



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** November 12, 2015      **REPORT NO.** PC-15-121

**ATTENTION:** Planning Commission, Agenda of November 19, 2015

**SUBJECT:** THE RESERVE - PROJECT NO. 292065. PROCESS FOUR

**OWNER/** The Copley Press Inc.  
**APPLICANT:** Greg Shannon, Land Use Consultant

### SUMMARY

**Issue:** Should the Planning Commission approve the subdivision of a 25.14-acre site into three lots, and the construction of two new single-family homes located at the southern terminus of Romero Drive and Encelia Drive within the La Jolla Community Planning area?

### **Staff Recommendations:**

1. **Certify** Environmental Impact Report No. 292065, and **Adopt Findings** and the Mitigation, Monitoring and Reporting Program; and
2. **Approve** Coastal Development Permit No. 1050394, Site Development Permit No. 1050407 and Planned Development Permit No. 1050409; and
3. **Approve** Vesting Tentative Map No. 1050354.

**Community Planning Group Recommendation:** The La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project with no suggested conditions on February 6, 2014.

**Environmental Review:** Environmental Impact Report No. 292065 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented, which will reduce the potential impacts to Biological Resources and Paleontological Resources to below a level of significance.

**Fiscal Impact Statement:** All costs associated with this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The proposed project would provide two new market rate housing units within the density range established by the La Jolla Community Plan. The applicant has chosen the option of paying an Affordable Housing fee to meet their affordable housing requirement.

## **BACKGROUND**

The 25.14-acre project site, known as The Reserve, is located east of Country Club Drive and south of Romero and Encelia Drives within the La Jolla Community Plan area (Attachment 2). The project site is designated Parks and Open Space within the La Jolla Community Plan and is located within the RS-1-4 Zone, Coastal (non-appealable) Overlay Zone and Coastal Height Limitation Overlay Zone. A majority of the project site is currently vacant, except for a residential accessory structure located in the south western portion of the project site. The surrounding properties are developed residential properties within an established residential area of La Jolla. The site contains steep hillsides and sensitive biological resources, and therefore is subject to the Environmentally Sensitive Lands (ESL) Regulations.

The proposed subdivision of land, grading and construction of single family residences in the Coastal Zone constitutes "Coastal Development," which, pursuant to Land Development Code Section 126.0702 requires a Coastal Development Permit. The project requires a Site Development Permit for ESL pursuant to Land Development Code Section 126.0502. A Vesting Tentative Map is required (Section 125.0410) for the proposed division of the property into three residential lots. A Lot Consolidation Parcel Map is required (Section 144.0330) to merge Parcel No. 1 into the existing adjacent Fox Hill Estates property. This project proposes a deviation for the reduction in street frontage for two of the proposed lots requiring a Planned Development Permit, pursuant to Land Development Code Section 126.0602. The purpose of the proposed reduced street frontage is to locate the dwelling units closer to the existing street terminus to the north in an effort to minimize the impact to the adjacent steep hillsides and sensitive vegetation to the south.

## **DISCUSSION**

### **Project Description:**

The project site is currently one lot containing an accessory structure. The project proposes to subdivide 25.14-acre site into three lots, Parcel 1- 1.07- acres, Parcel 2 - 1.68 acres and Parcel 3 - 22.2 acres in size, and to construct a single family home on Parcel Nos. 2 and 3. Parcel 1 with the existing accessory structure will be merged with the adjacent Fox Hill Estates property forming one lot also owned by this applicant.

The site is sloped, with the highest elevations along the western most and northern most portions

of the property, sloping downward to the southeast. Parcel 2 would take access off Encelia Drive and Parcel 3 would take access off Romero Drive. The site's land use designation allows for residential uses, but limits the residential dwelling units to single family units. The RS-1-4 Zone allows one dwelling unit per 10,000 square feet (0.23 acres) of lot area or a density of 4.4 dwelling units per acre. The project will result in a density of 0.079 units per acre. The total acreage of 25.14 acres would allow a potential of 110 units. Therefore, the proposal of two units is allowed with this land use designation.

The future residence on the 1.68-acre Parcel 2 is anticipated to be no larger than 5,000 square feet in size. The future residence on the 22.20-acre Parcel 3 is anticipated to be no larger than 25,000 square feet in size. While the project does not provide plans for the two future single family dwelling units, the units will be evaluated through a Process 2 Substantial Conformance Review for consistency with design guidelines developed for the proposed project (Attachment No. 13). The Project's Design Guidelines spell out the development criteria for the two future homes, such as setbacks, building height, exterior building materials, landscaping and brush management. These guidelines were prepared and reviewed to be consistent with the development regulations of the RS-1-4 Zone, and the landscape and brush management regulations. The goal of the Design Guidelines is to provide a detailed set of massing, building, landscape, grading, and location standards so that the future property owner(s) can secure building permits for homes designs that conform to these Design Guidelines.

The proposed development of the property and construction of two new single family residences will occur entirely within a 6.29-acre portion of the 25.14-acre project site. The remaining 18.80 acres (75%) of the site will be preserved by recording a Covenant of Easement. Prior to any grading activities on site, a grading plan will be required to be prepared by a registered civil engineer and a grading permit would need to be obtained in conformance with the City's Land Development Code. All grading would follow the recommendations described in the geotechnical report prepared specifically for the project site.

#### Planned Development Permit - Deviations

The site contains both Steep Hillides and Sensitive Biological Resources. Currently both Encelia and Romero Drives dead end into the project site with no turn-around area or cul-de-sac. The proposed home's for both Parcel 2 and 3 would be located just off the dead ends of both of these streets. To avoid or minimize impacts to ESL, the homes will be constructed on previously disturbed portions of the site, close to the street dead ends. The project proposes a smaller turn around area than normally would be required in lieu of a conventional cul-de-sac to both Encelia and Romero Drives in order to reduce the amount of area required for the turnaround. The lot frontage deviation would reduce the minimum required lot frontage from 65 feet to a proposed 26 feet for both Parcels 2 and 3. Locating the homes closer to the existing dead end streets would result in a more desirable project than if designed in strict conformance with the standard cul-de-sac design and minimum lot frontage on a public street of the underling zone.

#### Site Development Permit

A Site Development Permit is required for projects containing ESL as defined by the San Diego

Municipal Code (SDMC) Section 143.0110. The project site contains ESL in the form of steep hillsides and sensitive biological resources on site. The project site lies within the City of San Diego Multiple Species Conservation Program (MSCP) boundary. However, the project site is located outside the City's Multi-Habitat Planning Area (MHPA) conservation area and there are no specific MHPA guidelines for the project area. The project was analyzed for consistency with the MSCP Land Use Adjacency Guidelines and other components of the City's MSCP Subarea Plan. As documented in the EIR, the biological technical reports and other project documentation, the project, as mitigated, would be consistent with the MSCP relative to potential impacts to areas such as drainage, toxics, lighting, noise, invasive plants, brush management and land development. Because of the project design, and with implementation of the MMRP, applicable laws and project conditions, the project will be consistent with the City's MSCP Subarea Plan.

Based on a Biological Resources Technical Report prepared by Dudek in April 2014, the site was found to contain scrub oak chaparral, southern maritime chaparral and non-native grasslands which are all identified as sensitive biological resources. The environmental review determined that this project may have a significant environmental effect on Biological and Paleontological Resources, and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project to reduce the potential impacts to a level below significance. Grading has been minimized and occurs within the least sensitive portion of the site. Development is proposed on a total of 6.29-acres or approximately 25% of the 25.14-acre site. Approximately 18.80 acres or approximately 75% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property.

### **Community Plan Analysis:**

The project site is located in the La Jolla Community Plan area and is designated for Parks and Open Space. This land use designation, while it allows for residential uses, limits the residential dwelling units to be single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a maximum potential of 110 units. The proposal of two new dwelling units would be allowed with this land use designation. The proposed lots are 1.07, 1.68 and 22.2 acres in size, exceed zone minimums and are similar to those within the surrounding neighborhood. Therefore, the overall development pattern conforms to the development parameters (including the development standards of the RS-1-4 zone) intended by the La Jolla Community Plan.

The Project was reviewed for consistency with relevant La Jolla Community Plan policies and goals for the protection of visual resources. The Project complies with policies set forward in the Community Plan and applicable implementing regulations. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan. The proposed development is contained within the existing legal lot area, which would not encroach upon any existing or proposed physical access to the coast. The Identified Public Vantage Points of the La Jolla Community Plan and Local Coastal Program (Figure 9, pages 46-47) does not identify any



public views in or around the subject site.

### General Plan Analysis

The General Plan identifies the project site as "Residential" and the two dwelling unit project adheres to the land use designation within the General Plan. The project also complies with the objectives in the Housing Element by paying an in-lieu fee calculated on a per unit basis at the time of building permit issuance.

### Conclusion:

A Vesting Tentative Map, Coastal Development Permit, Site Development Permit, Lot Consolidation Parcel Map and Planned Development Permit for the three lot subdivision and development may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed three-lot subdivision and development permit application and found them to be in conformance with the applicable sections of the San Diego Municipal Code regulating Environmentally Sensitive Lands, Coastal Development, Tentative Maps and land use policies. The project conforms to the La Jolla Community Plan with respect to maintaining the required residential character and design features established in the plan for residential development. The project design includes a deviation to the lot frontage requirement in an effort to reduce impacts to the adjacent environmentally sensitive lands. Staff has determined that the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

### ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Planned Development Permit No. 1050409 and Vesting Tentative Map No. 1050354, **with modifications.**
2. **Deny** Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Planned Development Permit No. 1050409 and Vesting Tentative Map No. 1050354, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



Glenn Gargas, Project Manager  
Development Services Department

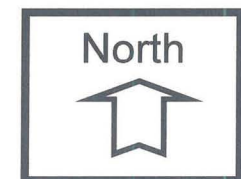
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP/SDP/LCPM & PDP Permit Resolution with Findings
6. Draft CDP/SDP/LCPM & PDP Permit with Conditions
7. Draft VTM Map Resolution with Findings
8. Draft VTM Map Conditions
9. Draft Environmental Resolution with MMRP
10. Map Exhibit-Vesting Tentative Map
11. Map Exhibit – Lot Consolidation Parcel Map
12. Project Site Plan and Illustrative Concept Plan
13. Project Steep Slope Plan
14. Project Biological Resources Plan
15. Project Landscape / Brush Management Plan
16. Project Design Guidelines (Under Separate Cover)
17. Community Planning Group Recommendation
18. Ownership Disclosure Statement



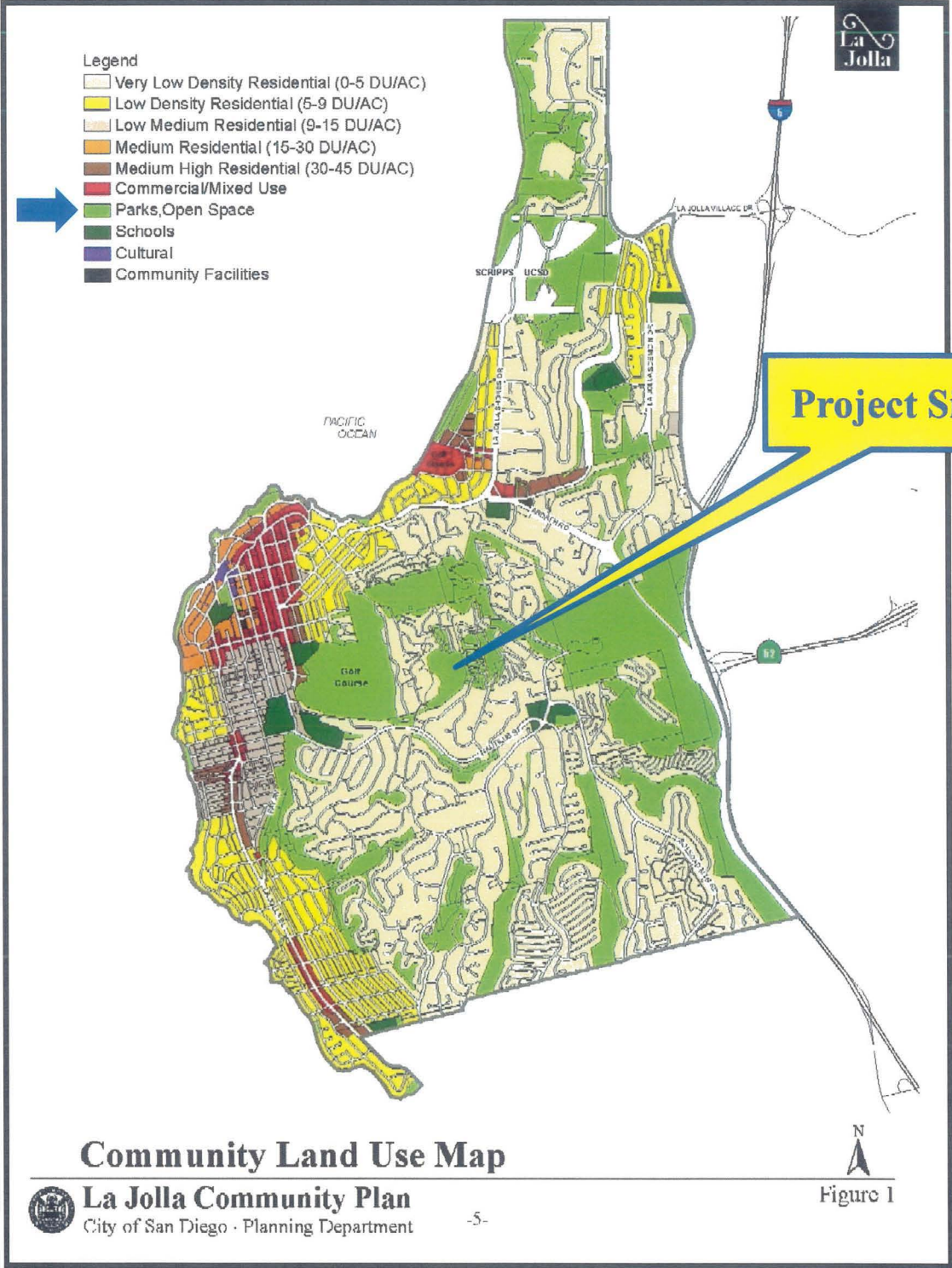


## Aerial Photo

THE RESERVE – 6850 COUNTRY CLUB DRIVE  
PROJECT NO. 292065







## Land Use Map

**THE RESERVE – 6850 COUNTRY CLUB DRIVE**  
**PROJECT NO. 292065 La Jolla**





## Project Location Map

**THE RESEVE – 6850 COUNTRY CLUB DRIVE**  
**PROJECT NO. 292065**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	The Reserve
<b>PROJECT DESCRIPTION:</b>	A proposed three lot residential subdivision of a 25.14-acre property, ranging from 1.07 to 22.20 acres in size for two new residential dwelling units.
<b>COMMUNITY PLAN AREA:</b>	La Jolla
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit, Site Development Permit, Planned Development Permit and Vesting Tentative Map
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Parks and Open Space up to 1 DU/Acre

### ZONING INFORMATION:

**ZONE:** RS-1-4 Zone

**HEIGHT LIMIT:** 30-Foot maximum height limit.

**LOT SIZE:** 10,000 sq. ft. min. / proposed 1.07 to 22.20 acres

**FLOOR AREA RATIO:** 0.45 max.

**FRONT SETBACK:** 20 feet.min.

**SIDE SETBACK:** 10 feet min.

**STREETSIDE SETBACK:** NA.

**REAR SETBACK:** 20 feet min.

**PARKING:** 2 min. parking spaces required per dwelling unit, plus two guest parking spaces per dwelling unit for a total of 8.

<u><b>ADJACENT PROPERTIES:</b></u>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential and Parks & Open Space ; RS-1-4.	Single Family Residential
<b>SOUTH:</b>	Very Low Density Residential; RS-1-2.	Single Family Residential
<b>EAST:</b>	Very Low Density Residential and Parks & Open Space; RS-1-2.	Single Family Residential
<b>WEST:</b>	Very Low Density Residential; RS-1-4..	Single Family Residential



**ATTACHMENT 4**

<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Proposed reduced lot frontage from the required 65 feet min. to 26 feet for two of the proposed lots.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 6, 2014, the La Jolla Community Planning Association voted 14-0-1, to recommend approval of this project.	

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**  
**COASTAL DEVELOPMENT PERMIT NO. 1050394, SITE DEVELOPMENT PERMIT NO.**  
**1050407 AND PLANNED DEVELOPMENT PERMIT NO. 1050409**  
**THE RESERVE - PROJECT NO. 292065 (MMRP)**

WHEREAS, The Copley Press Incorporated, a Illinois Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide the property into three parcels, construct two single family residences and merge the Parcel No. 1 with the adjacent Fox Hill Estate property (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1050394, 1050407 and 1050409), on portions of a 25.14-acre property;

WHEREAS, the project site is located at 6850 Country Club Drive, in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as, That portion of Pueblo Lot 1263 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, according to Map thereof made by James Pascoe in 1870, known as Miscellaneous Map No. 36;

WHEREAS, on November 19, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1050394, Site Development Permit No. 1050407 and Planned Development Permit No. 1050409 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated November 19, 2015.

**FINDINGS:**

**Coastal Development Permit - Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain the accessory structure, subdivide the project site into three parcels, and construct two single family residences on two of the newly created vacant parcels. The third parcel with the accessory structure would be merged with the adjacent Fox Hill Estates (same ownership) property through the Lot Consolidation Parcel Map. The project site is located approximately 1.2 miles from the coastline. The future residence on the 1.68-acre Parcel 2 is anticipated to be no larger than 5,000 square feet in size. The future residence on the 22.20-acre Parcel 3 is anticipated to be no larger than 25,000 square feet in size. Each new residence will be contained within each newly created parcel, and neither parcel will not encroach upon any existing or proposed physical access to the coast. The project site located at the southern terminus of Romero Drive and Encelia Drive (public streets) is not located on or adjacent to an identified

public view, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan – Figure 9 (Identified Public Vantage Points). The two new single family residences are designed to meet the development setbacks and height limit of the underlying zone through associated Design Guidelines. The specific design for each of the two residences will be reviewed through a Substantial Conformance Review (Process 2) to assure conformance with the Design Guidelines. Through the design of this project, along with the required Substantial Conformance Review, the proposed development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property and has portions that have been previously graded or disturbed. The surrounding properties are fully developed residential properties within an urbanized area. The project proposes to subdivide the 25.14-acre property into three lots and construct two new single family homes. Development is proposed on a total of 6.29-acres of the 25.14-acre site. Approximately 18.80 acres or approximately 75% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. The project site contains steep hillsides and sensitive biological resources making the proposed development subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Technical Report prepared by Dudek in April 2014, the site was found to contain scrub oak chaparral, southern maritime chaparral and non-native grasslands which are all identified as sensitive biological resources. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources, and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures in to the project to reduce the potential impacts to a level below significance. Thus the proposed project will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The proposed development to subdivide a 25.14-acre property into three lots and construct two new single family homes is located on a site which has a Parks/Open Space land use designation. This land use designation, while it allows for residential uses, limits the residential dwelling units to be single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of 3 units, two new dwelling units with one existing, is allowed with this land use designation. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-4 Zone, the Environmentally Sensitive Land Regulations and the Coastal Overlay Zone. The project site located at the southern terminus of Romero Drive and Encelia Drive (public streets) and is not located on or adjacent to an identified public view, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan – Figure 9 (Identified Public Vantage Points). The project site is not located near or adjacent to an

area identified for public access to the coastline as referenced in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the project was found to be in compliance with the City of San Diego's adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 25.14-acre site, currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property, is located within a well developed residential neighborhood approximately 1.2 miles from the coastline. The project site is not located between the first public road and the sea or coastline. The project site is designated for Parks and Open Space by the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project will be fully within a legal lot, which is private property. There is no identified public access or public recreation area on or adjacent to the project site and no resources will be impaired by the re-development of this site. The proposed subdivision and construction of two new single family residences is designed to take access off the existing public streets, with adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. Thus this proposed project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**Site Development Permit - Section 126.0504**

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

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain portions of an existing residence, subdivide the project site into three parcels, and construct two single family residences on two of the newly created vacant parcels. This proposed three lot subdivision with two new single family residences will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the Plan's Parks/Open Space land use designation of the La Jolla Community Plan, the development regulations of the RS-1-4 Zone, allowed density, and design recommendations. This land use designation, while it allows for residential uses, it limits the residential dwelling units to be single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of 3 units, two new dwelling units with one existing, would be allowed with this land use designation. The project site is not located adjacent to any public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. This overall design, including the project's Design Guidelines was found to bring the project into compliance with the La Jolla Community Plan and Local Coastal Program Land Use Plan. Due to these factors the proposed development will not adversely affect the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain the existing accessory structure, subdivide the project site into three parcels, merge Parcel No. 1 into the adjacent Fox Hill Estate property and construct two single family residences on two of the newly created vacant parcels. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures in to the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. This environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan in compliance with current brush management standards to reduce risk from fire hazards. The construction of the two single family homes is conditioned to comply with all current building, electrical and plumbing codes. The subdivision of this site with the construction of two single family residences would therefore not be detrimental to the public health, safety and welfare.

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

The proposed development to subdivide a 25.14-acre property into three lots and construct two new single family homes is located on a site which has a Parks/Open Space land use designation. This land use designation, while it allows for residential uses limits the residential dwelling units to be single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of 3 units, two new dwelling units with one existing, is allowed with this land use designation. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-4 Zone, the Environmentally Sensitive Land (ESL) Regulations and Coastal Overlay Zone. The project site located at the southern terminus of Romero Drive and Encelia Drive (public streets) is not located on or adjacent to an identified public view, as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan – Figure 9 (Identified Public Vantage Points). The project site is not located near or adjacent to an area identified for public access to the coastline as referenced in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

This proposed project will grant deviations to allow a reduced street frontage for both Parcels 2 and 3 of the proposed subdivision from the minimum required street frontage of 65 feet to 26 feet for each parcel. Currently Romero Drive and Encelia Drive terminate in dead ends at the northern edge of the project site, with no turn arounds or cul de sacs. The project proposes a turn-around to be added to the end of the two streets rather than a larger, City Engineering standard cul-de-sac. The proposed turn around area involves roughly half the needed area relative to the space needed to meet the City standard cul-de-sac. The proposed turn around design was reviewed and accepted by both Development Services Department's Engineering Section and the Fire Department. This reduction in turn-around area reduces the area of proposed encroachment into ESL. Due to these factors the proposed subdivision into three lots and construction of two new single family

residences was found to be in compliance with the City of San Diego's adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

## **B. Supplemental Findings--Environmentally Sensitive Lands**

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

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property, has previously been graded, disturbed and developed on scattered portions of the property. The surrounding properties are fully developed residential properties within an urbanized area. The project proposes to subdivide the 25.14-acre property into three lots and construct two new single family homes. Development is proposed on a total of 6.29-acres of the 25.14-acre site. Approximately 18.80 acres or approximately 75% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. The project site contains steep hillsides and sensitive biological resources making the proposed development subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Technical Report prepared by Dudek in April 2014, the site was found to contain scrub oak chaparral, southern maritime chaparral and non-native grasslands which are all identified as sensitive biological resources. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures in to the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. The project was designed to locate and minimize all of the proposed development within a 6.29 acre portion of the property. Smaller turn around areas were utilized to reduce the area of impact to ESL, the home sites are located outside of the steep slope areas and within previously disturbed portions of the site and the two proposed residences were located close to the existing public streets, minimizing the length of driveways. Thus the proposed project will result in minimum disturbance to environmentally sensitive lands.

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

The proposed subdivision of the property and construction of two new single family residences will occur entirely within the approximately 6.29 acres portion of the 25.14-acre project site. The project proposes grading of approximately 25% of the entire project site. Prior to any grading activities on site, a grading plan will be required to be prepared by a registered civil engineer and a grading permit would need to be obtained in conformance with the City's Land Development Code. All grading would follow the recommendations described in the geotechnical report prepared specifically for the project site. The graded pad area for Parcel 2 will not exceed 10,000 square feet. The graded pad area for Parcel 3 will not exceed 25,000 square feet. The cut and fill portions of proposed grading are mainly located within the proposed building footprint, with minimal change to the natural landform. The project area is classified as low to moderate risk for seismic activity according to the City of San Diego General Plan. A number of geology reports, the most recent prepared by Geotechnical Exploration Inc., November 16, 2011, analyzed the



project site and the project. That report indicates that a portion of the site is located within Hazard Category 12, which is characterized as an earthquake buffer, for the Country Club Fault, which is classified as “potentially active, inactive, presumed inactive, or activity unknown” with a low to moderate risk level. Further construction related activities associated with the project would be required to comply with the seismic requirements of the California Building Code, City required engineering design measures, recommendations included in the City approved project geology reports and standard construction requirements that the City verifies at the construction permitting stage.

The project site is not located within a 100-year flood hazard area and it is located from approximately 444 to 663 feet above mean sea level. The project’s design includes construction-related best management practices (BMPs), such as diversion features (as determined by the grading contractor), and permanent low-impact development (LID) measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in erosion and sedimentation off site. Through these project design features, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. As such, the project would avoid direct discharge of runoff into and erosion of the native habitat adjacent to the southern and eastern property boundaries. The proposed landscaping along the development edge of both new building parcels is adjacent to the building restricted easement/covenant of easement area, and revegetation of the non-native invasive plant removal areas, would include brush management compatible natives and naturalized species which are drought tolerant and comply with all City Landscape Requirements.

The project site is located in a largely built out single family neighborhood, but it is identified on the City’s Fire Hazard Severity Zone Map as having a very high fire hazard for the potential for wildfire to occur. To minimize risks associated with potential wildfire events, the project complies with the City’s fire emergency access requirements and the project would establish and maintain Brush Management Zones 1 and 2 on both of the newly created parcels. The project must also comply with all uniform building and fire code requirements. Thus, the proposed project 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.

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

The project site is located at 6850 Country Club Drive within the La Jolla Community Plan. The southwestern portion of the project site has been disturbed by a previously constructed single family residence. The northwestern portion of the project site, approximately 0.60-acres, contains areas of non-native invasive plants and Environmentally Sensitive Lands in the form of sensitive vegetation. This northwestern portion of the project site will be retained and conserved within a building restricted easement/covenant of easement area. The proposed development of two new single family residences will place the residence near the terminus of both Romero Drive and Encelia Drive within a portion of the previously disturbed area of the project site.

The project’s design includes a brush management plan, as the buildings would be located within 100 feet of native/naturalized vegetation, and removal of non-native invasive plants followed by implementation of the revegetation plan specified on Exhibit “A”. The proposed landscaping

along the development edge adjacent to the building restricted easement/covenant of easement area, and revegetation of the non-native invasive plant removal areas, would include brush management compatible natives and naturalized species which are drought tolerant and comply with all City Landscape Requirements. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. In addition, the project must comply with applicable Land Development Code provisions that require preferential avoidance of sensitive habitat and species for Brush Management Zone 2 areas, revegetation requirements and construction related storm water best management practices. Thus, based on the project design, and with implementation of the Mitigation Monitoring Reporting Program, other project conditions and applicable laws designed to minimize impacts to environmentally sensitive lands, the proposed project will 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 project site is located at 6850 Country Club Drive within the La Jolla Community Plan. Development is proposed on a total of 6.29-acres of the 25.14-acre site. Approximately 18.80 acres or approximately 75% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. The project site contains steep hillsides and sensitive biological resources making the proposed development subject to the Environmentally Sensitive Lands Regulations. Based on a Biological Resources Technical Report prepared by Dudek in April 2014, the site was found to contain scrub oak chaparral, southern maritime chaparral and non-native grasslands which are all identified as sensitive biological resources. The proposed development places the two new residences in the northern portion of the property and proposes minimal encroachment in the Environmentally Sensitive Lands.

The project site lies within the City of San Diego Multiple Species Conservation Program (MSCP) boundary. However, the project site is located outside the City's Multi-Habitat Planning Area (MHPA) conservation area and there are no specific MHPA guidelines for the project area. The project was analyzed for consistency with the MSCP Land Use Adjacency Guidelines and other components of the City's MSCP Subarea Plan. As documented in the EIR, the biological technical reports and other project documentation, the project, as mitigated, would be consistent with the MSCP relative to potential impacts to areas such as drainage, toxics, lighting, noise, invasive plants, brush management and land development. Because of the project design, and with implementation of the MMRP, applicable laws and project conditions, the project will be consistent with the City's MSCP Subarea Plan.

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

The proposed, construction of two new, two-story, single-family residences, will occur entirely within the approximately 6.29- acre portion of the 25.14-acre project site. The project site is

located high along the western hillside area of Mount Soledad approximately from 444 feet to 633 feet above the mean sea level. The project proposes grading or development of approximately 6.29 acres, or approximately 25% of the entire project site. The two new building sites, Parcels 2 and 3 are anticipated to not have balanced grading on site, and would likely require excess material to be exported to an approved site. Prior to any grading activities on site, a grading plan will be required to be prepared by a registered civil engineer and a grading permit would need to be obtained in conformance with the City's Land Development Code. All grading would follow the recommendations described in the geotechnical report prepared specifically for the project site. The graded pad area for Parcel 2 will not exceed 10,000 square feet. The graded pad area for Parcel 3 will not exceed 25,000 square feet. The cut and fill portions of proposed grading are mainly located within the proposed building footprint, with minimal change to the natural landform.

The project's design includes construction-related storm water BMPs, such as diversion features (as determined by the grading contractor), and permanent LID measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in increased erosion and sedimentation off site. Through these project design features and the Mitigation Monitoring Reporting Program, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. As such, the project would 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 25.14-acre project site is located within a mostly developed area of single-family residences on large to moderate sized lots. The development proposes to construct two new, two-story, single family residences on the newly created parcels, approximately 6.29-acre portion of the project site. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures in to the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. In addition, the project must comply with applicable Land Development Code provisions that require preferential avoidance of sensitive habitat and species for Brush Management Zone 2 areas, revegetation requirements and construction related storm water best management practices with respect to potential drainage impacts. Further, through the project design and conditions requiring measures such as the dedication of building restricted and public view corridor easements, the project was determined to be in compliance with the La Jolla Community Plan and the Local Coastal Program Land Use Plan. As designed, and with the conditions imposed, the project also complies with or exceeds the requirements of all applicable Land Development Code regulations. Thus, the nature and extent of mitigation required of the project as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development of the project site.

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

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain the existing accessory structure, subdivide the project site into three parcels, merge Parcel No. 1 with the adjacent Fox Hill Estate property and construct two single family residences on two of the newly created vacant parcels. This proposed three lot subdivision with two new single family residences will not adversely affect the La Jolla Community Plan, because the proposed development has been found consistent with the Plan's Parks/Open Space land use designation of the La Jolla Community Plan, the development regulations of the RS-1-4 Zone, allowed density, and design recommendations. This land use designation, while it allows for residential uses, it limits the residential dwelling units to be single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of two new dwelling units would be allowed with this land use designation. The project site is not located adjacent to any public view as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. This overall design, including the project's Design Guidelines was found to bring the project into compliance with the La Jolla Community Plan and Local Coastal Program Land Use Plan. Due to these factors the proposed development will not adversely affect the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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

The 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain the existing accessory structure, subdivide the project site into three parcels, merge Parcel No. 1 with the adjacent Fox Hill Estate property and construct two single family residences on two of the newly created vacant parcels. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR), Project No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures in to the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. This environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan in compliance with current brush management standards to reduce risk from fire hazards. The construction of the two single family homes is conditioned to comply with all current building, electrical and plumbing codes. The subdivision of this site with the construction of two single family residences would therefore not be detrimental to the public health, safety and welfare.

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

**any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The development proposes to retain an existing accessory structure, subdivide the project site into three parcels, merge Parcel No. 1 with the adjacent Fox Hill Estate property and construct two single family residences on two of the newly created vacant parcels. This proposed project will grant deviations to allow a reduced street frontage for both Parcels 2 and 3 of the proposed subdivision from the minimum required street frontage of 65 feet to 26 feet for each parcel. Currently Romero Drive and Encelia Drive terminate in dead ends at the northern edge of the project site, with no turn arounds or cul de sacs. The project proposes a turn-around to be added to the end of the two streets rather than a larger, City Engineering standard cul-de-sac. The proposed turn around area involves roughly half the needed area relative to the space needed to meet the City standard cul-de-sac. The proposed turn around design was reviewed and accepted by both Development Services Department's Engineering Section and the Fire Department. This reduction in turn-around area reduces the area of proposed encroachment into Environmentally Sensitive Lands and results in a more desirable project. These deviations would allow adequate access to both proposed building parcels. The deviations requested are allowed by the Land Development Code and will not adversely affect the design or character of the approved project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1050394, Site Development Permit No. 1050407 and Planned Development Permit No. 1050409 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1050394, 1050407 and 1050409, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas, AICP  
Development Project Manager  
Development Services

Adopted on: November 19, 2015

Job Order No. 24003147

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003147

**COASTAL DEVELOPMENT PERMIT NO. 1050394, SITE DEVELOPMENT PERMIT  
 NO. 1050407 AND PLANNED DEVELOPMENT PERMIT NO. 1050409  
 THE RESERVE - PROJECT NO. 292065 (MMRP)  
 PLANNING COMMISSION**

This Coastal Development Permit No. 1050394, Site Development Permit No. 1050407 and Planned Development Permit No. 1050409 is granted by the Planning Commission of the City of San Diego to The Copley Press Incorporated, a Illinois Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702, 126.0502 and 126.0602. The 25.14 - acre site is located at 6850 Country Club Drive, in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height Limitation Overlay Zones within the La Jolla Community Plan area. The project site is legally described as: That portion of Pueblo Lot 1263 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, according to Map thereof made by James Pascoe in 1870, known as Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide the property into three parcels and construct two single family residences described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 19, 2015, on file in the Development Services Department.

The project shall include:

- a. Subdivision of the 25.14-acre property into three parcels and construction of two single family residences, one on Parcel 2 the other on Parcel 3, with Parcel 1 containing the existing accessory structure to remain. Parcel 1 will be merged with the adjacent lot to the west, known as Fox Hill Estates, addressed as 7007 Country Club Drive (APN No. 352-300-0400). The proposed new residences will conform to "The Reserve Design Guidelines", Exhibit A, part of this approval;



- b. Deviation to reduced Street Frontage for both Parcels 2 and 3, to 26 feet for each parcel;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Site Walls, retaining walls, fencing and exterior lighting as allowed by "The Reserve Design Guidelines", Exhibit A; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 4, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

13. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 292065, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report, No. 292065, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

#### **Biological Resources and Paleontological Resources.**

#### **AFFORDABLE HOUSING REQUIREMENTS:**

15. 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.).

**ENGINEERING REQUIREMENTS:**

16. The Owner/Permittee shall comply with the conditions of Vesting Tentative Map No. 1050354 and the City's approval of Vesting Tentative Map No. 1050354 is a condition of this permit.
17. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve an additional right-of-way at the end of Country Club Drive to be consistent with Exhibit "A", satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve additional right-of-way at the end of Romero Drive to be consistent with Exhibit "A", satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
21. 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.
22. Prior to the issuance of any home construction permit, the Owner/Permittee for the home construction permit shall prepare and submit a Water Quality Technical Report covering the home and applicable development area that is subject to the final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
23. 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.
24. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 In accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
25. 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.

26. This project proposes to export approximately 900 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

### **LANDSCAPE REQUIREMENTS:**

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land within the conserved area as defined in the Covenant of Easement in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

28. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft 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.

29. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with the approved SCR Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b) 5.

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

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

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

**BRUSH MANAGEMENT PROGRAM:**

33. The Owner/Permittee of each Parcel shall implement the following requirements in accordance with the Brush Management Program set forth in the Exhibit "A" Design Guidelines for The Reserve on file in the Office of the Development Services Department.

34. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code section 142.0412. Actual zone widths shall be tailored to the footprint of the structure to incorporate Zone Two Reduction as applicable per 142.0412(f). In no case shall Zone One Brush Management extend beyond the development footprint established by the entitlement.

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

36. The following note shall be provided on the Brush Management Plans: 'It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

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

38. Within Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

40. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces, per single family residence on each parcel, on the property at all times in the approximate locations shown conceptually on the approved Exhibit "A" and in the Design Guidelines. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

41. 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.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC 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 as shown on Exhibit "A."

43. Prior to or in conjunction with the issuance of the building permits for each of the future homes on Parcels 2 and 3, the City shall conduct a single Process 2 Substantial Conformance Review (SCR) to ensure that the proposed home, landscaping and brush management requirements conform with the Design Guidelines for the applicable parcel. The SCR project scope shall be focused on and limited exclusively to determining conformance with the applicable Design Guidelines.

44. 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.

45. Parcel No. 1 (one) shall not be used as a standalone buildable lot. Prior to the issuance of any combination building permit for construction on Parcels 2 or 3, a Lot Consolidation Parcel Map or other suitable mapping action shall be recorded to consolidate Parcel 1 with the adjacent lot to the west, known as Fox Hill Estates, that is addressed as 7007 Country Club Drive and APN No. 352-300-0400.

#### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

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

47. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

49. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

50. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on November 19, 2015, by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CDP No. 1050394, SDP No. 1050407, LCPM No. 1578448  
and PDP No. 1050409

Date of Approval: November 19, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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**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.

The Copley Press Incorporation  
Owner/Permittee

By 

---

Mr. Dean Dwyer, Vice President  
Finance, Treasurer and CFO

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

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

VESTING TENTATIVE MAP NO. 1050354,  
THE RESERVE - PROJECT NO. 292065. (MMRP)

WHEREAS, The Copley Press, Incorporation, Subdivider, and SWS Engineering, Inc., Tracy H. Santucci, Engineer, submitted an application to the City of San Diego for a vesting tentative map, Vesting Tentative Map No. 1050354 for the subdivision of the property into three parcels for single family residential development, The Reserve. The project site is located at 6850 Country Club Drive, east of the southern terminus of Country Club Drive, south of the terminus of both Romero Drive and Encelia Drive. The property is legally described as Parcels 1, 2, and 3 of Miscellaneous Map No. 36; and

WHEREAS, the Map proposes the Subdivision of a 25.14-acre-site into three parcels; and

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

WHEREAS, on November 19, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Parcel Map No. 1050354, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW  
THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Parcel Map No. 1050354:

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

The proposed development to subdivide a 25.14-acre property into three lots and construct two new single family homes is located on a site which has a Parks/Open Space land use designation. This land use designation, while it allows for residential uses, it limits the residential dwelling units to single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of two dwelling units, is allowed with this land use designation. The proposed three lot subdivision of a 25.14-acre property would provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed subdivision and its design or improvement would be 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 proposed three lot subdivision would comply with the development regulations of the underlying RS-1-4 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code, except for the proposed deviation to a reduced Street Frontage as approved under the Planned Development Permit. The proposed three parcels meet the minimum lot area, lot wide, lot depth of the underlying RS-1-4 Zone. This project includes designed guidelines which were reviewed and found to be consistent with the development regulations of the underlying RS-1-4 zone and the Environmentally Sensitive Lands Regulations. These Design Guidelines include building setback, building height, grading, massing and landscape criteria. The Design Guidelines will be used to review the specific development proposal for the two new residential parcels, which are required to be reviewed through a Process 2 Substantial Conformance Review. Deviations to the applicable development regulations of the Land Development Code are permitted with a Planned Development Permit. The deviations are considered minor and determined to be consistent with the purpose and intent of the RS-1-4 zone together with the purpose and intent of the Environmentally Sensitive Lands Regulations to locate or cluster the proposed development onto the more developable portion of the project site.

**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 proposed three lot subdivision of a 25.14-acre property is to a property containing an existing accessory structure to remain and contains environmentally sensitive lands. The three lot subdivision is designed to be consistent with the land use designation and density range of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is located on a site which has a Parks/Open Space land use designation. This land use designation, while it allows for residential uses, it limits the residential dwelling units to single family. The existing zoning of RS-1-4 allows a dwelling unit per 10,000 square feet of site. The total acreage of 25.14 acres would allow a potential of 110 units. The proposal of two dwelling units, is allowed with this land use designation. This project includes designed guidelines including building setback, building height, grading, massing (bulk and scale) and landscape criteria. They were reviewed and found to be consistent with the development regulations of the underlying RS-1-4 zone and the Environmentally Sensitive Lands Regulations. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed 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 proposed three lot subdivision is designed to comply with the development regulations of the underlying RS-1-4 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code, except for the proposed deviation to a reduced Street Frontage as approved under the Planned Development Permit. The project proposes to subdivide the 25.14-acre property into three lots and construct two new single family homes. Development is proposed on a total of 6.29-acres of the 25.14-acre site. Approximately 18.80 acres or approximately 75% of the project site is proposed to be retained and conserved within a building restricted easement/covenant of easement area to be recorded on the property. An Environmental Impact Report prepared for the project adequately describes the activity for the purposes of CEQA. The environmental review determined the project could have potential adverse impacts to Biological Resources and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) has been created for the project with measures that would reduce the potential adverse impacts to below a level of significance.

The project site is not located within a 100-year flood hazard area and it is located from approximately 444 to 663 feet above mean sea level. The project's design includes construction-related best management practices (BMPs), such as diversion features (as

determined by the grading contractor), and permanent low-impact development (LID) measures, such as permeable pavement and detention/treatment features within the landscape areas, to ensure runoff from the site does not result in erosion and sedimentation off site. Through these project design features, runoff volumes from the developed portion of the site would be reduced to match pre-existing flows, and would therefore not contribute erosive discharge velocities at the existing storm drain outlets. As such, the project would avoid direct discharge of runoff into and erosion of the native habitat adjacent to the southern and eastern property boundaries. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable 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 25.14-acre project site is currently predominantly vacant land except for an existing accessory structure located in the south western portion of the property. The development proposes to retain the existing accessory structure, subdivide the project site into three parcels, merge Parcel No. 1 into the adjacent Fox Hill Estate property and construct two single family residences on two of the newly created vacant parcels. The environmental review determined that this project may have a significant environmental effect on Biological, Paleontological Resources and the City prepared an Environmental Impact Report (EIR) No. 292065, in accordance with the California Environmental Quality Act (CEQA). The EIR's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures in to the project for potential impacts to Biological Resources and Paleontological Resources, to reduce the potential impacts to a level below significance. This environmental analysis included an analysis of the project's potential impact on public health and safety, and no significant issues relating to that were found. The street improvements associated with this subdivision will comply with City Engineering and Fire Department Standards. The project's design includes a brush management plan in compliance with current brush management standards to reduce risk from fire hazards. The construction of the two single family homes is conditioned to comply with all current building, electrical and plumbing codes. The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code. Therefore, the design of the subdivision or the proposed improvements would not be detrimental to the public health, safety, and welfare.

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

The proposed three lot subdivision would comply with the development regulations of the underlying RS-1-4 zone, Environmentally Sensitive Lands Regulations and all of the applicable development regulations of the Land Development Code, except for the proposed deviation to a reduced Street Frontage as approved under the Planned Development Permit. The current design of the existing streets, Romero Drive, Encelia Drive and Country Club Drive terminate in dead ends at the northern and southern edge of the project site, with no turn arounds or cul-de-sacs. The proposed subdivision includes public right of way dedications and street improvements to the terminus of Romero Drive, Encelia Drive and Country Club Drive. These public right-of-way improvements will aid Fire, Safety and general traffic movements and circulation with the new turn around areas. The proposed turn around design was reviewed and accepted by both Development Services Department's Engineering Section and the Fire Department. The proposed subdivision would maintain and, as required, improve the existing public rights-of-ways and general utility easements therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 25.14-acre parcel into three lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. Design guidelines have been adopted for the future construction of the single family homes. These guidelines which were reviewed and found to be consistent with the development regulations of the underlying RS-1-4 zone and the Environmentally Sensitive Lands Regulations. These Design Guidelines include building setback, building height, grading, massing and landscape criteria. The Design Guidelines will be used to review the specific development proposal for the two new residential parcels, which are required to be reviewed through a Process 2 Substantial Conformance Review. These guidelines include a Sustainability Section, which encourages the use cool roofing materials, such as reflective low-heat retention tiles, and light-colored membranes and coating. The incorporation of photovoltaic systems consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption is also encouraged. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed three lot subdivision through the implementation of the Design Guidelines and the use of building materials, site orientation, architectural treatments and the placement



and selection of plant materials provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project is the subdivision of a 25.14-acre property into three lots for residential development. The La Jolla Community Plan requires new development to provide housing to accommodate the needs of low income households, as certified by the San Diego Housing Commission. The applicant has chosen the option of paying an in-lieu fee to the City's Affordable Housing Trust Account to meet their affordable housing requirement rather than provide the dwelling units. The La Jolla Community Plan allows an in-lieu fee option in the amount equivalent to the cost of achieving the level of affordability required by the La Jolla affordable housing program, as determined by the San Diego Housing Commission. Balanced needs for public facilities were taken into consideration with the development of the La Jolla Community Plan and the projected build-out with the applied zone designation. The subdivision of the property into three residential lots is consistent with what was anticipated in the community plan. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of two new residential dwelling units would assist the housing needs of the La Jolla Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Parcel Map No. 1050354, hereby granted to The Copley Press Incorporated subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Glenn R. Gargas, AICP  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003147

Revised: May 19, 2014 by WJZ

DRAFT

PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE PARCEL MAP NO. 1050354,  
THE RESERVE - PROJECT NO. 292065 MMRP

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON NOVEMBER 19, 2015

**GENERAL**

1. This Vesting Tentative Parcel Map will expire on December 4, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Vesting Tentative Parcel Map shall conform to the provisions of Coastal Development Permit No. 1050394, Site Development Permit No. 1050407 and Planned Development Permit No. 1050409.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AFFORDABLE HOUSING**

6. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code §§ 143.0810 et seq.), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

**ENGINEERING**

7. A Parcel Map shall be recorded in the Office of the County Recorder, prior to the Tentative Parcel Map expiration date.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. The Tentative Parcel Map shall comply with the conditions of the Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Lot Consolidation Parcel Map No. 1578448 and Planned Development Permit No. 1050409.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
13. Post recordation or concurrent with the recordation of the Parcel Map for VTM No. 1050354, a Lot Consolidation Parcel Map or other suitable mapping action shall be recorded to consolidate Parcel 1 with the adjacent lot to the west, known as Fox Hill Estates, addressed as 7007 Country Club Drive and APN No. 352-300-0400. Parcel No. 1 (one) shall not be used as a standalone buildable lot.

**MAPPING**

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 Parcel 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.

**WATER & WASTEWATER**

17. Compliance with all conditions shall be assured, to the satisfaction of the Public Utilities Director and the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
18. The Tentative Parcel Map shall comply with the conditions of the Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Lot Consolidation Parcel Map No. 1578448 and Planned Development Permit No. 1050409.

**GEOLOGY**

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

**PLANNING/LANDSCAPE**

20. Prior to the recordation of the Parcel Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for The Reserve, Project No. 292065, 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, Zone Two of Brush Management, and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24003147

Project No. 292065

TM No. 1050354

DRAFT

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

THE RESERVE – PROJECT NO. 292065

ADOPTED ON NOVEMBER 19, 2015

WHEREAS, on September 20, 2012, Copley Press, Inc. submitted an application to Development Services Department for a Vesting Tentative Parcel Map, Coastal Development Permit, Site Development Permit, Lot Consolidation Parcel Map and Planned Development Permit for the Reserve Project; and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on November 19, 2015 and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 292065 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report has been completed in compliance 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.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.



BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the Planning Commission hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

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

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, 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:

By: \_\_\_\_\_  
Glenn R. Gargas  
Development Project Manager

ATTACHMENT(S): Exhibit A, Findings  
Exhibit B, Mitigation Monitoring and Reporting Program

EIR Resolution Form for Any Decision Maker

**EXHIBIT B****MITIGATION MONITORING AND REPORTING PROGRAM**

**Vesting Tentative Parcel Map, Coastal Development Permit, Site Development Permit,  
Lot Consolidation Parcel Map and Planned Development Permit  
PROJECT NO. 292065**

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No. 292065/SCH No. 2014051069 shall be made conditions of Vesting Tentative Parcel Map, Coastal Development Permit, Site Development Permit, Lot Consolidation Parcel Map and Planned Development Permit as may be further described below.

**10.1 GENERAL****Part I – Plan Check Phase (prior to permit issuance)**

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 Development Services Department Director's Environmental Designee shall review and approve all Construction Documents (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the Environmental Designee shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego's website:  
  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**Part II – Post-Plan Check (after permit issuance/prior to start of construction)**

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

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

**CONTACT INFORMATION:**

- a. The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858.627.3200**
  - b. For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858.627.3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 292065 and /or Environmental Document 292065/SCH No. 2014051069 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the Development Services Department's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

**NOTE: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

**NONE REQUIRED**

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

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

**Document Submittal/Inspection Checklist**

<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## **10.2 SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **Biological Resource Protection During Construction**

#### ***I. Prior To Construction***

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter

shall include the names and contact information of all persons involved in the biological monitoring of the project.

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

MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** - Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## ***II. During Construction***

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

## ***III. Post Construction Measures***

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist



shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

### **10.2.1 BIOLOGICAL RESOURCES**

Potential impacts to biological resources would be reduced to below a level of significance through implementation of the following mitigation measures:

**MM-BIO-1 Covenant of Easement.** 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, direct impacts to 27 San Diego barrel cactus individuals shall be mitigated through transplantation into the conservation area ("Conserved Property") and preservation of 54 San Diego barrel cactus within the Conserved Property. Impacts to barrel cactus shall be mitigated pursuant to the a Barrel Cactus Translocation Plan, prepared pursuant to the City of San Diego Biological Guidelines Attachment III, General Outline for Conceptual Revegetation/Restoration Plan, which will ensure the success of the mitigation.

Direct impacts to one Nuttall's scrub oak shall be mitigated through preservation of 48 Nuttall's scrub oak individuals within the Conserved Property. The Conserved Property shall be subject to and governed by the Covenant of Easement (COE) on site. This COE is required as a condition of project approval, and shall be placed on the area to be set aside for conservation (Conserved Property), which is approximately 18.80 acres (refer to Figure 5.2-3). The Conserved Property shall be conserved and maintained by the owners of the individual parcels and is subject to and governed by the COE recorded on the individual parcels.

The COE shall be managed in perpetuity by the property owners (Grantor) and shall include the following elements in addition to the standard language provided in the City COE template:

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, Grantor shall execute this Covenant of Easement in favor of the City of San Diego and record this Covenant of Easement against title to the Property with the San Diego County Recorder. In addition, Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the environmentally sensitive nature of the Conserved Property. In addition, Grantor shall be responsible for implementing the

following management activities in order to maintain ecological functions and services of the native vegetation of the Conserved Property:

- The individual property owners or their qualified designee shall be responsible for long-term maintenance and management of the Conserved Property;
- Control weed species on an annual basis, ideally in the spring following germination and seed development of annual weed species. Weeding will be limited to highly invasive species including tree tobacco (*Nicotiana glauca*), eucalyptus trees, pampas grass (*Cortaderia selloana*), and ice plant. Control should occur prior to seed-set to moderate additional infestation. Weed control should focus on hand-pulling when feasible. Mechanical and chemical control may occur as-needed, and should be performed by persons qualified in such methods. Perennial invasive non-natives will likely require repeat follow-up treatments for complete control.
- Removal of trash is to be performed on an annual basis. If significant trash presence is detected at other times of the year it should be removed as needed. Items to be removed include anthropogenic trash as well as weed slash materials. Collected trash shall be disposed of off-site in an appropriate manner.
- Fencing, where installed, is to be inspected on an annual basis. Repairs and maintenance are to be performed as-needed to maintain the structural integrity and function of the fencing to prevent unauthorized vehicular or pedestrian entry.
- Fencing, where installed, and signage shall be maintained to discourage and prevent public access to the native vegetation communities within the Conserved Property. If trespass occurs in areas where signage is not present, additional fencing and signage may be added to problem areas.
- The Zone 2 brush management area will be clearly delineated from the Conserved Property that constitutes mitigation for the project. Zone 2 will be delineated by using T-posts or single-strand wire fence that allows wildlife freedom of passage but that marks the area of Zone 2 brush management as shown on Figure 5.2-4. Zone 2 brush management areas have been included in the Conserved Property due to the species that occur in these areas and the contiguity provided by combining both the mitigation area and the Zone 2 brush management in the Conserved Property.
- Anecdotal observations of flora and fauna observed during annual maintenance activities shall be recorded. Species may be recorded by either scientific or common name. The vegetation condition shall also be reviewed and documented and actions taken if the conservation area declines from its current natural condition.

- Prepare and submit an annual letter report to the City of San Diego Mitigation Monitoring Coordination section of the Development Services Department that describes the tasks and condition of the Conserved Property and any recommendations for future action.

To fulfill any of Grantor's obligations not included above (e.g., restoration in the event of vandalism), Grantor must use a qualified designee. The designee must have the following qualifications:

- Ability to carry out habitat monitoring or mitigation activities
- Fiscal stability, including preparation of an operational budget (using an appropriate analysis technique) for the management of the Conserved Property
- At least one staff member with a biological, ecological, or wildlife management degree, or a Memorandum of Understanding (MOU) with a qualified person with such a degree
- Experience with habitat resource management in Southern California.

As shown in Table 5.2-2, Parcel 2 will have a COE recorded on approximately 1.05 acres and Parcel 3 will have a COE recorded on approximately 17.75 acres, for a total of approximately 18.80 acres placed under a COE for the entire project. Upon recordation of the COE, the Grantor shall be responsible for ensuring that the exact mitigation requirements outlined in Table 5.2-3 for each specific vegetation community are implemented on site within the Conserved Property.

**Table 5.2-3  
Mitigation Ratios**

<b>Vegetation Community/ Land Cover Type</b>	<b>Mitigation Ratio<sup>b</sup></b>	<b>Mitigation Required (acres)</b>	<b>Open Space Areas Available for Mitigation (acres)<sup>c</sup></b>
Scrub oak chaparral	2:1	0.06	11.62
Southern maritime chaparral	2:1	8.04	
Disturbed southern maritime chaparral	2:1	0.68	
<i>Tier I Habitats Subtotal</i>		8.78	
Non-native grassland	1:1	0.16	0.15 <sup>d</sup>
<i>Tier IIIB Habitats Subtotal</i>		0.16	
Disturbed land	0:1	0.00	0.97
Eucalyptus woodland	0:1	0.00	0.20
Ice plant	0:1	0.00	1.66

**Table 5.2-3  
Mitigation Ratios**

<b>Vegetation Community/ Land Cover Type</b>	<b>Mitigation Ratio<sup>b</sup></b>	<b>Mitigation Required (acres)</b>	<b>Open Space Areas Available for Mitigation (acres)<sup>c</sup></b>
Ornamental landscaping	0:1	0.00	0.15
Developed land	0:1	0.00	0.03
<i>Tier IV Habitats Subtotal</i>		<i>0.00</i>	
Unvegetated stream channel	2:1	0.00	0.08
<i>Wetlands Subtotal</i>		<i>0.00</i>	

<sup>a</sup> Impacts include development area (including temporary impacts) and Brush Management Zone 1 acreages combined.

<sup>b</sup> Mitigation ratio is based on all impacts and mitigation occurring on site, outside the MHPA.

<sup>c</sup> Habitat situated within Brush Management Zone 2 is not included in this open space acreage identified for mitigation.

<sup>d</sup> The additional 0.01 acre needed for non-native grassland mitigation is covered by excess Tier I habitat available for mitigation above.

**MM-BIO-2 Special-Status Wildlife.** 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 following shall be noted on the grading plans, if construction activity is to take place in the proposed area of disturbance during the breeding season (i.e., February 1 through September 15), biological surveys pursuant to protocols for nesting bird species must be conducted within the proposed impact area within 10 calendar days prior to the start of construction activities (including removal of vegetation). This survey is necessary to ensure avoidance of impacts to nesting raptors and/or birds protected by the federal Migratory Bird Treaty Act. To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside the breeding season for these species.

If vegetation removal is not feasible outside the breeding season, any active nests detected shall be flagged and mapped on the construction plans and shall be avoided until the nesting cycle is complete. Pursuant to the City's Biology Guidelines, the applicant shall submit the results of the pre-construction surveys to the City Development Services Department for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (e.g., appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed

measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City Development Services Department for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitoring Coordination Section or RE, and biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.

## **10.2.2 PALEONTOLOGICAL RESOURCES**

Potential impacts to paleontological resources would be reduced to below a level of significance through implementation of the following mitigation measure.

### **MM PALEO-1**

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

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

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director's 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 Assistant Deputy Director**

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

#### ***II. Prior to Start of Construction***

##### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from the 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 pre-construction meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation-related pre-construction meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the CM and/or Grading Contractor.
  - a. If the PI is unable to attend the pre-construction meeting, the applicant shall schedule a focused pre-construction 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 based on the appropriate construction documents (reduced to 11×17 inches) 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 Paleontological Monitoring Exhibit that could result in impacts to formations with high and moderate resource sensitivity. **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 safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVr 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.

### A. 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.

**B. 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 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 the 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 pre-construction 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 CSV and submit to MMC via fax by 8:00 a.m. on the next business day.
  - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Section 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 8:00 a.m. on the next business day, to report and discuss the findings as indicated in Section IIIB, unless other specific arrangements have been made.

B. If Night Work Becomes Necessary During the Course of Construction

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

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

C. All Other Procedures Described above Shall Apply, as Appropriate.

**V. *Post Construction***

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines, which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision, or for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

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

C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification

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

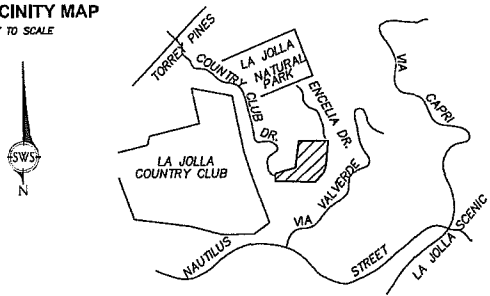
D. Final Monitoring Report(s)

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

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

VESTING TENTATIVE PARCEL MAP  
THE RESERVE  
VTPM No. 1050354  
PROJECT TRACKING SYSTEM #292065

VICINITY MAP  
NOT TO SCALE



DEVELOPMENT SUMMARY:

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:  
**PARCEL 1:**  
THAT PORTION OF PUEBLO LOT 1263 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LA JOLLA COUNTRY CLUB HEIGHTS, ACCORDING TO MAP THEREOF NO. 1975, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DISTANT THEREON NORTH 74°59' EAST (RECORD NORTH 75°03' EAST) 200 FEET FROM THE NORTHEAST CORNER OF LOT 1 OF LA JOLLA COUNTRY CLUB ESTATES, ACCORDING TO MAP THEREOF NO. 2167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, THENCE SOUTH 18°43'00" EAST PARALLEL WITH THE EASTERLY LINE OF SAID PUEBLO LOT, 977.40 FEET; THENCE SOUTH 45°59' WEST 159.92; THENCE SOUTH 54°07'00" WEST 260.87 FEET MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID MAP 2167; THENCE 24°46'30" EAST ALONG THE BOUNDARY OF SAID LA JOLLA COUNTRY CLUB ESTATES AND THE SOUTHERLY PROLONGATION THEREOF TO A POINT IN THE SOUTHERLY LINE OF SAID PUEBLO LOT 1263; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID PUEBLO LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE PUEBLO LOT TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID MAP 1975 OF LA JOLLA COUNTRY CLUB HEIGHTS; THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEASTERLY CORNER OF PUEBLO LOT 1263; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PUEBLO LOT SOUTH 75°07'56" WEST, 840.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 51°47'09" EAST, 767.85 FEET; THENCE NORTH 18°17'40" EAST, 405.16 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PUEBLO LOT 1263, DISTANT THEREON NORTH 18°01'04" WEST, 660.00 FEET FROM THE SOUTHEAST CORNER OF SAID PUEBLO LOT; THENCE SOUTH 18°01'04" EAST, 860.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER LINE, WATER LINES AND OTHER PUBLIC UTILITY PURPOSES, OVER EASEMENT AND RIGHT OF WAY No. 2 AS RESERVED AND DESCRIBED IN DEED TO NEALE-SALDWIN COMPANY, RECORDED FEBRUARY 17, 1954 IN BOOK 5144, PAGE 52 OF OFFICIAL RECORDS.

**PARCEL 3:**  
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR CONSTRUCTION, MAINTENANCE, AND REPAIR FOR SEWER LINE PURPOSES AND APPURTENANCES THERETO OVER THAT PORTION OF THE SOUTHERLY 20 FEET OF PUEBLO LOT 1263 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 10 OF LA JOLLA COUNTRY CLUB ESTATES, ACCORDING TO MAP THEREOF NO. 2167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND LYING EASTERLY OF THE SOUTHEASTERLY BOUNDARY OF LA JOLLA COUNTRY CLUB HEIGHTS, UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 2185, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF RECORD OF SURVEY 4050 RECORDED ON OCTOBER 19, 1956 IN THE OFFICE OF THE SAN DIEGO COUNTY, I.E. NORTH 18°42'00" EAST  
**BENCHMARK**  
CITY OF SAN DIEGO BENCH MARK 5924, BEING A BRASS PLUG ON THE NORTH CURB AT THE SOUTHERLY TERMINUS, HOUSE NUMBER 6852 COUNTRY CLUB DRIVE, NGVD 29 ELEVATION 489.253 M.S.L.

**SOURCE OF INFORMATION**  
PHOTO GEODETIC CORPORATION  
AERIAL MAPPING PROFESSIONALS  
1181 EAST MAIN STREET, SUITE 102  
EL CAJON, CA 92021  
(619) 631-1366  
MAPS@PHOTOGEODETIC.COM  
KAPPA SURVEYING AND ENGINEERING, INC.  
8707 LA MESA BLVD  
LA MESA, CA 91942  
(619) 465-8948

**DATE OF TOPOGRAPHY:** 10-24-08  
**VESTING TENTATIVE MAP STATEMENT**  
THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION. (SEE MUNICIPAL CODE SEC. 125.0131)

**GENERAL PROPERTY INFORMATION**  
APN# 352-300-07-00  
AREA: 25.14 GROSS ACRES  
BUILDING SETBACKS: MIN. FRONT AND REAR 20 FEET, SIDE YARD AND STREET  
SETBACK VARY ACCORDING TO TABLE 131-04D CHAPTER 13 SAN DIEGO  
MUNICIPAL CODE  
FLOOD ZONE-THIS PROPERTY IS LOCATED IN ZONE "X" PER FEDERAL  
MANAGEMENT AGENCY MAP NO. 08070C1584F DATED JUNE 19, 1997, ZONE "X"  
DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN,  
UNLESS INDICATED OTHERWISE ALL DIMENSIONS ARE IN FEET

**ZONING AND PERMITS**  
ZONING: RS-1-4 SOURCE CITY OF SAN DIEGO ZONE MAP GRID TITLE:27  
DEVELOPMENT PERMITS:  
PROPOSED CHANGES:

PROJECT TEAM:

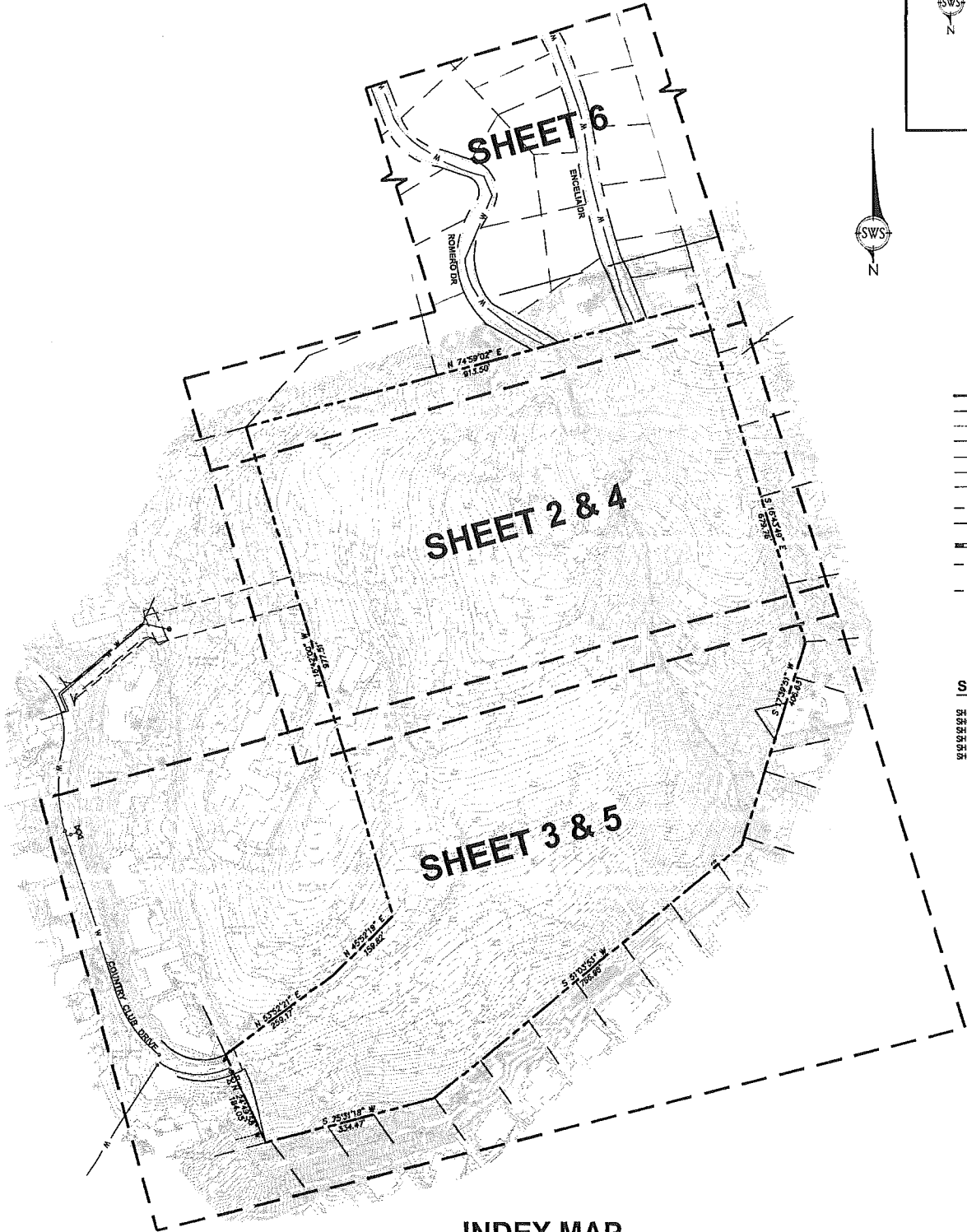
OWNER/APPLICANT	PROJECT MANAGER	ARCHITECT
THE COPLEY PRESS INC. DEAN DRIVER, VICE PRESIDENT LA JOLLA, CA 92037 P (858) 729-7673 F (858) 414-8777	SEDONA PACIFIC CORP. CONTACT: GREG SHANNON 1715 OXFORD AVE CARROLL, CA 92007 P (858) 414-8777 F (760) 942-0152	ALDRON AND BENTON ARCHITECTS CONTACT: JAMES ALDRON 7757 ORARD AVE LA JOLLA, CA 92037 P (858) 458-9035 F (858) 458-1350
<b>ENVIRONMENTAL</b> DUJCK AND ASSOCIATES CONTACT: SHAWN SHAMLOU 605 THERO ST. ENCINITAS, CA 92024 P (760) 479-4229 F (760) 942-9976	<b>CIVIL ENGINEER</b> SWS ENGINEERING, INC. CONTACT: MIKE SCHWEITZER 281 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92069 P (760) 744-0011 F (760) 744-0046	<b>LANDSCAPE ARCHITECT</b> SPURLOCK POIRIER CONTACT: MARTIN POIRIER 2122 HANCOCK ST. SAN DIEGO, CA 92110 P (619) 581-0050 F (619) 881-0068
<b>GEOTECHNICAL</b> GEOTECHNICAL EXPLORATION INC. CONTACT: DON VAUGHN 7420 TRADE ST. SAN DIEGO, CA 92121 P (858) 549-7222 F (858) 549-1604		

PREPARED BY:	REVISION 14:
SWS ENGINEERING, INC. CONTACT PERSON: MIKE SCHWEITZER 281 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92069 P (760) 744-0011 F (760) 744-0046	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: _____ SHEET 1 OF 5
<b>PROJECT ADDRESS:</b> 6850 COUNTRY CLUB DRIVE LA JOLLA, CA 92037	PTS # _____
<b>PROJECT NAME:</b> THE RESERVE	
CCS 27 COORDINATES: CCS 83 COORDINATES: 244-1689	

SHEET TITLE: **SHEET 1**

OVERALL SITE & INDEX MAP, NOTES,  
EASEMENTS

DATE: Jan 21, 2014



LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENTS
- SD EXISTING STORM DRAIN LINES
- S EXISTING SEWER
- W EXISTING WATER
- EX EXISTING FIRE HYDRANT
- FM PROPOSED 4" HDPE FORCEMAIN
- FM PROPOSED SEWER CLEANOUT
- PROPOSED RETAINING WALL
- PROPOSED CUT
- PROPOSED FILL
- SHEET LAYOUTS

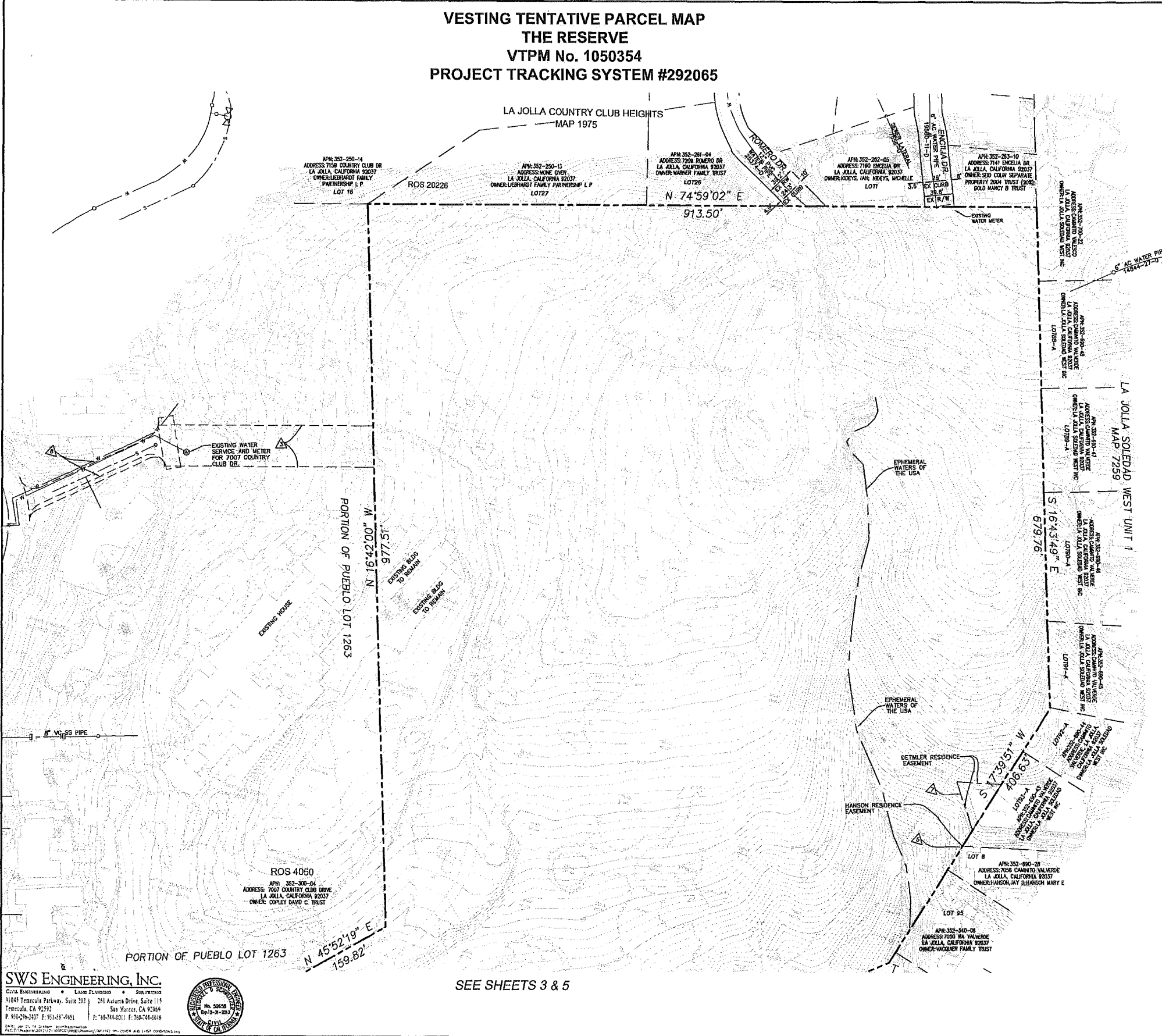
SHEET INDEX

- SHEET 1 OVERALL SITE & INDEX MAP, NOTES, EASEMENTS
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 EXISTING CONDITIONS
- SHEET 4 PROPOSED GRADING PLAN
- SHEET 5 PROPOSED GRADING PLAN
- SHEET 6 PROPOSED GRADING PLAN

INDEX MAP

**SWS ENGINEERING, INC.**  
Civil Engineering • Land Planning • Surveying  
31045 Torrey Pines Rd., Suite 101 • 281 Autumn Drive, Suite 115  
Torrey Pines, CA 92069 • San Marcos, CA 92069  
P (858) 549-7222 F (858) 549-1604





**VICINITY MAP**  
NOT TO SCALE

**EXISTING EASEMENTS**

- AN EASEMENT FOR ROAD PURPOSES GRANTED TO THE RESPECTIVE OWNER OF LOTS 7 TO 10, INCLUSIVE IN LA JOLLA COUNTRY CLUB ESTATES AS SHOWN ON MAP 2187, RECORDED OCTOBER 16, 1962, AS INSTRUMENT/FILE NO. 177541 OF OFFICIAL RECORDS.
- AN EASEMENT FOR THE PURPOSES OF PUBLIC SEWER OR SEWERS AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO BY INSTRUMENT/FILE NO. 11589 OF OFFICIAL RECORDS AND RECORDED JUNE 23, 1965.
- AN EASEMENT FOR ROAD, SEWER LINE, WATER LINES AND OTHER PUBLIC UTILITIES PURPOSES GRANTED BY ITEMS (1), (2) OF GRANT DEED TO HEALE-BALDWIN COMPANY, RECORDED FEBRUARY 17, 1954.
- AN EASEMENT AND RIGHT OF WAY FOR EGRESS FOR CONSTRUCTION, MAINTENANCE, MAINTENANCE, AND REPAIR FOR SEWER LINE PURPOSES GRANTED TO THE COPLEY PRESS, INC. BY CORPORATE GRANT DEED FILE/PAGE 17085 RECORDED JANUARY 27, 1990.
- A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0109783 OF OFFICIAL RECORDS AND RECORDED FEBRUARY 20, 2013.
- AN EASEMENT FOR ACCESS PER DOCUMENT NO. 1047 OF OFFICIAL RECORDS AND RECORDED JULY 16, 1940.
- A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0500120 OF OFFICIAL RECORDS AND RECORDED AUGUST 8, 2013.
- A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0438993 OF OFFICIAL RECORDS AND RECORDED JULY 15, 2013.

**NON-PLOTTABLE EASEMENTS**

AN EASEMENT FOR ROAD, SEWER LINE, WATER LINES AND OTHER PUBLIC UTILITIES PURPOSES GRANTED BY ITEMS (1), (2) OF GRANT DEED TO HEALE-BALDWIN COMPANY, RECORDED FEBRUARY 17, 1954. THIS DEED IS ILLEGIBLE AND CANNOT BE PLOTTED FROM RECORD.

AN EASEMENT FOR ROAD AND UTILITY PURPOSE, RECORDED NOVEMBER 20, 1924 IN BOOK 1049, PAGE 105 OF DEEDS. LOCATION OF SAID DEED CANNOT BE PLOTTED FROM RECORD.

**PROJECT TEAM:**

OWNER/APPLICANT	PROJECT MANAGER	ARCHITECT
THE COPLEY PRESS INC. DEAN DYER, VICE PRESIDENT LA JOLLA, CA 92037 P (858) 729-7673 F (858) 414-6777	SEDONA PACIFIC CORP. CONTACT: GREG SHANNON 1715 OXFORD AVE. CAROLINA, CA 92007 P (858) 414-6777 F (760) 942-0152	ALCORN AND BENTON ARCHITECTS CONTACT: JAMES ALCORN 7757 GRAND AVE. LA JOLLA, CA 92037 P (858) 459-9038 F (858) 459-1350

**ENVIRONMENTAL**

DUKE AND ASSOCIATES	SWS ENGINEERING, INC.	SPURLOCK POIRIER
CONTACT: SHAWN SHANLOU 605 THIRD ST. ENCINITAS, CA 92024 P (760) 479-4229 F (760) 942-9976	CONTACT: MIKE SCHWEITZER 251 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92069 P (760) 744-0011 F (760) 744-0046	CONTACT: MARTIN POIRIER 2122 HANCOCK ST. SAN DIEGO, CA 92110 P (619) 681-0090 F (619) 681-0086

**GEOTECHNICAL**

GEOTECHNICAL EXPLORATION INC.  
CONTACT: DON VAUGHN  
7420 TRADE ST.  
SAN DIEGO, CA 92121  
P (858) 549-7222  
F (858) 549-1604

**PREPARED BY:**

SWS ENGINEERING, INC.  
CONTACT PERSON: MIKE SCHWEITZER  
281 AUTUMN DRIVE, SUITE 115  
SAN MARCOS, CA 92069  
P (760) 744-0011  
F (760) 744-0046

**PROJECT ADDRESS:**

6850 COUNTRY CLUB DRIVE  
LA JOLLA, CA 92037

**PROJECT NAME:**

THE RESERVE

**ORIGINAL DATE:**

2014-10-21

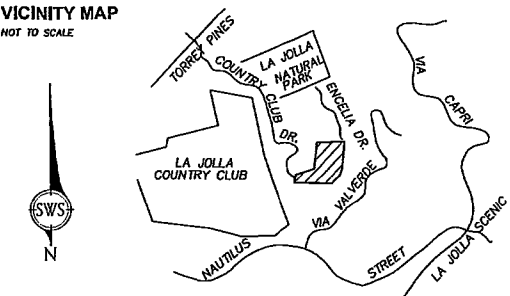
**CCS 27 COORDINATES:**

CCS 83 COORDINATES: 244-1689

**SHEET TITLE:**

**SHEET 2**  
EXISTING CONDITIONS

VESTING TENTATIVE PARCEL MAP  
THE RESERVE  
VTPM No. 1050354  
PROJECT TRACKING SYSTEM #292065

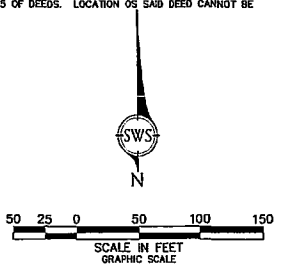


- EXISTING EASEMENTS**
- AN EASEMENT FOR ROAD PURPOSES GRANTED TO THE RESPECTIVE OWNER OF LOTS 7 TO 10, INCLUSIVE, IN LA JOLLA COUNTRY CLUB ESTATES AS SHOWN ON MAP 2187, RECORDED OCTOBER 18, 1982, AS INSTRUMENT/FILE NO. 177541 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR THE PURPOSES OF PUBLIC SEWER OR SEWERS AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO BY INSTRUMENT/FILE NO. 11589 OF OFFICIAL RECORDS AND RECORDED JUNE 29, 1985.
  - AN EASEMENT FOR ROAD, SEWER LINE, WATER LINES AND OTHER PUBLIC UTILITIES PURPOSES GRANTED BY ITEMS (1), (2) OF GRANT DEED TO NEALE-BALDWIN COMPANY, RECORDED FEBRUARY 17, 1954.
  - AN EASEMENT AND RIGHT OF WAY FOR EGRESS FOR CONSTRUCTION, MAINTENANCE, MAINTENANCE, AND REPAIR FOR SEWER LINE PURPOSES GRANTED TO THE COPLEY PRESS, INC. BY CORPORATE GRANT DEED FILE/PAGE 17055 RECORDED JANUARY 27, 1980.
  - A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0109763 OF OFFICIAL RECORDS AND RECORDED FEBRUARY 20, 2013.
  - AN EASEMENT FOR ACCESS PER DOCUMENT NO. 1047 OF OFFICIAL RECORDS AND RECORDED JULY 16, 1940.
  - A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0500120 OF OFFICIAL RECORDS AND RECORDED AUGUST 8, 2013.
  - A LANDSCAPE EASEMENT PER DOCUMENT NO. 2013-0438893 OF OFFICIAL RECORDS AND RECORDED JULY 15, 2013.

**NON-PLOTTABLE EASEMENTS**

AN EASEMENT FOR ROAD, SEWER LINE, WATER LINES AND OTHER PUBLIC UTILITIES PURPOSES GRANTED BY ITEMS (3) OF GRANT DEED TO NEALE-BALDWIN COMPANY, RECORDED FEBRUARY 17, 1954. THIS DEED IS ILLEGIBLE AND CANNOT BE PLOTTED FROM RECORD.

AN EASEMENT FOR ROAD AND UTILITY PURPOSE, RECORDED NOVEMBER 20, 1924 IN BOOK 1049, PAGE 105 OF DEEDS. LOCATION OF SAID DEED CANNOT BE PLOTTED FROM RECORD.



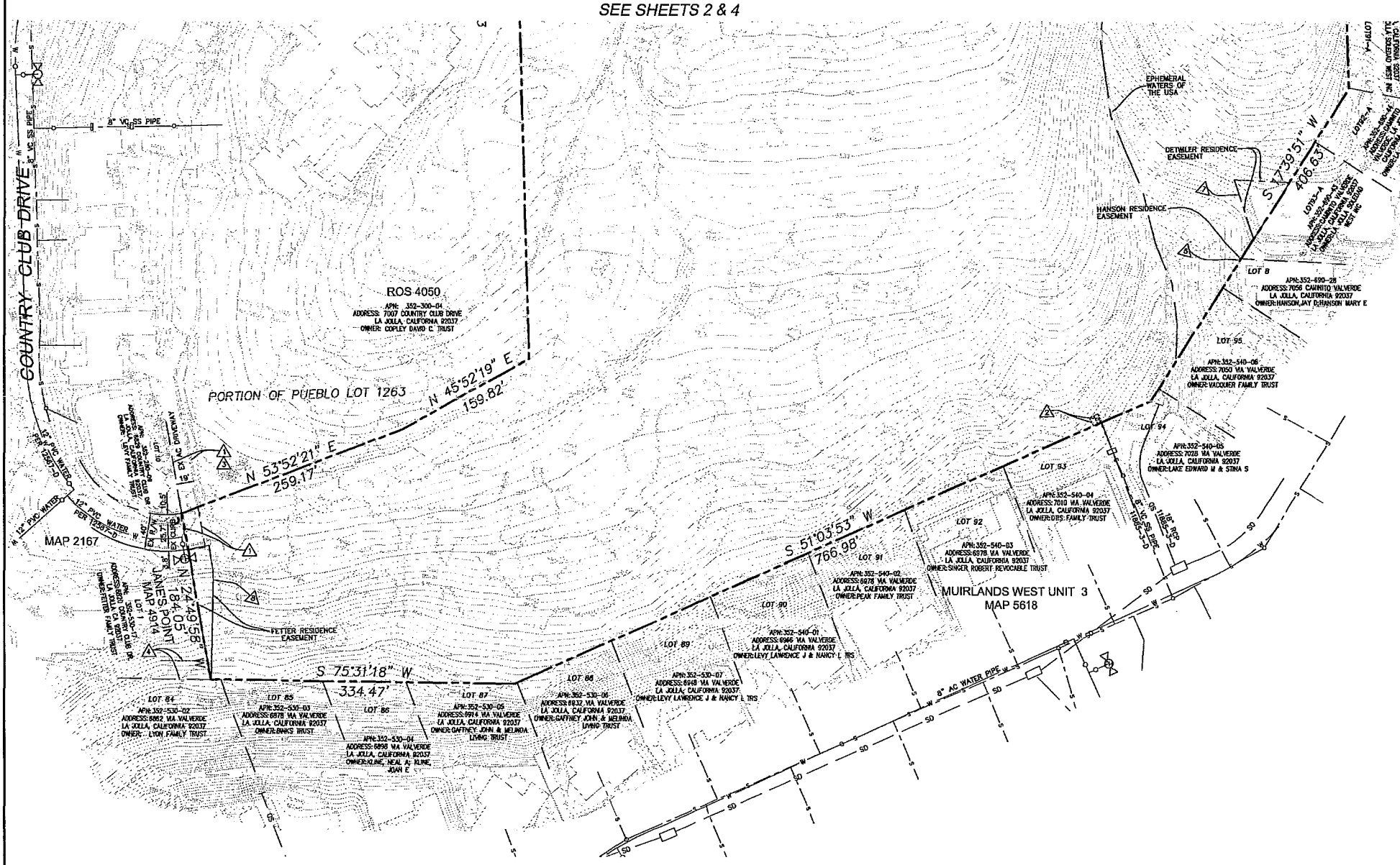
**PROJECT TEAM:**

<b>OWNER/APPLICANT:</b> THE COPLEY PRESS, INC. CONTACT: GREG SHANNON 1715 OXFORD AVE. LA JOLLA, CA 92037 P (858) 729-7673 F (858) 414-8777	<b>PROJECT MANAGER:</b> SEDONA PACIFIC CORP. CONTACT: GREG SHANNON 1715 OXFORD AVE. LA JOLLA, CA 92037 P (858) 414-8777 F (760) 942-0152	<b>ARCHITECT:</b> ALCORN AND BENTON ARCHITECTS CONTACT: JAMES ALCORN 7757 GARD AVE. LA JOLLA, CA 92037 P (858) 459-9035 F (858) 459-1350
<b>ENVIRONMENTAL:</b> DUDEK AND ASSOCIATES CONTACT: SHAWN SHAMLOU 605 THIRD ST. ENCINITAS, CA 92024 P (760) 429-4229 F (760) 942-9876	<b>CIVIL ENGINEER:</b> SWS ENGINEERING, INC. CONTACT: MIKE SCHWEITZER 261 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92069 P (760) 744-0011 F (760) 744-0046	<b>LANDSCAPE ARCHITECT:</b> SPURLOCK POIRER CONTACT: MARTIN POIRER 2122 HANCOCK ST. SAN DIEGO, CA 92110 P (619) 681-0090 F (619) 681-0096

**GEOTECHNICAL:**  
GEOTECHNICAL EXPLORATION INC.  
CONTACT: DON VAUGHN  
7420 TRADE ST.  
SAN DIEGO, CA 92121  
P (619) 549-7222  
F (619) 549-1804

PREPARED BY: SWS ENGINEERING, INC. CONTACT PERSON: MIKE SCHWEITZER 261 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92069 P (760) 744-0011 F (760) 744-0046	PROJECT ADDRESS: 8850 COUNTRY CLUB DRIVE LA JOLLA, CA 92037	PROJECT NAME: THE RESERVE	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: SHEET 2 OF 5 PTS #
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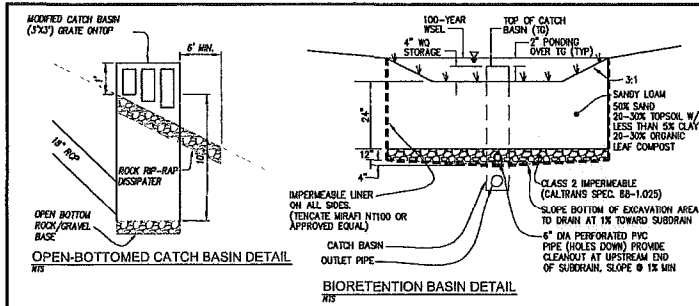
**SHEET TITLE:** SHEET 3  
EXISTING CONDITIONS



**SWS ENGINEERING, INC.**  
Civil Engineering Surveying  
31845 Tecate Parkway, Suite 203 261 Autumn Drive, Suite 115  
Temecula, CA 92592 San Marcos, CA 92069  
P: 951-296-3407 F: 951-351-9351 P: 760-744-0011 F: 760-744-0046







**VESTING TENTATIVE PARCEL MAP  
THE RESERVE  
VTPM No. 1050354  
PROJECT TRACKING SYSTEM #292065**

**PROJECT TEAM:**

**OWNER/APPLICANT**  
THE COPLEY PRESS INC.  
DEAN DWYER, VICE PRESIDENT  
LA JOLLA, CA 92037  
P (858) 729-7673  
F (858) 414-8777

## ENVIRONMENTAL

DUDEK AND ASSOCIATES  
CONTACT: SHAWN SHAMLOU  
605 THIRD ST.  
ENCINITAS, CA 92024  
P (760) 479-4229  
F (760) 942-9976

**GEOTECHNICAL**  
GEOTECHNICAL EXPLORATION INC.  
CONTACT: DON VAUGHN  
7420 TRADE ST.  
SAN DIEGO, CA 92121  
P (858) 549-7222  
F (858) 549-1604 *SFF*

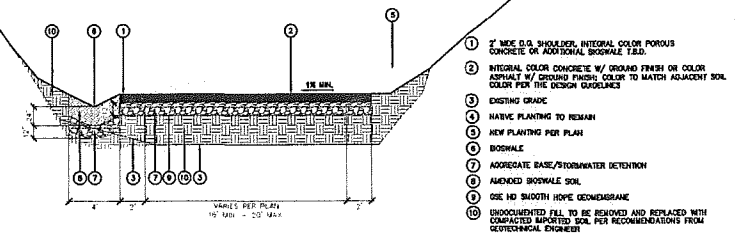
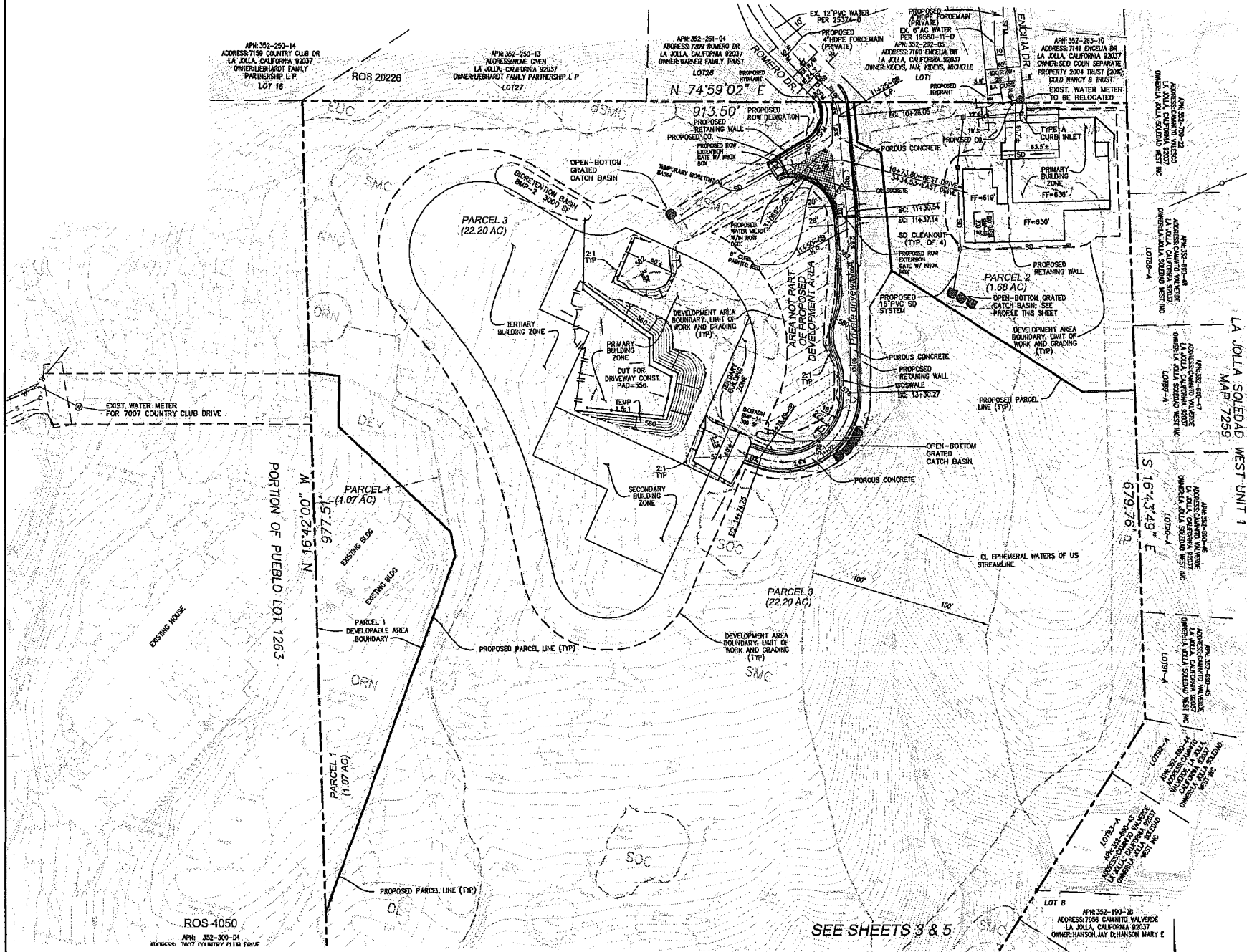
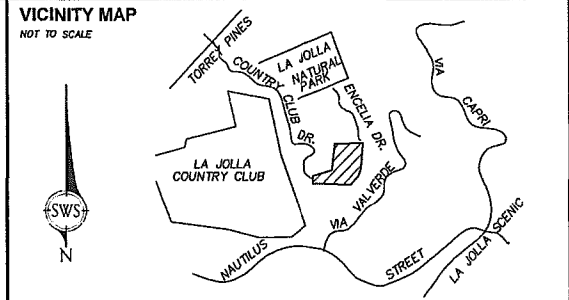
SEE SHEETS 6

ARCHITECTS

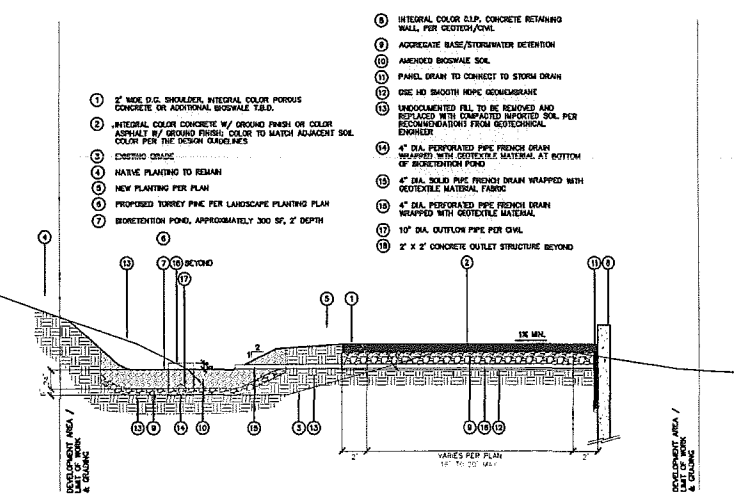
ALCORN AND BENTON ARCHITECTS  
CONTACT: JAMES ALCORN  
7757 GIRARD AVE.  
LA JOLLA, CA 92037  
P (858) 459-9035  
F (858) 459-1350

## LANDSCAPE

SPURLOCK POIRIER  
CONTACT: MARTIN POIRIER  
2122 HANCOCK ST.  
SAN DIEGO, CA 92110  
P (619) 681-0090  
F (619) 681-0096



## PRIVATE DRIVE A SECTIONS



SEE SHEETS 3 & 5

**FIRE-PLAN NOTE:**  
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET  
OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

**SWS ENGINEERING, INC.**  
CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
31045 Temecula Parkway, Suite 203 261 Autumn Drive, Suite 115  
Temecula, CA 92592 San Marcos, CA 92069  
P: 951-266-5107 F: 951-387-9431 P: 760-744-0011 F: 760-744-9046

### GRADING QUANTITIES

GRADED AREA	1.43 [ACRES]	MAX CUT DEPTH $\pm 20$ [FT]
CUT QUANTITIES	3,571 [CYD]	MAX CUT SLOPE RATIO $1.5:1$ (TEMP)
FILL QUANTITIES	2,567 [CYD]	MAX FILL DEPTH $\pm 4$ [FT]
EXPORT	934 [CYD]	MAX FILL SLOPE RATIO (2:1 MAX) $\geq 1$

**PREPARED BY:**  
SWS ENGINEERING, INC.  
CONTACT PERSON: MIKE SCHWEITZER  
261 AUTUMN DRIVE, SUITE 115  
SAN MARCOS, CA 92069  
P (760) 744-0011  
F (760) 744-0048

PROJECT ADDRESS:  
8850 COUNTRY CLUB DRIVE  
LA JOLLA, CA 92037

PROJECT NAME:  
THE RESERVE

CCS 27 COORDINATES: \_\_\_\_\_  
CCS 83 COORDINATES: 244-1689

SHEET TITLE:

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 REVISION 13: \_\_\_\_\_  
 REVISION 12: \_\_\_\_\_  
 REVISION 11: \_\_\_\_\_  
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 REVISION 3: \_\_\_\_\_  
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 ORIGINAL DATE: \_\_\_\_\_  
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 PTS # \_\_\_\_\_

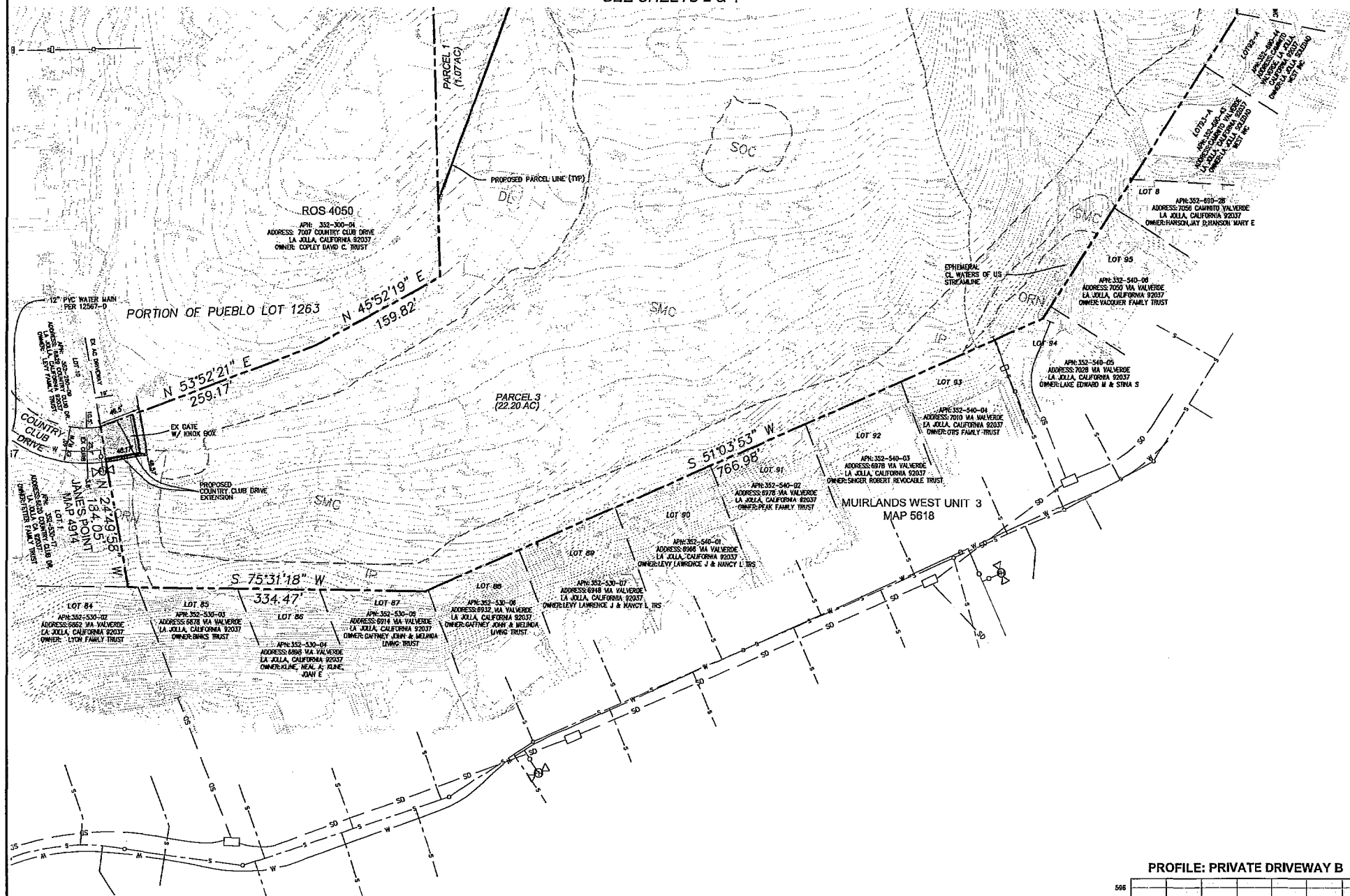
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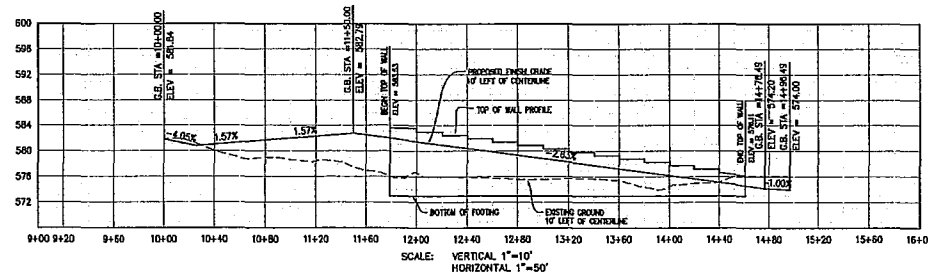
DATE: Jan 21, 2014

**VESTING TENTATIVE PARCEL MAP  
THE RESERVE  
VTPM No. 1050354  
PROJECT TRACKING SYSTEM #292065**

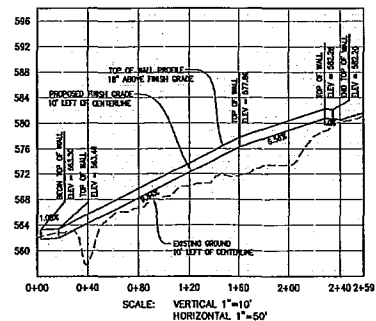
SEE SHEETS 2 & 4



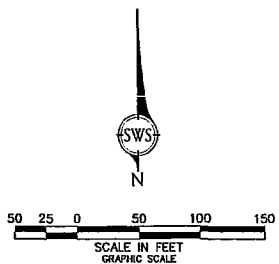
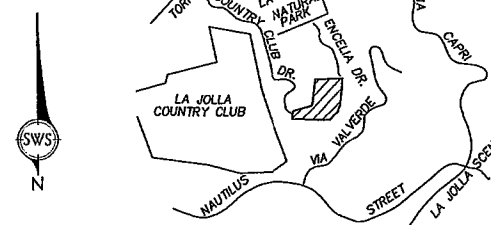
PROFILE: PRIVATE DRIVEWAY A



PROFILE: PRIVATE DRIVEWAY B



VICINITY MAP  
NOT TO SCALE



**PROJECT TEAM:**

**OWNER/APPLICANT**  
THE CUPLEY PRESS INC.  
DEAN CUPLEY, VICE PRESIDENT  
1715 OXFORD AVE.  
LA JOLLA, CA 92037  
P (858) 729-7673  
F (858) 414-6777

**ENVIRONMENTAL**  
DUDEK AND ASSOCIATES  
CONTACT: SHAWN SHAMLOU  
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ENCINITAS, CA 92024  
P (760) 479-4229  
F (760) 942-9976

**GEOTECHNICAL**  
GEOTECHNICAL EXPLORATION INC.  
CONTACT: DON VAUGHN  
7420 TRADE ST.  
SAN DIEGO, CA 92121  
P (619) 549-7222  
F (619) 549-1804

**PREPARED BY:**  
SWS ENGINEERING, INC.  
CONTACT PERSON: MIKE SCHWEITZER  
281 AUTUMN DRIVE, SUITE 115  
SAN MARCOS, CA 92069  
P (760) 744-0011  
F (760) 744-0046

**PROJECT ADDRESS:**  
6850 COUNTRY CLUB DRIVE  
LA JOLLA, CA 92037

**PROJECT NAME:**  
THE RESERVE

**CCS 27 COORDINATES:**  
CCS 83 COORDINATES: 244-1689

**SHEET TITLE:**

**PROJECT MANAGER**  
SEDONA PACIFIC CORP.  
CONTACT: GREG SHANNON  
1715 OXFORD AVE.  
LA JOLLA, CA 92037  
P (858) 414-6777  
F (858) 414-6777

**CIVIL ENGINEER**  
SWS ENGINEERING, INC.  
CONTACT: MIKE SCHWEITZER  
281 AUTUMN DRIVE, SUITE 115  
SAN MARCOS, CA 92069  
P (760) 744-0011  
F (760) 744-0046

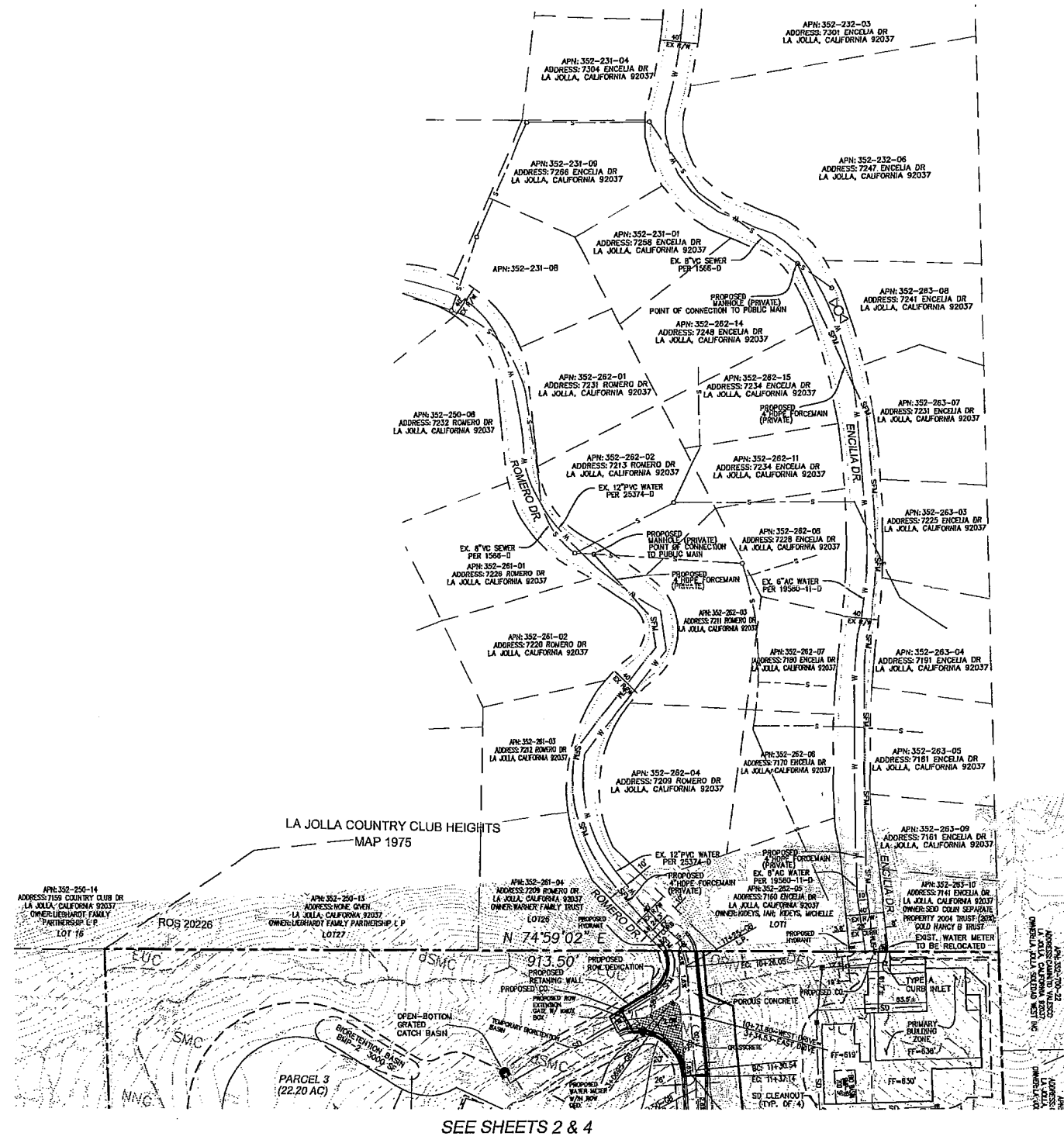
**LANDSCAPE ARCHITECT**  
SPURLOCK PORIER  
CONTACT: MARTIN PORIER  
2122 HANCOCK ST.  
SAN DIEGO, CA 92110  
P (619) 681-0000  
F (619) 681-0096

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:	
SHEET 2 OF 5	
PTS #	

**SHEET 5**  
PROPOSED CONDITIONS

**SWS ENGINEERING, INC.**  
CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
31645 Precipita Parkway, Suite 201 | 281 Autumn Drive, Suite 115  
Temecula, CA 92592 | San Marcos, CA 92069  
P: 951-216-3407 F: 951-387-8451 | P: 760-744-0011 F: 760-744-0046



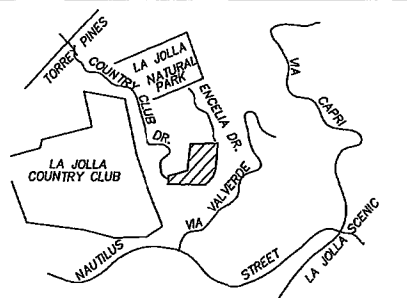
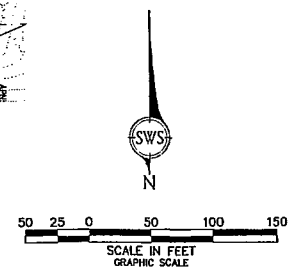


GRADED AREA	1.43 [ACRES]	MAX. CUT DEPTH	$\pm 20$ [FT]
CUT QUANTITIES	3,501 [CY]	MAX. CUT SLOPE RATIO	$1.5:1$ (TEMP)
FILL QUANTITIES	2,567 [CY]	MAX. FILL DEPTH	$\pm 4$ [FT]
EXPORT	934 [CY]	MAX FILL SLOPE RATIO (2:1 MAX)	2:1

**SWS ENGINEERING, INC.**  
CIVIL ENGINEERING • LAND PLACING • SURVEYING  
31045 Temecula Parkway, Suite 205 • 261 Autumn Drive, Suite 115  
Temecula, CA 92592 • San Marcos, CA 92069  
P: 951-296-3407 F: 951-587-9431 P: 760-744-0911 F: 760-744-0346



DATE Jan 29, 1983 BY SP-5 BJS/BJW  
FBI-ALBANY, NEW YORK (100-237020) (P) (U) (100-237020) (P) (U)



OWNER/APPLICANT	PROJECT MANAGER	ARCHITECT
THE COPLEY PRESS INC. DAVID DWYER, VICE PRESIDENT LA JOLLA, CA 92037 P (858) 723-7673 F (858) 414-6777	SEDONA PACIFIC CORP. CONTACT: GREG SHANNON 715 GARDEN AVE. CAROTIDE, CA 92007 P (619) 414-6777 F (760) 942-0152	ALCORN AND BENTON ARCHITECTS CONTACT: JAMES SCHULTZ 7757 CEDAR AVE. LA JOLLA, CA 92037 P (858) 459-1036 F (858) 459-1036
ENVIRONMENTAL DUKE AND ASSOCIATES CONTACT: LAMIN SHAMLOU 805 THIRD ST. ENCINITAS, CA 92024 P (760) 748-4228 F (760) 942-9296	CIVIL ENGINEER SWS ENGINEERING, INC. CONTACT: JANE SCHWETZER 281 AUTUMN DRIVE, SUITE 115 SAN MARCOS, CA 92969 P (760) 744-5011 F (760) 744-0046	LANDSCAPE ARCHITECT SPURLOCK FORSTER CONTACT: JANE MARIN FORSTER 1222 HANCOCK ST. SAN DIEGO, CA 92110 P (619) 616-0980 F (619) 616-0998

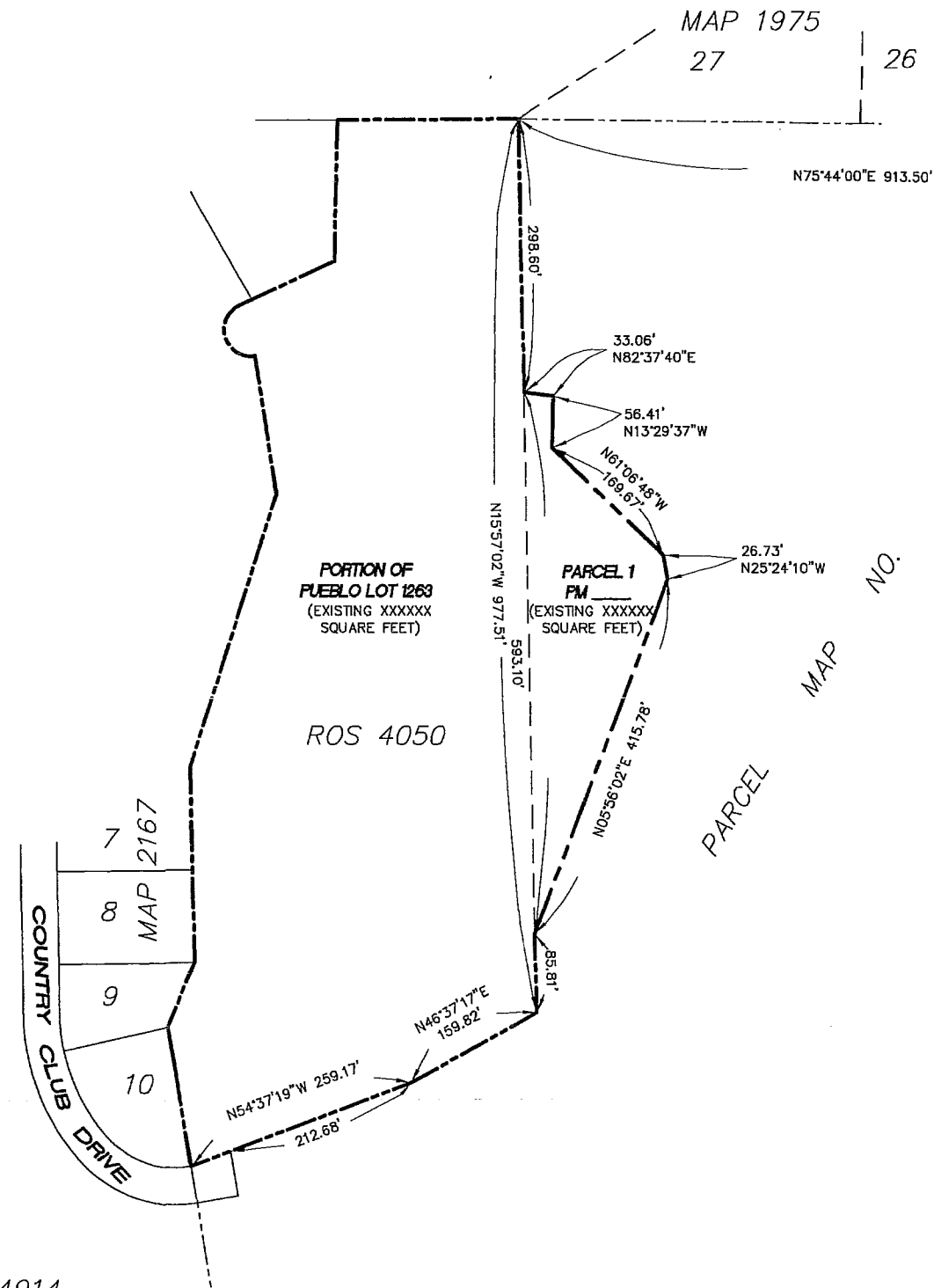
281 AUTUMN DRIVE, SUITE 115  
SAN MARCOS, CA 92069  
P (760) 744-0011  
F (760) 744-0046

PROJECT NAME:  
THE RESERVE

CCS 27 COORDINATES: \_\_\_\_\_  
CCS 83 COORDINATES: 244-1689

**SHEET 6**  
PROPOSED CONDITIONS

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: \_\_\_\_\_  
SHEET 2 OF 5  
PTS # \_\_\_\_\_



- FOUND 3/4" IRON PIPE WITH DISC STAMPED "RCE 9490" PER MAP 5618 & ROS 20957, UNLESS NOTED OTHERWISE.
- FOUND 3/4" IRON PIPE WITH DISC STAMPED "RCE 22606", UNLESS NOTED OTHERWISE.
- FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 8084", PER RECORD OF SURVEY\_\_\_\_\_
- FOUND LEAD AND DISC STAMPED "RCE 22606" PER ROS 20957, UNLESS NOTED OTHERWISE.
- SET 3/4" IRON PIPE WITH DISC STAMPED "LS 8392"
- SET LEAD AND DISC STAMPED "LS 8392"

[A] ROMERO DRIVE BEING DEDICATED HEREON, CONTAINING 0.137 ACRES.

[B] COUNTRY CLUB DRIVE BEING DEDICATED HEREON, CONTAINING 0.047 ACRES.

[A] EXISTING EASEMENT (SEE SHEET 3)

[ ] INDICATES DATA PER RECORD OF SURVEY 20957

(R1) INDICATES DATA PER RECORD OF SURVEY 4050

(R2) INDICATES DATA PER MAP 1975

(R3) INDICATES DATA PER MAP 7259

(R4) INDICATES DATA PER MAP 5618

(R5) INDICATES DATA PER MAP 4914

(R6) INDICATES DATA PER MAP 2167

(R7) INDICATES DATA PER CORNER RECORD 26836

Civil Engineering • Land Planning • Surveying

31045 Yencela Parkway, Suite 101 | 281 Astoria Drive, Suite 115  
Temecula, CA 92592 | San Marcos, CA 92186  
P: 951-296-1437 F: 951-497-8451 | P: 760-741-9511 F: 760-744-6546

DATE: Aug 04, 15 10:41pm by Mike Schweitzer  
FILE Z:\Projects\2012\12-106P\PG\PG03-Mapping\Lot\_Consolidation\12-103\_Lot\_Consolidation.dwg

MAP NO. 4914

LAMBERT: 244-1689	CCS83:1884-6249	V.T.M.	P.T.S. 401110	I.O. 24005417
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THE RESERVE

APN# 352-300-07-00  
6850 COUNTRY CLUB DR.  
LA JOLLA, CALIFORNIA 92037

OWNER  
THE COPLEY PRESS, INC.  
2251 SAN DIEGO AVENUE  
SUITE A-238  
SAN DIEGO, CA 92110

PROJECT MANAGER  
SEDONA PACIFIC CORPORATION  
1715 OXFORD AVENUE  
CARDIFF, CA 92007  
858.414.6777

LANDSCAPE ARCHITECT  
SPURLOCK POIRIER LANDSCAPE  
ARCHITECTS  
2122 HANCOCK STREET  
SAN DIEGO, CA 92110  
619.681.0090

ARCHITECT  
ALCORN & BENTON  
7757 GIRARD AVENUE  
LA JOLLA, CA 92037  
858.459.9035

CIVIL ENGINEER  
SWS ENGINEERING, INC.  
261 AUTUMN DRIVE, SUITE 115  
SAN MARCOS CA 92069  
760.744.0011

ENVIRONMENTAL CONSULTANT  
DUDEK & ASSOCIATES  
605 THIRD STREET  
ENCINITAS, CA 92024  
760.942.5147

GEOTECHNICAL CONSULTANT  
GEOTECHNICAL EXPLORATION INC.  
7420 TRADE STREET  
SAN DIEGO, CA 92121  
858.549.7222

SUBMITTAL	DATE
CITY SUBMITTAL	9/18/12
CITY RESUBMITTAL	8/29/13
CITY RESUBMITTAL	1/23/14

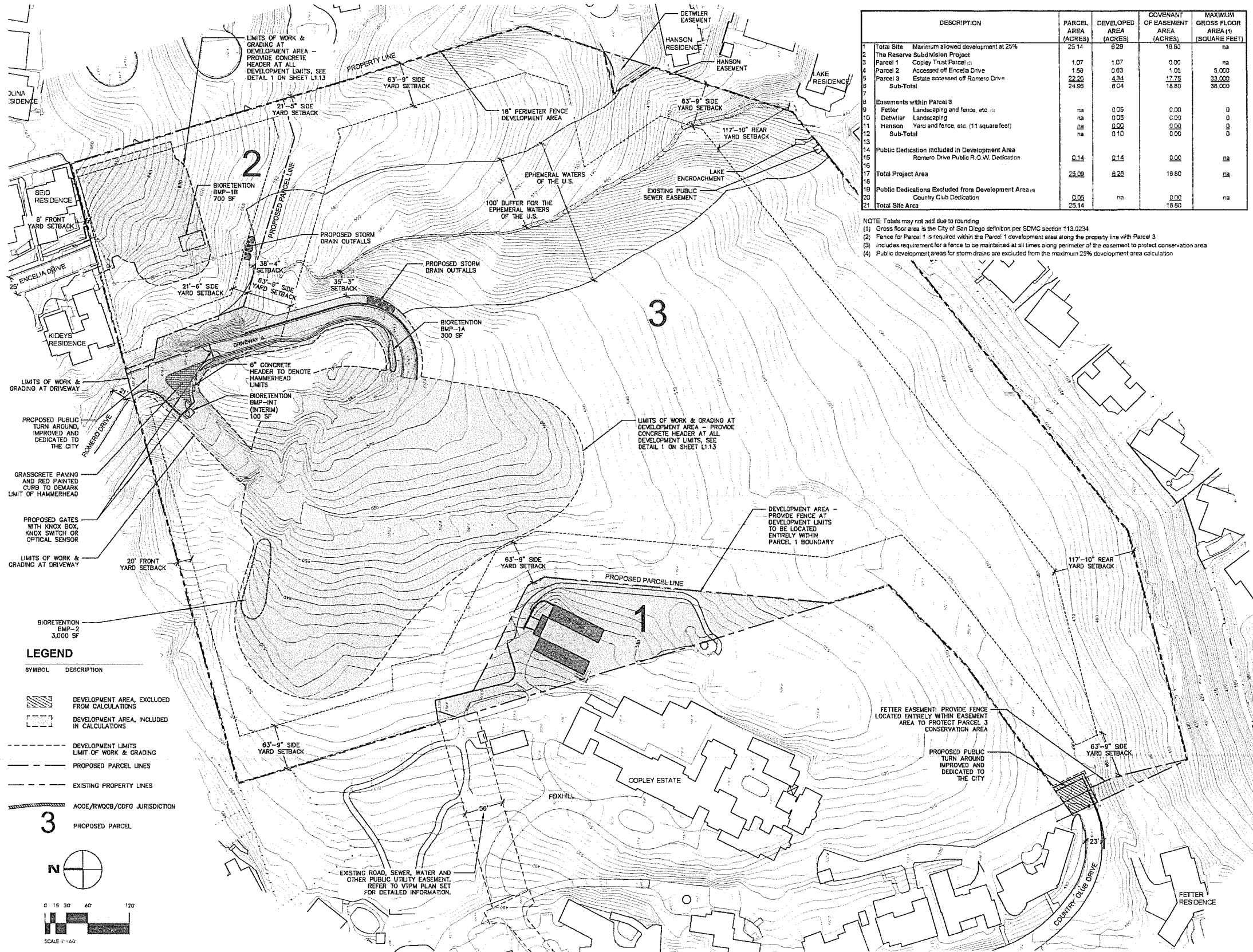
ISSUE DATE  
1/23/2014

SITE  
DEVELOPMENT  
PLAN

SPLA PROJECT# CP-111

1.09

SHEET 11 OF 29



DESCRIPTION	PARCEL AREA (ACRES)	DEVELOPED AREA (ACRES)	COVENANT OF EASEMENT AREA (ACRES)	MAXIMUM GROSS FLOOR AREA (1) (SQUARE FEET)
1 Total Site Maximum allowed development at 25%	25.14	6.29	18.80	na
2 The Reserve Subdivision Project				
3 Parcel 1 Copley Trust Parcel (1)	1.07	1.07	0.00	na
4 Parcel 2 Accessed off Encelia Drive	1.58	0.83	1.06	5,000
5 Parcel 3 Estate accessed off Romero Drive	22.20	4.34	17.75	33,000
6 Sub-Total	24.95	6.04	18.80	38,000
7 Easements within Parcel 3				
8 Fetter Landscaping and fence, etc. (1)	na	0.05	0.00	0
9 Detwiler Landscaping	na	0.05	0.00	0
10 Hanson Yard and fence, etc. (11 square feet)	na	0.00	0.00	0
11 Sub-Total	na	0.10	0.00	0
12 Public Dedication included in Development Area Romero Drive Public R.O.W. Dedication	0.14	0.14	0.00	na
13 Total Project Area	25.09	6.28	18.80	na
14 Public Deductions Excluded from Development Area (1) Country Club Dedication	0.05	na	0.00	na
15 Total Site Area	25.14	na	18.80	na

NOTE: Totals may not add due to rounding  
(1) Gross floor area is the City of San Diego definition per SDMG section 113.0234  
(2) Fence for Parcel 1 is required within the Parcel 1 development area along the property line with Parcel 3.  
(3) Includes requirement for a fence to be maintained at all times along perimeter of the easement to protect conservation area  
(4) Public development areas for storm drains are excluded from the maximum 25% development area calculation



THE RESERVE

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SAN DIEGO, CA 92110

PROJECT MANAGER  
SEDONA PACIFIC CORPORATION  
1715 OXFORD AVENUE  
CARDIFF, CA 92007  
858.414.6777

LANDSCAPE ARCHITECT  
SPURLOCK POIRIER LANDSCAPE  
ARCHITECTS  
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619.681.0090

ARCHITECT  
ALCORN & BENTON  
7757 GIRARD AVENUE  
LA JOLLA, CA 92037  
858.459.9035

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SWS ENGINEERING, INC.  
261 AUTUMN DRIVE, SUITE 115  
SAN MARCOS CA 92069  
760.744.0011

ENVIRONMENTAL CONSULTANT  
DUDEK & ASSOCIATES  
605 THIRD STREET  
ENCINITAS, CA 92024  
760.942.5147

GEOTECHNICAL CONSULTANT  
GEOTECHNICAL EXPLORATION INC.  
7420 TRADE STREET  
SAN DIEGO, CA 92121  
858.549.7222

SUBMITTAL	DESCRIPTION	DATE
CITY SUBMITTAL		9/18/12
CITY RESUBMITTAL		8/29/13
CITY RESUBMITTAL		7/23/14

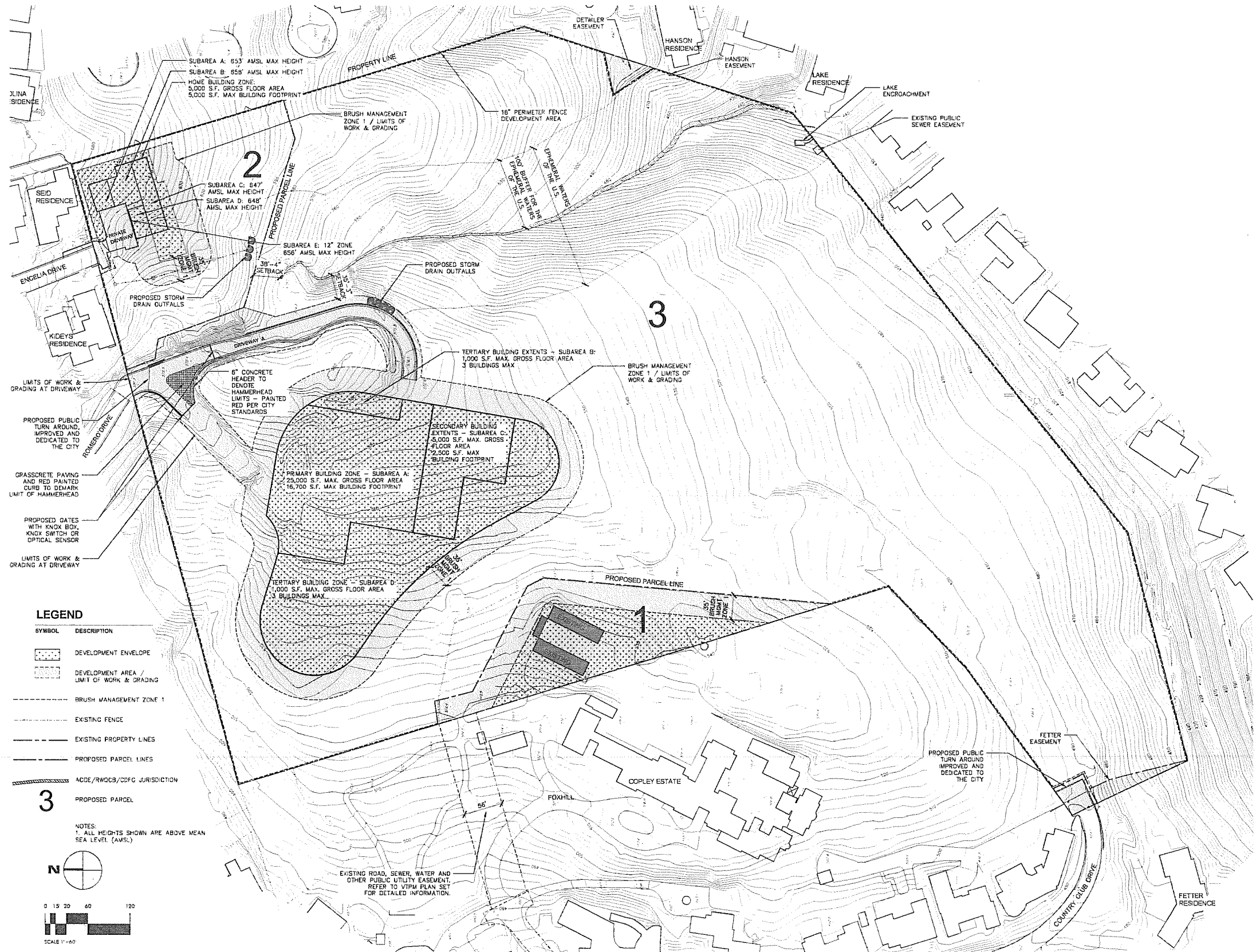
ISSUE DATE  
1/23/2014

BUILDING  
EXTENTS PLAN

SPLA PROJECT# CPL-111

1.11

SHEET 13 OF 29







# THE RESERVE

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LA JOLLA, CALIFORNIA 92037

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CARLEFF, CA 92007  
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LANDSCAPE ARCHITECT  
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SAN DIEGO, CA 92110  
619.681.0090

ARCHITECT  
ALCORN & BENTON  
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261 ALTAMON DRIVE, SUITE 115  
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SUBMITTAL DESCRIPTION	DATE
CITY SUBMITTAL	9/18/12
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CITY RESUBMITTAL	1/23/14

ISSUE DATE  
1/23/2014

## ILLUSTRATIVE CONCEPT PLAN

SPLA PROJECT# CPH-111

# 1.27

SHEET 29 OF 29







THE RESERVE

APN#: 352-300-07-00  
6850 COUNTRY CLUB DR.  
LA JOLLA, CALIFORNIA 92037

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THE COPLEY PRESS, INC.  
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SAN DIEGO, CA 92110

PROJECT MANAGER  
SEDONA PACIFIC CORPORATION  
1715 OXFORD AVENUE  
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SUBMITTAL DESCRIPTION	DATE
CITY SUBMITTAL	9/18/12
CITY RESUBMITTAL	8/29/13
CITY RESUBMITTAL	1/23/14

ISSUE DATE  
1/23/2014

BIOLOGICAL RESOURCES PLAN

SPLA PROJECT# CPL-111

1.07a

SHEET 8 OF 29





OWNER  
THE COPLEY PRESS, INC.  
2251 SAN DIEGO AVENUE  
SUITE A-238  
SAN DIEGO, CA 92110

**PROJECT MANAGER**  
SEDONA PACIFIC CORPORATION  
1715 OXFORD AVENUE  
CARDIFF, CA 92007  
858.414.6777

**LANDSCAPE ARCHITECT**  
SPURLOCK POIRIER LANDSCAPE  
ARCHITECTS  
2122 HANCOCK STREET  
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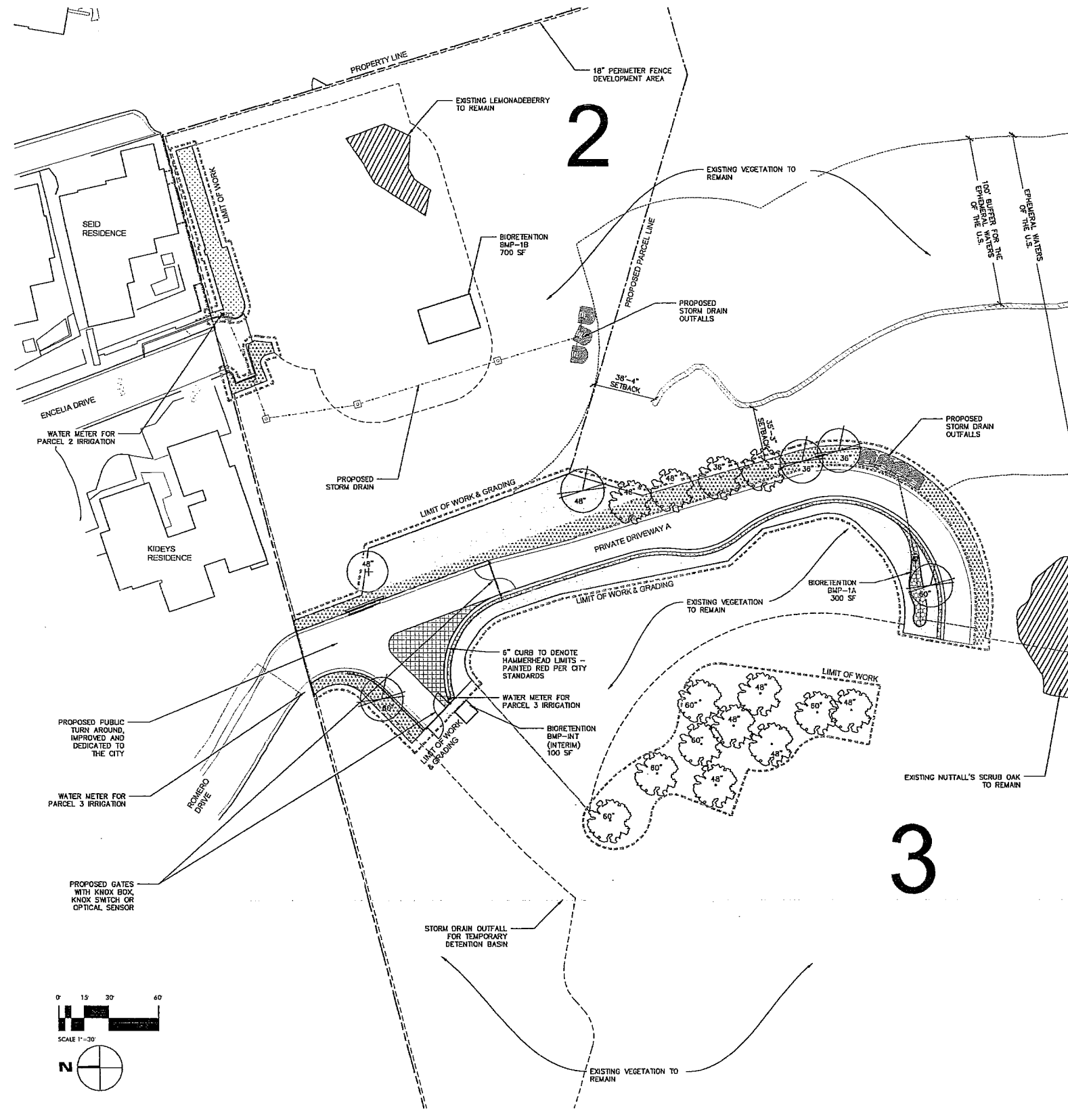
ISSUE DATE  
1/23/2014

LANDSCAPE  
PLANTING  
PLAN




SPLA PROJECT# CPI-111

## 1.14


SHEET 16 OF 29



SYMBOL	COMMON NAME
--------	-------------

	PLATANUS RACEMOSA (XX <sup>c</sup> REPRESENTS BOX SIZE)	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA (XX <sup>c</sup> REPRESENTS BOX SIZE)	COAST LIVE OAK
	PINUS TORREYANA (XX <sup>c</sup> REPRESENTS BOX SIZE)	TORREY PINE


**BIOSWALE PLANTING SUCH AS:**

SYMBOL		COMMON NAME
	CAREX SPISSA	SAN DIEGO SEDGE
	DISTICHUS SPICATA	SALT GRASS
	LEYMUS CONDENSATUS	GANT WILD RYE
	LEYMUS TRITICOIDES	CREeping WILD RYE
	JUNCUS ACUTUS	SPINY RUSH
	JUNCUS MEXICANUS	MEXICAN RUSH
	MUHLENBERGIA RIGENS	DEER GRASS
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS
	SCIRPUS ACUTUS	HARDSTEM BULLRUSH
	SCIRPUS AMERICANUS	AMERICAN BULLRUSH


**STEEP SLOPE PLANTING SUCH AS:**

ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BACCHARIS PILLULARIS	COYOTEBRUSH
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
ERIOGONUM FASCICULATUM	FLAT-TOPPED BUCKWHEAT
HETEROMELES ARBUTIFOLIA	TOYON
ISOCOMA MENZIESII	COAST GOLDENBUSH
LOTUS SCOPARIUS	DEERWEED
MINULUS AURANTIACUS	STICKY MONKEY FLOWER
RHUS INTEGRIFOLIA	LEMONADEBERRY
SALVIA APIANA	WHITE SAGE
SALVIA MELIFERA	BLACK SAGE
XYLOCCOCUS BICOLOR	MISSION MANZANITE




DRIVEWAY AND ENTRY AREA UNDERSTORY PLANTING SUCH AS:

	BACCHARIS PILULARIS	COYOTE BRUSH
	CAREX SPISSA	SAN DIEGO SEDGE
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
	FEROCACTUS VIRIDESCENS	SAN DIEGO BARREL CACTUS
	HOTOMELOES ARBUTIFOLIA	TOYON
	LEYMUS CONDENSATUS	GIANT WILD RYE
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	SALVIA APIANA	WHITE SAGE
SALVIA MELLIIFERA	BLACK SAGE	







**TALL SCREENING PLANTING SUCH AS:**

	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
	HETEROMELES ARBUTIFOLIA	TOYON
	ISOCOMA MENZIESI	COAST GOLDENBUSH
	MALOSMA LAURINA	LAUREL SUMAC
	MINIULUS AURANTIACUS	STICKY MONKEY FLOWER
	RHUS INTEGRIFOLIA	LEMONADEBERRY
	SALVIA APIANA	WHITE SAGE
	SALVIA MELIFERA	BLACK SAGE
	XYLOCCOCUS BICOLOR	MISSION MANZANITE

GRASSCRETE PLANTING SUCH AS:

	CAREX SPISSA	SAN DIEGO SEDGE
	LEYMUS TRITICOIDES	CREEPING WILD RYE
	MUHLENBERGIA RIGENS	DEER GRASS

## OTHER

SYMBOL	DESCRIPTION
	EXISTING SCRUB OAK/LEMONADEBERRY TO REMAIN
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
	DEVELOPMENT / LOW LIMITS
	LIMITS OF PLANTING & GRADING / BRUSH MANAGEMENT ZONE 1
	ACOE/RWQCB/CFG JURISDICTION
	PROPOSED PARCEL

**NOTES:**

1. SEE SHEET 1.15 FOR  
PLANTING LEGEND AND  
NOTES
2. SEE SHEET 1.16 - 1.21  
FOR REVEGETATION PLANS  
AND ADDITIONAL PLANTING  
ON SITE

KEYPLAN  
N.T.S.





LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900  
<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 6 February 2014**

**Attention:** Glen Gargas, PM  
City of San Diego

**Project:** The Reserve  
PN: 292065

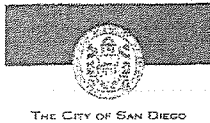
**Motion:** To accept the recommendation of the DPR Committee, correcting the motion to read: Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (two new Single-Family Dwelling Units) with the addition that an SCR should be processed for any development and that the LJCPA supports the applicant's request for an EIR .

**Vote:** 14-0-1

Submitted by:   
Joe LaCava, Vice President  
La Jolla CPA

18 February 2014

Date



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

## Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit  
☐ Neighborhood Development Permit ☒ Site Development Permit ☒ Planned Development Permit ☐ Conditional Use Permit  
☐ Variance ☐ Tentative Map ☒ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

Project Title

Project No. For City Use Only

The Reserve

292065

Project Address:

6850 Country Club Drive, La Jolla, CA 92037

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:


Project Title: The Reserve	Project No. (For City Use Only)
-------------------------------	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

☒ Corporation   
 ☐ Limited Liability -or-   
 ☒ General) What State? Illinois   
 Corporate Identification No. 95-2108671  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached    ☐ Yes    ☒ No

Corporate/Partnership Name (type or print): The Copley Press, Inc. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 7776 Ivanhoe Avenue City/State/Zip: La Jolla, CA 92037 Phone No: (858) 729-7673    Fax No: (858) 551-0608 Name of Corporate Officer/Partner (type or print): Dean Dwyer Title (type or print): Vice President Finance, Treasurer and CFO Signature :  Date: 7-26-12	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :    Date:
Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :    Date:	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature :    Date:
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