropriate construction, grading, and/or building plans, included under the heading "Environmental Mitigation Requirements". In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.
2. Prior to the commencement of any work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Mitigation, Monitoring Coordination (MMC) Section, Resident Engineer, Building Inspector, Applicant, and all qualified monitors for the project (biologist, archaeologist, paleontologist, geologist) and other parties of interest.

**A. LANDFORM ALTERATION/VISUAL QUALITY/NEIGHBORHOOD CHARACTER**

Both the Annexation and No Annexation Scenarios would encroach into 15 percent of the steep slope acreage on-site, which exceeds the encroachment allowance, as no encroachment into steep slopes would be permitted under the ESL. In addition, both the Annexation Scenario and the No

Annexation Scenario would result in the construction of retaining walls that exceed the 6-foot height and 50-foot length significance criteria. Under San Diego thresholds, this is considered a significant impact associated with landform alteration.

The No Annexation Scenario would result in additional landform impacts over the Annexation Scenario due to the construction of a 1.76-million-gallon reservoir and the additional manufactured slope needed to accommodate the proposed water and sewer lines.

### *Landform Alteration*

Prior to issuance of grading permits, for both the Annexation and No Annexation scenarios, the project applicant shall implement the following measures to the satisfaction of the City Engineer:

- VIS-1: As a condition of the VTM approval and prior to the issuance of a grading permit for both the Annexation and No Annexation Scenarios, the Mayor's designee shall verify that the grading plans provide contour grading of manufactured slopes. Resident Engineers with San Diego's Department of Engineering and Capitol Projects/Field Engineering shall inspect the grading to ensure conformance with approved grading plans. In addition, landscaping techniques using plant material of varying heights in conformance with San Diego's Landscape Regulations and Manual shall be used in conjunction with contour grading to create an undulated slope appearance.

## **B. AIR QUALITY**

To reduce emissions of ROG, low-VOC content architectural coatings must be used. Thus, prior to issuance of grading or building permits, for both the annexation and no annexation scenarios, the project applicant shall implement the following measures to the satisfaction of the City Engineer:

- AIR-1: The applicant shall use exterior and interior coatings with a VOC content of 30 grams per liter or less during construction.

## **C. BIOLOGICAL RESOURCES**

### *Vegetation Communities*

Grading for the Annexation Scenario, both on- and off-site would result in potentially significant impacts to sensitive vegetation communities (coastal sage scrub, grasslands, and jurisdictional waters and wetlands, including vernal pools); sensitive plant species (San Diego barrel cactus, San Diego goldenstar, and variegated dudleya); sensitive wildlife species (California gnatcatcher, San Diego fairy shrimp, birds covered by the MBTA, and raptors).

- BIO-1: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity, project upland impacts shall be mitigated in accordance with the

San Diego LDC Biology Guidelines. On-site permanent impacts shall be mitigated through dedication of 14.1 acres of Tier I habitat inside the MHPA, 35.1 acres of Tier II or better habitat inside the MHPA, and 24.8 acres of Tier IIIB or better habitat inside the MHPA (refer to Addendum Table 5). Off-site permanent impacts shall be mitigated through dedication of 0.2 acre of Tier I habitat within the MHPA, 0.1 acre of Tier II or better habitat within the MHPA and 0.86 acre of Tier IIIB or better habitat within the MHPA (refer to Addendum Table 7). Mitigation land shall be provided on-site or in the East Elliott area. Mitigation land shall be conveyed to the City, as described in BIO-4.

BIO-2: After landslide remediation testing and design, but prior to issuance of permits to remediate any landslides, a final landslide remediation plan shall be prepared and submitted to the City for approval. This plan shall quantify and address remedial grading impacts to sensitive habitats, if any, in accordance with the San Diego Biology Guidelines and shall require habitat revegetation and remediation of the areas impacted by landslide testing and/or stabilization activities at a 1:1 ratio. Performance criteria for the revegetation area shall include 60 percent of the reference site for shrubs and a 50 percent of the reference site for herbaceous cover, with a 75 percent diversity rate relative to the reference site at the end of the five year maintenance and monitoring period.

Prior to issuance of grading permits, a temporary impact revegetation plan shall be prepared and submitted to the City for approval. This plan shall address the revegetation of all areas temporarily impacted by construction activities within the proposed MHPA, which is estimated to consist of 0.7 acre of Tier I habitat, 1.2 acre of Tier II habitat, and 0.6 acre of Tier III habitat at a 1:1 ratio in accordance with the San Diego Biology Guidelines. Performance criteria for the revegetation area shall include 60 percent of the reference site for shrubs and a 50 percent of the reference site for herbaceous cover, with a 75 percent diversity rate relative to the reference site at the end of the five year maintenance and monitoring period.

BIO-3: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity (except those necessary for geologic testing and/or landslide remediation), the grading plans shall include the following required measures:

Prior to project grading or vegetation clearance activities, the Owner/Permittee shall arrange to schedule a preconstruction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, Project Biologist, and the City's MMC Section, in addition to owner/permittee or designee and the construction crew. The project biologist shall conduct an educational session at this meeting regarding the need to avoid impacts outside of the approved development area and to protect sensitive flora and fauna (i.e. explain flag system for removal or retention, limit vegetation removal/demolition areas to fall only outside of sensitive biological areas).

A biological monitor shall be present during any/all construction activities. The project biologist shall supervise the installation of the limit of work fence to protect biological resources and during construction be on-site to prevent any new disturbances to sensitive habitat, plants and animals on-site. Any unforeseen impacts to sensitive biological resources shall be mitigated in accordance with the San Diego LDC and MSCP, to the satisfaction of the City and, as applicable, Resource Agencies. Prior to the release of the construction bond, a final monitoring report shall be submitted to the City.

BIO-4: After all restoration efforts have been signed off and accepted by the City, the on-site MHPA shall be conveyed to the City's MCSP preserve through one of the following:

- a) Dedication. The Owner/Permittee/Applicant shall convey the mitigation area in fee title to the City, or other conservation entities found acceptable by the City, USFWS, or CDFG through an irrevocable offer of dedication via the Final Maps. Conveyance of any land in fee shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities and manufactured slopes (with the exception of those that might be associated with the potential landslide area; San Diego Biology Guidelines 2002).
- b) Covenant of Easement. To the extent consistent with MSCP Implementing Agreement, the Owner/Permittee/Applicant must agree to a covenant of easement for the management of the mitigation area in perpetuity, recorded against the title of the property with the USFWS and the CDFG names as third party beneficiaries. Identification of permissible passive activities and any other conditions of the permit must be incorporated into the covenant. (San Diego Biology Guidelines 2002).
- c) Any other method of transfer permitted by the City's MSCP Subarea Plan or Implementing Agreement. To the extent consistent with MSCP Implementing Agreement and to facilitate MHPA conveyance, any non-fee areas located in the MHPA shall be lotted separately, with a covenant of easement, and be maintained in perpetuity by the Owner/Permittee/Applicant, unless otherwise agreed to by the City. All other on-site areas can be conveyed through any of the above methods.

#### *Sensitive Plants*

BIO-5: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity on-site, a qualified biologist shall submit final translocation plans for San Diego goldenstar, variegated dudleya and San Diego barrel cactus prepared in accordance with the San Diego Biology Guidelines for approval by

the staffs of Environmental Analysis Section (EAS), MSCP, and applicable Resource Agencies. These plans shall provide for the transplantation of San Diego goldenstar from the approximately 771 square-foot (<0.01 acre) area to be impacted by development within the existing MHPA to suitable areas within the proposed MHPA; the relocation of an estimated 1,000 square feet of variegated dudleya within the impact area to suitable areas within the MHPA; and the relocation of 42 individuals of San Diego barrel cacti impacted in the existing MHPA to suitable areas within the proposed MHPA. The translocation plans shall include (but are not limited to) requirements for site preparation, seed and plant collection, planting methods, maintenance and monitoring, and success criteria. Success criteria shall include:

#### **Variegated Dudleya**

- 1) The establishment of a self-sustaining population of the translocated species with a minimum survivorship of 80 percent, with 15 percent of the surviving individuals being mature flowering plants in any of the five monitoring years at the translocation site (without supplemental water);
- 2) Less than 10 percent of the translocation and enhancement area shall be covered by exotic weeds at the end of five years; and
- 3) The translocated individuals shall have survived without supplemental watering for at least two years.

#### **San Diego Goldenstar**

- 1) The establishment of a self-sustaining population of San Diego goldenstar with a minimum survivorship of 80 percent of translocated individuals;
- 2) Fifteen percent of the surviving individuals will be mature flowering plants in any of the five monitoring years at the translocation site (without supplemental water);
- 3) Prior to the end of the five-year maintenance and monitoring period, the translocated individuals shall have survived without supplemental watering for at least two years; and
- 4) Individuals lost to herbivory or other causes will be replaced with seed grown plants and/or salvaged plants from the impact area outside of the MHPA such that, at the end of five years, 80 percent of the estimated number of individuals present in the impacted area (771 square feet) will be growing at the translocation site.
- 5) The enhancement and restoration of the native grassland habitat at the translocation site. In addition, a 100-foot protective buffer will be maintained (i.e., weeded) around the translocation site.
- 6) A total of 0 percent coverage by Cal-IPC (2006) High, Moderate, and Alert species and no more than 10 percent of the enhancement site will be covered by exotic weeds at the end of five years.

### San Diego Barrel Cactus

- 1) The establishment of a self-sustaining population of coast barrel cactus with a minimum 1:1 survivorship for either the 42 translocated individuals salvaged from within the MHPA; and
- 2) Prior to the end of the three-year maintenance and monitoring period, the translocated individuals will have survived without supplemental watering for at least one year.

As plant populations fluctuate from season to season and year to year, a final survey shall be undertaken to identify the individual number or acreage of variegated dudleya, San Diego barrel cacti, and San Diego goldenstar present within the development impact area. Any variegated dudleya plants found in the final survey within the project development impact area, and any San Diego barrel cacti, or San Diego goldenstar (excluding the San Diego golden star within the potential landslide remediation area) found within the existing MHPA area to be impacted by the project shall be included in the transplantation effort and the final translocation plans.

San Diego goldenstar impacts from potential landslide remediation shall be addressed in a San Diego Goldenstar Transplantation and Landslide Remediation Plan. After landslide remediation testing but prior to issuance of permits necessary for landslide remediation, a final San Diego Goldenstar Transplantation and Landslide Remediation Plan shall be prepared, if necessary, and approved by San Diego. This plan shall quantify and address remedial grading impacts to San Diego goldenstar in accordance with the San Diego LDC Biology Guidelines. San Diego goldenstar impacted through landslide remediation activities shall be mitigated through preservation within the East Elliott community in the MHPA. Prior to any needed landslide remediation, a San Diego goldenstar survey of the proposed preservation area shall be completed to verify adequate San Diego goldenstar acreage is available for preservation. Preservation land shall be conveyed to San Diego via methods indicated in BIO-4.

### *Sensitive Wildlife*

- BIO-6: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity, the Mayor (or appointed designee) shall verify that the following project requirements regarding the MBTA are shown on the construction plans: No clearing, grubbing, grading, or other construction activities shall occur between February 15 and August 15, the bird nesting season, unless a qualified biologist monitors vegetation clearing operations to search for and flag active nests so that they can be avoided.

- BIO-7: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, the Mayor (or appointed designee) shall verify that the following project requirements regarding raptors are shown on the construction plans:  
No clearing, grubbing, grading, or other construction activities shall occur between February 15 and August 15, the raptor nesting season, unless a qualified biologist completes a pre-construction survey to locate active raptor nests (if any). If active raptor nests are present, no grading or removal of habitat shall take place within 300 feet of active nesting sites during the nesting/breeding season (February 15 through August 15).
- BIO-8: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction related activity, the Mayor (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:  
No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the Mayor:
- A. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) recovery permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 A-weighted decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:
    - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
    - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the Mayor at least two weeks prior to the commencement of construction

activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring\* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16). \*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the Mayor, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the Mayor and applicable Resource Agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

- I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
- II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIO-9: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, the applicant shall provide the City with a copy of any required State or Federal permit necessary for the take of San Diego fairy shrimp.

BIO-10: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, a final restoration and management plan for San Diego fairy shrimp shall be completed, reviewed, and approved by the applicable Resource Agencies. This plan shall address the restoration of a minimum of 1,260 square feet of pools (3:1 mitigation ratio) and enhancement of the existing five pools to be preserved. The restoration plan shall identify collection and restoration methodology and activities, outline a monitoring and maintenance program, and include success criteria that must be met before the restoration program is deemed to be complete. Restoration activities shall include recontouring basins and populating the restored basins with appropriate vernal pool species, including San Diego fairy shrimp, from the impacted pools and/or a source approved by the USFWS. Required maintenance activities (e.g., weeding) shall be identified. BMZ-2 shall not be allowed within the vernal pool preserve area or vernal pool restoration area. The area shall be fenced and monitored for 5 years or until success criteria are met, whichever occurs first. Success criteria include:

- For each of the restored vernal pools, the area of vernal pool vegetation shall be defined for purposes of this section as coincident with the area supporting a combined relative pool species cover of more than 50 percent, measured within 45 days of the disappearance of standing water. In a drought year, this criterion shall be considered to be met if the total relative cover by vernal pool species equals that of the averaged value of control vernal pools having similar hydrological characteristics in that year and if the qualifying area has met this criterion in a previous monitoring year.
- For each of the restored vernal pools, the total absolute vegetative cover in areas of qualified vernal pool vegetation, not including target weed species, shall equal or exceed 50 percent of the averaged value of control vernal pools having similar hydrological characteristics.
- The restored vernal pools shall support reproducing populations of a minimum number of vernal pool plant species equivalent to that supported by the control vernal pools. Equivalence is met if (1) the vernal pool species richness value for the restored vernal pools is equal to or greater than the minimum value found in the control vernal pools and (2) the value of vernal pool species richness in the restored vernal pools is equal to or greater than that of the control vernal pools.
- The restored vernal pools shall support populations of at least two vernal pool indicator species, including San Diego fairy shrimp.
- Within each preserved vernal pool, California Invasive Plant Council List High, Moderate, and Alert species shall not be present. Within each

restored vernal pool, the relative cover of non-native species shall not exceed five percent.

- At the end of the five-year monitoring program, required native grassland upland cover values in the vernal pool restoration area would be 60 percent of the control site for native grass cover and 50 percent of the control site for herbaceous cover.
- The native grassland within the vernal pool restoration area shall be considered to meet the diversity and composition criteria if 75 percent of its upland plant taxa are shared with the control site after the five-year monitoring period.
- Within the native grassland upland habitat in the vernal pool restoration area, the relative cover of all non-native species shall not exceed an absolute value of 10 percent. Within the extended weed control area, no California Invasive Plant Council List High, Moderate, and Alert species shall be present. Prior to the end of the monitoring period, the restored vernal pools shall demonstrate hydrological patterns of duration, periodicity, and depth of inundation which fall within the range of variation observed in the control vernal pools.

*Jurisdictional Waters, Wetlands and Vernal Pools*

BIO-11: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction related activity on-site, the applicant shall obtain all appropriate USACE permit, CDFW Streambed Alteration Agreement, and RWQCB Water Quality Certification. Mitigation shall proceed according to permitting requirements of the applicable Resource Agencies and shall consist of a minimum 2:1 mitigation ratio of preservation/creation/restoration/ enhancement. The wetland mitigation shall include a minimum 1:1 creation component to ensure no net loss of wetlands. As such, mitigation shall include a minimum of 0.13 acre wetland creation, 0.13 acre wetland preservation/ enhancement, and 0.42 acre of non-wetland preservation within the Santee Subarea watershed (see Addendum Table 7). Temporary jurisdictional impacts shall be mitigated at a 1:1 ratio through the restoration of the drainage to the existing hydrologic values (see Addendum Table 8).

BIO-12: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any Construction-related activity on-site, a qualified biologist shall submit a final wetland mitigation plan to the USACE, RWQCB, San Diego (Park and Recreation, EAS, and MSCP), and CDFG for review and approval. This plan shall be prepared in accordance with the San Diego Biology Guidelines and shall include, at minimum, 0.07 acre of wetland creation. The wetland mitigation plan shall include a performance standard of 90 percent native cover and support 80 percent of the target species within the wetland creation area by the end of the 5 year maintenance and monitoring period. A conceptual wetland mitigation plan has been prepared and is included in Appendix B 6. This plan covers the creation

of 0.37 acre of riparian scrub on-site (see Figure 4.4-3), exceeding the wetland creation mitigation component requirement. The project would preserve 0.93 acre of USACE/RWQCB/CDFG jurisdictional habitat, and 0.65 acre of City wetlands on-site, which would exceed the preservation mitigation requirement.

Grading for the **No Annexation Scenario**, both on- and off-site would result in significant impacts to sensitive vegetation communities (coastal sage scrub, grasslands, and jurisdictional waters and wetlands, including vernal pools); sensitive plant species (San Diego barrel cactus, San Diego goldenstar, variegated dudleya, and San Diego ambrosia); sensitive wildlife species (California gnatcatcher, San Diego fairy shrimp, raptors, least Bell's vireo, and southwestern willow flycatcher).

### *Vegetation Communities*

BIO-13: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, project upland impacts shall be mitigated in accordance with the standards identified in the San Diego LDC Biology Guidelines. Mitigation land shall be provided on-site or in the East Elliott area. Mitigation land shall be conveyed to the City, as described in measure BIO-4.

Prior to the conveyance of the MHPA open space to San Diego, a coastal sage scrub restoration plan shall be approved by San Diego and the applicable Resource Agencies. The coastal sage scrub restoration plan shall restore 1.25 acre of coastal sage scrub temporarily impacted by infrastructure improvements along Mast Boulevard to pre-impact conditions or better. The restoration sites must achieve 75 percent native species cover and 95 percent native species composition relative to the reference sites at the end of the five year maintenance and monitoring period. Implementation of the plan shall be completed by a qualified habitat restoration consultant, to be approved by the applicant, applicable Resource Agencies and San Diego.

Mitigation measure BIO-2 identified above shall be implemented by the No Annexation Scenario to reduce potential landslide remediation impacts to sensitive habitat.

To ensure that grading operations do not inadvertently impact sensitive vegetation communities, the applicant shall implement mitigation measure BIO-3 identified above. Mitigation measure BIO-4 indicated above shall be implemented to convey the on-site portions of the MHPA to the City.

### *Sensitive Plants*

BIO-14: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, a qualified biologist shall submit final translocation plans for San Diego goldenstar, variegated dudleya and San Diego barrel cactus to the City

prepared in accordance with the San Diego Biology Guidelines for approval by the staffs of Environmental Analysis Section (EAS) and MSCP. These plans shall provide for the transplantation or preservation of San Diego goldenstar impacted by development within the MHPA at a 1:1 ratio to/within suitable areas within the MHPA; the relocation of variegated dudleya within the impact area to suitable areas to/within the MHPA; and the relocation of San Diego barrel cacti impacted in the MHPA to suitable areas within the MHPA. The translocation plans shall include (but are not limited to) requirements for site preparation, seed and plant collection, planting methods, maintenance and monitoring, and success criteria. Success criteria shall include:

#### **Variegated dudleya**

- (1) The establishment of a self-sustaining population of the translocated species with a minimum survivorship of 80 percent, with 20 percent of the surviving individuals being mature flowering plants in any of the five monitoring years at the translocation site (without supplemental water);
- (2) Less than 10 percent of the translocation and enhancement area shall be covered by exotic weeds at the end of five years; and
- (3) The translocated individuals shall have survived without supplemental watering for at least two years.

#### **San Diego goldenstar**

- (1) The establishment of a self-sustaining population of San Diego goldenstar with a minimum survivorship of 80 percent of translocated individuals;
- (2) Twenty percent of the surviving individuals will be mature flowering plants in any of the five monitoring years at the translocation site (without supplemental water);
- (3) Prior to the end of the five-year maintenance and monitoring period, the translocated individuals shall have survived without supplemental watering for at least two years; and
- (4) Individuals lost to herbivory or other causes will be replaced with seed grown plants and/or salvaged plants from the impact area outside of the MHPA such that, at the end of five years, 80 percent of the estimated number of individuals present in the impacted area will be growing at the translocation site.
- (5) The enhancement and restoration of approximately 1.0 acre of the native grassland habitat at the translocation site. In addition, a 100-foot protective buffer will be maintained (i.e., weeded) around the translocation site.
- (6) A total of 0 percent coverage by Cal-IPC (2006) High, Moderate, and Alert species and no more than 10 percent of the enhancement site will be covered by exotic weeds at the end of five years.

#### **San Diego barrel cactus**

- (1) The establishment of a self-sustaining population of coast barrel cactus with a minimum 1:1 survivorship for either the 41 translocated individuals salvaged from within the MHPA under the Annexation Scenario or the 40

translocated individuals salvaged from within the MHPA under the No Annexation Scenario.

- (2) Prior to the end of the three-year maintenance and monitoring period, the translocated individuals will have survived without supplemental watering for at least one year.

As plant populations fluctuate from season to season and year to year, a final survey shall be undertaken to identify the individual number or acreage of variegated dudleya, San Diego barrel cacti, or San Diego goldenstar present within the development impact area. Any variegated dudleya, San Diego barrel cacti, or San Diego goldenstar plants found in the final survey within the project development impact area (excluding the San Diego golden star within the potential landslide remediation area) shall be included in the transplantation effort and the final translocation plans.

San Diego goldenstar impacts from potential landslide remediation shall be addressed in the San Diego goldenstar transplantation and landslide remediation plan. After landslide remediation testing but prior to issuance of permits necessary for landslide remediation, a San Diego goldenstar transplantation and landslide remediation plan shall be prepared, if necessary, and approved by the City. This plan shall quantify and address remedial grading impacts to San Diego goldenstar in accordance with the San Diego LDC Biology Guidelines. San Diego goldenstar impacted through landslide remediation activities shall be mitigated through preservation within the East Elliott community in the MHPA. Prior to any needed landslide remediation, a San Diego goldenstar survey shall be completed of the proposed preservation area to verify adequate San Diego goldenstar acreage is available for preservation. Preservation land shall be conveyed to the City via methods indicated in measure BIO-4.

- BIO-15: Prior to the issuance of a Notice to Proceed for any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity off-site, a USFWS permit shall be obtained and a two-year San Diego ambrosia critical habitat enhancement plan shall be prepared and implemented by a qualified biologist. This plan shall include specific weeding and soil decompaction requirements for project impacts to San Diego ambrosia critical habitat, with the intent to keep the habitat open for potential future San Diego ambrosia establishment. While not anticipated, any San Diego ambrosia located within the temporary impact area shall be flagged by the qualified biologist and avoided, or shall be salvaged and replanted in compliance with the San Diego ambrosia critical habitat enhancement plan. This plan shall be subject to the approval of San Diego and USFWS.

If the off-site improvements are redesigned to avoid impacts to San Diego ambrosia critical habitat and the applicant obtains concurrence from the City and USFWS that the impact would be less than significant, this condition shall be void.

*Sensitive Wildlife*

Measures BIO-6 to BIO-10 shall be implemented for impacts to nesting birds (including raptors and coastal California gnatcatcher) and San Diego fairy shrimp. The project impact occupied gnatcatcher habitat in the MHPA shall be mitigated through habitat mitigation BIO-13.

The No Annexation Scenario shall implement the following mitigation measures BIO-16 and BIO-17 to address off-site utility improvement impacts to least Bell's vireo and southwestern willow flycatcher:

BIO-16: Prior to the issuance of a Notice to Proceed for any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity off-site, the MMC (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the off-site utility improvement plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the Mayor:

A. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [dB(a)] hourly average for the presence of least Bell's vireo. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of construction. If the least Bell's vireo is present, then the following conditions must be met:

I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied least Bell's vireo habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the Mayor at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of

construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the 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(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

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

- B. If least Bell's vireo is not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the Mayor 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:
  - I. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
  - II. If this evidence concludes that no significant impacts to this species are anticipated, no mitigation measures would be necessary.

BIO-17: Prior to the issuance of a Notice to Proceed for any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity off-site, the MMC (or appointed designee) shall verify that the following project requirements regarding the southwestern willow flycatcher are shown on the off-site utility improvement plans:

No clearing, grubbing, grading, or other construction activities shall occur between May 1 and August 30, the breeding season of the southwestern willow flycatcher, until the following requirements have been met to the satisfaction of the Mayor:

- A. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [dB(a)] hourly average for the presence of southwestern willow flycatcher. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of construction. If the southwestern willow flycatcher is present, then the following conditions must be met:
  - I. Between May 1 and August 30, no clearing, grubbing, or grading of occupied southwestern willow flycatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
  - II. Between May 1 and August 30, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied southwestern willow flycatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the Mayor at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
  - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat

occupied by the southwestern willow flycatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring\* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 30).

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

B. If southwestern willow flycatcher is not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the Mayor and applicable Resource Agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between May 1 and August 30 as follows:

- I. If this evidence indicates the potential is high for southwestern willow flycatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
- II. If this evidence concludes that no significant impacts to this species are anticipated, no mitigation measures would be necessary.

*Jurisdictional Waters, Wetlands and Vernal Pools*

Mitigation for **No Annexation Scenario** disturbances waters/wetlands that are under the jurisdiction of the USACE, RWQCB, CDFG, and San Diego would entail the following:

BIO-18: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-

related activity, the applicant shall obtain the appropriate USACE permit, CDFG Streambed Alteration Agreement, and RWQCB Water Quality Certification. Mitigation shall proceed according to permitting requirements of the applicable Resource Agencies and shall consist of a minimum 2:1 ratio of preservation/creation/ restoration/enhancement for permanent impacts. The 2:1 wetland impact ratio shall include a 1:1 creation component to ensure no net loss of wetlands. Mitigation shall be within the Santee Subarea watershed. Temporary jurisdictional impacts shall be mitigated through restoration of the temporarily impacted area to the existing conditions.

BIO-19: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity, a qualified biologist shall submit a final wetland mitigation plan to the City (Park and Recreation, EAS, and MSCP), and applicable Resource Agencies for review and approval. This plan shall be prepared in accordance with the San Diego Biology Guidelines and shall address a minimum of 0.09 acre of wetland creation. If the off-site utility improvements cannot be designed to avoid jurisdictional areas adjacent to West Hills Parkway bridge, the wetland mitigation plan shall also address 0.43 acre of off-site restoration within the temporary impact area. If the off-site improvements are redesigned to avoid impacts to jurisdictional wetland habitat and the applicant obtains concurrence from San Diego and applicable Resource Agencies that the impact would be less than significant, this condition would be void.

The wetland mitigation plan shall include a wetland creation area performance standard of 90 percent native cover and 80 percent of the target species supported by the end of the five year maintenance and monitoring period. Also, the wetland mitigation plan shall include the following temporary impact restoration area performance standards: (1) 90 percent of the original cover and species diversity shall be achieved at the end of the five maintenance and monitoring period, and (2) the weed cover of the restored site shall be less than five percent for annual weeds and zero percent for perennial weeds at the end of the five maintenance and monitoring period.

The **Annexation Scenario** would potentially result in significant impacts to the MHPA without the incorporation of mitigation. The proposed BLA associated with the Annexation Scenario would not result in a preserve that is functionally equivalent to the adopted MHPA, as there would be an overall loss of habitat value and covered species. The project would result in a loss of habitat value in the MHPA, as the Annexation BLA would remove coastal sage scrub (Tier II). The project would potentially result in significant impacts to the following covered species through habitat loss or reduction in plant populations: coastal California gnatcatcher, San Diego goldenstar, variegated dudleya, and San Diego barrel cactus.

*MHPA Adjustment*

To ensure that the proposed BLA would result in a preserve that is functionally equivalent to the adopted MHPA, measures BIO-1, BIO-2, BIO-4, and BIO-5 and the following BIO-20a shall be implemented:

BIO-20a: Prior to the issuance of grading permits, the applicant shall convey 25.72 acres of equivalent habitat located on Assessor's Parcel Number 366-050-30 within the MHPA to the City. Conveyance shall be completed via one of the three options identified in measure BIO-4.

### *Indirect Effects*

In order to ensure consistency with the MSCP Subarea Plan Land Use Adjacency Guidelines, the following measure shall be implemented:

BIO-21:

1. Prior to the issuance of a Notice To Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Assistant Deputy Director (ADD; or designee) shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:
  - A. Drainage. Project runoff shall be controlled so that water quality or hydrology impacts to the MHPA do not occur. All drainage from proposed roads and structures associated with the proposed project shall be directed into a storm drain system. Manufactured slope and residential lot runoff in the vicinity of vernal pools shall be controlled to avoid impacts to vernal pools.
  - B. Toxics. The project shall not result in the introduction of toxics into the MHPA.
  - C. Lighting. All lighting associated with the project shall be shielded and directed away from the MHPA.
  - D. Noise. The project shall not increase ambient noise levels in a manner that would result in impacts to biological resources in the MHPA. Excessively noisy uses (i.e. construction) or activities adjacent to breeding areas must incorporate noise reduction measures to reduce noise below 60 dB and/or be curtailed during the general and sensitive bird breeding season (February 1-September 15) per the City and applicable Resource Agency protocol.
  - E. Barriers. Where adjacent to the MHPA, the project shall be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. The project shall not obstruct any habitat linkages, including wildlife movement between or within any MHPA. Any barriers to prevent human intrusion shall be designed to allow wildlife to continue to pass through if

the existing area provides habitat linkage or significant wildlife movement.

- F. Invasives. The project landscape plant palette for areas adjacent to the MHPA shall only include only native and low-fuel plant species. Project landscaping shall not include invasive plants adjacent to the MHPA.
- G. Brush management. No brush management shall occur within the vernal pool preserve. BMZ-1 shall not be allowed within the MHPA. BMZ-2 may be located in the MHPA upon granting of an easement to San Diego (or other acceptable agency). Brush management zones shall not be greater in size than is currently required by San Diego's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with San Diego standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the BMZ-2 area shall be the responsibility of a homeowners association or other private party.

#### *Draft Vernal Pool Management Plan*

The following measure shall be implemented to ensure that the project and associated vernal pool plans are consistent with the San Diego VPMP.

- BIO-22: In accordance with the San Diego/USFWS Planning Agreement, prior to grading permit issuance, following take authorization from the USFWS, applicant shall submit the project for Substantial Conformance Review (Process 1) to assure the project's final restoration and management plan consistency with the following:
- The then current draft or final Vernal Pool Habitat Conservation Plan;
  - The then current preliminary or final Vernal Pool Preserve Areas;
  - The restoration, management and monitoring plan identified in measure BIO-10 is consistent with the then current draft Vernal Pool Management Plan;
  - The requirement to provide funding in perpetuity for management and monitoring of the vernal pool preserve;
  - The then current proposed or final ESL/wetland amendments; and
  - The required MSCP conservation covenant of easement has been place over the project's on-site (or any project-related off-site) vernal pool preserve.

The **No Annexation Scenario** would potentially result in several significant impacts to the MHPA without the incorporation of mitigation. The proposed boundary adjustment associated with the No Annexation Scenario would not result in a preserve that is functionally equivalent to the adopted MHPA. The project would significantly impact sensitive habitat within the MHPA. The project would impact covered species located within the MHPA, and impacts to San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and coastal California gnatcatcher would be potentially significant.

Without conditioning the project to be consistent with the Land Use Adjacency Guidelines contained in the San Diego's MSCP Subarea Plan, the operation of the No Annexation Scenario could potentially result in significant indirect impacts to the MHPA. While the project operation is anticipated to have a less than significant indirect impact to the MHPA, mitigation shall be required to ensure compliance with the MHPA adjacency guidelines.

#### *MHPA Adjustment*

To ensure that the proposed BLA associated with the No Annexation Scenario would result in a preserve that is functionally equivalent to the adopted MHPA, measures BIO-13, BIO-14, and BIO-15 and the following BIO-20b shall be implemented:

- BIO-20b: Prior to the issuance of grading permits, the applicant shall mitigate the boundary line adjustment at a 4 to 1 ratio by conveying equivalent habitat located on Assessor's Parcel Number 366-050-30 or other East Elliott parcel within the MHPA to the City, to the satisfaction of the City and Resource Agencies. Conveyance shall be completed via one of the three options identified in measure BIO-4.

#### *Indirect Effects*

Mitigation measure BIO-8 and BIO-21 identified above for the Annexation Scenario shall also apply to the No Annexation Scenario. These measures shall ensure no indirect impacts to the MHPA or coastal California gnatcatcher occur.

Additional mitigation, identified as measures BIO-16 and BIO-17 above, would be required under development of the No Annexation Scenario for potential indirect impacts to least Bell's vireo and southwestern willow flycatcher as a result of off-site improvements to the West Hills Parkway Bridge.

Mitigation measures indicated above would mitigate UXO biological impacts within the development footprint and potential landslide remediation area. UXO clearance impacts outside of the project grading footprint would be mitigated through the following measure.

- BIO-23: Prior to issuance of a grading permit, either the applicant shall provide documentation to the City of San Diego that the USACE completed subsurface UXO clearance of the entire site, or a RAWP shall be prepared and implemented in accordance with requirements and procedures of the DTSC and San Diego, in consultation with the USACE.

Prior to project UXO clearance activities, a Draft RAWP shall be prepared by a qualified contractor and approved by San Diego, DTSC, the City and USACE. Implementation of the plan may ultimately be completed by the applicant's qualified consultant or USACE. This plan shall minimize UXO clearance activity

impacts to biological resources. The UXO removal plan shall include the following measures:

1. To avoid impacts to nesting birds protected by the MBTA, UXO activities should take place outside of the nesting season (February 15 through August 15). If UXO activities are to take place during the nesting season, a qualified biologist shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided.
2. Prior to UXO activities, a survey shall be conducted by a qualified biologist to locate active raptor nests (if any). If active raptor nests are present, no UXO activities shall take place within 300 feet of active nesting sites during the nesting/breeding season (February 15 through August 15). The qualified biologist shall flag any active raptor nest located and demarcate the 300-foot buffer area.
3. Prior to UXO activities, a survey shall be conducted by a qualified biologist to confirm the presence or absence of the California gnatcatcher and, if found to be present, to locate active nests (if any). If active nests are present, no UXO activity shall take place within 500 feet of active nesting sites during the nesting/breeding season (February 15 through August 15). The qualified biologist shall flag any active California gnatcatcher nest located and demarcate the 500-foot buffer area. Should active nests be abandoned prior to the end of the expected breeding season, UXO activities may continue.
4. Subsurface UXO clearance and removal activities shall occur prior to the commencement of any other proposed restoration, creation, or translocation activities.
5. A qualified biologist shall attend a pre-UXO clearance meeting with workers. If UXO clearance is to be completed during the bird breeding season, the qualified biologist shall review required nesting avoidance measures. The qualified biologist shall also go over available sensitive habitat (including jurisdictional habitat), plants and wildlife maps, and associated avoidance measures.
6. A biologist shall be present during UXO clearance to direct UXO clearance workers to avoid vegetation and drainage alteration impacts within sensitive habitat and jurisdictional areas. If avoidance is not possible, clearance activities within jurisdictional areas shall be delayed until the jurisdictional agency is consulted and any required jurisdictional permitting is completed. The biological monitor shall submit a final monitoring report that identifies any significant biological impacts and associated mitigation. Mitigation shall be provided in compliance with the City's LCD Biological Guidelines.
7. Should "detonation in place" or any other UXO removal activities result in disturbance to habitat on-site within the proposed open space, restoration shall be completed with in-kind vegetation, or, if in a proposed restoration area, in

accordance with the applicable restoration plan (Appendices B-4, B-5, and B-10). If habitat impacted includes San Diego barrel cactus, variegated dudleya, San Diego golden star and/or Robinson's peppergrass, these plant species shall be replaced at a minimum 1:1 ratio.

8. Prior to time the detonation of an UXO is planned, sandbags filled with construction grade sand shall be utilized to tamp the detonation and minimize damage to nearby trees and shrubs. The preparation shall be thoroughly soaked with water and the immediate area watered well to minimize the possibility of secondary fires.

#### **D. HISTORICAL RESOURCES**

In order to mitigate the potential for uncovering significant impacts to subsurface archaeological resources, the following conditions of approval shall be placed on the project (applicable to both the Annexation Scenario and No Annexation Scenario).

##### **CUL-1:**

##### **I. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

##### **B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## II. Prior to Start of Construction

### A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (one-quarter mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from SCIC, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the one-quarter mile radius.

### B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the CM and/or Grading Contractor.  
If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

### 3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

## III. During Construction

### A. Monitor(s) Shall be Present During Grading/Excavation/Trenching (including UXO clearance Grading/Excavation/Trenching)

1. The Archaeological Monitor shall be present full time during all soil disturbing and grading/ excavation/ trenching activities which could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration (OSHA) safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring,

the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and

documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California PRC (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the EAS of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

##### B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

##### C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are NOT Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision

for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVN and submit to MMC via fax by 8 a.m. of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the HRG (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, and submittal of such forms to the SCIC with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

CUL-2: CA-SDI-10054 shall be tested and indexed in accordance with the San Diego HRGs. The indexing program shall include the following steps which shall be completed prior to issuance of a grading permit:

- A qualified biologist shall be consulted during STP location selection and be present during STPs to ensure significant impacts to sensitive habitats (including jurisdictional habitats), sensitive plants and sensitive wildlife are avoided.

- A qualified UXO consultant shall be present to protect the health and safety of archeological testing, indexing and recovery work.
- Complete two sample units of one square meter in size.
- Prepare a site map with locations of collected items, STPs, sample units, and surface features.
- Complete a report of finding and interpretations using the San Diego Archaeological Resource Management Report format.

These combined efforts would provide sufficient information to establish a general finding with regard to the quantity, quality, and variety of the archaeological materials that are present at this location and allow for the placement of this resource into the developing model of site settlement and chronology for the East Elliott region.

#### **E. HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS**

Under the purview of the USACE, this UXO safety risk would be remediated through proper removal actions. The following standard requirements and procedures shall be implemented prior to the issuance of building or grading permits (For Both Annexation and No Annexation Scenarios) to ensure the proper handling of the removal of UXO to reduce these risks:

HAZ-1: Prior to issuance of a grading permit, either the applicant shall provide documentation to the City of San Diego that the USACE completed subsurface UXO clearance of the entire site, or a RAWP shall be prepared and implemented in accordance with requirements and procedures of the DTSC and San Diego, in consultation with the USACE.

The RAWP, including a Health and Safety Plan, shall be prepared by a qualified contractor prior to grading (phase 1) or occupancy (phase 2) in accordance with requirements and procedures of the DTSC. The RAWP shall thoroughly describe investigations and disposal activities. The draft RAWP shall be reviewed and approved by San Diego and the DTSC, in consultation with the USACE. At a minimum, the RAWP shall include the following performance criteria:

- Prior to initiation of UXO clearance activities, the West Hills High School Principal and Executive Director of Facilities, and adjacent residents shall be notified.
- Implementation of the RAWP shall be performed by a qualified contractor.
- Access into the work sites shall be limited to the contractor personnel specifically authorized to enter the work site.
- Prior to initiation of demolition operations, all nonessential personnel shall be evacuated to a distance outside the fragmentation zone of the UXO to be detonated; radio communication shall be maintained between all concerned parties.
- Detonation activities completed at the site shall occur outside of typical school hours, as feasible, to avoid disruptions to West Hills High.

- The area shall be secured prior to authorizing the detonation of explosive charges. Signs shall be posted announcing blasting danger and guards shall be stationed at all likely pedestrian/recreational user entrances.
- When a detonation-in-place is to occur, contractor personnel shall be posted in a 360-degree radius around the detonation site, at a safe distance.
- No disposal procedures shall be applied until the item has been positively identified. After the inspection has been completed, and providing there are no residual hazards, the UXO Senior Supervisor shall authorize the resumption of site operations. In the event that an UXO cannot be destroyed on-site, or if an unidentified UXO is located, the Safety Representative shall be notified for appropriate assistance.

The RAWP shall detail the environmental investigations and define the procedures for disposing of UXO determined unsafe to move or handle (e.g., detonation-in-place disposal). Also to be included as part of the RAWP is an Explosive Safety Submission report that outlines the safety aspects associated with investigating and removing UXO. The potential for encountering UXO during the removal action poses a risk to on-site workers, nearby populations, and the environment. The Health and Safety Plan is an integral component of the RAWP and shall include safety precautions that all personnel must adhere to during implementation of the work plan. Violation of UXO-related safety precautions shall be grounds of dismissal.

The Health and Safety Plan shall also provide instructions for workers on standard work practices, hazard communication, identification, handling, removal, transportation, and detonation. These precautions may include, but are not limited to, the following:

- Prior to time the detonation of an UXO is planned, sandbags filled with construction grade sand shall be utilized to tamp the detonation and minimize damage to nearby trees and shrubs. The preparation shall be thoroughly soaked with water and the immediate area watered well to minimize the possibility of secondary fires.
- Carry blasting caps in approved containers, and keep them out of the direct rays of the sun.
- Do not use explosives or accessory equipment that are obviously deteriorated or damaged. They may detonate prematurely or fail completely.
- Disposal operations shall not be initiated until at least one-half hour after sunrise and shall be concluded by at least one-half hour prior to sunset.
- Restrict and control access to the disposal site to a minimum of authorized personnel necessary for safe conduct of the disposal operations.
- Do not carry fire- or spark-producing devices into a disposal site except as specifically authorized.
- Sector 4 (which includes the project site) has vegetation comprised primarily of relatively thin vegetation cover, primarily grasslands and

mixed chaparral, requiring minimal vegetation trimming in order to accomplish the subsurface investigations. Based on other removal actions in this sector, the procedure for clearance is described below. The project site shall be surveyed and marked out in 100-by-100-square-foot grids.

- A Schonstedt detector shall be used to locate surface and subsurface anomalies.
- Motor vehicles shall be restricted to existing, actively used roads, during normal operations.
- Personnel shall drive as near as practical to the work site and walk into and out of the grid(s).
- In the event of a medical or fire emergency, vehicles shall be utilized wherever necessary.

The project site contains varying terrain, thus different sweep techniques, to include varying sweep line intervals, may be required based on the terrain. If the terrain is too steep to sweep safely, that portion of the grid not swept shall be mapped; and it would become the team leader's responsibility to devise the clearance method(s) suitable to the specific grid to assure complete clearance.

During the removal, all personnel shall receive highly specialized training. Personnel shall be briefed of safety regulations every day. Hazards of unexploded munitions shall be explained at each briefing, including other risks, such as those posed by rattlesnakes and poison oak, etc. Should UXO items be discovered during removal actions, proper procedures (as detailed in the RAWP) shall be followed to ensure safe disposal. For example, a metal containment system may be placed around the item and then detonated by remote control from a safe distance.

All UXO shall undergo an initial assessment to identify the piece of ordnance. No disposal procedures shall be applied until the item has been positively identified. In the event that an UXO cannot be destroyed on-site, or if an unidentified UXO is located, a Safety Representative shall be notified for appropriate assistance in accordance with applicable regulations.

## **F. NOISE**

Noise levels would exceed the City's adopted exterior noise compatibility level of 65 CNEL and interior noise limit of 45 CNEL at the residences adjacent to Mast Boulevard for both the Annexation Scenario and the No Annexation Scenario. This is regarded as a significant direct impact.

**NOS-1:** Prior to the issuance of any building permits, the applicant shall submit building plans to the satisfaction of the City Engineer, showing 3- to-4-foot-high noise barriers along the southern boundary (see Figure 4.10-3) which shall result in noise levels for ground-floor exterior usable areas below 65 dB(A) CNEL. Noise barrier heights are relative to the pad elevations as illustrated in Figure 4.10-3.

**NOS-2:** Prior to the issuance of building permits for the residential units abutting Mast Boulevard that have exterior noise levels exceeding 60 CNEL (see Figure 4.10-4), a detailed acoustical analysis shall be required to ensure that interior noise levels would be below the 45 CNEL standard. The analysis shall consider all habitable rooms of the units along the southern pad edges adjacent to Mast Boulevard.

Where exterior noise levels are projected to exceed 60 CNEL for residential units along the southern boundary adjacent to Mast Boulevard (see Figure 4.10-4), windows shall be closed in order to achieve the necessary exterior-to-interior noise reduction (45 dBA CNEL). Consequently, the design for these affected units shall include a ventilation or air conditioning system to provide a habitable interior environment when windows are closed.

**NOS-3:** Prior to the issuance of a building permit for the sewer lift station at the intersection of Street A and the emergency access road, the applicant shall submit building plans to the City Engineer. The lift station shall be designed with noise containment features to be at or below the allowable decibel level at the property line. An acoustical study shall be performed that would confirm engineering and architectural design and materials would reduce noise impacts to below 40 dB(A)  $L_{eq}$  at the property line per San Diego Municipal Code 59.5.0401. Based on noise containment features at other sewer lift stations in the San Diego, there is substantial evidence to support that it is feasible to design noise containment systems for sewer lift stations that will achieve the 40 dB(A)  $L_{eq}$  performance standard.

## **G. PALEONTOLOGICAL RESOURCES**

**PAL-1:** Both the Annexation Scenario and No Annexation Scenario shall include the following condition to reduce paleontological impact to below a level of significance.

### **I. Prior to Permit Issuance**

#### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, CM and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

### 3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

## III. During Construction

### A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

### B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
  - a. For significant paleontological resources encountered during monitoring, the PRP shall be included in the Draft Monitoring Report.
  - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

## B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

## C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

## D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE, in no case, shall issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

## H. TRAFFIC/CIRCULATION

### *Street Segments*

According to San Diego and CMP standards, all street segments would operate at an acceptable LOS D or better in the existing, near-term and year 2030 conditions, with and without the project for both scenarios, with one exception. Mast Boulevard, between the SR-52 northbound ramps and West Hills Parkway, would operate at unacceptable levels under all analysis scenarios. Since the addition of project traffic would cause the volume to capacity ratio to increase over San Diego's threshold (refer to EIR Table 4.12-7) in all analysis scenarios (i.e., existing plus project, near-term plus project, and year 2030 plus project), the project would have a significant direct and cumulative impact to the Mast Boulevard segment, between the SR-52 northbound ramps and West Hills Parkway.

The proposed project shall implement the following mitigation measure to reduce the project's significant impact to Mast Boulevard between the SR-52 northbound ramps and West Hills Parkway:

TRF-1: Prior to the issuance of occupancy permits, the applicant shall widen Mast Boulevard between the SR-52 northbound ramps and West Hills Parkway from four lanes to five and provide a raised median (see Figure 4.12-10). This includes signal modifications at the Mast Boulevard and West Hills Parkway intersection to account for the new lane provided.

### *Intersections*

For both scenarios, all intersections would operate at an acceptable LOS, with the exception of the Mast Boulevard at West Hills Parkway (near-term), Mast Boulevard at West Hills High School (west access; all analysis scenarios), and, Mission Gorge Road at Carlton Hills Boulevard (near-term and year 2030) intersections. The addition of project traffic would cause traffic conditions to exceed of the threshold shown in EIR Table 4.12-7 at the Mast Boulevard at West Hills Parkway (near-term), and Mast Boulevard at West Hills High School (west access; all analysis scenarios). Thus, the project would have a significant direct/cumulative impact to Mast Boulevard at West Hills High School (west access) and a significant direct impact to Mast Boulevard at West Hills Parkway. While the Mission Gorge Road at Carlton Hills Boulevard intersection would operate at unacceptable levels in the near-term and year 2030 conditions, the project impact would not exceed San Diego's threshold (refer to EIR Table 4.12-7) and would be less than significant.

TRF-2: Prior to the issuance of occupancy permits, the Applicant shall install a traffic signal at the West Hills High School (West Access) and Mast Boulevard intersection to the satisfaction of the City Engineer.

To mitigate the traffic impacts at the intersection of Mast Boulevard and West Hills Parkway in the near-term condition (i.e., direct impact) for the Annexation and No Annexation scenarios, TRF-1 shall be implemented.

## **I. PUBLIC SERVICES**

### *Fire*

Fire service for the No Annexation Scenario would be provided by San Diego. The primary fire and emergency medical service to the site would be provided via Station 34. The project would incrementally increase fire and emergency medical service demand by 74 calls in an area that currently does not meet response time requirements and is in need of new facilities and facility expansions (San Diego 2007b). As discussed in EIR Section 4.13.3.1, this is not a CEQA issue. The obligation to provide adequate fire and emergency medical services is the responsibility of the City, who has addressed this issue through a condition in the project's entitlement approvals that offers six options for demonstrating that the project will meet the City's response time goals. Implementation of any one of these six options would ensure that the project would not be constructed until adequate fire protection services in accordance with the City's response time goals were attained. These conditions of approval are not mitigation measures, but are included herein as SER-1 for tracking purposes. Accordingly, the project's impact on the environment

from the potential need to construct a fire station that is too speculative to analyze at this time would not be cumulatively considerable.

**SER-1:** If the project is not annexed into Santee, then prior to issuance of the first certificates of occupancy for any dwelling units within the project, the applicant shall have demonstrated, to the satisfaction of the San Diego Fire Department or the Director of the Development Services Department that adequate fire protection services and emergency medical services shall be provided to all dwelling units within the project, with reference to the following specific performance criteria:

- I. Provision of fire protection service and emergency medical service within the following response time goals (or provide a level of fire protection and emergency medical service functionally equivalent to that provided by such response times):
  - A. Total response time for deployment and arrival of the first-in engine company for fire suppression incidents should be within 4 minutes 90 percent of the time. Add one minute for turnout time and one minute for dispatch time.
  - B. Total response time for deployment and arrival of the full first alarm assignment for fire suppression incidents should be within 8 minutes 90 percent of the time. Add one minute for turnout time and one minute for dispatch time.
  - C. Total response time for deployment and arrival of the full first responder or higher-level capability at emergency medical incidents should be within 4 minutes 90 percent of the time. Add one minute for turnout time and one minute for dispatch time.
  - D. Total response time for deployment and arrival of a unit with advanced life support capability at emergency medical incidents, where this service is provided by the City, should be within 8 minutes 90 percent of the time. Add one minute for turnout time and one minute for dispatch time.
- II. The above performance criteria may be met using one or more of the following feasible alternatives:
  - A. Enter into an agreement with Fire Department regarding project design or other measures that enhance the level of fire protection and emergency medical service, implementation of any one of which would meet the performance criteria:
    1. Installing alarm systems in habitable structures within the project with remote supervision;
    2. Installing fire sprinkler systems in habitable structures within the project;
    3. Providing a mobile Emergency Medical Services and or Fire vehicle and crew within the project; and/or

4. Payment of an ad hoc fee or development impact fee per dwelling unit for added Fire Department/Emergency Medical Service equipment/ personnel.
- B. Reach agreement with another jurisdiction or governmental entity for provision of fire protection services and emergency medical services within the specified response times (including contribution toward the cost of any required infrastructure/equipment/services through a cost-sharing agreement or otherwise);
  - C. Reach agreement between San Diego and another jurisdiction or governmental entity for provision of fire protection services and emergency medical services within the specified response times through automatic and/or mutual aid agreements; and/or
  - D. Reach agreement between San Diego and another jurisdiction or governmental entity for provision of services within the specified response times through joint staffing or collocation of fire and emergency medical facilities.
  - E. Implement "Fast Response Squads" consisting of two firefighter crewmembers, one of which is a paramedic, to be located in a smaller building such as a converted home or a commercial suite.
  - F. Process Public Facilities Financing Plan Amendment(s) to include a new fire station. The new fire station would be located to provide response times that meet City standards and may provide support to the East Elliott, Navajo, and Tierrasanta community planning areas. The size, necessary apparatus, and location of the new fire station shall be approved by the San Diego Fire-Rescue Department and the Development Services Department. CEQA review shall be required prior to a commitment to a site selection for the fire station project. The new fire station or a temporary station that meets response times shall be operational prior to the issuance of building permits for any dwelling units within the project.

The last option would be to construct a new facility. It cannot be determined at this time whether the expansion or construction of a new or temporary fire station would be required. If one is required, impacts associated with its future location, design and necessary apparatus are also too speculative to determine impacts at this time in this EIR. In the event that an expanded or new facility is needed, subsequent CEQA review would be required when the location and scope are known. At this time and at this level of review, there are no direct impacts associated with the construction of a new or expanded fire protection facility. Therefore, similar to other projects in California where impacts are too speculative to analyze, the City concludes impacts are less than significant.

The nearest San Diego library is the San Carlos Branch; however, the project would be primarily serviced through the Serra Cooperative Library System and the Bookmobile. Projects located on or near the limits of San Diego, such as the proposed project, are served by the Serra Cooperative Library facilities and, in accordance with the San Diego Significance Thresholds (San Diego 2011), project applicants are required to make a fair share contribution to the cooperative's facilities. Accordingly, San Diego exercises its police power to impose an ad hoc fee on the project.

SER-2: If the project is not annexed into Santee, then prior to the issuance of a building permit, the applicant shall pay the ad hoc library fee identified in the East Elliott PFFP per residential building unit to be issued to support the Bookmobile or Serra Cooperative Library System.

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.

(R-2015-INSERT)

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on September 16, 2013, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the East Elliott Community Plan to adopt the residential project known as the Castlerock Project (Project No. 10046) under dual scenarios where 109 acres of the Castlerock Project would be annexed into the City of Santee (Annexation Scenario) upon the San Diego Local Area Formation Commission's (LAFCO) approval, and, in the event LAFCO did not approve the Annexation Scenario, the Castlerock Project would be developed in the City of San Diego (No Annexation Scenario); and

WHEREAS, on September 16, 2013, by Resolution No. R-308433, the City Council of the City of San Diego adopted an amendment to the General Plan and the East Elliott Community Plan for the Castlerock Project (Prior Plan Amendments); and

WHEREAS, approval of the Prior Plan Amendments is contingent upon a final decision of LAFCO to approve the proposed annexation, which is still pending; and

WHEREAS, approval of the Prior Plan Amendments implementing the General Plan and East Elliott Community Plan amendment implementing the No Annexation Scenario is contingent upon a final decision of LAFCO to deny the proposed annexation; and

WHEREAS, Pardee Homes has redesigned Unit 5 of the Castlerock Project to avoid the northern drainage area on-site while still meeting the basic project objectives (Castlerock Amendment Project), and has submitted an application for an amendment to the General Plan and East Elliott Community Plan (Plan Amendment No. 1366473);

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered the General Plan and the East Elliott Community Plan Amendment No. 1366473 and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend approval; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the East Elliott Community Plan within Unit 5 of the Castlerock Project that would apply under the Annexation scenario; and

WHEREAS, Pardee Homes, requested an amendment to the General Plan and the East Elliott Community Plan to redesignate a portion of the community plan located north of Mast Boulevard, west of Medina Drive, and abutting the City of Santee from Very-Low Density Residential at a density range of zero to five dwelling units per acre to Open Space and from Open Space to Very-Low Density Residential, the site is legally described as portions of Lots 4, 5, 8 and 9 of the re-subdivision of a part of Fanita Ranch, Map thereof No. 1703, filed February 28, 1918, City of San Diego, County of San Diego, State of California; and

WHEREAS, if the reorganization is not approved. Then land use designations compatible with Rezone drawing B-4311 shall apply and the 44.9-acre territory proposed for annexation shall remain in the City of San Diego; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing;

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the

decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the General Plan and East Elliott Community Plan Amendments as follows:

1. The Annexation Scenario amendments to the East Elliott Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_, are adopted.
2. An amendment to the General Plan for the City of San Diego to remove approximately 44.9 acres from the City of San Diego's boundaries and to incorporate the above amended plan are adopted.
3. The amendments to the East Elliott Community Plan and General Plan only supersede the General Plan and East Elliott Community Plan amendments adopted in Resolution No. R-308433 with regards to the Castlerock Amendment Project.
4. The amendments in sections 1, 2 and 3 shall take effect only upon a final decision of LAFCO to the annexation, which is concurrent with the effective date of Resolution No. R-308433. No building permits for development inconsistent with the provisions of this resolution shall be issued unless application therefore was made prior to the passage of this resolution.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

MJL:jsf  
INSERT Date

Or.Dept:DSD  
R-2002- INSERT  
Form=r-t.frm(61203wct)

Attachments:

East Elliott Community Plan text and graphic changes

DRAFT

<b>Summary report:</b>	
<b>Litéra® Change-Pro TDC 7.5.0.145 Document comparison done on 5/5/2015</b>	
<b>5:05:01 PM</b>	
<b>Style name:</b> SMRH Standard	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://DMS PHX/WEST/437164477/1	
<b>Modified DMS:</b> iw://DMS PHX/WEST/437164477/3	
<b>Changes:</b>	
<u>Add</u>	21
<del>Delete</del>	6
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>27</b>



# East Elliott Community Plan



THE CITY OF SAN DIEGO

CITY PLANNING AND COMMUNITY INVESTMENT

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# EAST ELLIOTT COMMUNITY PLAN

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**San Diego Planning Department**  
202 C Street, MS4A  
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

## EAST ELLIOTT COMMUNITY PLAN

The following amendments have been incorporated into this November 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Elliott Community Plan adopted.			April 29, 1971	R-202550
East Elliott community created with the adoption of the Tierrasanta Community Plan which ceded the western portion of the Elliott community to Tierrasanta community.			July 27, 1982	R-256890
Expanded the Open Space area to coincide with the boundaries of the MSCP; reduced the residential acreage in the community; and increased the acreage associated with the landfill.			March 18, 1997	R-288456
Permitted aggregate extraction and processing associated with the landfill through a Planned Development Permit and corrected the increase in landfill acreage to 517 acres.			September 17, 2012	R-307682
Added San Diego River Park to Sub-district 3	April 18, 2013	4897-PC	May 20, 2013	R-308200

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## EAST ELLIOTT COMMUNITY PLAN

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### BACKGROUND

For many years, the East Elliott area was a portion of the Elliott Community Plan. This plan was adopted in 1971. Subsequently, most of the original Elliott planning area was removed from the Elliott Community Plan and incorporated in the new Tierrasanta Community and Mission Trails Regional Park Plans. The remaining portion of the Elliott community, known as East Elliott, has remained undeveloped. The previous community plan for this area designated scattered unconnected areas of residential development surrounded by open space. Residential and other forms of urban development are impractical and uneconomical in most of East Elliott because of rugged topography, environmental constraints, lack of utility and road connections and other services, a multiplicity of small ownerships and proximity to the Sycamore Canyon Landfill.

East Elliott is dominated by native vegetation including sage scrub, chaparral, native grassland and oak and sycamore woodland and constitutes one of the largest and biologically most important remaining open space areas in San Diego. The topography is characterized by a series of parallel north-south trending canyons and ridges. A number of endangered and threatened wildlife species inhabit this area.

### LAND USE PLAN

Due to the natural resources on site and the factors described above which make urban development infeasible in much of East Elliott, a majority of this area is designated for long-term open space use. As such, a majority of the area (~~2,221~~2,212 acres out of the ~~2,862~~2,745 in the East Elliott planning area) will be one of the most important components of the City's Multiple Species Conservation Plan (MSCP). These open space areas will provide habitat for a number of endangered or threatened wildlife species and will provide corridors for wildlife movement from Mission Trails Park northward into the Miramar area.

An approximately 9-acre area on the eastern fringe of East Elliott, adjacent to a residential area in Santee, is designated for residential use. A maximum of 45 single-family residential units can be constructed in this area. Residential use is designated in this area due to its relatively level terrain, proximity to residential, and the low-density limitation of 5 dwelling units per acre and residential serving land uses in Santee. The residential units should be sensitive and similar to the adjacent development in Santee in terms of siting, scale, density and design. Due to a lack of nearby residential development or services in San Diego and proximity to residential development in Santee, deannexation of this 9-acre area to Santee should be considered if, in the future, Santee favors such an annexation.

Seven acres of commercial office use is designated in the vicinity of State Highway 52 and Mast Boulevard. This property has excellent road access and has potential such as accounting, legal and medical offices to residents of eastern San Diego and Santee. Five hundred seventeen acres mostly in the Little Sycamore Canyon watershed in the north central

portion of the planning area are designated for use as a landfill. Aggregate mining and processing with the designated landfill area is permitted by Planned Development Permit 40-0765, conditioned upon the mitigation of potential impacts. Potential biological conflicts between the landfill use and adjacent MSCP habitats will be avoided through the landfill operator's adherence to provisions of the MSCP, especially the MSCP adjacency guidelines. If any residential development is proposed within the area planned for open space, the City will encourage it to be located on lands not adjacent to the landfill. After closure of the landfill, and completion of the State-required post-closure monitoring period, the land use designation of the landfill site shall become open space.

This plan also recognizes the possibility that a portion of the area west of Sycamore Canyon (within the Oak and Spring Canyon watershed), which is designated in this plan for open space use, could be considered for use as a landfill in the future. Many environmental factors will need to be carefully considered prior to a decision to expand the landfill area beyond the 517 acres in Sycamore Canyon.

The land uses designated for the East Elliott area are summarized in the table below and illustrated in the attached land use map.

#### LAND USES IN EAST ELLIOTT

Use	Acres
Open Space	<u>2,220,212</u>
Residential	9
Commercial	7
Landfill	517
<b>Total</b>	<b><u>2,753,745</u></b>

#### OPEN SPACE MANAGEMENT GUIDELINES

The following guidelines are designed to foster preservation and enhancement of the natural open space areas which cover a majority of this planning area:

1. Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.
2. More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened.
3. Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.

4. Additional recreational uses may be appropriate along the preserve edge or in the relatively limited open space areas that do not contain sensitive habitat and wildlife. In these areas, horticultural and gardening uses could be permitted on a case-by-case basis. Such uses should not involve construction of permanent structures or paved areas.
5. Open space areas which cover an entire ownership should be preserved through means that include, but are not limited to, acquisition by the City with state and federal assistance or by other large property owners as mitigation lands for environmental impacts anticipated on other properties.
6. Open space areas which cover portions of an ownership and where reasonable development rights still exist on portions of the ownership, should be dedicated by the owner/developer, through an open space/conservation easement. Long-term maintenance should be provided on an individual basis or by an open space management entity that may be formed to implement the MSCP.
7. Disturbed areas designated for open space should be recontoured where feasible, to recreate the natural topography. These areas should also be restored or enhanced where feasible with natural vegetation to return these areas to a natural appearance.
8. At locations where roads, railroads or other urban intrusions traverse open space corridors, provisions should be made to minimize habitat fragmentation and to provide for a continuous open space linkage. In some instances, structures such as bridges or culverts should be sited in lower quality habitat or in disturbed areas to the extent possible.
9. Transition areas should be established between urban uses and the open space system, along traffic corridors and canyon overlooks, where feasible and appropriate. Such transition areas may be developed by providing additional maintenance and planting noninvasive grass, shrubs and trees that provide a sensitive transition between uses.

## **SAN DIEGO RIVER PARK**

### **Description**

The San Diego River Park Master Plan (Master Plan) is a comprehensive planning effort to claim the San Diego River as a natural resource and recreational amenity. The Master Plan establishes a Vision, Principles, Recommendations and Design Guidelines for the development of the San Diego River. Key to the success of the San Diego River Park is building a synergy that best serves the entire river valley and its many inhabitants, including people, animals and plants. Therefore, the vision for the San Diego River Park is "Reclaim the valley as a common, a synergy of water, wildlife and people." The five Principles of the

Master Plan support the vision of the San Diego River Park and all future decisions should be based on these Principles. The Principles include:

- Restore and maintain a healthy river system.
- Unify fragmented lands and habitats.
- Create a connected continuum, with a sequence of unique places and experiences.
- Reveal the river valley history.
- Reorient development toward the river to create value and opportunities for people to embrace the river.

Recommendations for the development of the river are provided in two categories, general recommendations and specific reach recommendations. The general recommendations apply to the entire river area and are written to support the five principles. The specific reach recommendations are divided up into topographic areas of the river that include the estuary, lower valley, confluence, upper valley, gorge and plateau. Each of these reaches has specific recommendations for what should be developed in that part of the river and the East Elliott community contains the plateau reach of the river.

The Design Guidelines of the Master Plan identify how development should be provided and it focuses on two distinct areas: (1) the River Corridor Area, which addresses recreational opportunities, including a public pathway corridor along the River, picnic areas, scenic and interpretive overlooks, fitness stations, seating, as well as habitat, vegetation, and water quality conditions; and (2) the River Influence Area, which addresses how the built environment should relate to the River. These two areas have been defined to ensure that development of the San Diego River Park will correlate with the surrounding built environment while preserving and enhancing the natural environment.

### **Relationship to East Elliott**

The San Diego River crosses the City of San Diego's municipal boundary in the eastern portion of the East Elliott Community Plan Area and flows through the Carlton Oaks Golf Course. A dike along the southern edge of Carlton Oaks Golf Course and SR-52 to the south and west separates the river and the golf course. Other than golf, recreational resources are minimal, but an informal pedestrian trail exists on the north side of the river. Future development projects along the river, identified in the San Diego River Park Master Plan, that are planned for the East Elliott Community are listed below under Proposals. Development within the River Corridor Area and the River Influence Area of the San Diego River Park Master Plan area to be in accordance with the Mission Trails Design District Ordinance and Design Manual and consistent with the San Diego River Park Master Plan Design Guidelines.

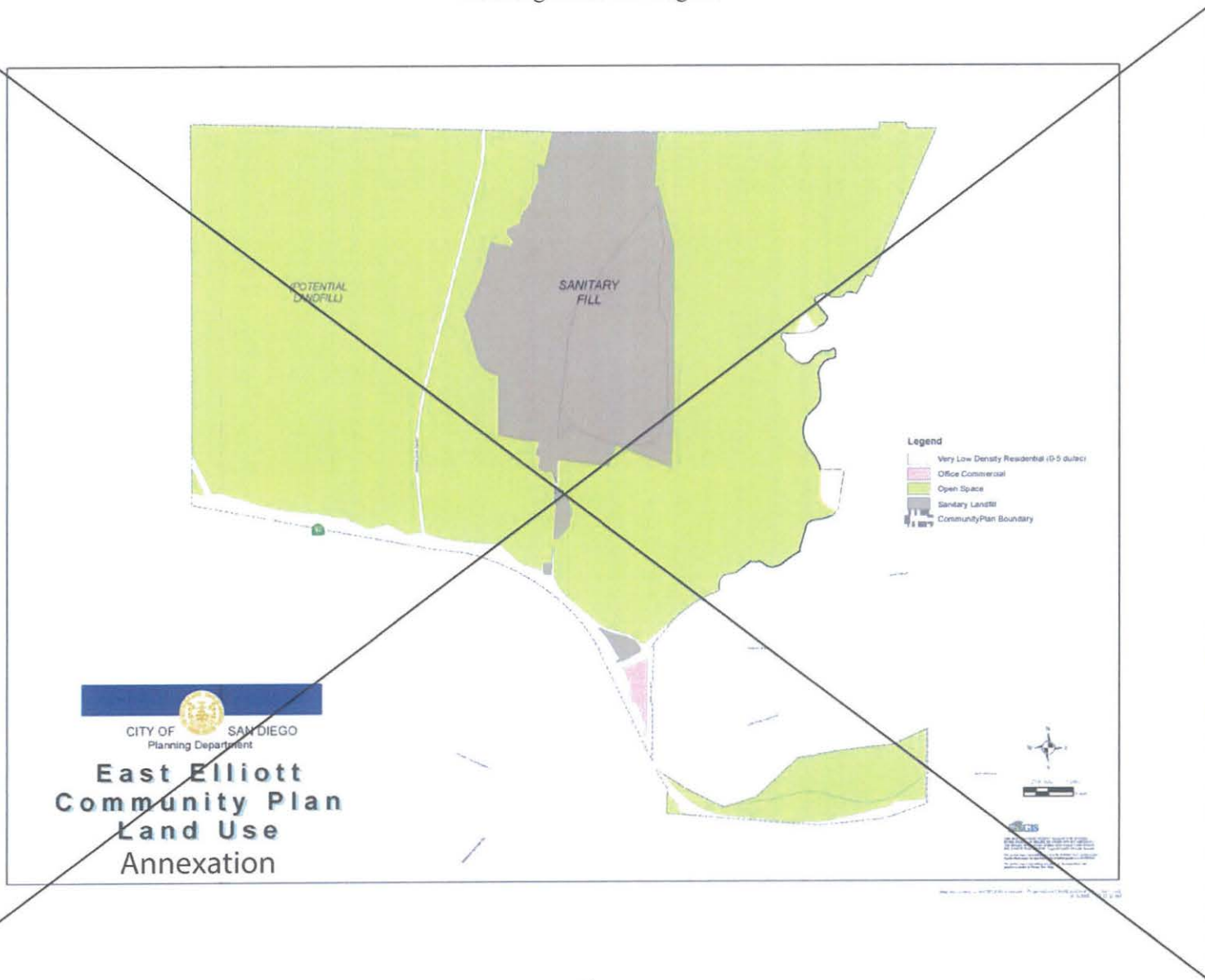
### **Goal**

IMPLEMENT THE SAN DIEGO RIVER PARK MASTER PLAN VISION, PRINCIPLES, RECOMMENDATIONS AND DESIGN GUIDELINES THROUGH FUTURE DEVELOPMENT.

**Proposals**

1. Through feasibility study and associated environmental document determine the best location for the San Diego River Pathway connecting Mission Trails Regional Park to the City of Santee, along with connections to West Hills Parkway. Include in the study where a completely soft surface trail could be provided separate from the paved pathway to accommodate variety of users.
2. Land not currently used as golf course should be set aside for open space or the river pathway with an easement that allows for public access on private land.
3. Connect the City of San Diego River Pathway to the City of Santee River Pathway and provide a trail kiosk to identify the connection.
4. Capitalize on existing tree galleries in golf course to create a buffer along the river and remove exotic vegetation from the river corridor.
5. Construct the San Diego River Park Pathway from Carlton Oaks Golf Course, extending west under West Hills Boulevard and SR-52, to connect to Mission Trails Regional Park trail system.

Existing Land Use Figure



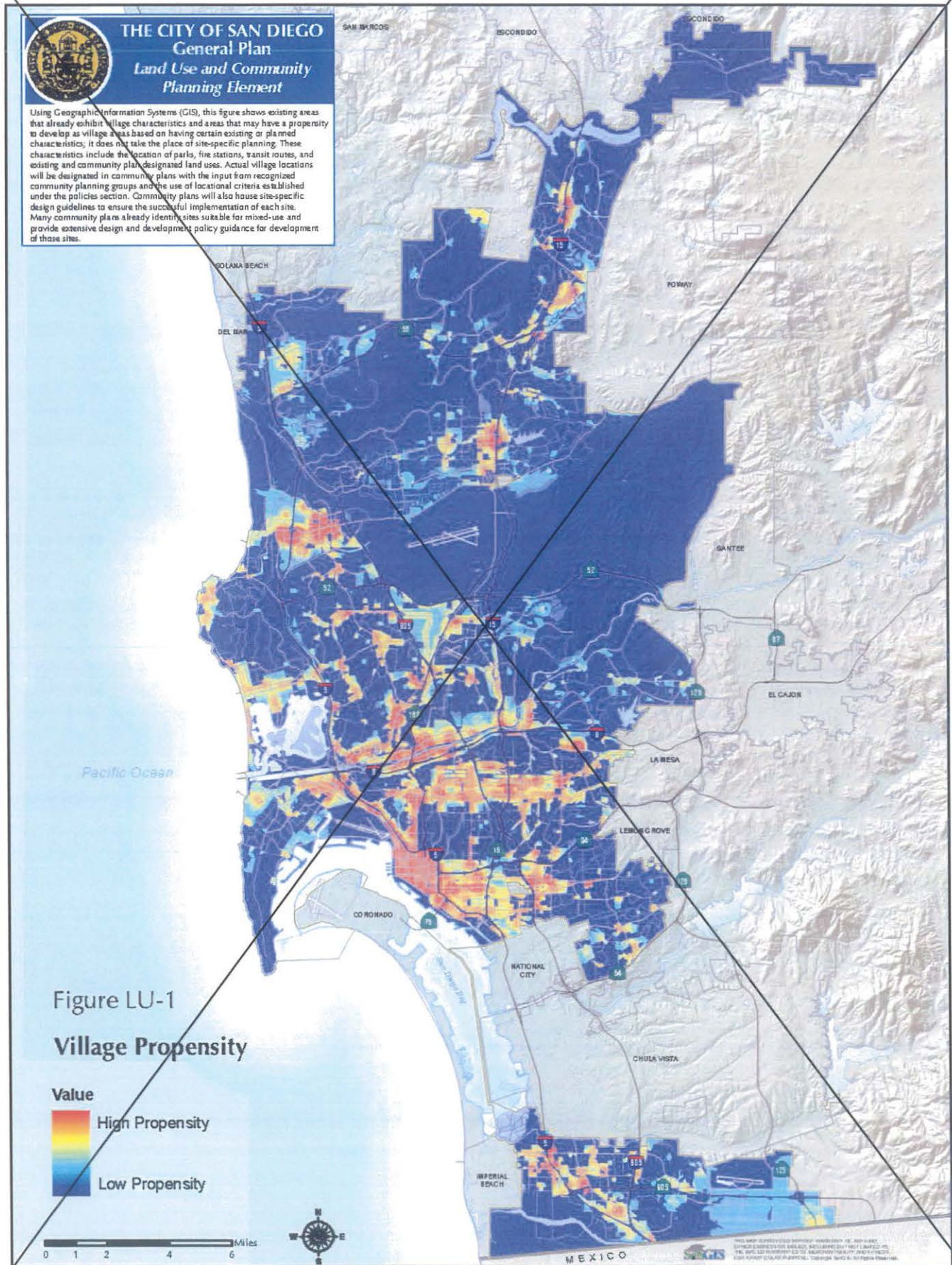
Proposed Land Use Figure



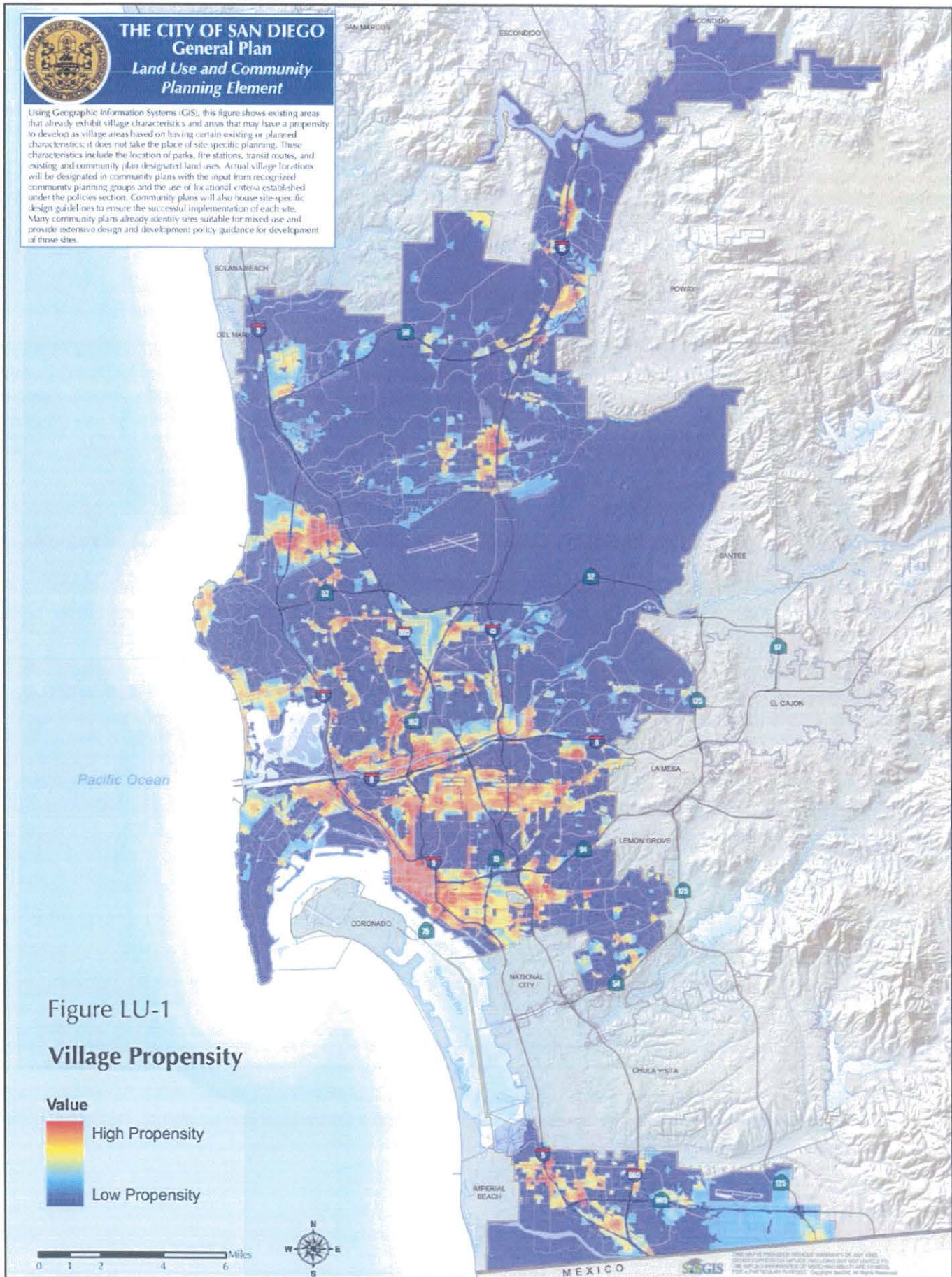
**City of San Diego General Plan  
Land Use Element**

**Existing and Proposed Figure Changes**

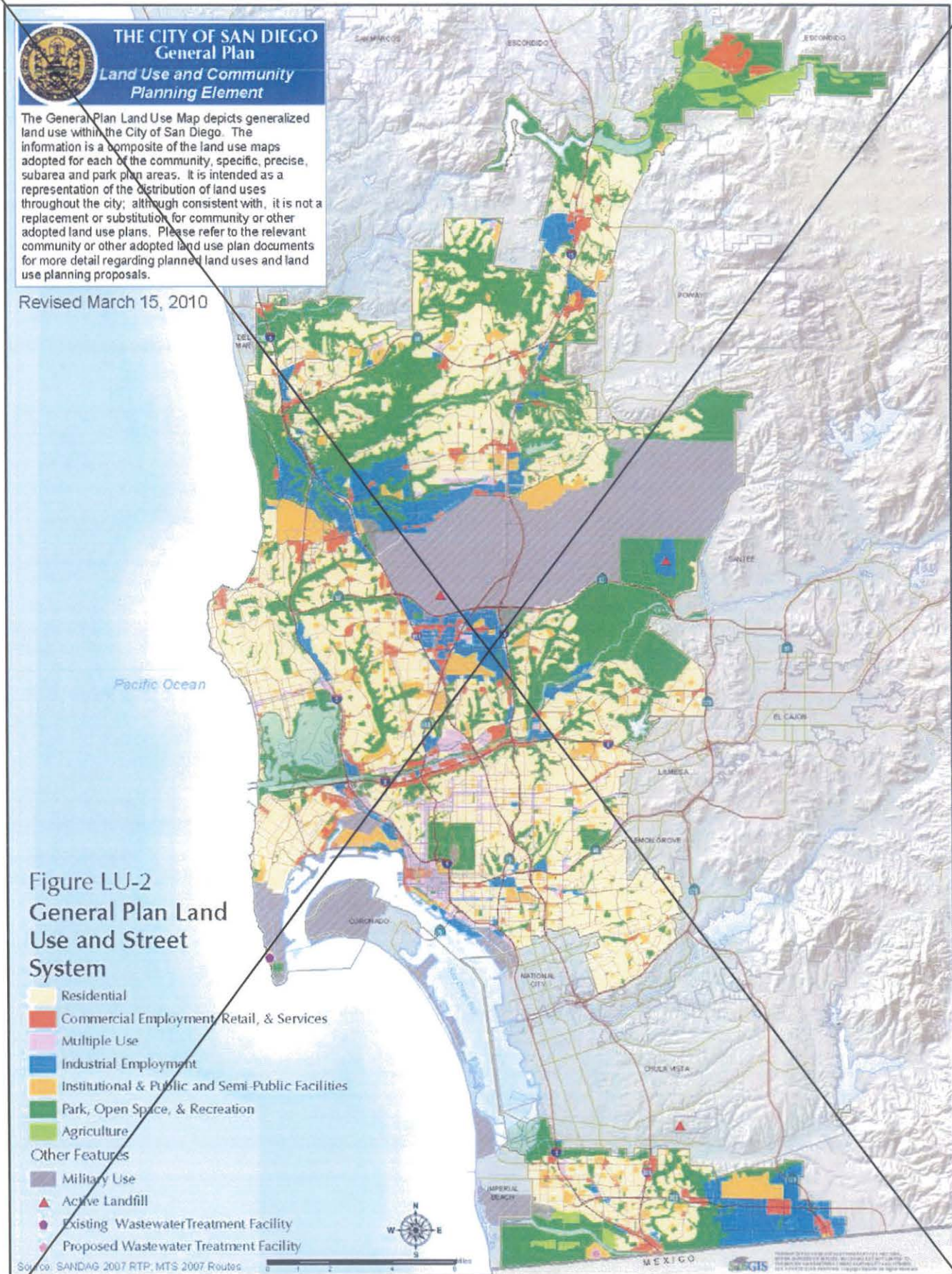
## Existing Figure LU-1



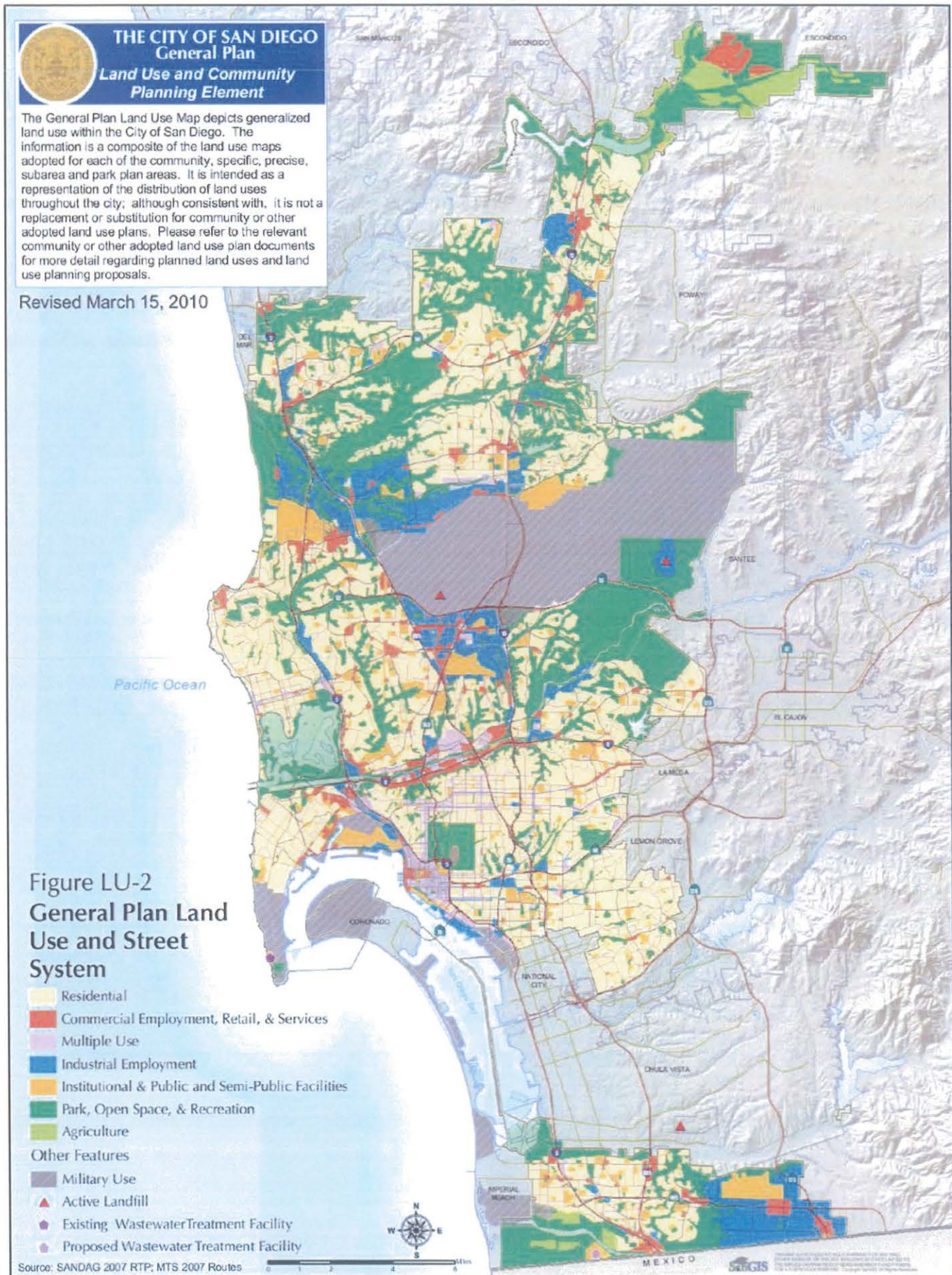
## Proposed Figure LU-1



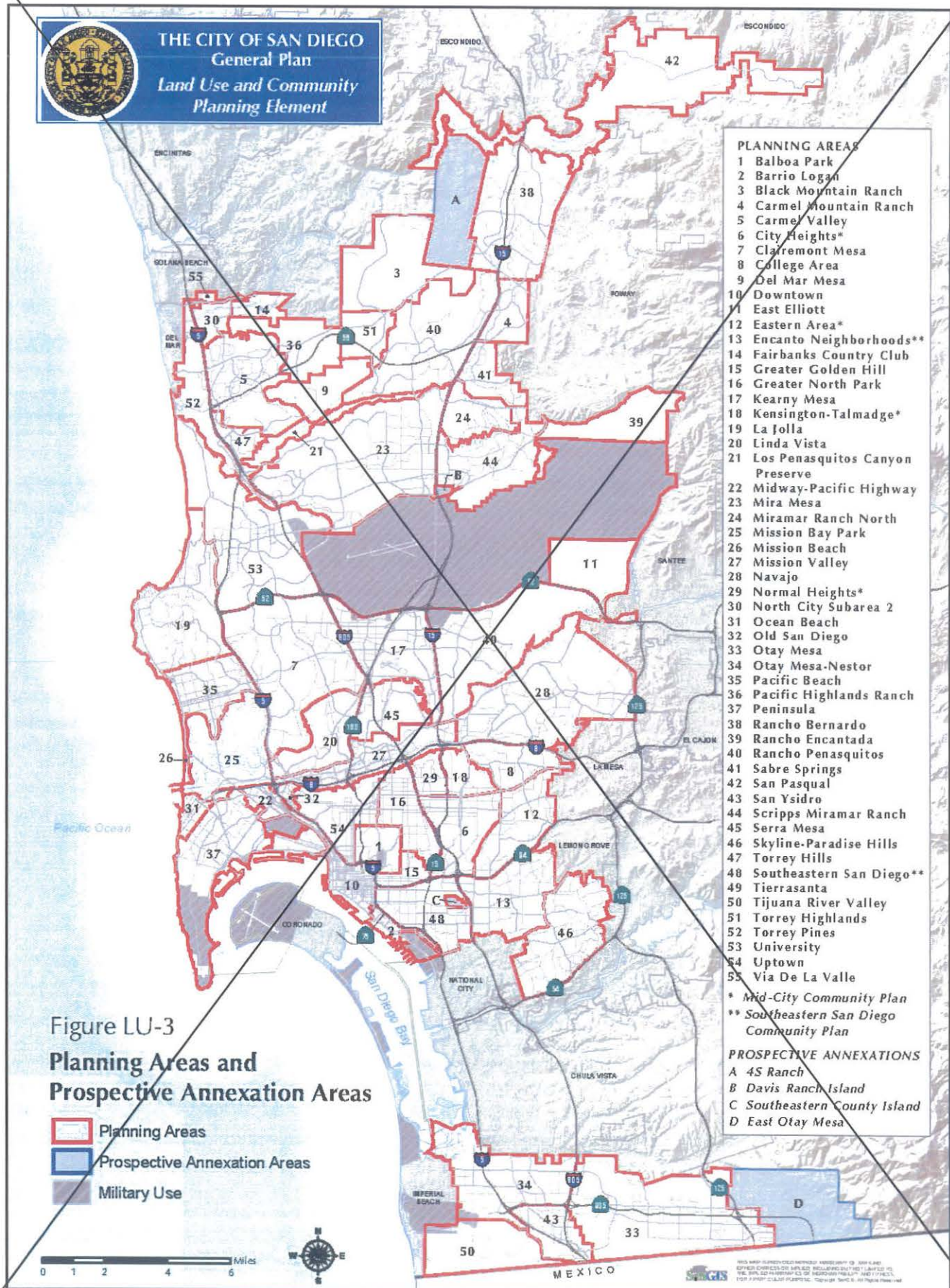
## Existing Figure LU-2



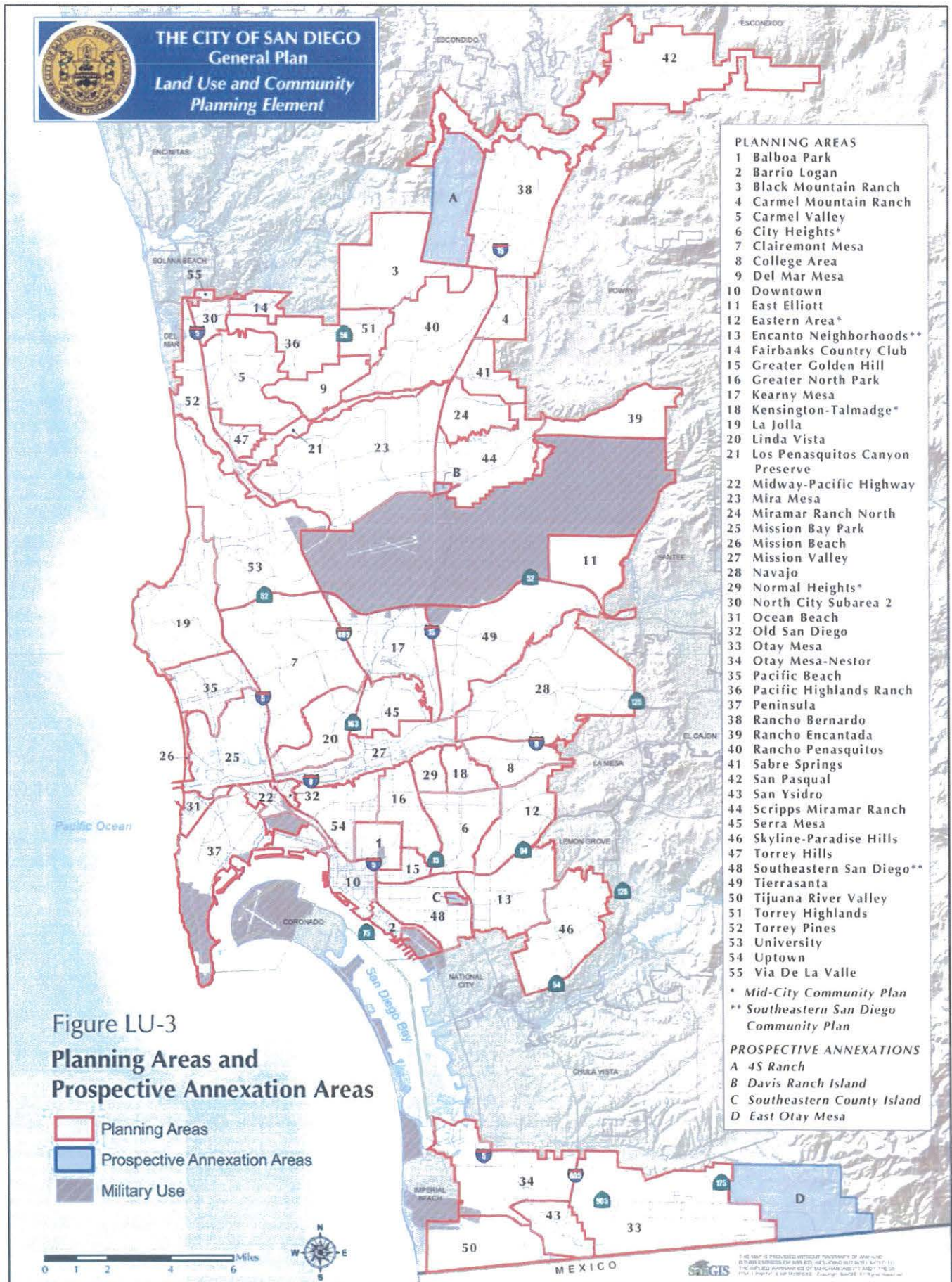
## Proposed Figure LU-2



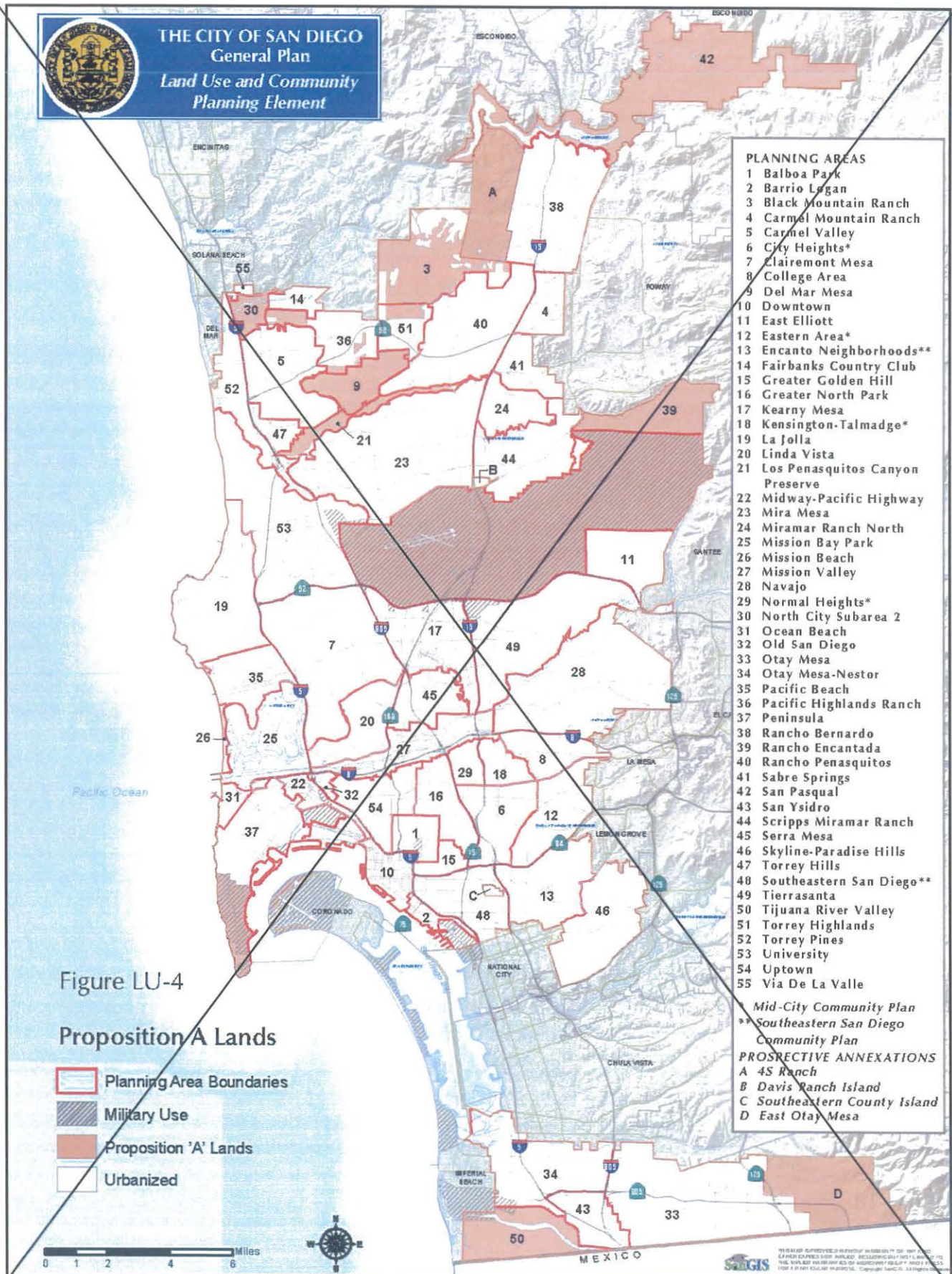
## Existing Figure LU-3



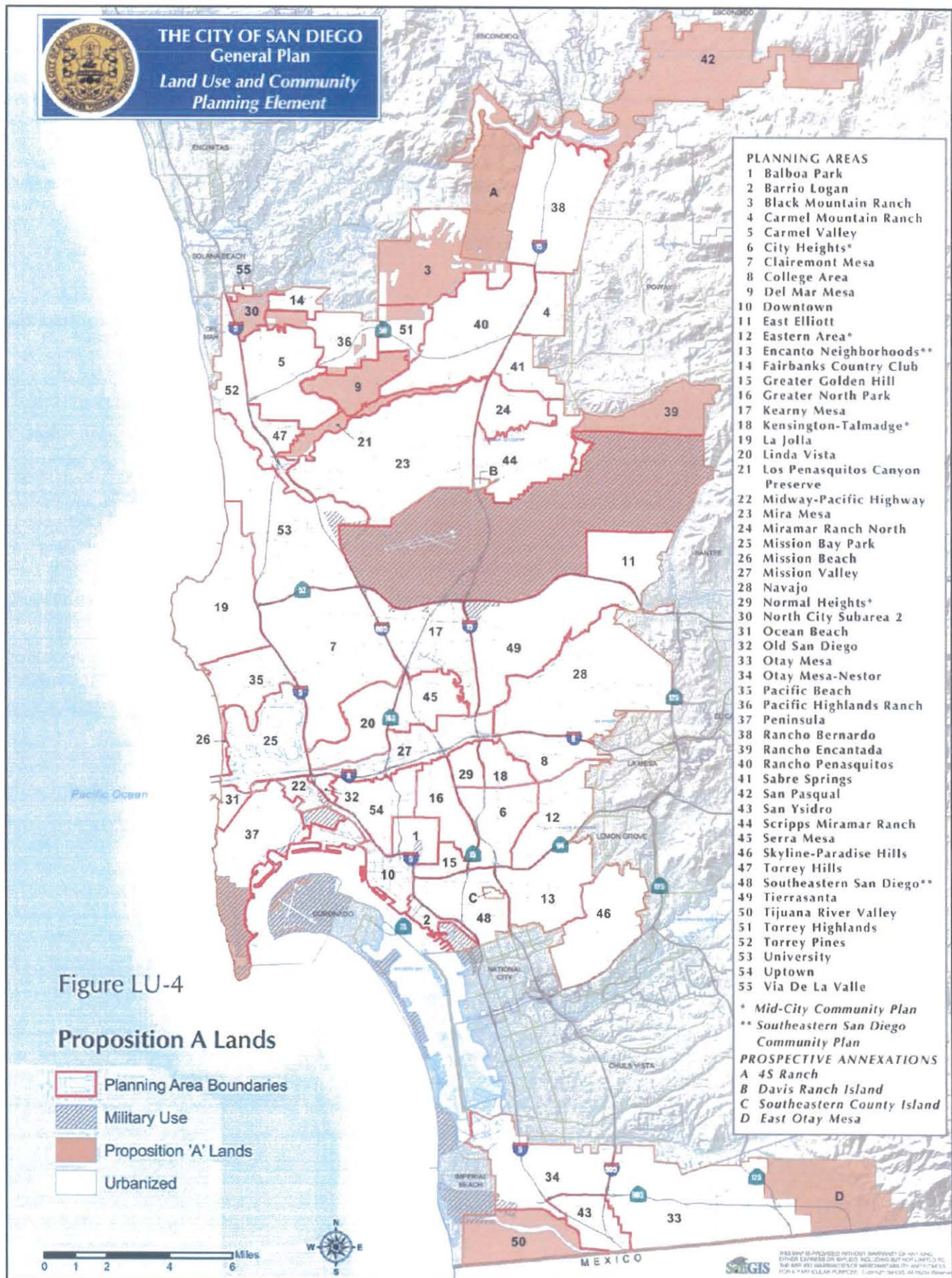
## Proposed Figure LU-3



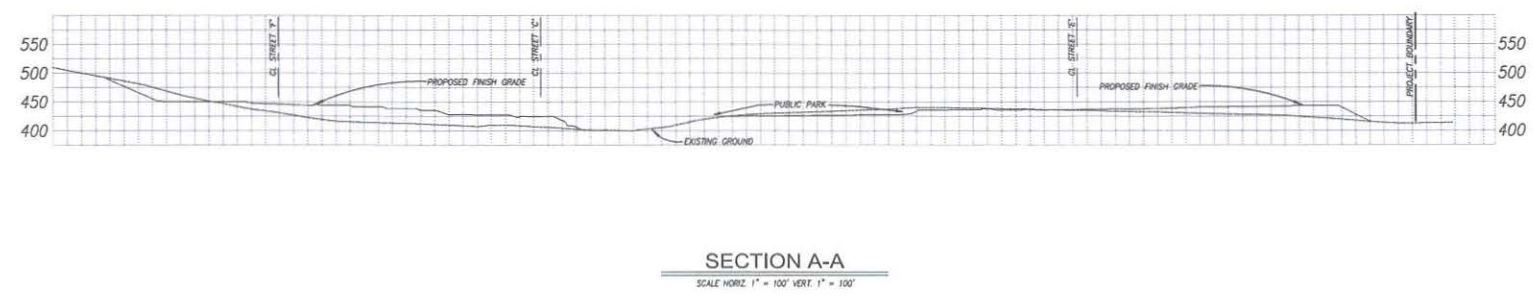
## Existing Figure LU-4



## Proposed Figure LU-4







**APPLICANT**  
PARADE HOMES  
13400 SABRE SPRINGS PARKWAY  
SAN DIEGO, CA 92131  
858-794-2500

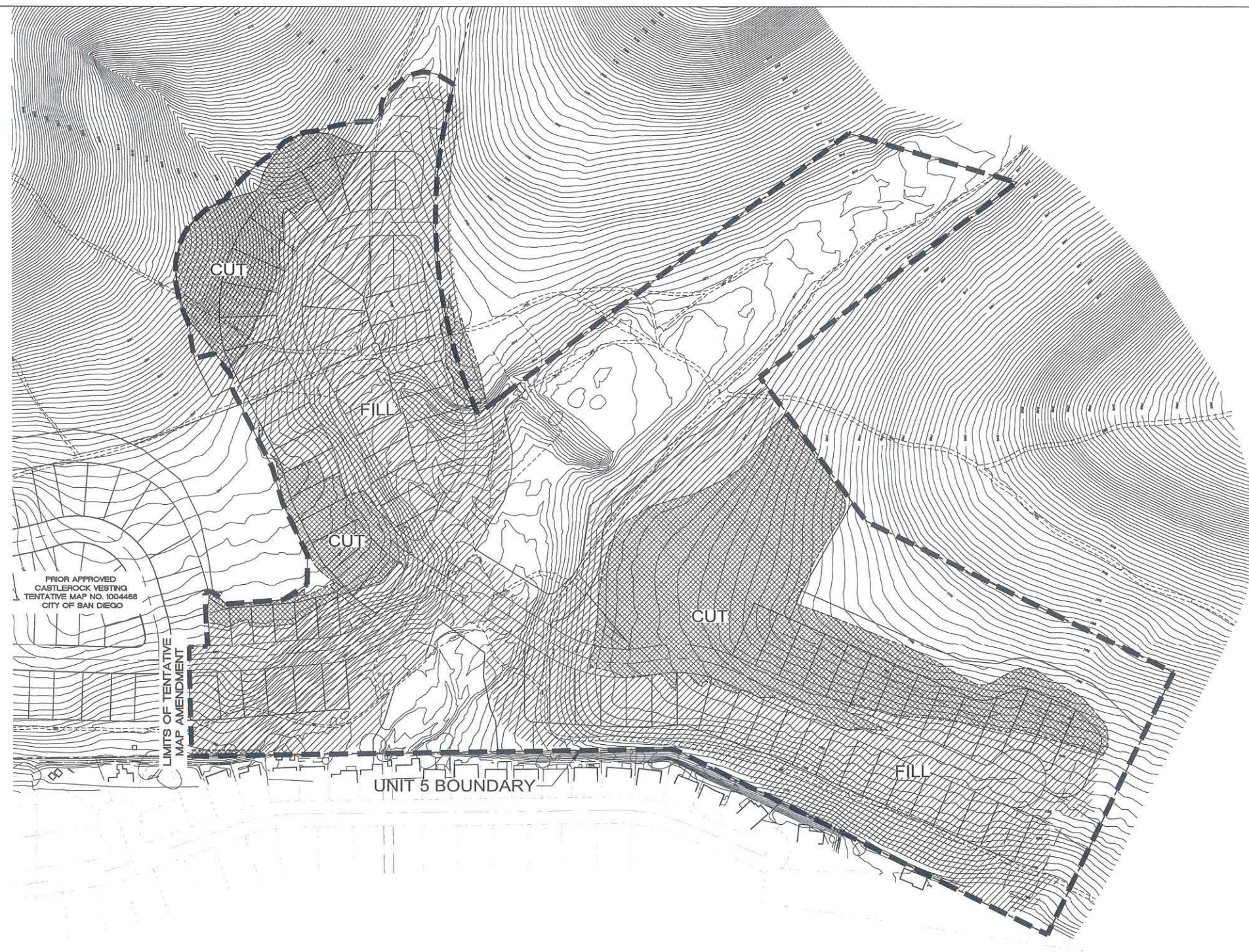
**PLANNING AND CIVIL ENGINEER**  
LATITUDE 33 PLANNING & ENGINEERING  
9968 HERBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
858-875-1722

**LANDSCAPE**  
KTL&A  
3816 NORVAL STREET  
SAN DIEGO, CA 92103  
619-254-4477

**latitude 33**  
PLANNING & ENGINEERING  
0008 Herbert Street 2nd Floor, San Diego, CA 92131  
Tel 608.761.0833

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Phone #: (858) 751-0633  
Fax #: (858) 751-0634  
Project Address: MAST BOULEVARD WEST OF MEDINA DRIVE  
Project Name: CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT  
Sheet Title: VESTING TENTATIVE MAP AMENDMENT  
AMENDING UNIT 5  
CROSS SECTION

Revision 14:	
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**LEGEND**

PROJECT BOUNDARY	---
EX. MAPA LINE	-----
PROP. MAPA LINE	---
EXCAVATION (CUT)	Diagonal Hatching
EMBANKMENT (FILL)	Cross-hatching
CUT/FILL LINE	---
PORTIONS OF SEWER REQUIRING 1/2 PIPES	---

NOTE: POST CONSTRUCTION STUDY IS REQUIRED FOR AREAS WITH FALL BELOW SEWER PIPES THAT HAVE A SLOPE OF LESS THAN 2%. PIPES THAT FALL WITHIN THESE PARAMETERS ARE REQUIRED TO BE 1/2 PIPES TO ALLOW FOR ADDITIONAL SETTLEMENT FULLY SLOTTED AT JOINTS.

**SUMMARY**

TOTAL CUT = 91,000 C.Y. } APPROXIMATE CUT/FILL  
TOTAL FILL = 384,000 C.Y.  
ROUGH IMPORT = 293,000 C.Y.  
IMPORT FROM PREVIOUSLY APPROVED VTN UNITS 1, 2, 3, & 4

**APPLICANT**

PARKER HOMES  
13400 SABRE SPRINGS PARKWAY  
SAN DIEGO, CA 92128  
658-794-2500

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9958 HIBERT STREET, 2ND FLOOR  
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658-751-0633

**LANDSCAPE**

KTU:4  
3916 NORMAL STREET  
SAN DIEGO, CA 92103  
619-294-4477

latitude **33**  
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Tel 658.751.0633

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Project Address:  
MAST BOULEVARD WEST OF MEDINA DRIVE

**Project Name:**

**CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT,**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**

**Sheet Title:**

**VESTING TENTATIVE MAP AMENDMENT**  
**AMENDING UNIT 5**  
**EARTHWORK EXHIBIT**

Revision 14: \_\_\_\_\_

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Revision 2: \_\_\_\_\_

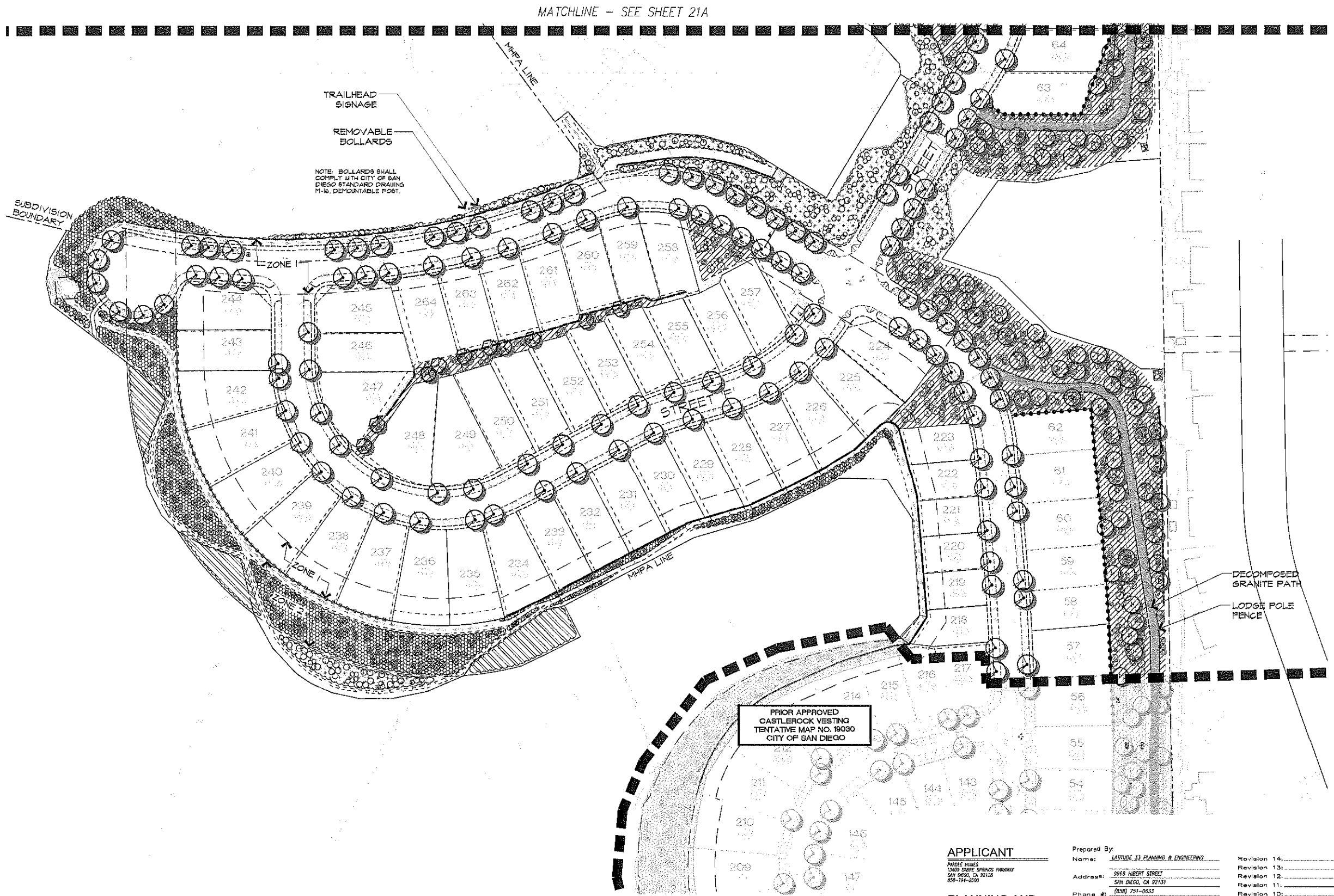
Revision 1: \_\_\_\_\_

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MATCHLINE - SEE SHEET 21A

TRAILHEAD SIGNAGE

REMOVABLE BOLLARDS

NOTE: BOLLARDS SHALL COMPLY WITH CITY OF SAN DIEGO STANDARD DRAWING M-16, DEMOUNTABLE POST.

SUBDIVISION BOUNDARY

ZONE 1

ZONE 2

MHPA LINE

DECOMPOSED GRANITE PATH

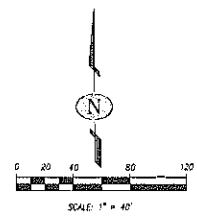
LODGE POLE FENCE

PRIOR APPROVED CASTLEROCK VESTING TENTATIVE MAP NO. 19030 CITY OF SAN DIEGO

CROSS REFERENCES

- REFER TO SHEET 21B FOR GENERAL NOTES & WALL LEGEND.
- REFER TO SHEET 21B FOR FENCE & WALL DETAILS.
- REFER TO SHEET 21B FOR PLANT MATERIAL LEGEND.
- REFER TO SHEET 26 - 28B FOR BRUSH MANAGEMENT PLAN.

MAINTENANCE NOTE: ALL PLANTING WITHIN PROPOSED CITY FEE-OWNED OPEN SPACE SHALL HAVE A MINIMUM 24 MONTHS MAINTENANCE AND MONITORING PERIOD PRIOR TO ACCEPTANCE BY THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT.



APPLICANT

PARADE HOMES  
13400 SHINE SPRINGS PARKWAY  
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PLANNING AND CIVIL ENGINEER

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9908 HUBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
(658) 751-1122

LANDSCAPE

KTU+  
470-A  
3516 NORMAL STREET  
SAN DIEGO, CA 92103  
(619) 254-4477

Prepared By:

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Phone #:

(658) 751-0633

Fax #:

(658) 751-0634

Project Address:

MAST BOULEVARD WEST OF MEDINA DRIVE

Project Name:

CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title:

VESTING TENTATIVE MAP AMENDMENT

AMENDING UNIT 5

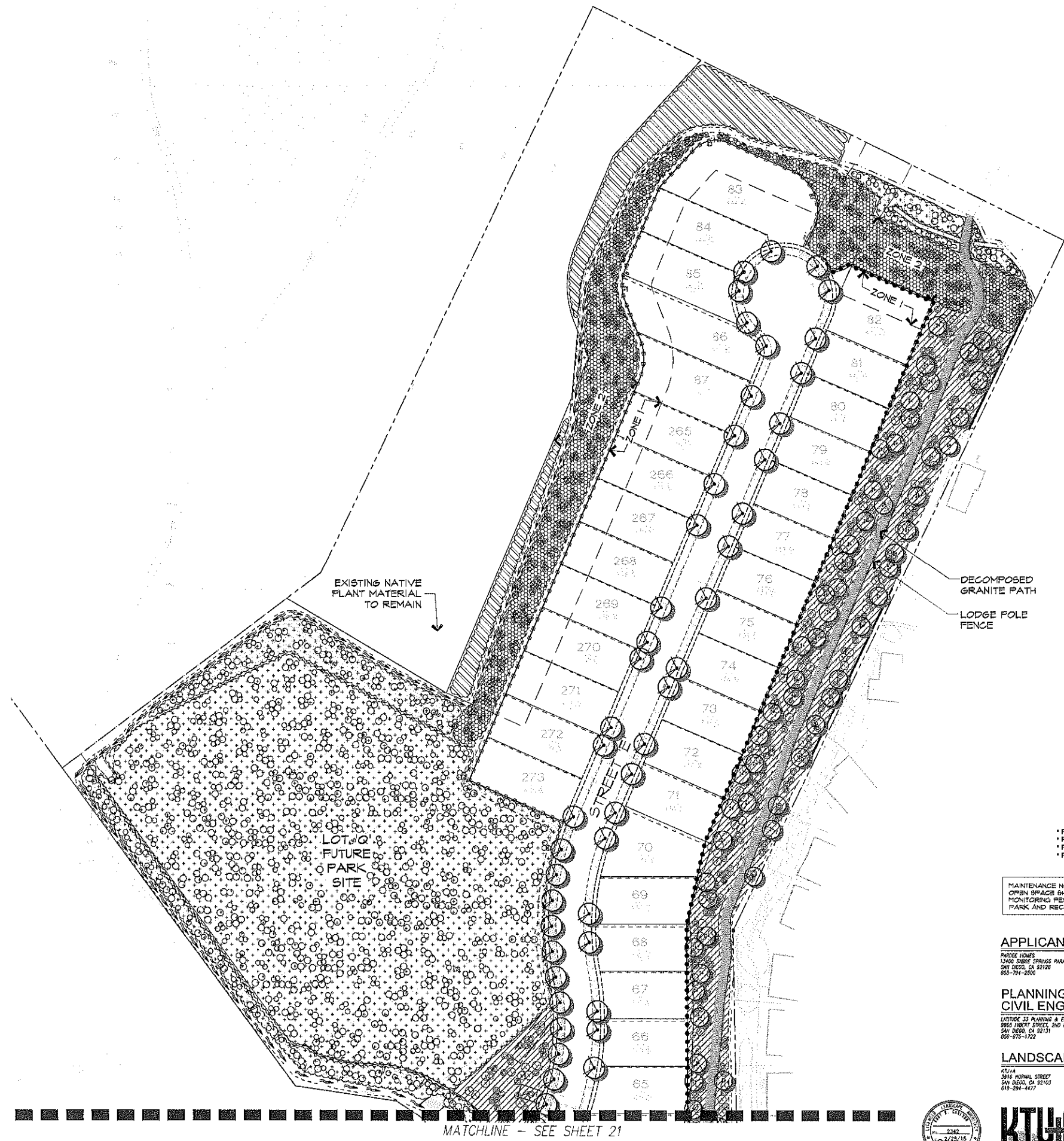
SD OPTION (SHEET 21 of 62)

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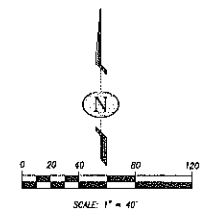
EXISTING NATIVE  
PLANT MATERIAL  
TO REMAIN

DECOMPOSED  
GRANITE PATH  
  
LODGE POLE  
FENCE

**CROSS REFERENCES**

- \* REFER TO SHEET 21B FOR GENERAL NOTES & WALL LEGEND.
- \* REFER TO SHEET 21B FOR FENCE & WALL DETAILS.
- \* REFER TO SHEET 21B FOR PLANT MATERIAL LEGEND.
- \* REFER TO SHEET 25 - 25B FOR BRUSH MANAGEMENT PLAN.

MAINTENANCE NOTE: ALL PLANTING WITHIN PROPOSED CITY FEE-OWNED OPEN SPACE SHALL HAVE A MINIMUM 25 MONTHS MAINTENANCE AND MONITORING PERIOD PRIOR TO ACCEPTANCE BY THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT.



**APPLICANT**

PARTICE LOMES  
13400 SABIE SPRINGS PARKWAY  
SAN DIEGO, CA 92126  
619-794-2500

**PLANNING AND  
CIVIL ENGINEER**

LATITUDE 33 PLANNING & ENGINEERING  
9902 HERBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
619-375-1122

**LANDSCAPE**

KTU-16  
1516 HORNAIL STREET  
SAN DIEGO, CA 92103  
619-294-4477

**Prepared By:**

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Fax #: (619) 751-0634

Project Address:

EAST BOULEVARD WEST OF MEDINA DRIVE

Project Name:

CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title:

VESTING TENTATIVE MAP AMENDMENT

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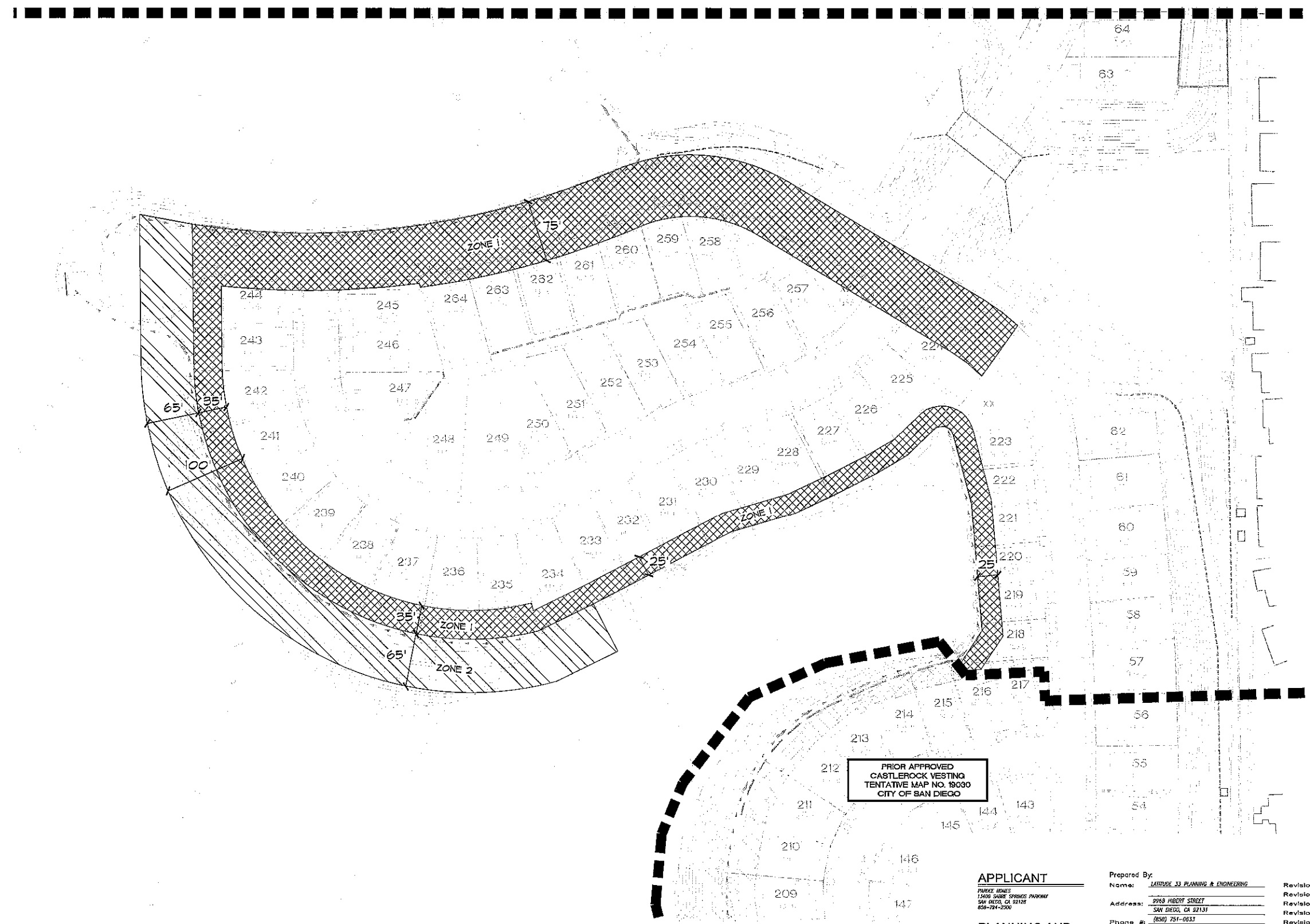
JOB ORDER #



MATCHLINE - SEE SHEET 21

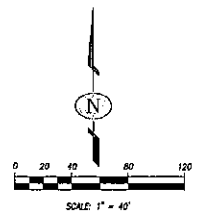


MATCHLINE - SEE SHEET 26A



PRIOR APPROVED  
CASTLEROCK VESTING  
TENTATIVE MAP NO. 18030  
CITY OF SAN DIEGO

CROSS REFERENCES  
\* REFER TO SHEET 26B FOR BRUSH MANAGEMENT NOTES.  
\* REFER TO SHEET 26B FOR BRUSH MANAGEMENT LEGEND.  
\* REFER TO SHEET 21 - 21B FOR TENTATIVE MAP.



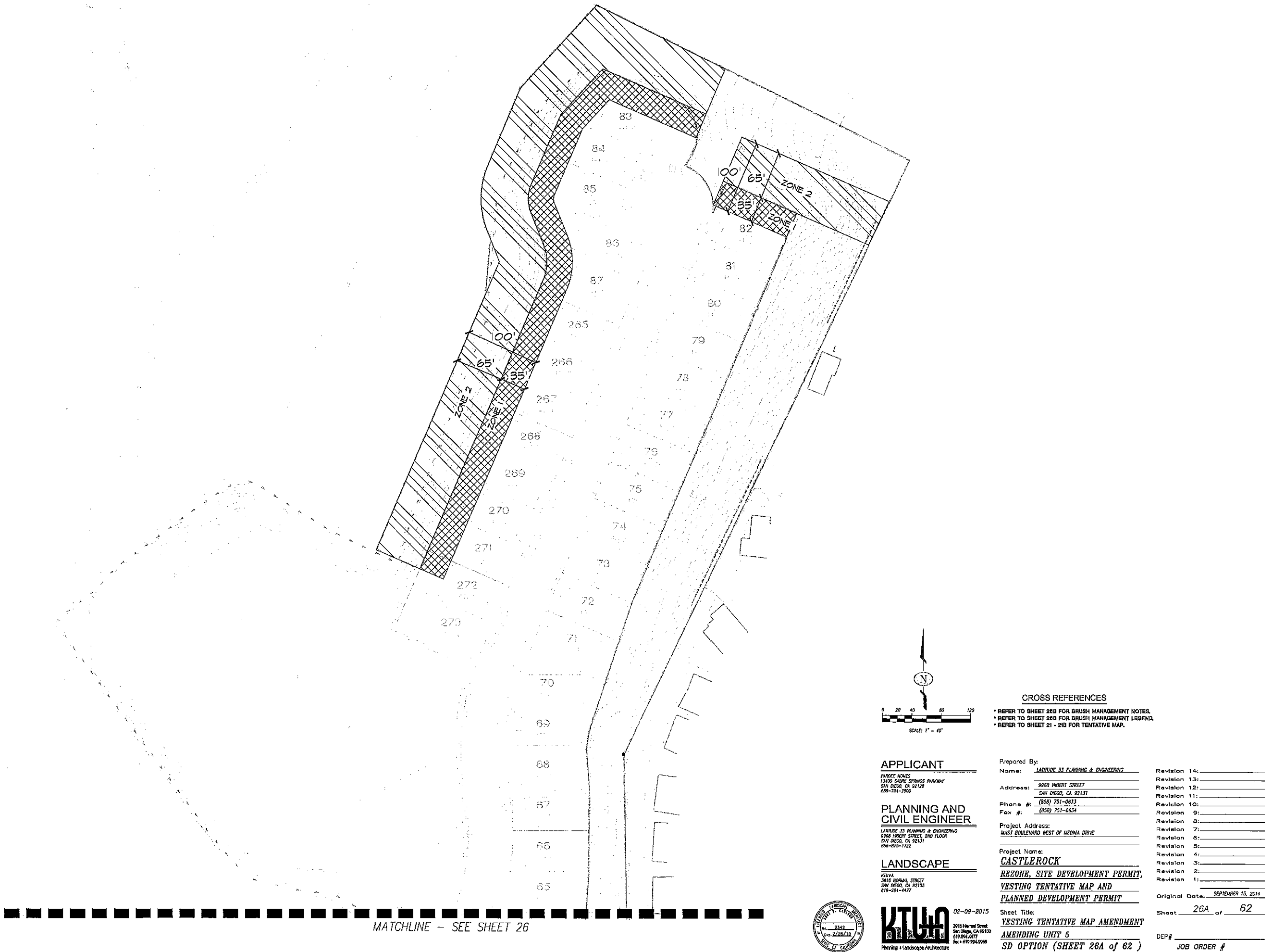
**APPLICANT**  
PARKER HOMES  
13408 SAGE SPRINGS PARKWAY  
SAN DIEGO, CA 92128  
(619) 751-2300

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9969 FREIGHT STREET, 2ND FLOOR  
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**LANDSCAPE**  
KTLA  
3015 VERNAL STREET  
SAN DIEGO, CA 92103  
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Fax: (619) 294-9965

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Fax #: (619) 751-0634  
Project Address: EAST BOULEVARD WEST OF MEDINA DRIVE  
Project Name: CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT  
Sheet Title: VESTING TENTATIVE MAP AMENDMENT  
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CROSS REFERENCES

- REFER TO SHEET 26B FOR BRUSH MANAGEMENT NOTES.
- REFER TO SHEET 26B FOR BRUSH MANAGEMENT LEGEND.
- REFER TO SHEET 21 - 21B FOR TENTATIVE MAP.

APPLICANT

PARADE HOMES  
13100 SAGE SPANOS PARKWAY  
SAN DIEGO, CA 92128  
658-751-1500

PLANNING AND  
CIVIL ENGINEER

LATITUDE 33 PLANNING & ENGINEERING  
8508 MARKET STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
658-875-1722

LANDSCAPE

KUJALA  
3016 NORVAL STREET  
SAN DIEGO, CA 92103  
619-251-4177



Prepared By:

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Fax #: (658) 751-0634

Project Address:

WEST BOULEVARD WEST OF NEEDHAM DRIVE

Project Name:

CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title:

VESTING TENTATIVE MAP AMENDMENT

AMENDING UNIT 5

SD OPTION (SHEET 26A of 62 )

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Revision 1: \_\_\_\_\_

Original Date: SEPTEMBER 15, 2014

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JOB ORDER # \_\_\_\_\_

BRUSH MANAGEMENT ZONE ONE REQUIREMENTS



1. THE REQUIRED ZONE I WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
2. ZONE I SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE I SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
3. PLANTS WITHIN ZONE I SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
4. TREES WITHIN ZONE I SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE TRUNK LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - A. WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - B. WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
6. ZONE ONE IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
7. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
8. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT).

BRUSH MANAGEMENT ZONE TWO REQUIREMENTS



1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
  2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
  3. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
  4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADINGS IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
  5. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
    - A. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE NON-IRRIGATED, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
    - B. NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
    - C. ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-BALLOUING SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
    - D. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 42.04(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
  6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
  7. EXCEPT AS PROVIDED IN SECTION 42.04(2)(b), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 42-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
- THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:
1. IN THE WRITTEN OPINION OF THE FIRE CHIEF, BASED UPON A FIRE FUEL LOAD MODEL REPORT CONDUCTED BY A CERTIFIED FIRE BEHAVIOR ANALYST, THE REQUIREMENTS OF SECTION 42.04H FAIL TO ACHIEVE THE LEVEL OF FIRE PROTECTION INTENDED BY THE APPLICATION OF ZONES ONE AND TWO; AND
  2. THE MODIFICATION TO THE REQUIREMENTS ACHIEVES AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY SECTION 42.04(2), OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND
  3. THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.

IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.

FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS.

BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE NATIVE AND NATURALIZED VEGETATION. THIS REQUIREMENT IS INDEPENDENT OF WHETHER THE STRUCTURE BEING PROTECTED BY BRUSH MANAGEMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.

BRUSH MANAGEMENT

ALL BRUSH MANAGEMENT PLANTING SHALL CONFORM TO GUIDELINES IN THE SAN DIEGO MUNICIPAL CODE-LAND DEVELOPMENT CODE.

BRUSH MANAGEMENT ZONES DEPTH

OUTSIDE OF MHFA BOUNDARY	
ZONES	WIDTH
1	55'
2	65'

INSIDE MHFA BOUNDARY	
ZONES	WIDTH
1	55'
2	65'

ALTERNATIVE BRUSH MANAGEMENT ZONE DEPTHS • LOTS 1-3, 12-25 & 289	
ZONES	WIDTH
1	74' *
2	0' *

\* WHERE INADEQUATE ZONE I WIDTH IS PROVIDED, ZONE DEPTHS ARE BASED ON THE FOLLOWING EQUATION:  
 $Z1 + 1.5(Z1-55) + Z2 = 100'$

ALTERNATIVE BRUSH MANAGEMENT ZONE DEPTHS • LOTS 26-36 & 234-292	
ZONES	WIDTH
1	70'
2	15'

ALTERNATIVE BRUSH MANAGEMENT ZONE DEPTHS • LOTS 214-216, 221-225 & 269-270	
ZONES	WIDTH
1	25'
VERNAL POOL PRESERVE	VARIES
2	100'

MAINTENANCE

REGULAR INSPECTION AND LANDSCAPE MAINTENANCE IS NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.

ZONE ONE AND TWO: YEAR-ROUND MAINTENANCE

BRUSH MANAGEMENT ZONE ONE

THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE TWO

THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REINSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. IVY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. (GRASSES AND SOME ICE PLANTS). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND WOODY GROUNDCOVERS.

APPLICANT

PARROT HUNTS  
13109 SABLE SPARKS PARKWAY  
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619-454-2500

PLANNING AND CIVIL ENGINEER

LATITUDE 33 PLANNING & ENGINEERING  
9958 HIGLEY STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
619-459-1722

LANDSCAPE

KJL16A  
1016 MORIAL STREET  
SAN DIEGO, CA 92103  
619-234-4477



02-09-2015  
3916 Normal Street  
San Diego, CA 92103  
619.894.4177  
Fax: 619.894.9948  
Planning + Landscape Architecture

Prepared By:

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EAST BOULEVARD WEST OF MEDINA DRIVE

Project Name:

CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title:

VESTING TENTATIVE MAP AMENDMENT

AMENDING UNIT 5

SD OPTION (SHEET 26B OF 62)

Revision 14: \_\_\_\_\_

Revision 13: \_\_\_\_\_

Revision 12: \_\_\_\_\_

Revision 11: \_\_\_\_\_

Revision 10: \_\_\_\_\_

Revision 9: \_\_\_\_\_

Revision 8: \_\_\_\_\_

Revision 7: \_\_\_\_\_

Revision 6: \_\_\_\_\_

Revision 5: \_\_\_\_\_

Revision 4: \_\_\_\_\_

Revision 3: \_\_\_\_\_

Revision 2: \_\_\_\_\_

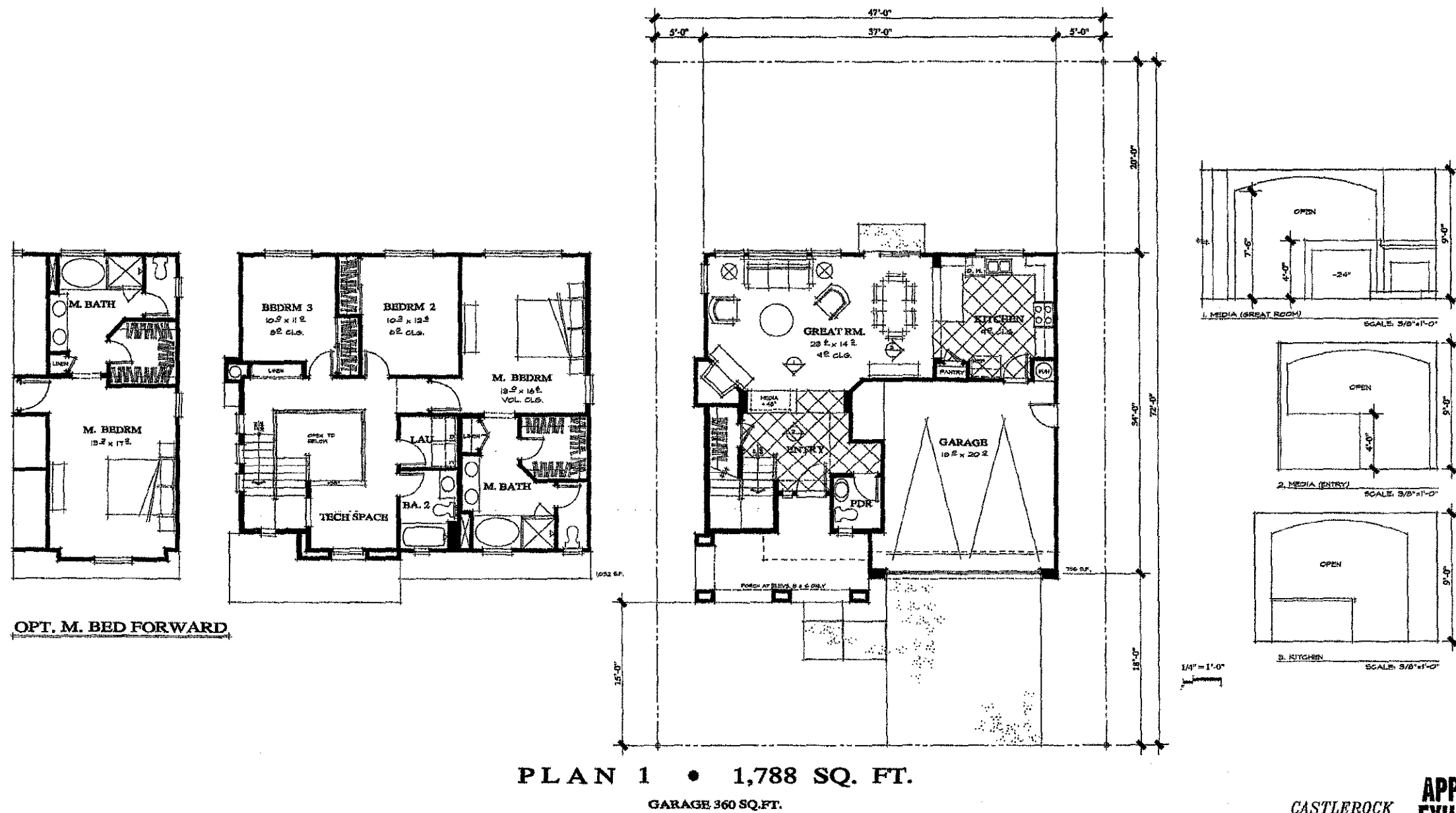
Revision 1: \_\_\_\_\_

Original Date: SEPTEMBER 15, 2014

Sheet 26B of 62

DEP# \_\_\_\_\_

JOB ORDER # \_\_\_\_\_



**CASTLEROCK**

**APPROVED EXHIBIT "A"**

APPLICANT: PERRY HOMES  
 1800 HIGH BLVD DRIVE, SUITE 100  
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ARCHITECT: BASSEMAN LARSEN  
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 4825 PLYMOUTH DRIVE AND FLR.  
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Prepared By: BASSEMAN LARSEN

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Project Address: 1800 ORCHARD DRIVE, SUITE 100

Project Name: CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,  
 VESTING TENTATIVE MAP AND  
 PLANNED DEVELOPMENT PERMIT

Sheet Title: 47x72 PLAN 1 FLOOR PLANS

Sheet No: 27 of 53

Original Date: JUNE 2, 2003

Revision 14: \_\_\_\_\_

Revision 13: \_\_\_\_\_

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Revision 7: \_\_\_\_\_

Revision 6: \_\_\_\_\_

Revision 5: \_\_\_\_\_

Revision 4: APRIL 3, 2002

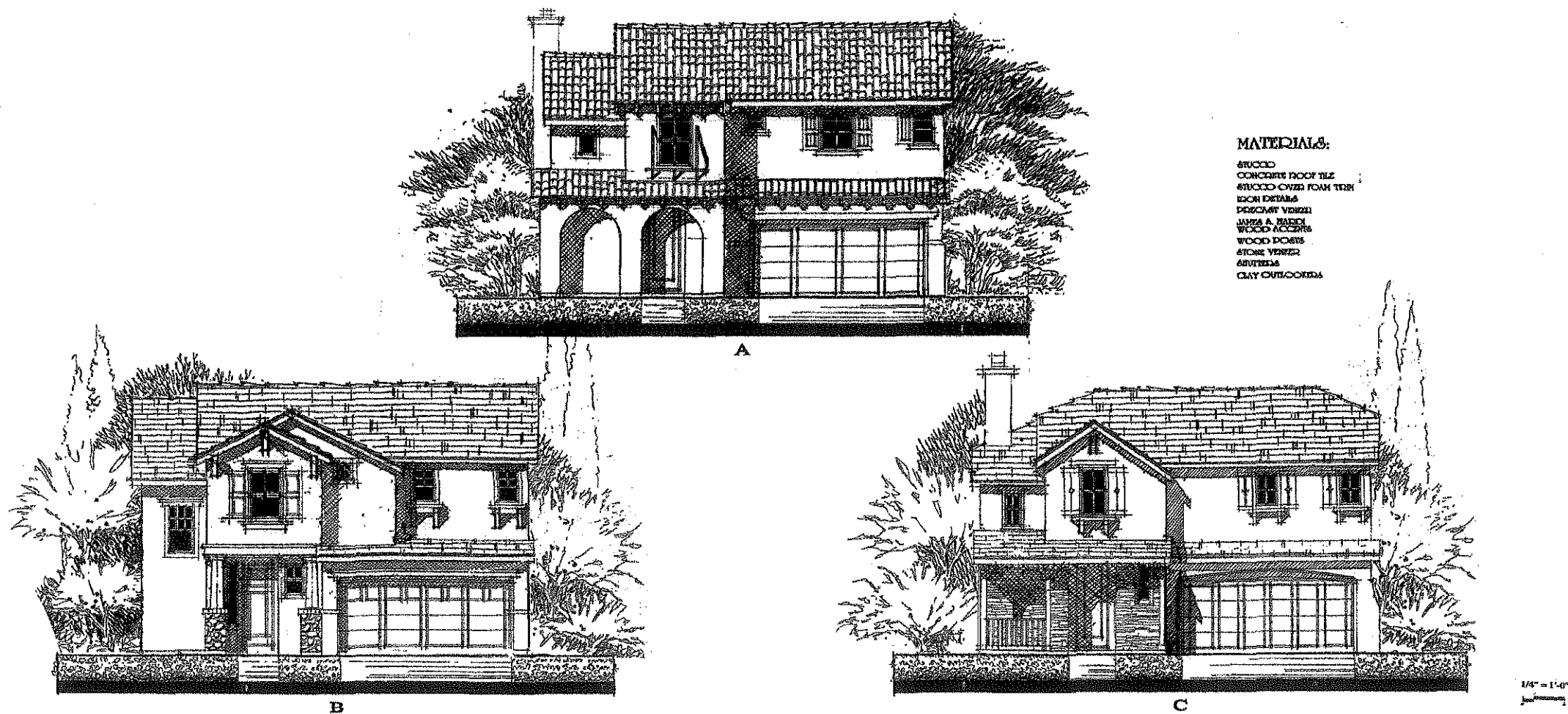
Revision 3: AUGUST 13, 2001

Revision 2: OCTOBER 12, 2001

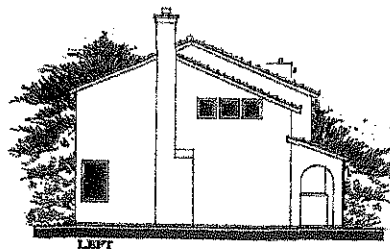
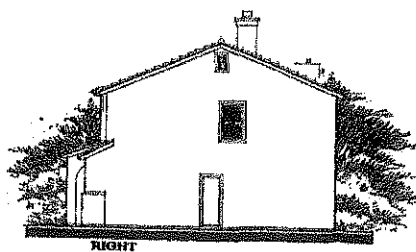
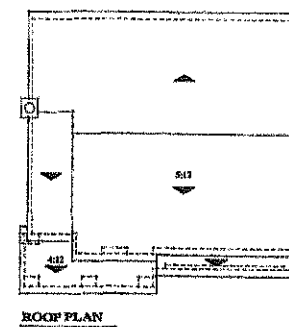
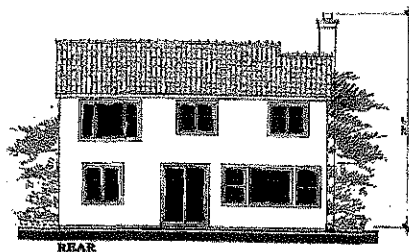
Revision 1: JUNE 2, 2003

DEPN 10046

JOB ORDER # 42-1853



## PLAN 1 ELEVATIONS



## CASTLEROCK

APPROVED  
EXHIBIT "A"

APPLICANT: JAMES HARRIS  
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 (619) 555-1234 FAX (619) 555-1235

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PLANNING AND CIVIL ENGINEER:  
 LARRY HARRIS & ASSOCIATES  
 4567 PARKWAY DRIVE, SUITE 100  
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LANDSCAPE ARCHITECT: KYLE  
 12345 HIGH BLVD. SUITE 100  
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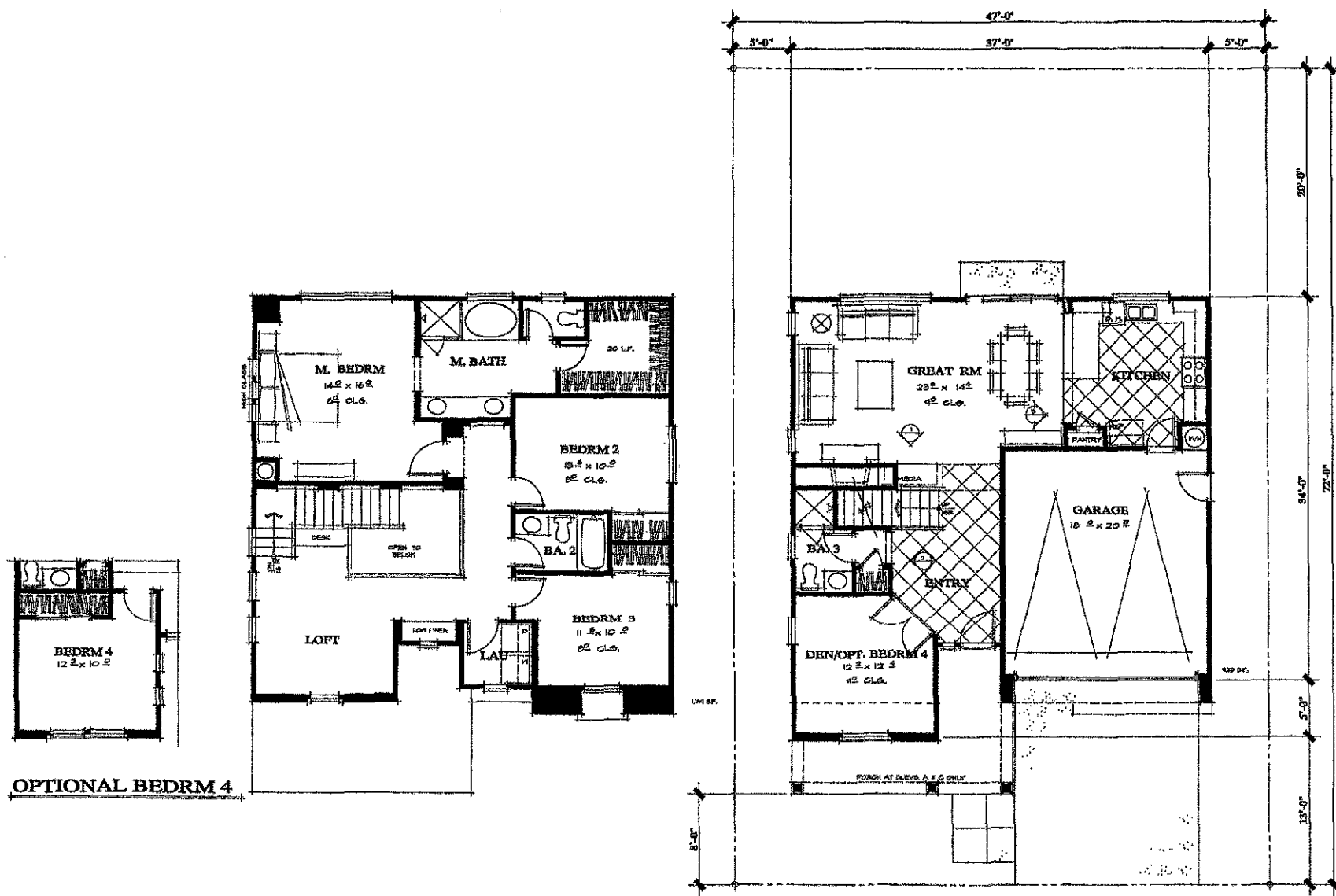
Prepared By:  
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 Phone: (619) 555-1234  
 Fax: (619) 555-1235

Project Address:  
 12345 HIGH BLVD. SUITE 100  
 SAN DIEGO, CA 92101

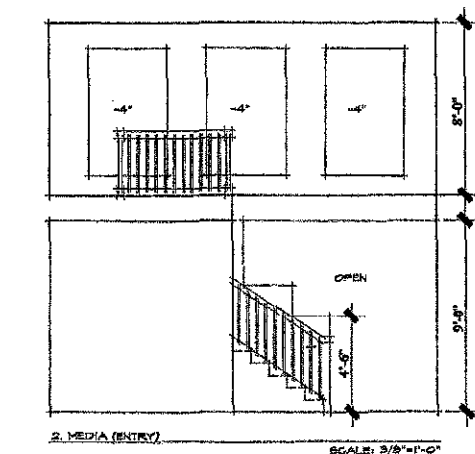
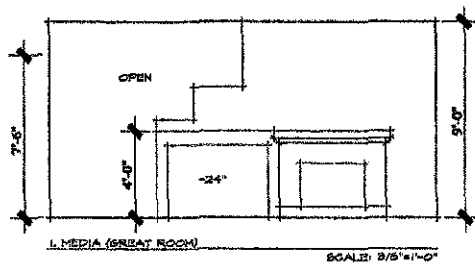
Project Name:  
**CASTLEROCK**  
 RESIDENTIAL DEVELOPMENT PERMIT  
 TENTATIVE MAP AND  
 PLANNED DEVELOPMENT PERMIT  
 Sheet Title:  
**47x72 PLAN 1 ELEVATIONS  
 AND ROOF PLAN**

Revision 1: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
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 Revision 11: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 14: \_\_\_\_\_

Original Date: APRIL 1, 2004  
 Sheet 28 of 53  
 DEP# 10048  
 JOB ORDER # 42-1853



OPTIONAL BEDRM 4



1/4" = 1'-0"

PLAN 2 • 2,092 SQ. FT.  
GARAGE 360 SQ. FT.

**CASTLEROCK**

**APPROVED EXHIBIT "A"**

**APPLICANT: CHANCE HOMES**  
12000 HIGH BLUFF DRIVE, SUITE 100  
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(619) 551-2000 FAX (619) 551-2001

**PLANNING AND CIVIL ENGINEER:**  
LATITUDE 33 PLANNING & ENGINEERING  
4633 PARAMOUNT DRIVE, 2ND FL.  
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**Prepared By:**  
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Project Address: 1450 BAKERWAY WEST OF MENA DRIVE

**Project Name:**  
CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
47X72 PLAN 2 FLOOR PLANS

**ARCHITECTS:**  
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**LANDSCAPE ARCHITECT:** KTHM  
2014 NORMAN STREET  
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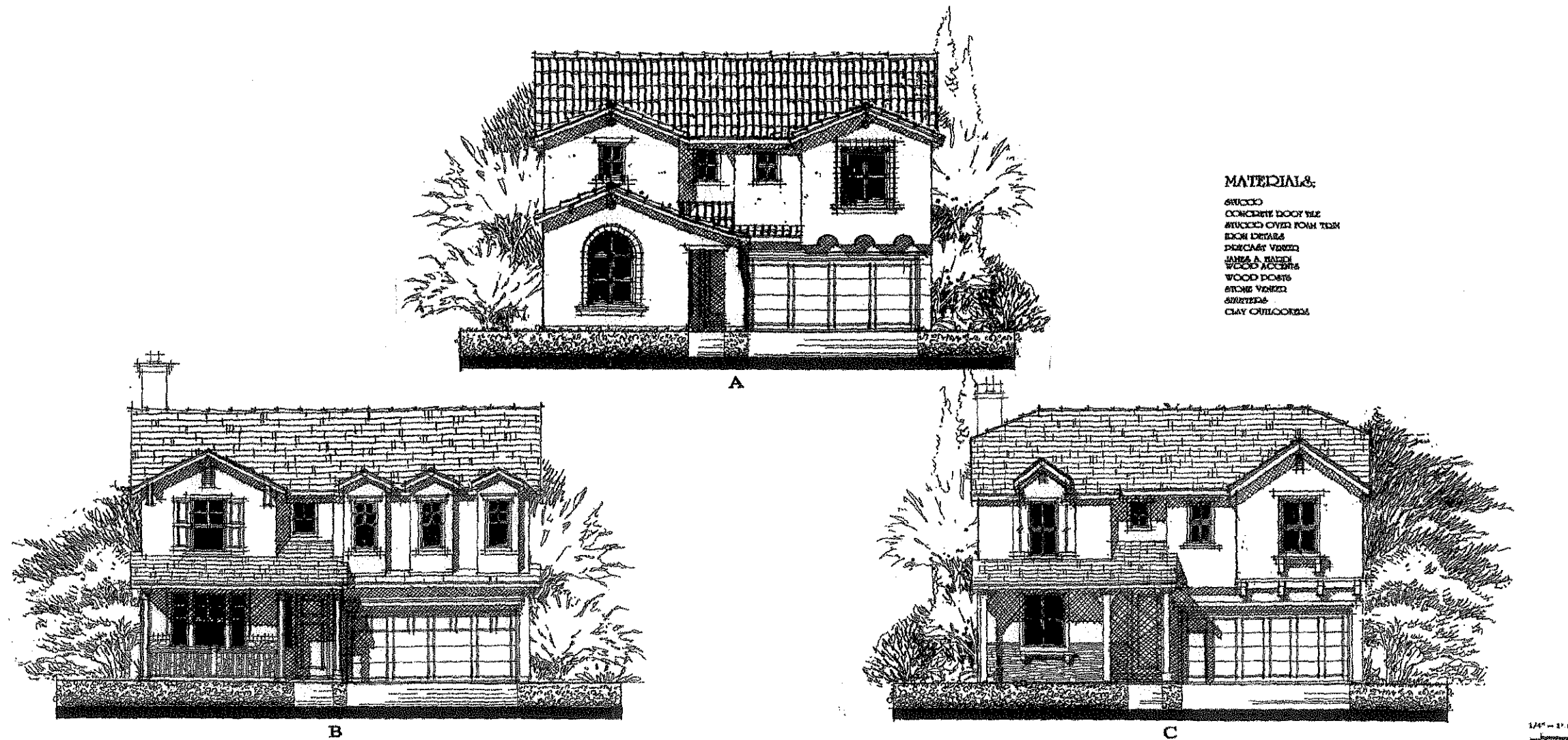
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Revision 12:	Revision 13:
Revision 11:	Revision 12:
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Revision 9:	Revision 10:
Revision 8:	Revision 9:
Revision 7:	Revision 8:
Revision 6:	Revision 7:
Revision 5:	Revision 6:
Revision 4:	Revision 5:
Revision 3:	Revision 4:
Revision 2:	Revision 3:
Revision 1:	Revision 2:

Original Date: JAN 4, 2003

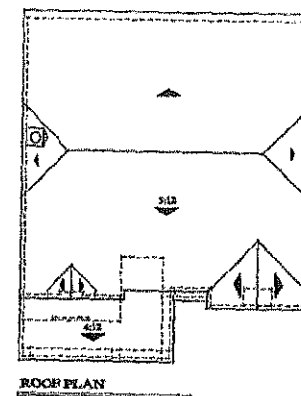
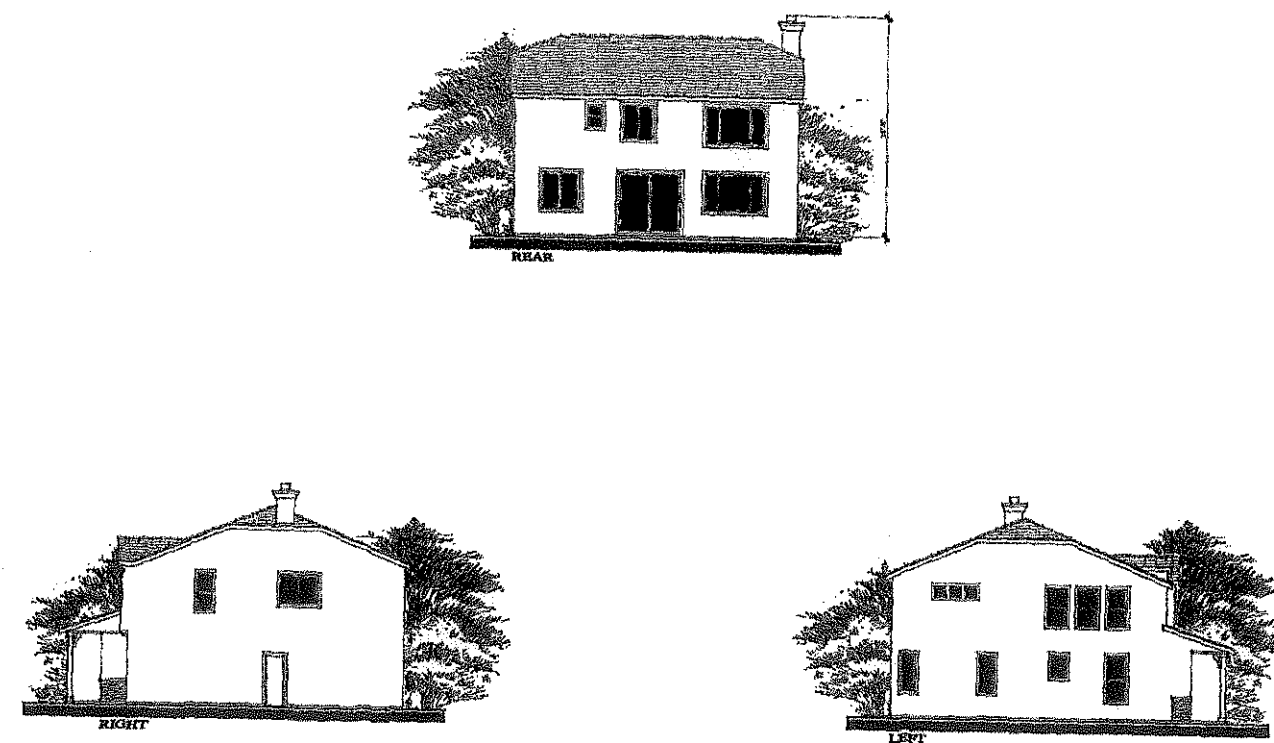
Sheet: 29 of 53

DEP# 10048

JOB ORDER # 42-1853



## PLAN 2 ELEVATIONS



## CASTLEROCK

APPROVED  
EXHIBIT "A"

APPLICANT: PARKER HOMES  
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3916 BROADWAY STREET  
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Prepared By:

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Project Address:

15330 15TH BLVD DRIVE

Project Name:

CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title: 47x72 PLAN 2 ELEVATIONS

Revision 14:

Revision 13:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

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Revision 4:

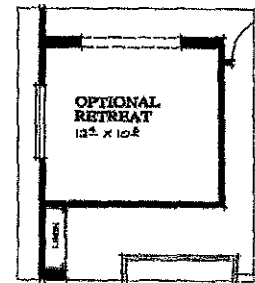
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Revision 2:

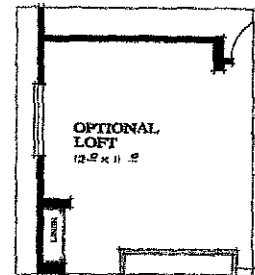
Revision 1:

Original Date: APR 8, 2003

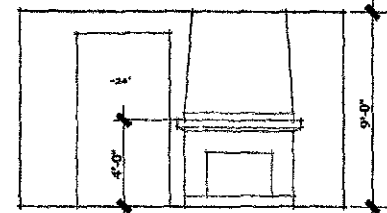
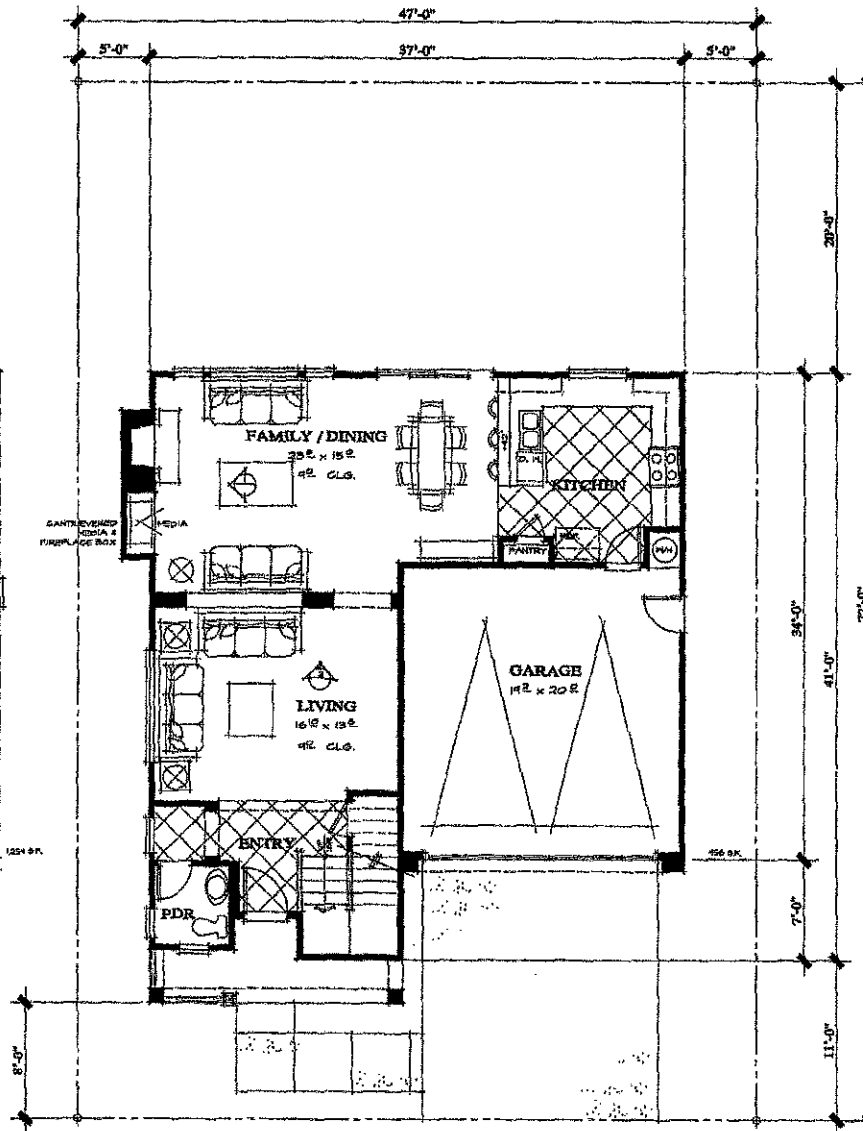
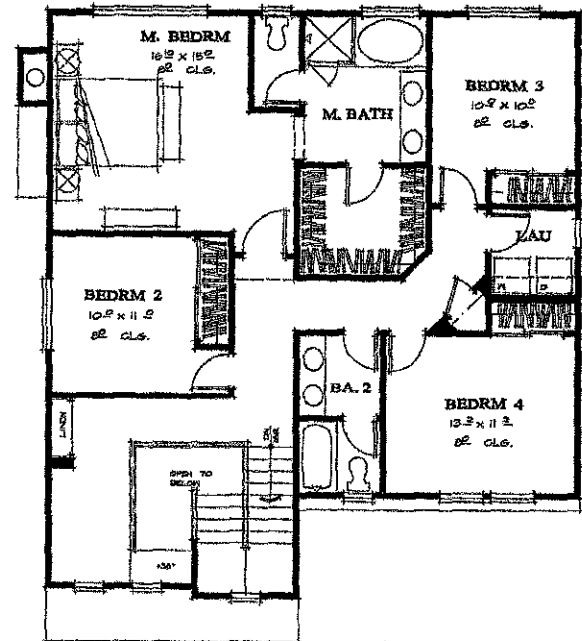
Sheet 30 of 53



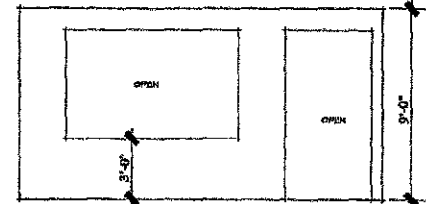
OPTIONAL  
RETREAT



OPTIONAL LOFT



1. MEDIA (FAMILY/DINING)



2. OPENING AT LIVING

1/4" = 1'-0"

PLAN 3 • 2,229 SQ. FT.  
GARAGE 360 SQ.FT.

APPROVED  
EXHIBIT "A"

CASTLEROCK

APPLICANT: FARRIS HOMES  
1200 HIGH BLVD. SUITE 100  
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APPROVED: CASTLEROCK  
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LANDSCAPE ARCHITECT: KRAM  
3815 MARSHALL STREET  
SAN DIEGO, CA 92108  
(619) 594-2500 FAX (619) 594-2599

Prepared By: LAWRENCE J. PLANNING & ENGINEERING  
Name: LAWRENCE J. PLANNING & ENGINEERING  
Address: 4115 MARSHALL RD. SUITE 100  
SAN DIEGO, CA 92121  
Phone #: (619) 594-2500  
Fax #: (619) 594-2599

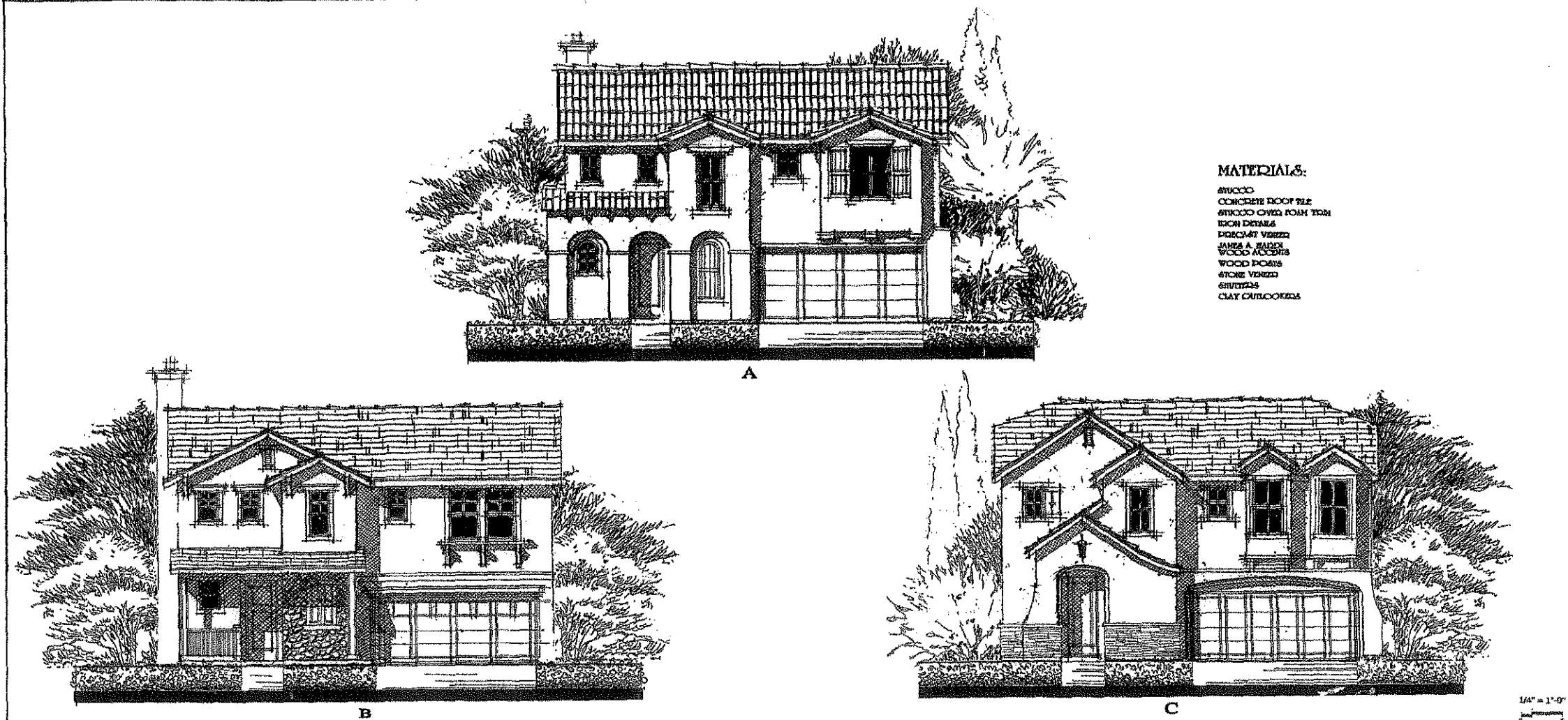
Project Address: 1200 HIGH BLVD. SUITE 100  
SAN DIEGO, CA 92108

Project Name: CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

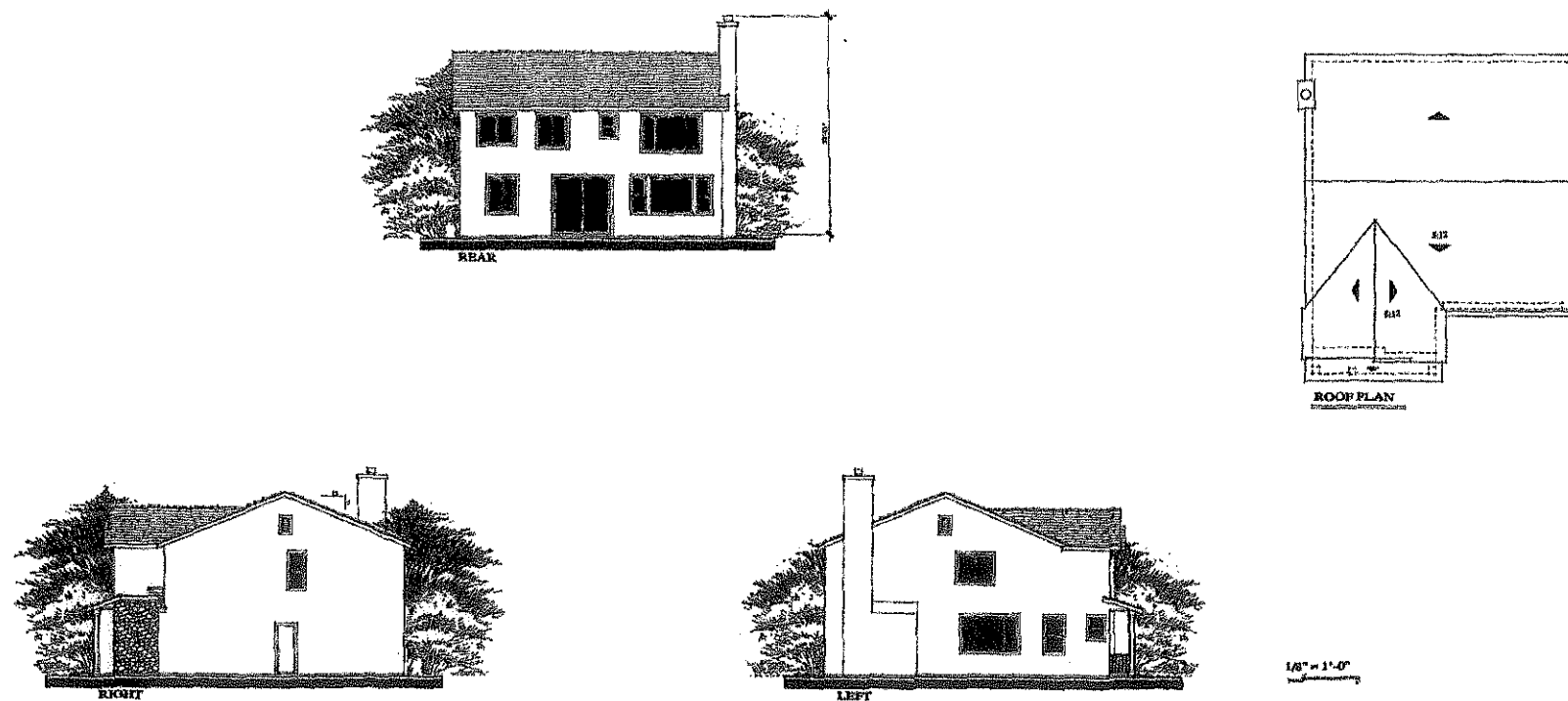
Sheet Title: 47x72 PLAN 3 FLOOR PLANS

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Revision 94:	_____
Revision 95:	_____
Revision 96:	_____
Revision 97:	_____
Revision 98:	_____
Revision 99:	_____
Revision 100:	_____

Original Date: APRIL 3, 2005  
Sheet: 31 of 53  
JOB ORDER # 42-1853



## PLAN 3 ELEVATIONS



## CASTLEROCK

APPROVED  
EXHIBIT "A"

APPLICANT: PARKY HINES  
 1228 HILL BLVD. SUITE 100  
 SAN DIEGO, CA 92103  
 (619) 554-7500 FAX (619) 554-7501

PLANNING AND CIVIL ENGINEER:  
 LATTER 33 PLANNING & ENGINEERING  
 4533 PARKWAY DRIVE SUITE 100  
 SAN DIEGO, CA 92103  
 (619) 554-7500 FAX (619) 554-7501

Prepared By:  
 Name: RASHAD LAGHO  
 Address: 2811 CASANOVA DRIVE SUITE 100  
 NEWPORT BEACH, CA 92660-0763  
 Phone #: (949) 553-5100  
 Fax #: (949) 553-5100

Project Address:  
 4772 PLAN 3 ELEVATIONS

Project Name:  
**CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT,**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**  
 Sheet Title:  
**4772 PLAN 3 ELEVATIONS**  
**AND ROOF PLAN**

ARCHITECT: RASHAD LAGHO  
 2811 CASANOVA DRIVE SUITE 100  
 NEWPORT BEACH, CA 92660-0763  
 (949) 553-5100 FAX (949) 553-5100

LANDSCAPE ARCHITECT: KRMA  
 3010 HENRIE STREET  
 SAN DIEGO, CA 92103  
 (619) 234-4477 FAX (619) 234-4477

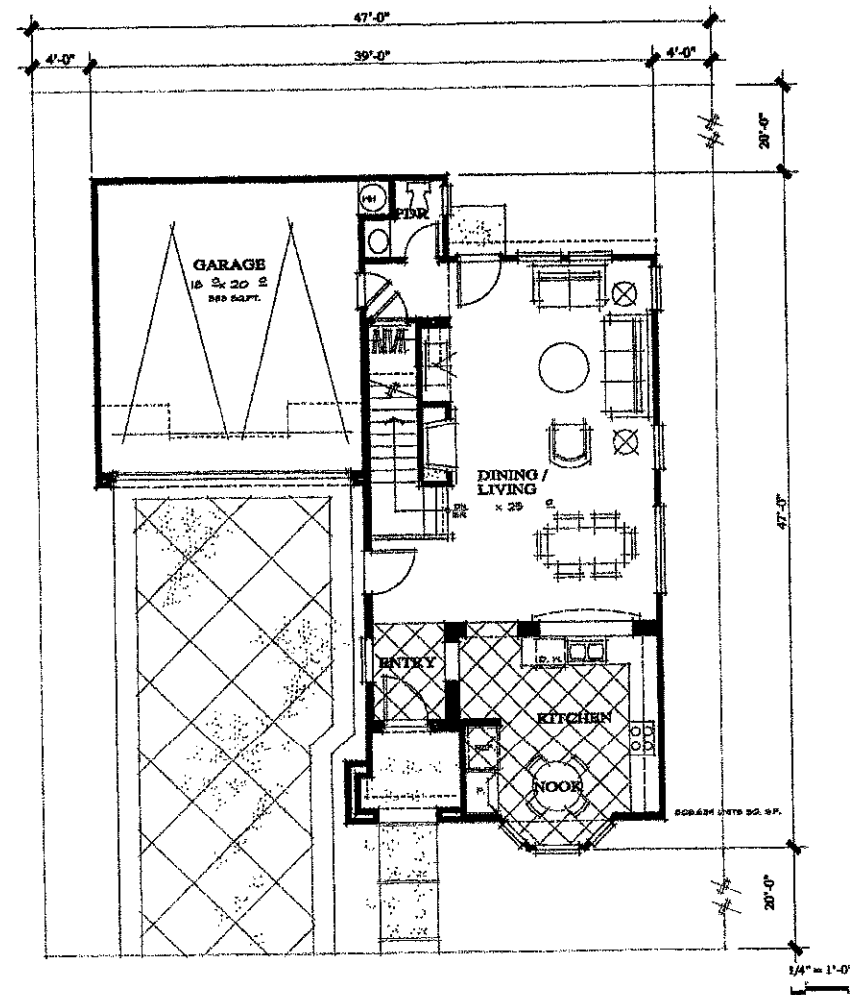
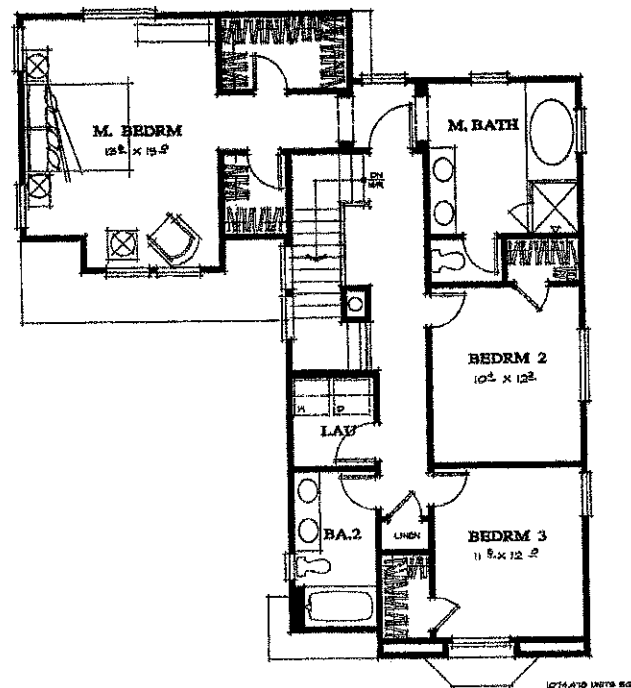
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 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

Original Date: AUG 8, 2003

Sheet 32 of 53

DEP# 10046

JOB ORDER # 42-1653



PLAN 1 • 1,883 SQ. FT.  
GARAGE 388 SQ.FT.

CASTLEROCK APPROVED EXHIBIT "A"

APPLICANT: PARDEE HOMES  
1800 BUSH BLVD. SUITE 100  
SAN DIEGO, CA 92108  
(619) 791-2000 FAX (619) 791-2000

PLANNING AND CIVIL ENGINEER:  
LATITUDE 33 PLANNING & ENGINEERING  
4000 PARAMOUNT DRIVE 2ND FL.  
SAN DIEGO, CA 92123  
(619) 791-0833 FAX (619) 791-0834

ARCHITECTS:  
BAGSHAW LACHAPPE APPROVED DATE: 9-11-13 BY: [Signature]  
BAGSHAW LACHAPPE APPROVED DATE: 9-11-13 BY: [Signature]  
NEWPORT BEACH, CA 92660-0000  
(949) 555-4100 FAX (949) 555-4100  
BLONDOROD SHAW BUSTER ARCHITECTS AND PLANNERS  
3705 AVON BLVD. SUITE 300  
COSTA MESA, CA 92626  
(714) 435-3600 FAX (714) 435-0860  
LANDSCAPE ARCHITECT: KIRIA  
3848 NORMAL STREET  
SAN DIEGO, CA 92103  
(619) 294-4277 FAX (619) 294-2945

Prepared By: LATITUDE 33 PLANNING & ENGINEERING  
Name: LATITUDE 33 PLANNING & ENGINEERING  
Address: 4000 PARAMOUNT DRIVE 2ND FL.  
SAN DIEGO, CA 92123  
Phone #: (619) 791-0833  
Fax #: (619) 791-0834

Project Address:  
1800 BUSH BLVD. SUITE 100  
SAN DIEGO, CA 92108

Project Name:  
CASTLEROCK

REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
47'X65' PLAN 1 FLOOR PLANS

Latitude 33  
Planning and Engineering  
4000 Paramount Dr. 2nd Fl.  
San Diego, Ca. 92123  
Tel 619-791-0833 Fax 619-791-0834

MARK A. ROWSON  
RCE 306N EXPIRES 3-31-2006



Revision	Date
14	
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4	APRIL 3, 2004
3	AUGUST 13, 2004
2	DECEMBER 19, 2003
1	757 SUBMITTAL JULY 8, 2003

Original Date: JUNE 8, 2003

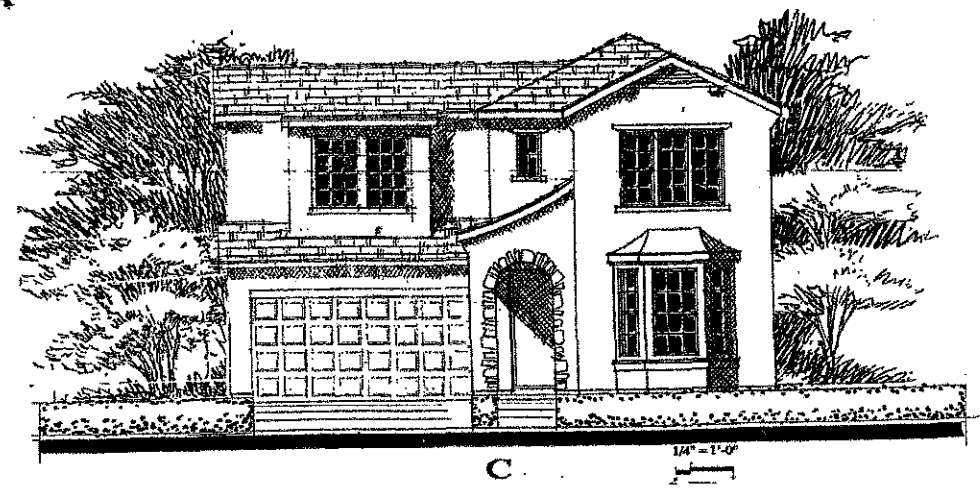
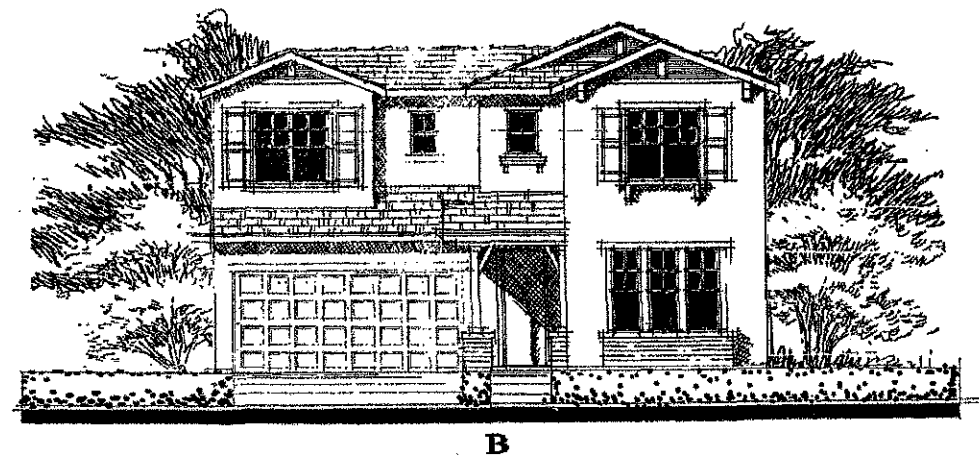
Sheet 33 of 62

DEP# 10046

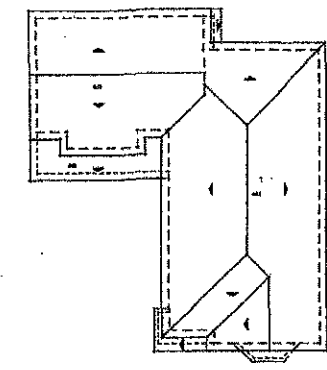
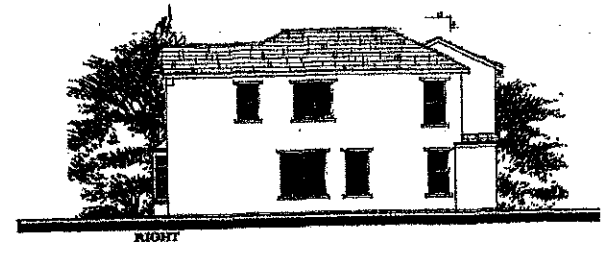
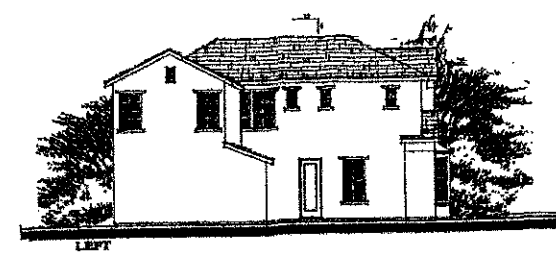
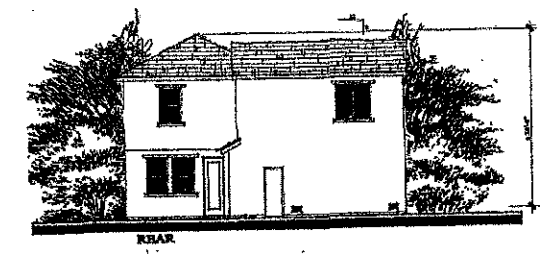
JOB ORDER # 42-1853



**MATERIALS:**  
STUCCO  
CONCRETE ROOF TILE  
STUCCO OVER FOAM INS  
IRON DETAILS  
POURCAST VINYL  
JANIS A. HANSEN  
WOOD FLOORS  
WOOD FLOORS  
STONE VINYL  
ASBESTOS  
CLAY CHIMNEYS



PLAN 1 ELEVATIONS



ROOF PLAN

1/8" = 1'-0"

**APPROVED EXHIBIT "A"**  
CASTLEROCK

APPLICANT: PAVONE HOMES  
1000 WEST BERRY DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
(619) 774-2500 FAX (619) 751-0634

ARCHITECT: BASESTATION LAGOS  
3015 GARDEN STREET, SUITE 100  
SAN DIEGO, CA 92108  
(619) 552-8100 FAX (619) 552-0100

PLANNING AND CIVIL ENGINEERING  
LATHROP 33 PLANNING & ENGINEERING  
4001 FARMINGTON DRIVE, SUITE 100  
SAN DIEGO, CA 92121  
(619) 751-0633 FAX (619) 751-0634

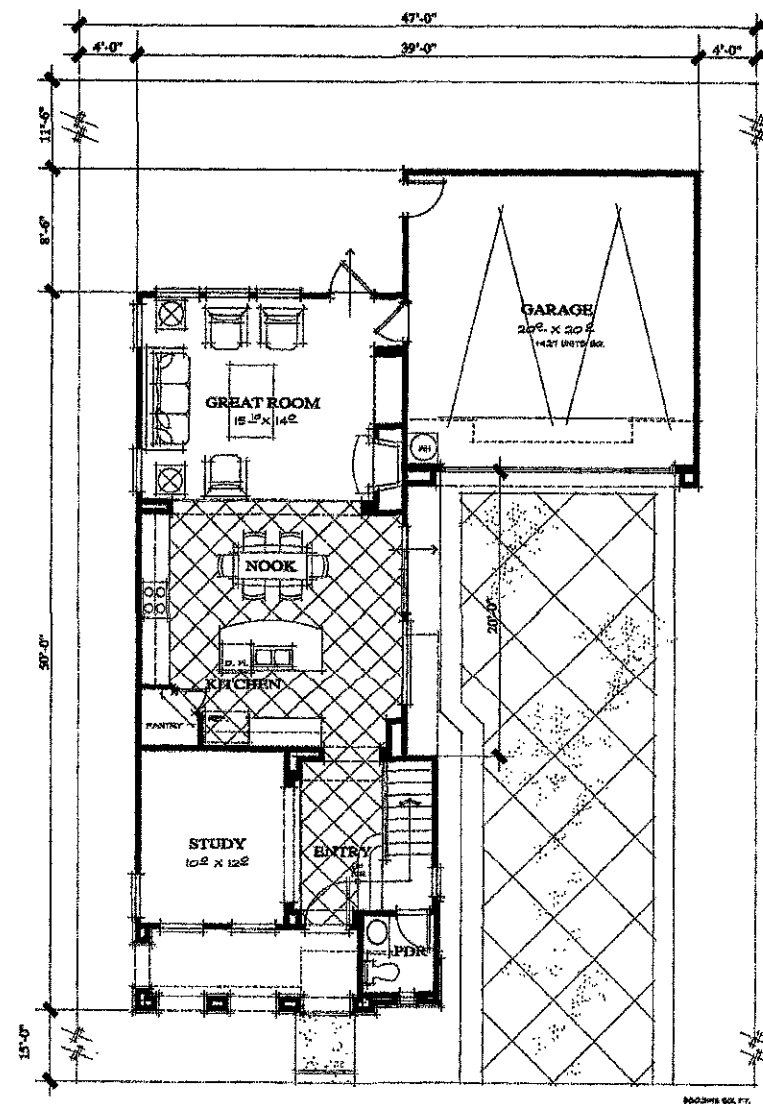
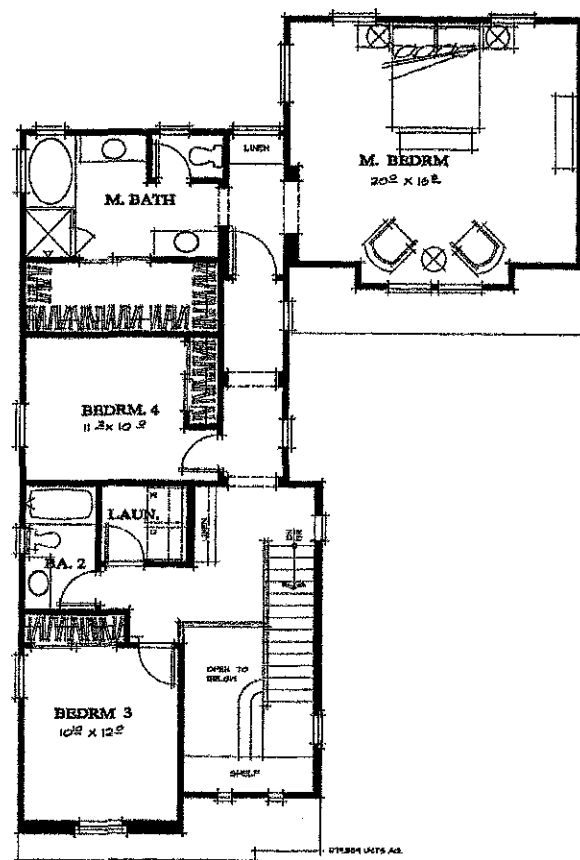
LANDSCAPE ARCHITECT: RTVA  
3015 GARDEN STREET, SUITE 100  
SAN DIEGO, CA 92108  
(619) 552-8100 FAX (619) 552-0100

Prepared By: BASESTATION LAGOS  
Name: JESSIE LAGOS  
Address: 3015 GARDEN STREET, SUITE 100  
SAN DIEGO, CA 92108  
Phone #: (619) 552-8100  
Fax #: (619) 552-0100  
Project Address: 1000 WEST BERRY DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
Project Name: CASTLEROCK  
ARIZONA SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: APRIL 11, 2001  
Revision 3: AUGUST 13, 2001  
Revision 2: DECEMBER 16, 2003  
Revision 1: 1ST SUBMITAL  
Original Date: JUNE 8, 2001

Sheet Title: 47-05 PLAN 1 ELEVATIONS AND ROOF PLAN

Sheet 34 of 53  
DEPI 10046  
JOB ORDER # 42-1053



**PLAN 2 • 2,060 SQ. FT.**  
**GARAGE 427 SQ. FT.**

**CASTLEROCK** **APPROVED EXHIBIT "A"**

APPLICANT: PARKER HOMES  
 1525 HIGH BLUFF DRIVE, SUITE 100  
 SAN DIEGO, CA 92108  
 (619) 594-3000 FAX (619) 594-2504

ARCHITECTS:  
 BASSERMAN LARSON  
 2031 ORCHARD DR.  
 NEWPORT BEACH, CA 92660  
 (949) 553-5100 FAX (949) 553-5105

PLANNING AND CIVIL ENGINEERS:  
 LAYTON & ASSOCIATES  
 4833 PARAMOUNT DRIVE, SUITE 200  
 SAN DIEGO, CA 92130  
 (619) 594-0531 FAX (619) 594-0531

LANDSCAPE ARCHITECT:  
 KIRK  
 3918 NORVAL STREET  
 SAN DIEGO, CA 92116  
 (619) 284-4117 FAX (619) 284-4165

Prepared By: BASSERMAN LARSON

Address: 2031 ORCHARD DRIVE, SUITE 100, NEWPORT BEACH, CA 92660-0543

Phone #: (949) 553-5100  
 Fax #: (949) 553-5105

Project Address: 1651 BOWLING GREEN DR. WEST OF ANAHEIM DRIVE

Project Name: **CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**

Sheet Title: **47x85 PLAN 2 FLOOR PLANS**

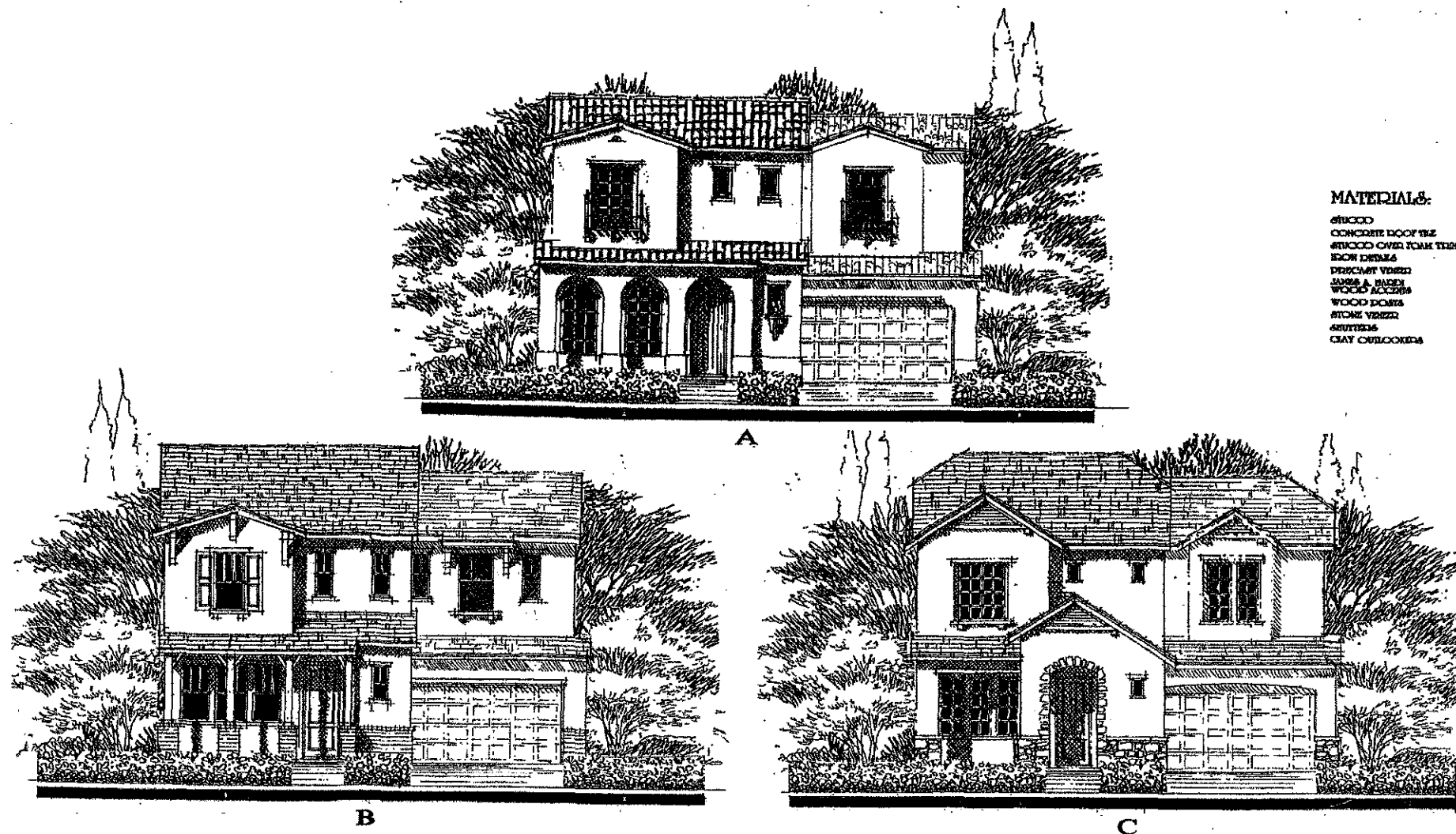
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 Revision 3: **AUGUST 13, 2004**  
 Revision 2: **DECEMBER 18, 2003**  
 Revision 1: **JULY 15, 2003**

Original Date: **JUNE 8, 2003**

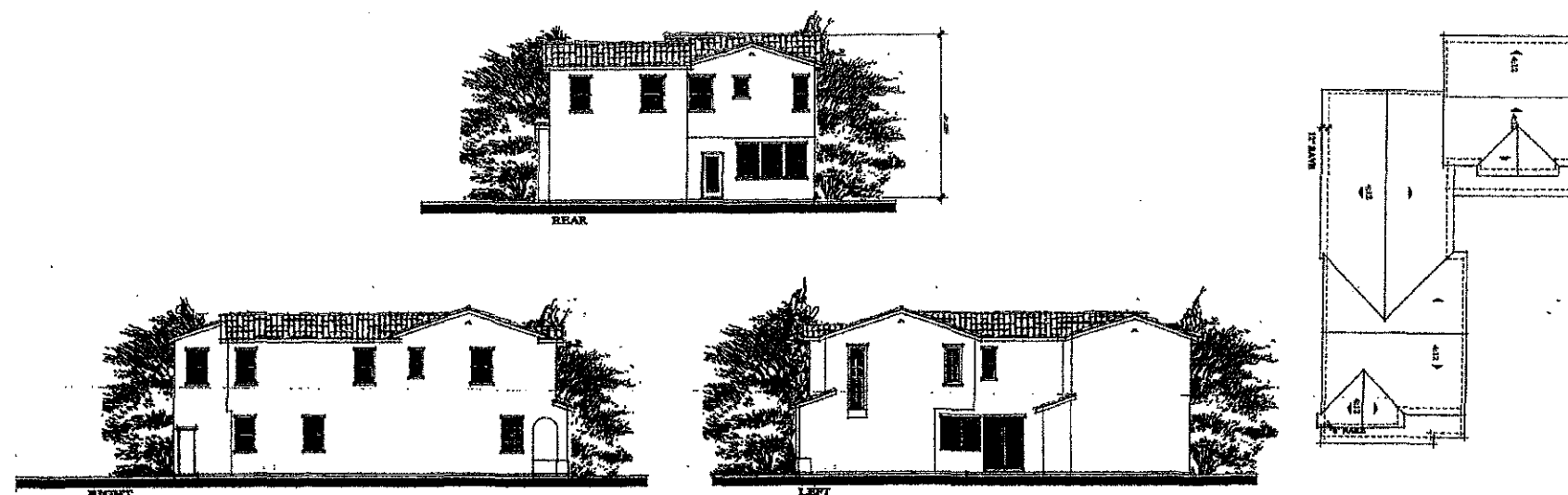
Sheet 35 of 53

DWP# 10046

JOB ORDER # 42-1833

**MATERIALS:**

STUCCO  
 CONCRETE DOOR FRAME  
 STUCCO OVER FOAM THERM  
 BROWN DRIPLES  
 PERGOLA VENEZ  
 STONE & BROWN  
 WOOD DOORS  
 STONE VENEZ  
 STUCCO  
 CLAY OUTLOOKERS

**PLAN 2 ELEVATIONS****ROOF PLAN**

1/8" = 1'-0"

**CASTLEROCK****APPROVED  
EXHIBIT "A"**

APPLICANT: PHOENIX HEIGHTS  
 10000 PHOENIX HEIGHTS DRIVE, SUITE 100  
 SAN DIEGO, CA 92130  
 (619) 594-2000 FAX (619) 594-2001

PLANNING AND CIVIL ENGINEER:  
 LARRY J. JENSEN, P.E.  
 4553 PARADISE DRIVE, SUITE 100  
 SAN DIEGO, CA 92130  
 (619) 594-2000 FAX (619) 594-2001

Prepared By:  
 Name: JENNIFER L. JENSEN  
 Address: 10000 PHOENIX HEIGHTS DRIVE, SUITE 100  
 NEWPORT BEACH, CA 92660-0100  
 Phone #: (949) 853-8100  
 Fax #: (949) 853-0348

Project Address:  
 10000 PHOENIX HEIGHTS DRIVE

Project Name:

CASTLEROCK

ARIZONA, SITE DEVELOPMENT PERMIT

VESTING TENTATIVE MAP AND

PLANNED DEVELOPMENT PERMIT

Sheet Title:

4785 PLAN 2 ELEVATIONS

AND ROOF PLAN

ARCHITECT:  
 JENNIFER L. JENSEN, P.E.  
 10000 PHOENIX HEIGHTS DRIVE, SUITE 100  
 NEWPORT BEACH, CA 92660-0100  
 (949) 853-8100 FAX (949) 853-0348

LANDSCAPE ARCHITECT: KIM  
 10000 PHOENIX HEIGHTS DRIVE, SUITE 100  
 SAN DIEGO, CA 92130  
 (619) 594-2000 FAX (619) 594-2001

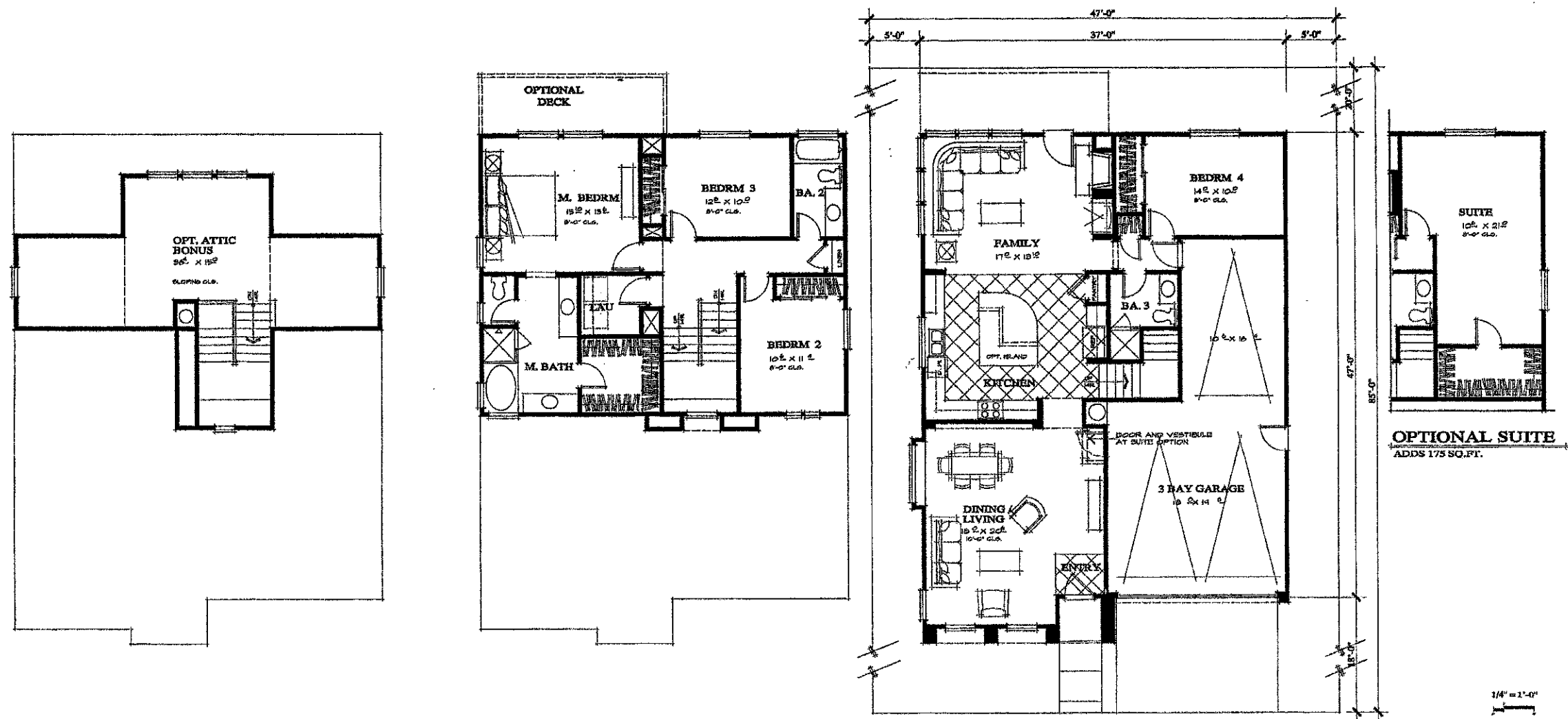
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Revision 6:	
Revision 5:	
Revision 4:	APRIL 3, 2006
Revision 3:	AUGUST 13, 2006
Revision 2:	DECEMBER 19, 2007
Revision 1:	JULY 11, 2008

Original Date: APR 8, 2005

Sheet: 36 of 53

DEPT# 10046

JOB ORDER # 42-1053



**PLAN 3 • 2,221 SQ. FT.**  
**2717 SQ. FT. AT OPT. ATTIC BONUS**

**CASTLEROCK**  
**APPROVED EXHIBIT "A"**

APPLICANT: PARKS HOMES  
 12345 HIGH BLVD. DRIVE, SUITE 100  
 SAN DIEGO, CA 92120  
 (619) 555-1234 FAX (619) 555-1235

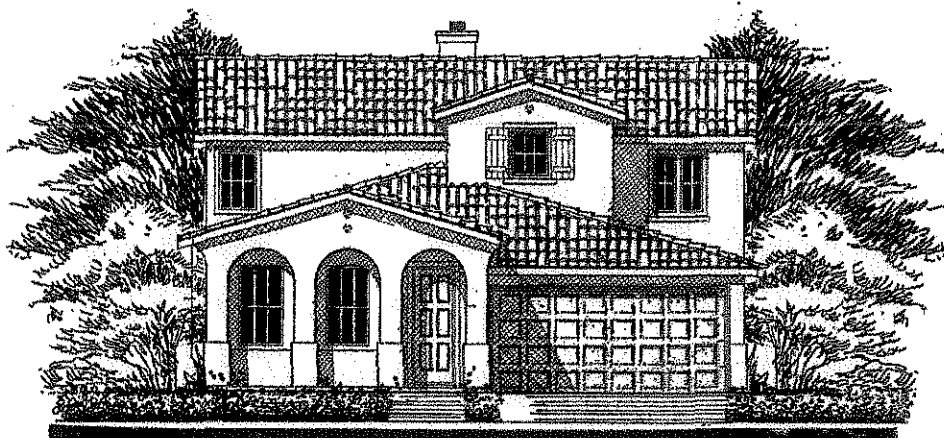
ARCHITECT: CASTLEROCK  
 2311 OCEAN DRIVE, SUITE 100  
 NEWPORT BEACH, CA 92660  
 (949) 555-1234 FAX (949) 555-1235

PLANNING AND CIVIL ENGINEER:  
 LARRY D. STANLEY & ASSOCIATES  
 4033 PLYMOUTH DRIVE, SUITE 100  
 SAN DIEGO, CA 92121  
 (619) 555-1234 FAX (619) 555-1235

LANDSCAPE ARCHITECT: KIRK  
 1010 NORMAL STREET  
 SAN DIEGO, CA 92103  
 (619) 555-1234 FAX (619) 555-1235

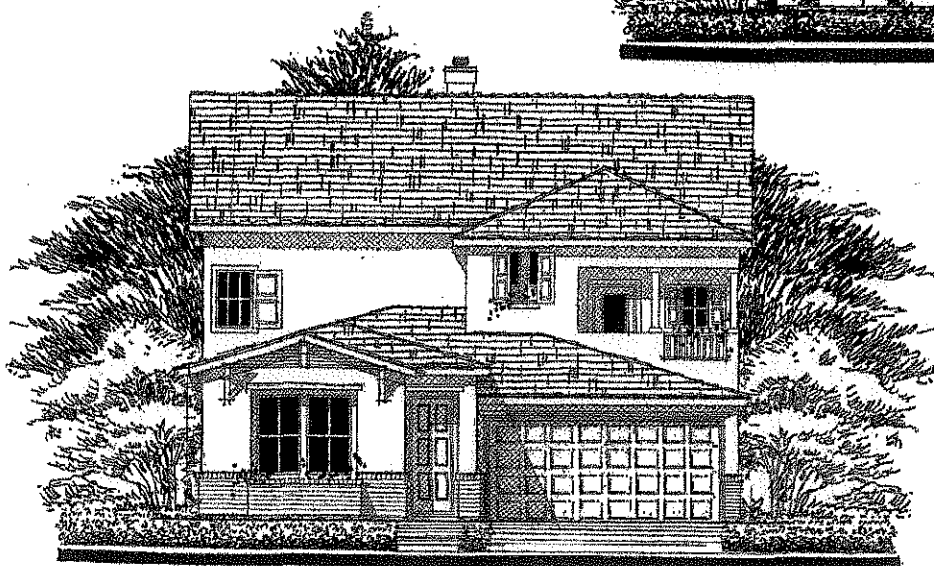
Prepared By:  
 Name: CASTLEROCK  
 Address: 2311 OCEAN DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660-0001  
 Phone #: (949) 555-1234  
 Fax #: (949) 555-1235  
 Project Address:  
1010 NORMAL STREET  
SAN DIEGO, CA 92103  
 Project Name:  
**CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT,**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**  
 Sheet Title:  
**47X85 PLAN 3 FLOOR PLANS**

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
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 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_  
 Original Date: JAN 11, 2003  
 Sheet 37 of 53  
 DEPT: 10046  
 JOB ORDER # 42-1853

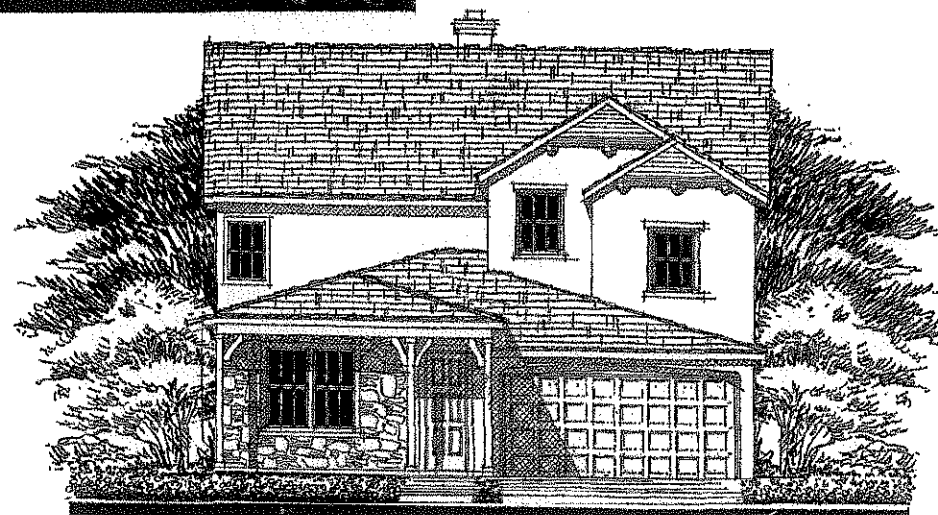


A

**MATERIALS:**  
SHOOD  
CONCRETE ROOF TILE  
SHOOD COVER FOAM TILE  
ROCK DRESS  
PERCAME VENEER  
JAMES A. BERRY  
WOOD ACCENTS  
WOOD DOORS  
STONE VENEER  
SHUTTERS  
GRAY OUTDOOR



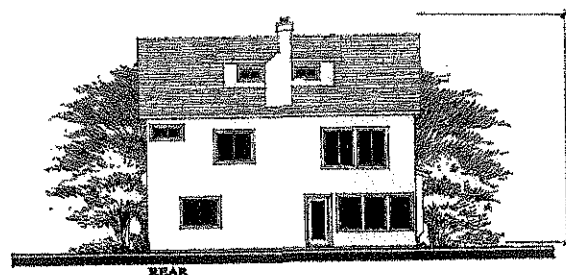
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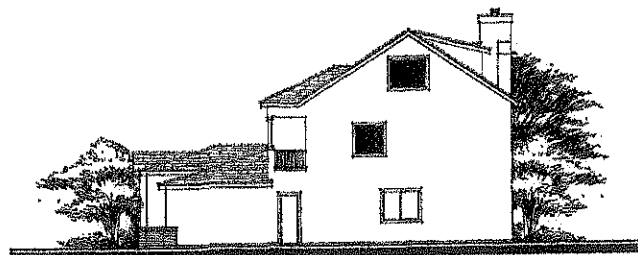
C

1/8" = 1'-0"

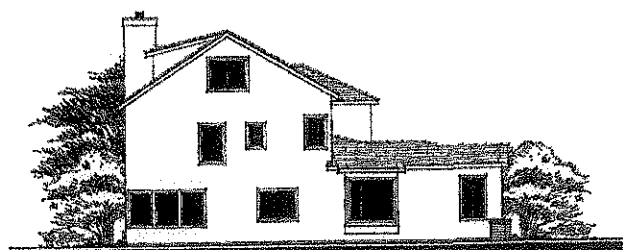
PLAN 3 ELEVATIONS



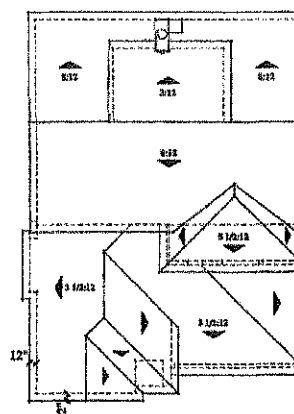
REAR



RIGHT



LEFT



ROOF PLAN

1/8" = 1'-0"

**APPROVED EXHIBIT "A"**  
**CASTLEROCK**

APPLICANT: PACHE HOMES  
1000 HIGH BLVD DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
(619) 794-2000 FAX (619) 794-2000

PLANNING AND CIVIL ENGINEERING  
LAWRENCE 23 PLANNING & ENGINEERING  
4023 PHARMACY DRIVE 2ND FLOOR  
SAN DIEGO, CA 92121  
(619) 794-0033 FAX (619) 794-0034

ARCHITECT: JAMES A. BERRY  
3001 GARDEN DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
(619) 551-0000 FAX (619) 551-0000

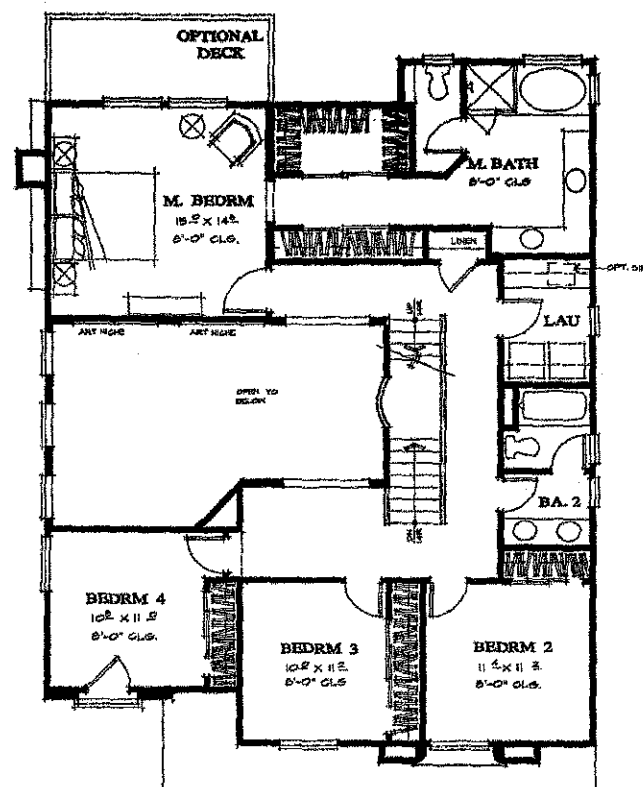
LANDSCAPE ARCHITECT: KILIAN  
3001 GARDEN DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
(619) 551-0000 FAX (619) 551-0000

Prepared By: JAMES A. BERRY  
Name: JAMES A. BERRY  
Address: 3001 GARDEN DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660-0000  
Phone #: (949) 551-0000  
Fax #: (949) 551-0000  
Project Address: 1000 HIGH BLVD DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
Project Name: CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT  
Sheet Title: 4785 PLAN 3 ELEVATIONS  
AND ROOF PLAN

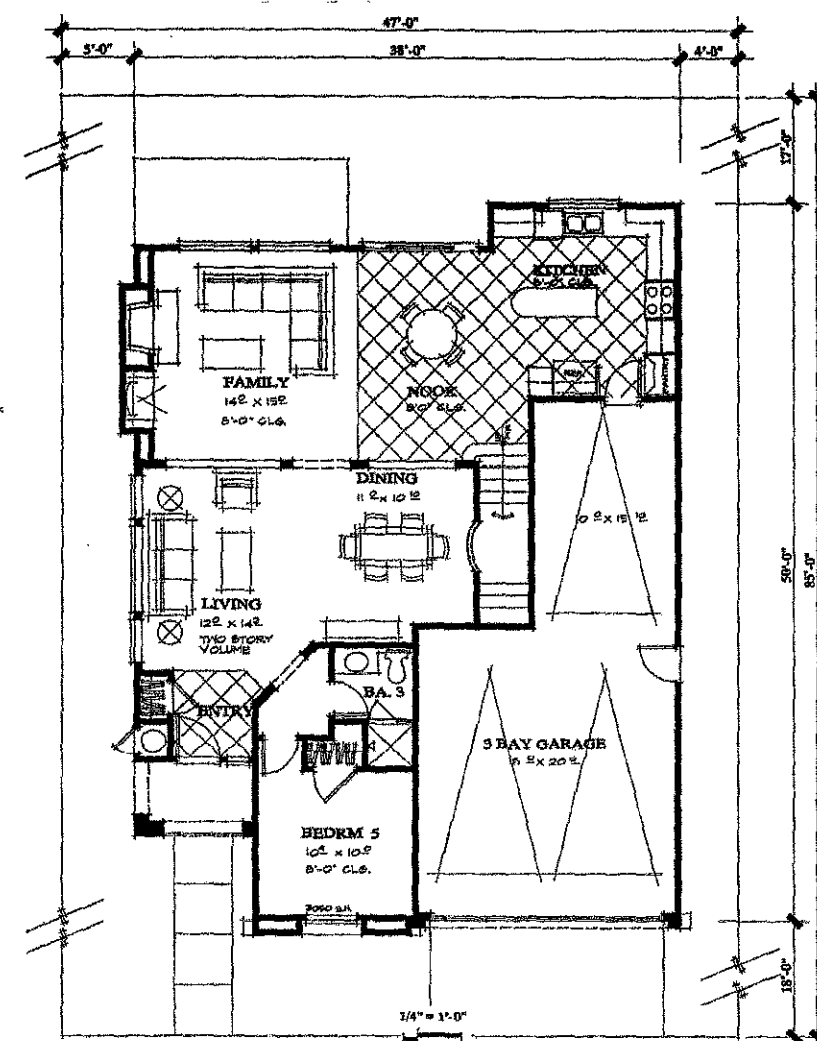
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4	APRIL 3, 2006
3	AUGUST 13, 2005
2	DECEMBER 18, 2005
1	JULY 11, 2005

Original Date: APR 3, 2005  
Sheet 36 of 53

DEP# 10046  
JOB ORDER # 42-1893



**PLAN 4 • 2,541 SQ. FT.**  
**2859 SQ. FT. AT OPT. ATTIC BONUS**



**CASTLE ROCK**

APPROVED: PHOEBE JONES  
12000 NEEN ALAMY DRIVE, SUITE 110  
SAN DIEGO, CA 92120  
(619) 794-2020 FAX (619) 794-2020

APPROVED:  
BARBARA LINDEN  
3001 ORCHARD LANE  
NEWPORT BEACH, CA  
(949) 855-3977 FAX (949) 855-3977

**APPROVED  
EXHIBIT "A"**

PERMIT NO. 755-10016

John

PLANNING AND CIVIL ENGINEER  
LARRY D. JOHNSON & ASSOCIATES  
4001 FORDHAM DRIVE AND P.L.A.  
SAN DIEGO, CA 92108  
(619) 283-0533 FAX (619) 751-0634

LANDSCAPE ARCHITECT: KRYAN  
808 HOMER STREET  
SAN DIEGO, CA 92103  
(619) 284-4177 FAX (619) 284-2805

Prepared By:  
Name: BARBARA LINDEN

Address: 3001 ORCHARD DRIVE, SUITE 110  
NEWPORT BEACH, CA 92660-0155

Phone # (949) 855-3970

Fax # (949) 855-3977

Project Address:  
4001 FORDHAM STREET OF MIRAMAR DRIVE

Project Name:  
**CASTLE ROCK**  
**PERZONA, SITE DEVELOPMENT PERMIT,**  
**TESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**

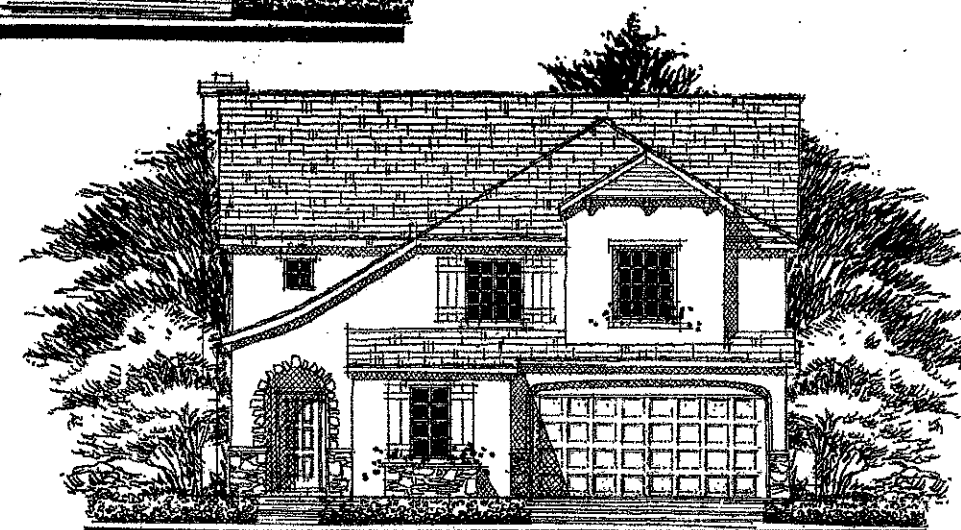
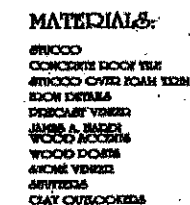
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**47-85 PLAN 4 FLOOR PLANS**

Revision 1: \_\_\_\_\_  
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Revision 1.2: \_\_\_\_\_  
Revision 1.3: \_\_\_\_\_  
Revision 1.4: \_\_\_\_\_  
Revision 1.5: \_\_\_\_\_  
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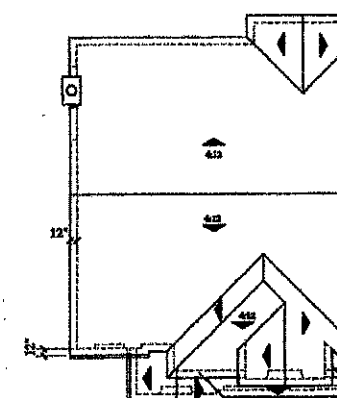
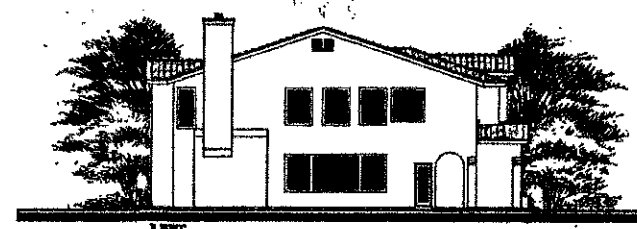
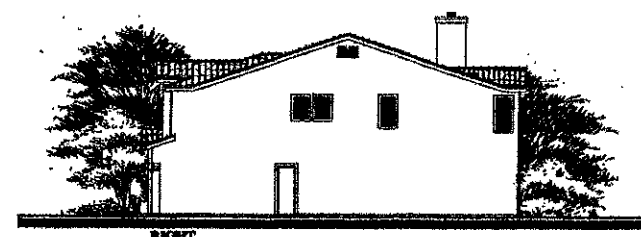
Original Date: \_\_\_\_\_

Sheet 39 of 53

DPS 10046



## PLAN 4      ELEVATIONS



### ROOF PLAN



**CASTLEROCK** **APPROVE**  
**EXHIBIT "A"**

APPLICANT: PINEHOLM HOMES  
12020 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92130  
(619) 784-2200 FAX (619) 784-2500

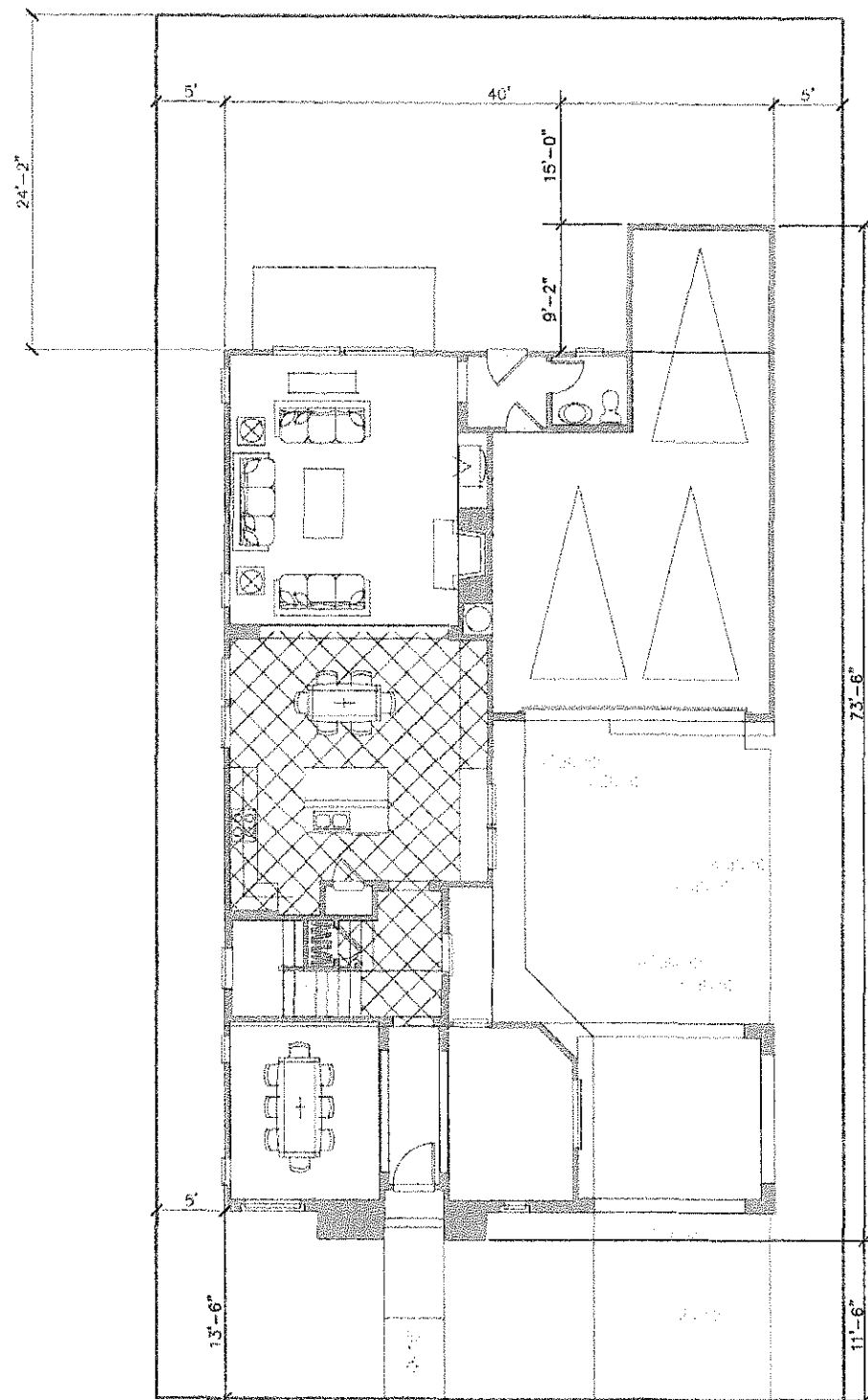
PLANNING AND CIVIL ENGINEER  
LATITUDE 33 PLANNING & ENGINEERING  
4051 PLYMOUTH DRIVE, 2ND FLR  
SAN DIEGO, CA 92123  
(609) 751-0813 FAX (609) 751-0814

Prepared By: BARBARA LAGOM  
Name: \_\_\_\_\_  
Address: 308 ORANGE DRIVE SUITE 100  
NEWPORT BEACH, CA 92660-0583  
Phone #: (714) 663-2000  
Fax #: (714) 753-8846  
Project Address: 14015 DRAKENS WIST OF IRVINE DRIVE  
Project Name: CASLEROCK  
REGIONE, SITE DEVELOPMENT PERMIT  
TESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT  
Sheet Title: 47-83 PLAN 4 ELEVATIONS  
AND ROOF PLAN

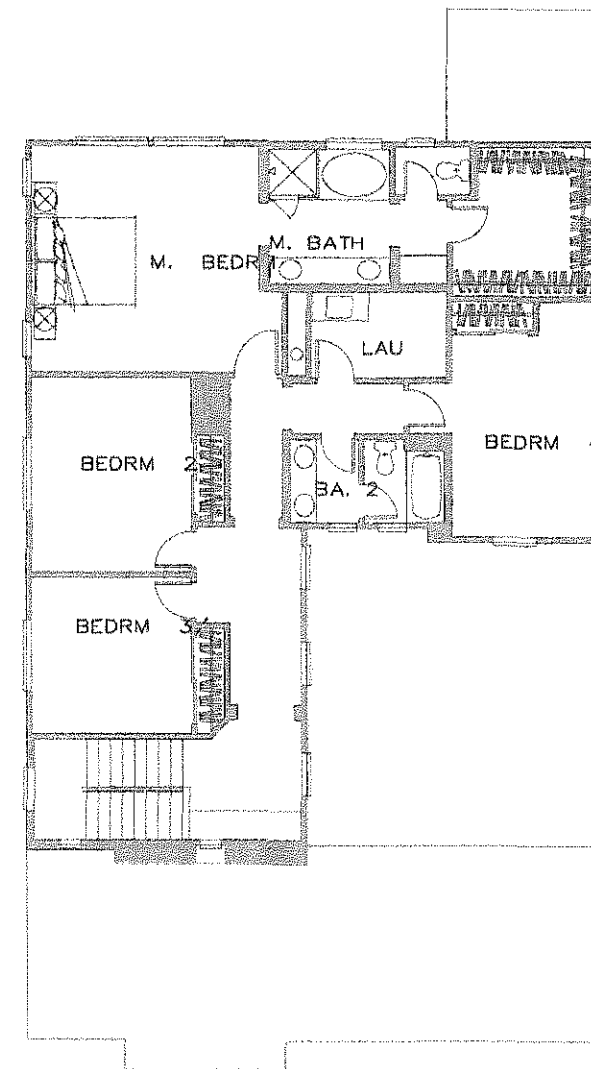
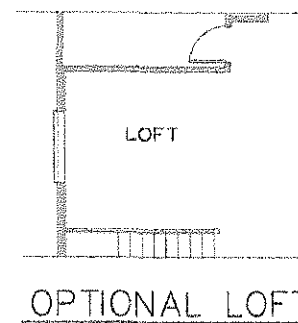
LANDSCAPE ARCHITECT KTHAM  
3016 NORMAN STREET  
SAN DIEGO, CA 92103  
(619) 294-4477 FAX (619) 294-28

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: APRIL 3, 2000  
Revision 3: AUGUST 14, 2000  
Revision 2: DECEMBER 18, 2000  
Revision 1: 1ST SUBMITTAL  
                  JULY 11, 2003  
Original Date: JUNE 2, 2003

Original Date: \_\_\_\_\_  
 Month 40 of 53  
 DEP# 10046  
 JOB ORDER # 42-



Plan 2A  
Spanish  
First Floor  
2,729 s.f. (Target : 2,673 s.f.)  
GARAGE AREA = 577 S.F.



Plan 2A  
Spanish  
Second Floor

### CASTLEROCK

APPLICANT: FARRIS HOMES  
10330 HOLLY BLVD. SUITE 100  
SAN DIEGO, CA 92131  
(619) 781-2500 FAX (619) 781-2505

PLANNING AND CIVIL ENGINEER:  
LARRY J. JENSEN & ASSOCIATES  
4015 FARMINGTON DRIVE, SUITE 100  
SAN DIEGO, CA 92131  
(619) 781-0633 FAX (619) 781-0634

Prepared By: LARRY J. JENSEN & ASSOCIATES  
Address: 4015 FARMINGTON DRIVE, SUITE 100  
SAN DIEGO, CA 92131  
Phone #: (619) 781-0633  
Fax #: (619) 781-0634

Project Address:  
WEST BOWLING GREEN ST. OF MEDINA BLVD.

Project Name:  
**CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT,**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**

Sheet Title:  
**PLAN 2A SPANISH 50' X 100'**  
**FIRST AND SECOND FLOOR PLAN**

ARCHITECTS:  
BACHMANN LARSEN  
2557 OGDEN BLVD., SUITE 100  
NEWPORT BEACH, CA 92660-4000  
(949) 552-9193 FAX (949) 552-9194

LANDSCAPE ARCHITECT:  
JERRY J. JENSEN & ASSOCIATES  
4015 FARMINGTON DRIVE, SUITE 100  
SAN DIEGO, CA 92131  
(619) 781-0633 FAX (619) 781-0634

**APPROVED  
EXHIBIT "A"**

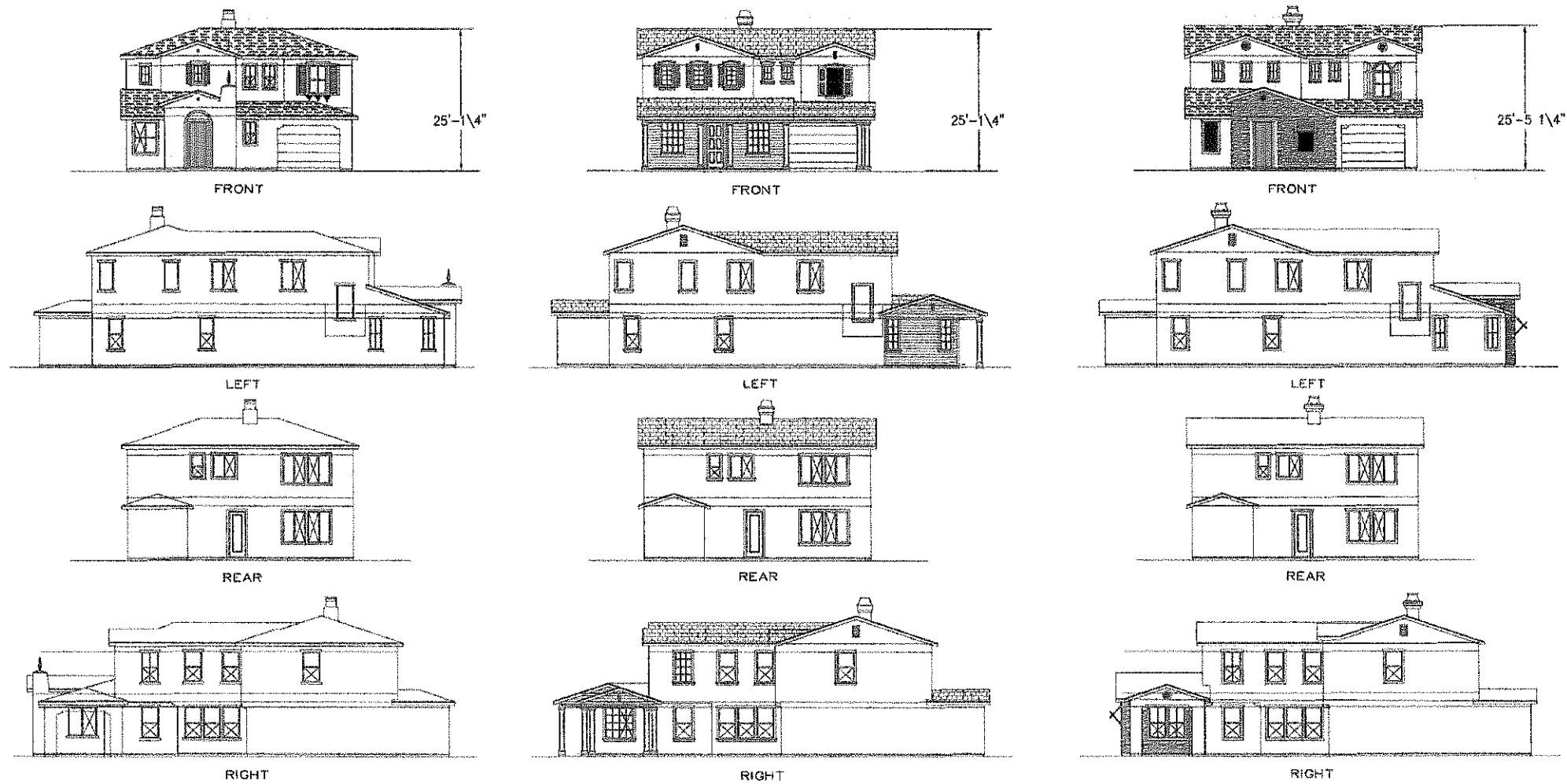
Approved Date: 8-16-12 BY: [Signature]  
Permit No.: 12-100-116

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Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	
Original Date:	APR 8, 2003

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10046

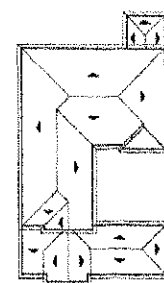
JOB ORDER # 42-1653



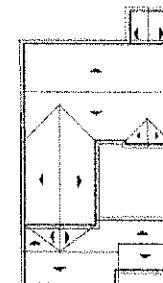
Plan 2A  
Spanish  
1/8" = 1'-0"

Plan 2B  
Traditional  
1/8" = 1'-0"

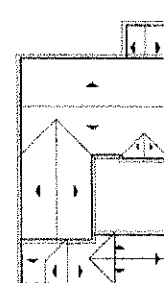
Plan 2C  
Tuscan  
1/8" = 1'-0"



Spanish  
4/12 UND



Traditional  
4/12 UND



Tuscan  
4/12 UND

Plan 2  
Roof Plans  
NO SCALE

CASTLEROCK

APPLICANT: PARKS HOME  
12820 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92123  
(619) 594-1200 FAX (619) 594-1200

PLANNING AND CIVIL ENGINEER  
LAWRENCE J. JENNIFER & ASSOCIATES  
4433 PARADISE DRIVE, SUITE 100  
SAN DIEGO, CA 92123  
(619) 751-0633 FAX (619) 751-0634

Prepared By:  
Name: LAWRENCE J. JENNIFER & ASSOCIATES  
Address: 4433 PARADISE DRIVE, SUITE 100  
SAN DIEGO, CA 92123  
Phone #: (619) 751-0633  
Fax #: (619) 751-0634  
Project Address:  
12820 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92123

Project Name:  
CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT  
Sheet Title:  
PLAN 2 50' X 100'  
ROOF PLANS AND ELEVATIONS

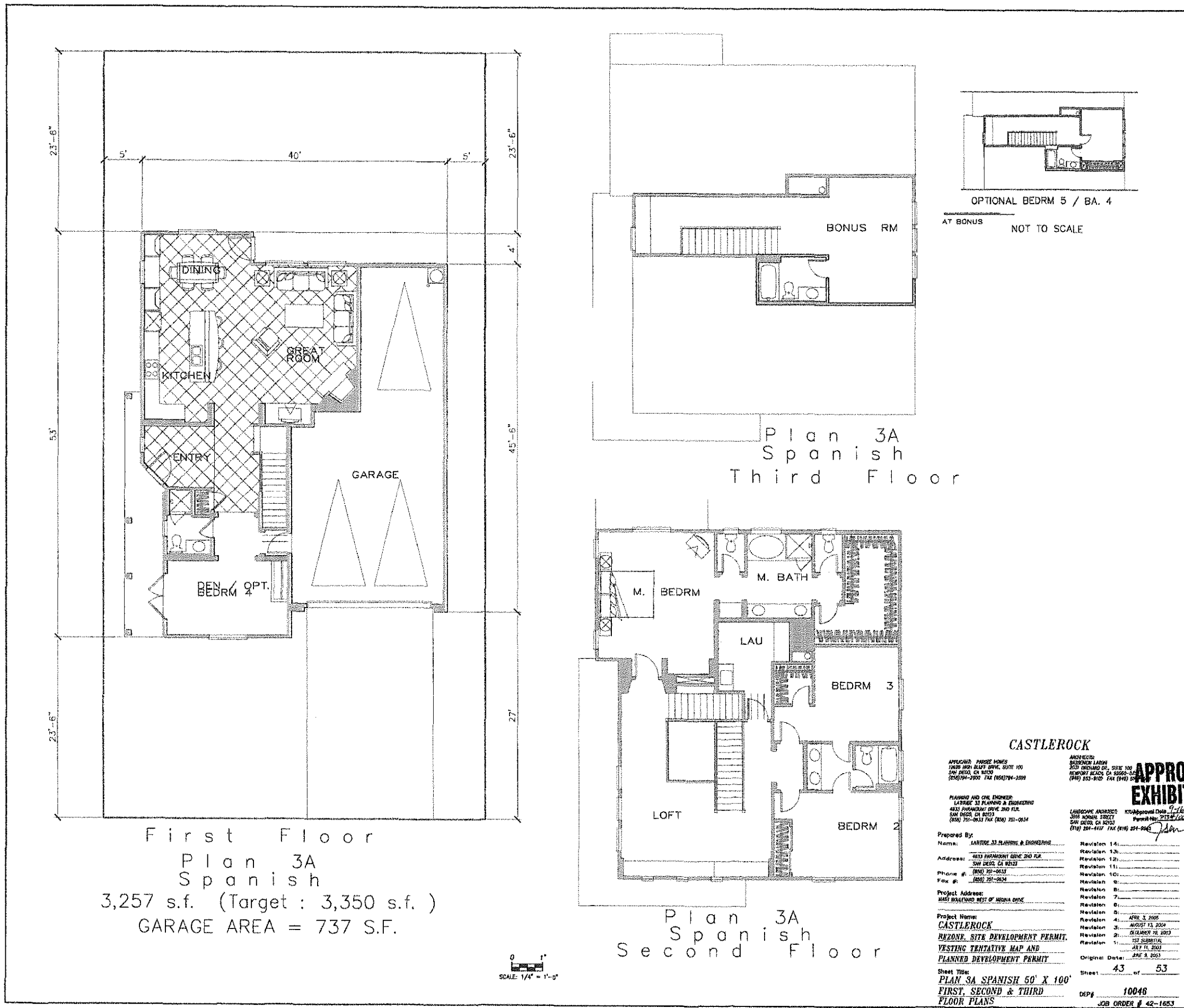
ARCHITECT:  
BARTON LADD  
2310 ORCHARD DRIVE, SUITE 100  
SAN DIEGO, CA 92108  
(619) 594-1200 FAX (619) 594-1200

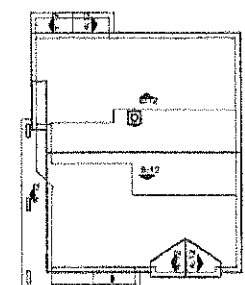
LANDSCAPE ARCHITECT:  
3010 NORMAN STREET  
SAN DIEGO, CA 92105  
(619) 594-1200 FAX (619) 594-1200

APPROVED  
EXHIBIT "A"

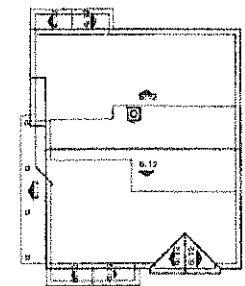
APPROVAL DATE: 7-16-13 9:10-013  
REMARKS: 2/15/13 12:00-113

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Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	APR 3, 2004
Revision 3:	AUGUST 11, 2004
Revision 2:	SEPTEMBER 18, 2003
Revision 1:	APR 11, 2003
Original Date:	JUNE 8, 2003
Sheet	42 of 53
DEP#	10046
JOB ORDER #	42-1693

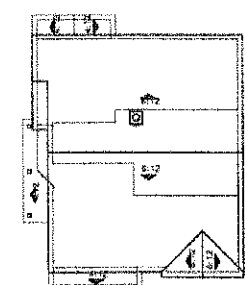




SPANISH  
Plan 3A



TRADITIONAL  
Plan 3B



TUSCAN  
Plan 3C  
Roof Plans  
NO SCALE

APPLICANT: PARKS HOMES  
12500 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92120  
(619) 791-2000 FAX (619) 791-0009

ARCHITECT:  
BASSONIAN LARSEN  
3033 ORCHARD DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660-0753  
(949) 853-3100 FAX (949) 853-3101

PLANNING AND CIVIL ENGINEER:  
LATTERS 33 PLANNING & ENGINEERING  
4033 PARAMOUNT DRIVE 2ND FLOOR  
SAN DIEGO, CA 92123  
(619) 791-0033 FAX (619) 791-0034

LANDSCAPE ARCHITECT:  
3814 NORMAL STREET  
SAN DIEGO, CA 92161  
(619) 594-4477 FAX (619) 594-8885

**APPROVED  
EXHIBIT "A"**

Approval Date: 04/10/03  
By: [Signature]

Prepared By: LATTERS 33 PLANNING & ENGINEERING  
Name: 4033 PARAMOUNT DRIVE 2ND FLOOR  
Address: SAN DIEGO, CA 92123  
Phone #: (619) 791-0033  
Fax #: (619) 791-0034

Project Address: JUST BEYOND WEST OF MIDWAY DRIVE  
Project Name: CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
PLAN 3 50' X 100'  
ROOF PLAN AND ELEVATIONS

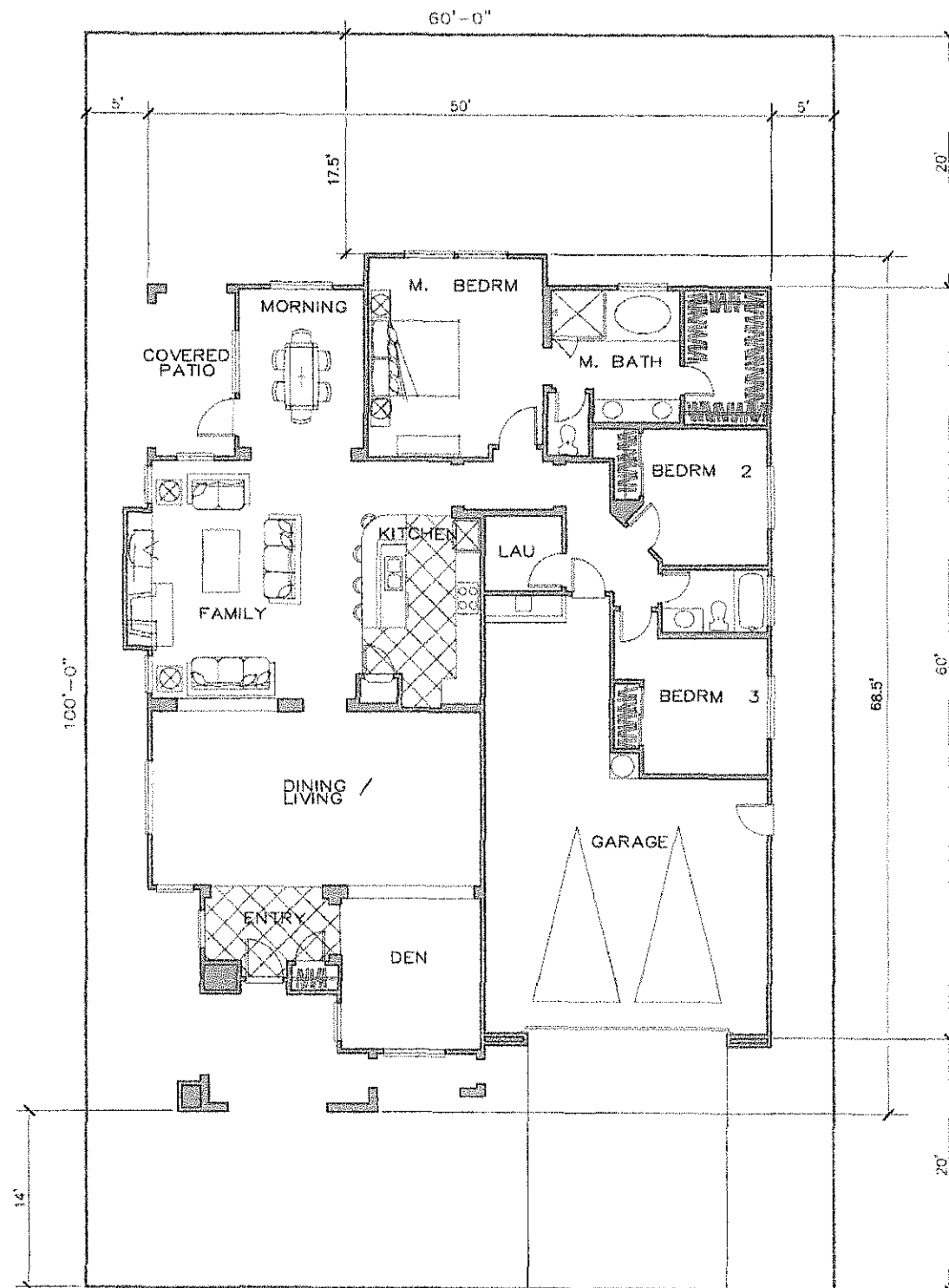
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Revision 12:	
Revision 11:	
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Revision 6:	
Revision 5:	
Revision 4:	APRIL 3, 2003
Revision 3:	AUGUST 15, 2004
Revision 2:	DECEMBER 18, 2003
Revision 1:	791 SUBMITTAL
Original Date:	APRIL 9, 2003

Sheet 44 of 53  
DEP# 10046  
JOB ORDER # 42-1653

Plan 3A  
Spanish  
SCALE: 1/8" = 1'

Plan 3C  
Tuscan  
SCALE: 1/8" = 1'

Plan 3B  
Traditional  
SCALE: 1/8" = 1'



Plan 1A  
Spanish  
2,233 s.f. (Target : 2,459 s.f.)  
GARAGE AREA = 621 S.F.

SCALE: 1/4" = 1'-0"

### CASTLEROCK

APPLICANT: PARCE HOMES  
12425 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92123  
(619) 791-2500 FAX (619) 791-2505

PLANNING AND CIVIL ENGINEER:  
LATITUDE 33 PLANNING & ENGINEERING  
4933 PARNAMOUNT DRIVE, 2ND FLOOR  
SAN DIEGO, CA 92123  
(619) 791-0633 FAX (619) 791-0634

### ARCHITECTS

BUSCHBEIN LADD  
2055 ORCHARD DR., SUITE 100  
POWERS BEACH, CA 92024  
(949) 453-8100 FAX (949) 453-8101

BLOOMSBURG GROUP  
555 PLYMOUTH BLVD., SUITE 200  
COSTA MESA, CA 92626  
(714) 435-3000 FAX (714) 435-3001

LANDSCAPE ARCHITECT  
3518 NORVAL STREET  
SAN DIEGO, CA 92103  
(619) 294-4477 FAX (619) 294-4478

**APPROVED  
EXHIBIT "A"**

APPROVED DATE: 10-01-13  
APPROVED BY: [Signature]

Prepared By: LATITUDE 33 PLANNING & ENGINEERING  
Name: [Blank]  
Address: 4833 PARNAMOUNT DRIVE 2ND FLOOR  
SAN DIEGO, CA 92123  
Phone #: (619) 791-0633  
Fax #: (619) 791-0634

Project Address:  
WEST BOKKLEHARDT WEST OF MEDICAL DRIVE

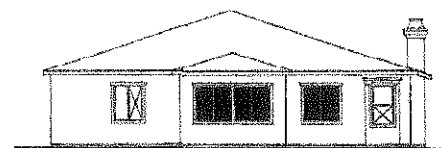
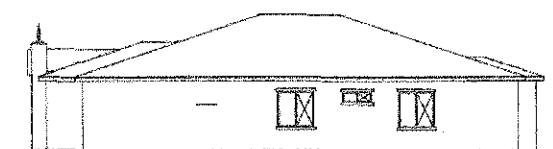
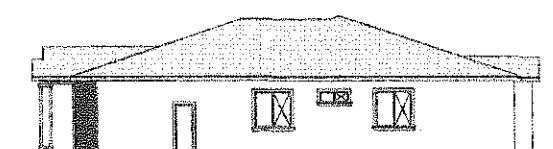
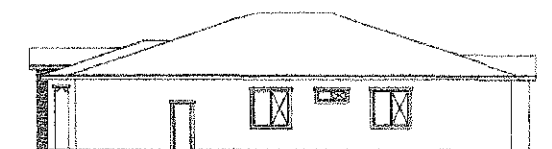
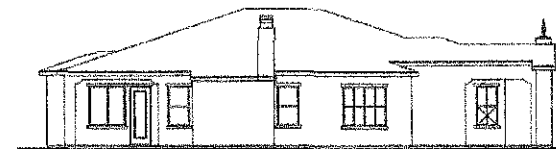
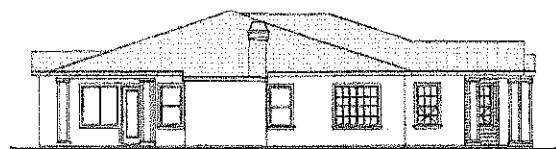
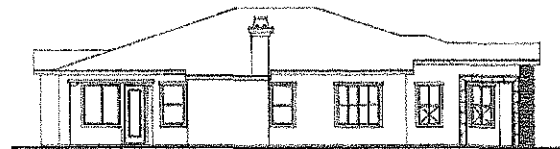
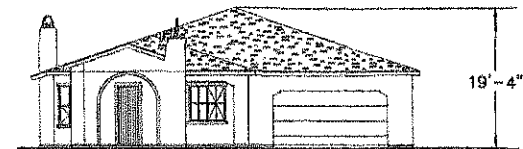
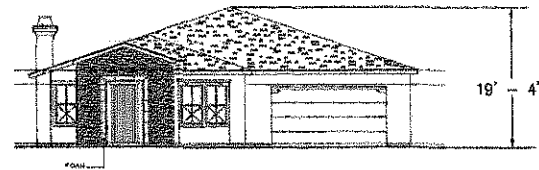
Project Name:  
**CASTLEROCK**  
REZONE, SITE DEVELOPMENT PERMIT,  
TESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
**PLAN 1A SPANISH 60' X 100'**  
FLOOR PLAN, ROOF PLAN  
& ELEVATIONS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	APRIL 3, 2006
Revision 3:	AUGUST 11, 2004
Revision 2:	SEPTEMBER 19, 2003
Revision 1:	JULY 11, 2003

Original Date: JUNE 8, 2003  
Sheet 45 of 53

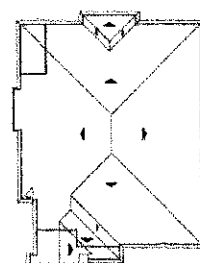
DEP# 10046  
JOB ORDER # 42-1653



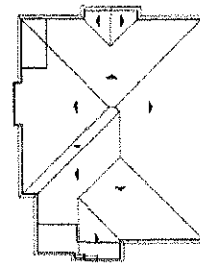
Plan 1A  
Spanish  
1/8" = 1'-0"

Plan 1B  
Traditional  
1/8" = 1'-0"

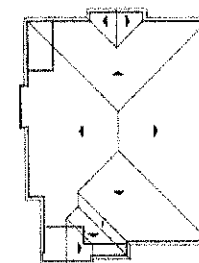
Plan 1C  
Tuscan  
1/8" = 1'-0"



Spanish  
Plan 1A  
4/12 U.S.D.  
NOT TO SCALE



Traditional  
Plan 1B  
ROOF PLAN  
NOT TO SCALE  
4/12 U.S.D.



Tuscan  
Plan 1C  
ROOF PLAN  
NOT TO SCALE  
4/12 U.S.D.

### CASTLEROCK

APPLICANT: PAPER HOMES  
15076 HIGH BLVD DR., SUITE 100  
SAN DIEGO, CA 92123  
(619) 594-2500 FAX (619) 594-2509

PLANNING AND CIVIL ENGINEERING  
LARRYUE 33 PLANNING & ENGINEERING  
4435 PARAMOUNT DRIVE, 2ND FLY  
SAN DIEGO, CA 92123  
(619) 751-0633 FAX (619) 751-0634

Prepared By: LARRYUE 33 PLANNING & ENGINEERING  
Name: LARRYUE 33 PLANNING & ENGINEERING  
Address: 4435 PARAMOUNT DRIVE, 2ND FLY  
SAN DIEGO, CA 92123  
Phone #: (619) 751-0633  
Fax #: (619) 751-0634

Project Address:  
HAST BOWLEND WEST OF MEDUSA DRIVE

Project Name:  
**CASTLEROCK**  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
**PLAN 1 60' X 100'**  
ROOF PLANS AND ELEVATIONS

ARCHITECT:  
BASSON LADON  
2015 ORCHARD DR., SUITE 100  
NEWPORT BEACH, CA 92660  
(949) 352-3100 FAX (949) 352-3101

LANDSCAPE ARCHITECT:  
DAVE KORNAL STREET  
SAN DIEGO, CA 92103  
(619) 294-4177 FAX (619) 294-4903

**APPROVED  
EXHIBIT "A"**

Approval Date: 9-16-13 4:00 PM  
Permit No: 2013-170001

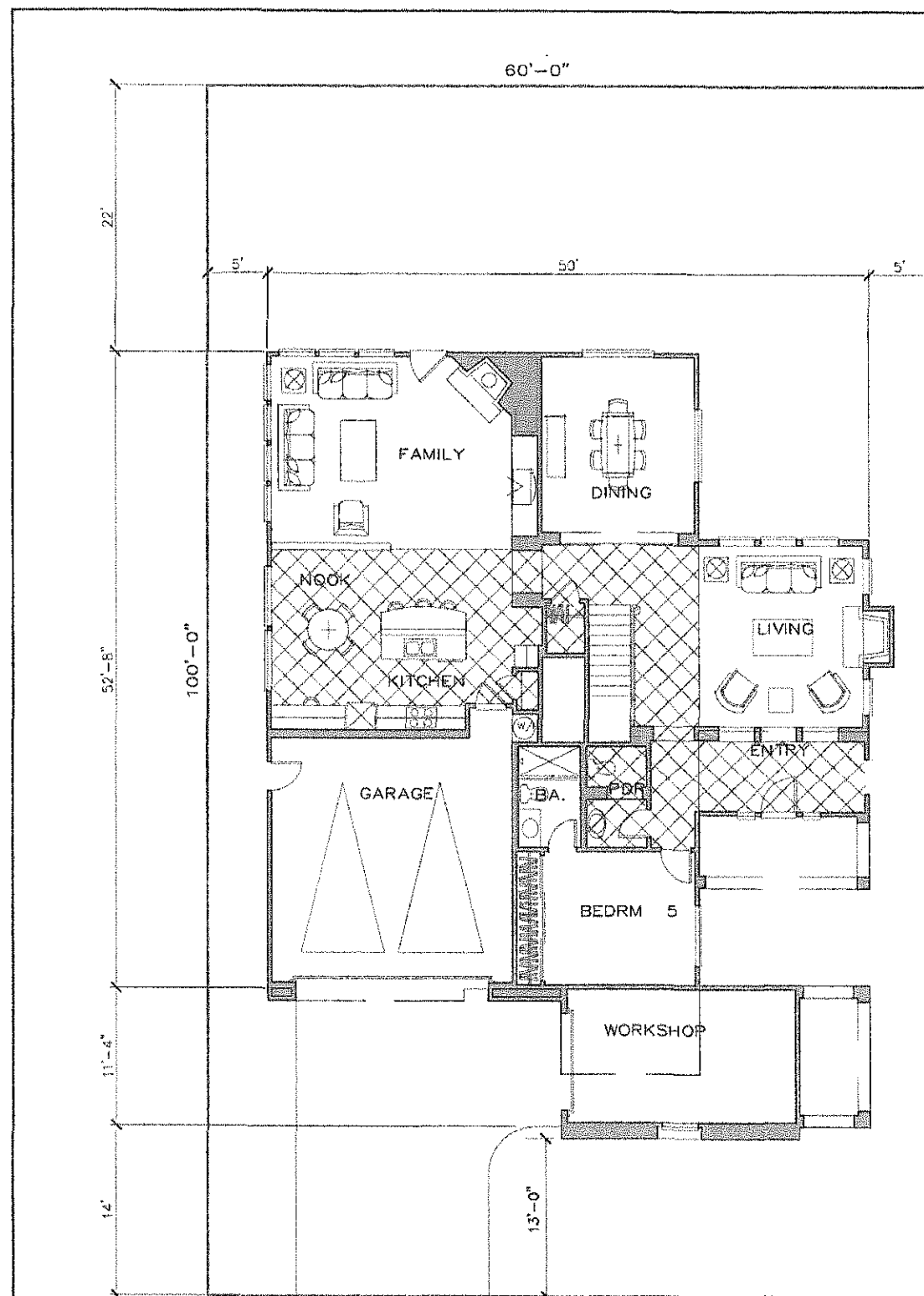
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Revision	Date	Description
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Revision 13:		
Revision 12:		
Revision 11:		
Revision 10:		
Revision 9:		
Revision 8:		
Revision 7:		
Revision 6:		
Revision 5:		
Revision 4:		
Revision 3:		
Revision 2:		
Revision 1:		

Original Date: JUNE 8, 2003

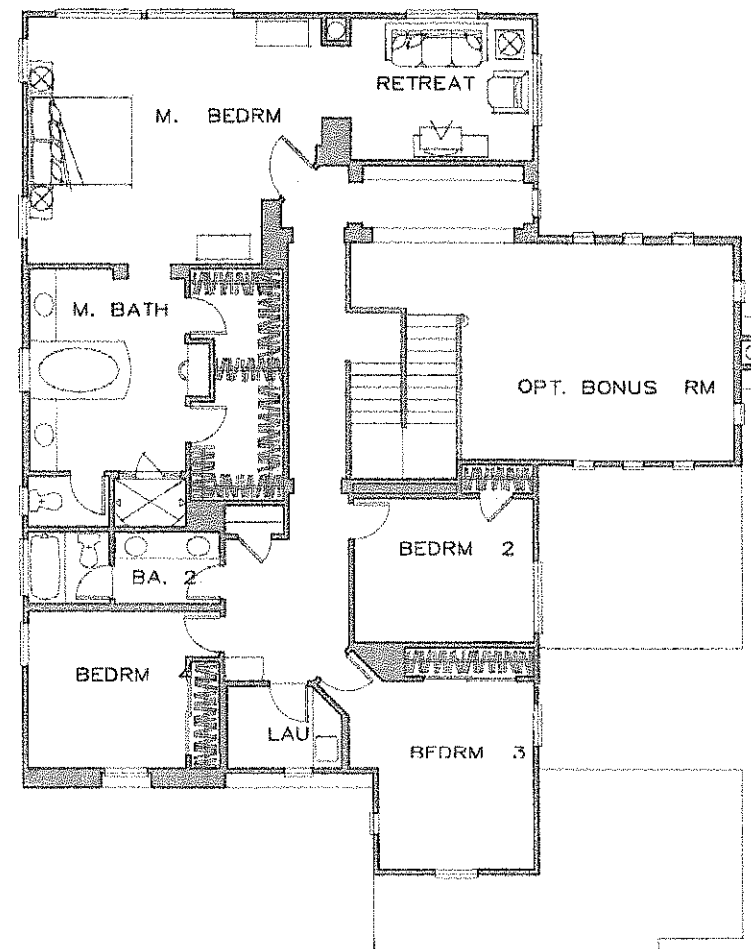
Sheet 46 of 53

Job Order # 42-1653

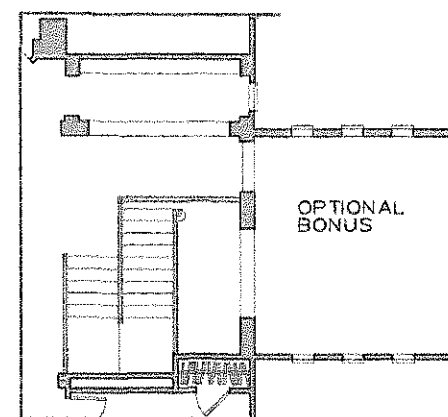


Plan 4A  
Spanish  
First Floor

3,551 s.f. (Target : 3,500 s.f.)  
(w/ opt. bonus : 3,759 s.f.)  
GARAGE AREA = 419 S.F.



Plan 4A  
Spanish  
Second Floor



Optional Bonus  
+234 s.f. (3,788 s.f. total)

### CASTLEROCK

APPLICANT: RAYMOND HUNTER  
12345 HIGH BLVD DRIVE, SUITE 100  
SAN DIEGO, CA 92130  
(619) 794-2000 FAX (619) 794-2001

PLANNING AND CIVIL ENGINEERS  
LAWRENCE J. PLANNING & ENGINEERING  
6033 PARAMOUNT DRIVE 2ND FLOOR  
SAN DIEGO, CA 92121  
(619) 591-8833 FAX (619) 591-0834

Prepared By:  
Name: LAWRENCE J. PLANNING & ENGINEERING  
Address: 6033 PARAMOUNT DRIVE 2ND FLOOR  
SAN DIEGO, CA 92121  
Phone #: (619) 591-8833  
Fax #: (619) 591-0834

Project Address:  
12345 HIGH BLVD DRIVE, SUITE 100  
SAN DIEGO, CA 92130

Project Name:  
CASTLEROCK  
REZONE, SITE DEVELOPMENT PERMIT,  
VESTING TENTATIVE MAP AND  
PLANNED DEVELOPMENT PERMIT

Sheet Title:  
PLAN 4A SPANISH 60' X 100'  
FIRST & SECOND FLOOR PLANS

ARCHITECT:  
BUSENBERG LAGOM  
2511 ORCHARD DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660-0755  
(714) 585-9100 FAX (714) 585-9101

LANDSCAPE ARCHITECT:  
3014 NORVAL STREET  
SAN DIEGO, CA 92131  
(619) 594-4177 FAX (619) 594-4178

APPROVED  
EXHIBIT "A"

Approval Date: 7-16-2003

Permit No. 2003-1220

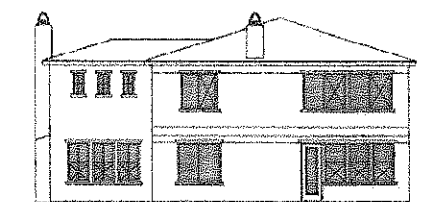
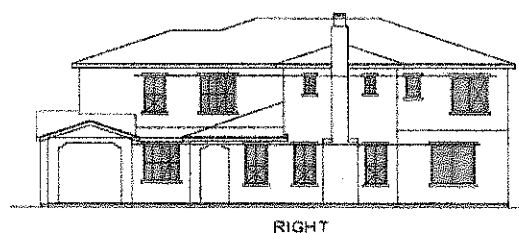
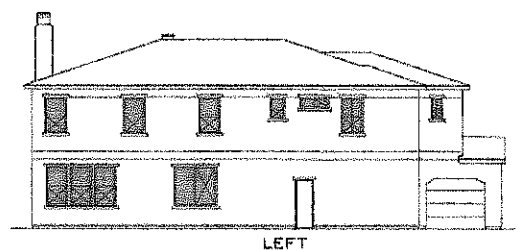
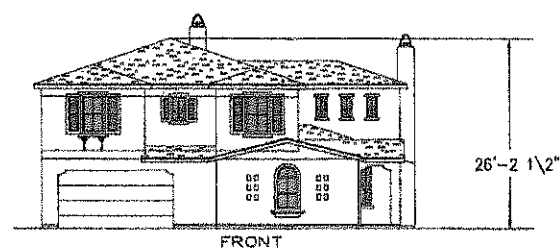
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Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	APRIL 3, 2003
Revision 3:	AUGUST 13, 2004
Revision 2:	DECEMBER 19, 2003
Revision 1:	701 SUBMITTAL
Revision 11:	SEPT. 11, 2003

Original Date: JUNE 9, 2003

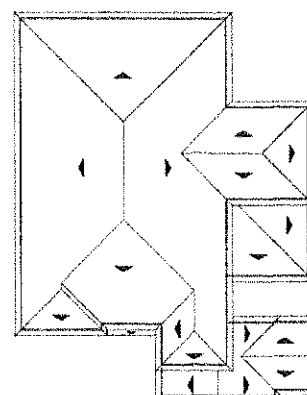
Sheet 47 of 53

DEP# 10046

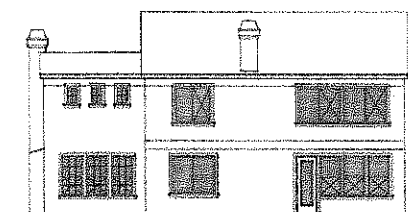
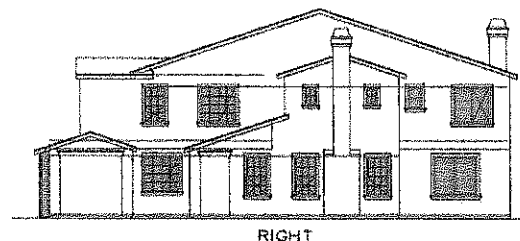
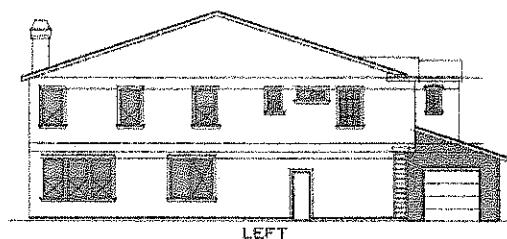
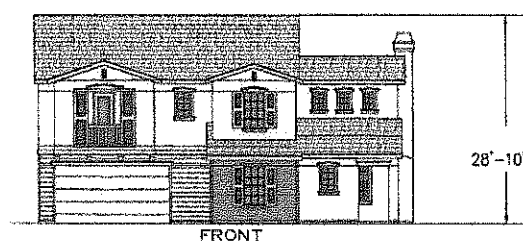
JOB ORDER # 42-1653



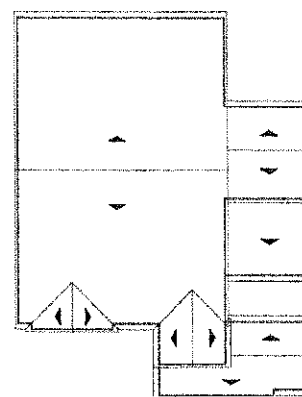
Plan 4 A  
Spanish  
1/8" = 1'-0"



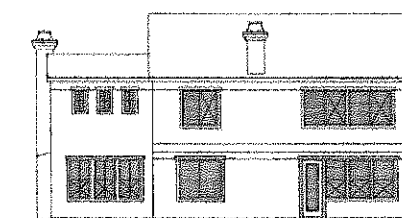
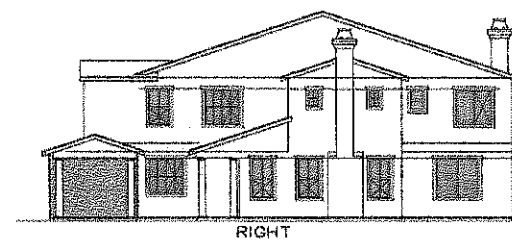
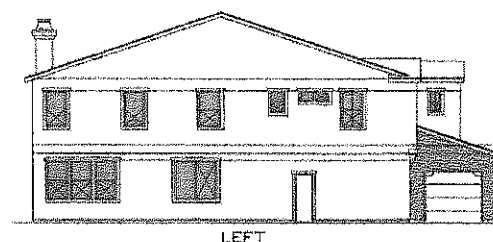
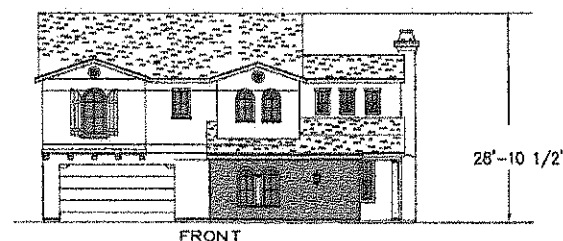
Spanish  
4:12 U.O.



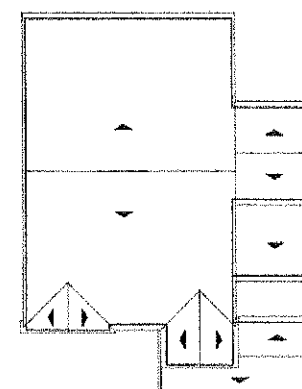
Plan 4 B  
Traditional  
1/8" = 1'-0"



Traditional  
4:12 U.O.  
Plan 4  
Roof Plans  
NO SCALE



Plan 4 C  
Tuscan  
1/8" = 1'-0"



Tuscan  
4:12 U.O.

### CASTLEROCK

APPLICANT: PARRIS HOMES  
12300 HIGH BLUFF DRIVE, SUITE 100  
SAN DIEGO, CA 92130  
(619) 794-2500 FAX (619) 794-2500

PLANNING AND CIVIL ENGINEER:  
LAFRANCIA PLANNING & ENGINEERING  
4033 PARAMOUNT DRIVE 2ND FL.  
SAN DIEGO, CA 92130  
(619) 794-2500 FAX (619) 794-2500

Prepared By:  
Name: LAFRANCIA PLANNING & ENGINEERING  
Address: 4033 PARAMOUNT DRIVE 2ND FL.  
SAN DIEGO, CA 92130  
Phone #: (619) 794-2500  
Fax #: (619) 794-2500

Project Address:  
HAST BOULEVARD WEST OF MESA DRIVE

Project Name:  
**CASTLEROCK**  
**REZONE, SITE DEVELOPMENT PERMIT,**  
**VESTING TENTATIVE MAP AND**  
**PLANNED DEVELOPMENT PERMIT**

Sheet Title:  
**PLAN 4 60' X 100'**  
**ROOF PLANS & ELEVATIONS**

ARCHITECT:  
BARTON LARSON  
3030 GARDEN DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660-1000  
(949) 551-9100 FAX (949) 551-9100

LANDSCAPE ARCHITECT:  
SAN MORAL STREET  
SAN DIEGO, CA 92103  
(619) 291-1477 FAX (619) 794-2500

**APPROVED  
EXHIBIT "A"**

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: APRIL 3, 2000  
Revision 3: AUGUST 12, 2004  
Revision 2: DECEMBER 10, 2004  
Revision 1: JST SUBMITTAL  
JULY 11, 2003

Original Date: JUNE 8, 2001

Sheet 48 of 53

DP# 10046  
JOB ORDER # 42-1653

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Castlerock Amendment	
<b>PROJECT DESCRIPTION:</b>	Subdivision and development for 87 dwelling units.	
<b>COMMUNITY PLAN AREA:</b>	East Elliott	
<b>DISCRETIONARY ACTIONS:</b>	Amended Vesting Tentative Map, Street Vacation, Easement Vacation, Planned Development Permit, Site Development Permit & MHPA BLA	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family Residential	
<b><u>ZONING INFORMATION:</u></b>  <b>ZONE:</b> RX-1-1 <b>HEIGHT LIMIT:</b> 30-foot maximum height limit. <b>LOT SIZE:</b> 4,000 square-foot minimum lot size. <b>FLOOR AREA RATIO:</b> 0.70 <b>FRONT SETBACK:</b> 15 feet minimum. <b>SIDE SETBACK:</b> 3 feet minimum. <b>STREETSIDE SETBACK:</b> 3 feet minimum. <b>REAR SETBACK:</b> 10 feet minimum. <b>PARKING:</b> 2 per lot.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Open Space; RS-1-8	MHPA
<b>SOUTH:</b>	Single Family Residential; City of Santee; R2	Residential
<b>EAST:</b>	Single Family Residential; City of Santee; R2	Residential
<b>WEST:</b>	Open Space; RS-1-8	MHPA
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Two deviations from SDMC Section 131.0431, Table 131-04E and one deviation SDMC Section 143.0734.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The project site is located in the East Elliott Community Plan area. There is no active Community Planning Group for this area.	



DEVELOPMENT SERVICES  
**Project Chronology**  
**Castlerock Amendment - PTS# 388889**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
10/01/14	First Submittal	Project Deemed Complete		
11/24/14	First Assessment Letter		38 days	
12/15/14	Second Submittal			15 days
01/20/15	Second Review Complete		18 days	
02/10/15	Third Submittal			15 days
03/25/15	Third Review Complete		31 days	
03/25/15	All Issues Resolved			
06/18/15	Public Hearing		61 days	
<b>TOTAL STAFF TIME</b>			<b>148 days</b>	
<b>TOTAL APPLICANT TIME</b>				<b>30 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		Deemed Complete to Issues Complete	<b>6 months</b>	



UNANIMOUS ACTIONS OF THE BOARD OF DIRECTORS  
OF  
PARDEE HOMES,  
a California corporation,  
TAKEN WITHOUT A MEETING

The undersigned three (3) Directors, constituting all of the members of the Board of Directors of Pardee Homes, a California corporation, (the "Corporation"), acting as of October 20, 2014, without a meeting in accordance with California Corporations Code Section 307(b); and Article III, Section 12; and Article IV, Section 2; of the Corporation's By-Laws, hereby resolve as follows:

WHEREAS, it will serve the best interests of the Corporation for Beth Fischer to hold the office of "Division President - San Diego" in lieu of any other office of the Corporation; and

WHEREAS, it will serve the best interests of the Corporation for Beth Fischer to use the title of "Division President - San Diego" in lieu of any other title on behalf of the Corporation; and

WHEREAS, it will serve the best interests of the Corporation for Michael C. Taylor to hold the office of "Division President - Inland Empire" in lieu of any other office of the Corporation; and

WHEREAS, it will serve the best interests of the Corporation for Michael C. Taylor to use the title of "Division President - Inland Empire" in lieu of any other title on behalf of the Corporation; and

NOW THEREFORE, BE IT RESOLVED, that Beth Fischer and Michael C. Taylor are elected "Division President - San Diego" of the Corporation and "Division President - Inland Empire" of the Corporation, respectively, to serve in such respective office until removed by the Board or the President, by resignation, or until such time as a successor is elected; and

RESOLVED FURTHER, that Beth Fischer and Michael C. Taylor are each removed from the office of Vice President to which elected as of March 7, 2014; and

RESOLVED FURTHER, that those resolutions of the Corporation, dated as of October 19, 2006, pertaining to Beth Fischer, and dated as of January 3, 2014, pertaining to Michael C. Taylor, are hereby rescinded.

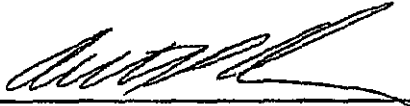
The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a meeting of the Board of Directors at which all of the undersigned were personally present.



Douglas F. Bauer, Director



Jon E. Lash, Director



Anthony P. Dolim, Director