



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 1, 2016 [REPORT NO. PC-16-081](#)

ATTENTION: Planning Commission, Agenda of September 8, 2016

SUBJECT: HERITAGE BLUFFS II. Process Five decision.

PROJECT NUMBER: [319435](#)

OWNER/APPLICANT: Marianne Miller, Trustee of the Miller Family Trust, dated February 12, 2007; Marjorie Claypool, Trustee of the Claypool Revocable Trust, dated September 17, 2001; Jeanette Sciuto, Trustee of the Jasper and Jeanette Sciuto 1990 Trust, dated June 26, 1990; Marion Rose Conceicao, Trustee of the Marion Rose Conceicao Family Trust, dated December 31, 2013; Nancy Panza, Trustee of the Spinali Trust, dated November 29, 1994; Margaret Ansara, Trustee of the Ansara Nominee California Trust; Paul Fazio, Trustee of the Salvatore Fazio Family Trust, dated November 28, 2012; Robert Luongo, an individual; Domenic Sciuto, Trustee of the Domenic R. Sciuto 2011 Trust; Regina Virissimo, Trustee of the Virissimo Family Revocable Trust 2000; Josephin Oriol, Trustee of the Peter R. and Josephine Oriol 1991 Trust, dated September 6, 1991; Joseph Sciuto, Trustee of the Joseph Sciuto and Barbara M. Sciuto 2001 Living Trust, dated June 28, 2001; Angela Ansara, Trustee of the Angela Ansara Trust 2015, dated May 28, 2015; Clifford Ansara, an individual, Owners, and SPIC Del Sur, LLC, Applicant (Attachment 17)

SUMMARY:

Issue: Should the Planning Commission recommend the City Council approve the 171 single dwelling unit Heritage Bluffs II project located in the southeast corner of the Black Mountain Ranch community?

Staff Recommendations:

1. Recommend the City Council CERTIFY Supplemental Environmental Impact Report No. 319435 and ADOPT the Findings and Statement of Overriding Considerations and ADOPT the Mitigation Monitoring and Reporting Program;
2. Recommend the City Council APPROVE Rezone No. 1193423, Easement Vacation No. 1559636, Vesting Tentative Map No. 1193244, Planned Development Permit No.

1193245, Site Development Permit No. 1193246 and Multi-Habitat Planning Area Boundary Line Adjustment.

Community Planning Group Recommendation: There is no community planning group for the Black Mountain Ranch community. As the adjacent community planning group, the Rancho Peñasquitos Planning Board has provided a recommendation. On May 7, 2014 the Rancho Peñasquitos Planning Board voted 11:0:3 to recommend approval of the project.

Environmental Review: A Supplemental Environmental Impact Report (SEIR) No. 319435/SCH No. 97111070 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. The applicant has provided draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated impacts related to Biological Resources (Sensitive Plants) and Landform Alteration/Visual Quality.

Fiscal Impact Statement: None with this action. All costs are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Applicant would comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan. This would require the project to provide twenty percent of the pre-density bonus units as affordable. The Applicant would enter into a Master Affordable Housing Agreement with the San Diego Housing Commission to detail and assure the construction and occupancy of an "Affordable Housing Project" totaling a minimum of thirty-five units. The Applicant may transfer the thirty-five affordable dwelling units to another site within the Black Mountain Ranch North Village.

BACKGROUND

The undeveloped 169.85-acre project site lies south of Bernardo Center Drive/Carmel Valley Road and west of Interstate 15 in the Black Mountain Ranch Subarea in the northern portion of the City of San Diego. The project site lies approximately seven miles inland from the Pacific Ocean.

The site is designated by the Black Mountain Ranch Subarea Plan as Open Space and Residential (Attachment 1). The Black Mountain Ranch Subarea Plan's Figure 2.1 identifies the site as one of the "Southeast Perimeter Properties" (Attachment 2) and Figure 2.2 identifies the site as areas "A" and "B" which allows a total of 220 dwelling units (Attachment 3). The Black Mountain Ranch Subarea Plan land use map designates the project site for Low Density Residential and Multi-Habitat Planning Area (MHPA). MHPA lands are those lands which have been included within the City's Multiple Species Conservation Program Subarea Plan (MSCP) for habitat conservation. The MHPA boundary surrounds the area of the site proposed for development.

The project site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15 on the northern slopes of Black Mountain (Attachment 4). The site includes two small

drainages on either side of a gently sloping, previously disturbed area. The site is in an area developing with primarily residential development and open space. Single dwelling unit residential neighborhoods are to the north and east of the project site and open space and the Black Mountain Open Space Park is to the south; undeveloped land is to the west. The project site is undeveloped, although a series of dirt roads and trails traverse portions of the site (Attachment 5). Elevations on the site range from 610 feet above mean sea level to 860 feet above mean sea level. Native upland and wetland vegetation occurs on the site. The project site is currently zoned AR-1-1 (Agricultural-Residential).

Seven habitats/vegetation associations occur on the project site: coastal sage scrub, southern mixed chaparral, non-native grassland, native perennial grassland, freshwater marsh, mulefat scrub and riparian forest. Four sensitive habitats under the City of San Diego's MSCP Subarea Plan are present: native perennial grassland (Tier I habitat), coastal sage scrub (Tier II habitat), southern mixed chaparral (Tier IIIA habitat), and nonnative grassland (Tier IIIB habitat). One sensitive plant species Thread-leaved Brodiaea, two sensitive animal species (coastal California gnatcatcher and rufous-crowned sparrow) were observed on the site by the applicant's consulting project biologist during field reconnaissance visits.

In July of 1998, the City of San Diego adopted the Black Mountain Ranch (Subarea I) Subarea Plan in the former North City Future Urbanizing Area and certified the Final Environmental Impact Report (Land Development Review No. 96-7902, SCH No. 97111070). The Subarea Plan identified several perimeter properties, which were originally held by eleven different ownerships. Because no specific project design was known or proposed at the time the 1998 Subarea Plan Environmental Impact Report was certified, the analysis of certain impacts for the site was done at a "program level," with an acknowledgement that future site-specific analysis would be required for areas outside of the Black Mountain Ranch Vesting Tentative Map II project area.

DISCUSSION

Project Description

The Heritage Bluffs II project (Project) proposes to develop approximately 45.28 acres and preserve approximately 124.57 acres as open space, which translates to development of twenty-seven percent and preservation of seventy-three percent of the site (Attachment 6). The Project proposes development of 171 single dwelling unit residential lots, public streets, grading, landscaping, brush management and the installation of all necessary public infra-structure on approximately 45.28 acres. All areas outside the limits of grading (the development footprint) would be protected by a covenant of easement. The Black Mountain Ranch Subarea Plan allows 220 dwelling units to be developed on the site, including a requirement for 35 affordable housing units. The Project proposes to construct 171 single dwelling units on-site and transfer 35 affordable housing units to another site within the Black Mountain Ranch North Village Town Center. In addition, the Project proposes the transfer of 14 market rate dwelling units to Lots 12, 13, 18 and 19 of Map 15919 also in the Black Mountain Ranch North Village Town Center (North Village). In total, the Project proposes a combined 220 dwelling units on-site and off-site in conformance with the Black Mountain Ranch Subarea Plan.

Required Approvals

The Heritage Bluffs II project requires the approval by the City Council of several actions. These include a Rezone, Easement Vacation, Vesting Tentative Map (VTM), Planned Development Permit (PDP), Site Development Permit (SDP) and MHPA Boundary Line Adjustment (MHPA BLA).

The Project proposes to rezone portions of the site from the [AR-1-1](#) Zone (Agriculture-Residential) to [RS-1-14](#) (Residential Single Unit) and [RX-1-1](#) (Residential Small Lot) Zones. The RS-1-14 Zone would allow a minimum 5,000-square-foot lots and the RX-1-1 Zone would allow a minimum 4,000-square-foot lots.

The Project requires a secondary emergency access. An easement vacation is proposed to vacate a portion of an off-site open space easement to allow development of an emergency access road to serve the Project (Attachment 7). The easement vacation would occur within Parcel 3 of Parcel Map No. 18504 to allow the development of the emergency access road from the Project to the East Clusters neighborhood. The alignment of the proposed secondary access road was chosen to allow for the preservation, to the greatest extent possible, of *Brodiaea filifolia* (Thread-leaved Brodiaea) and avoid a significant archaeological site.

A VTM is required to subdivide the 169.85 acre property into 171 single dwelling unit lots and 17 open space lots (Attachment 8). Two open space lots, Lots 'O' and 'P,' would be deeded to the City as open space. Lot 'Q' would be for the preservation of existing sensitive flora, *Brodiaea filifolia* (Thread-leaved Brodiaea), in a preserve to be managed by a habitat manager. There would be 14 remaining lettered lots to be owned and maintained by a future Homeowners Association (HOA). Of the 14 remaining lettered HOA lots, two would be mini-parks for the residents, Lots 'M' and 'N.' A recreation center and manufactured slope would be created in Lot 'L.'

The project requires a PDP for deviations to front yard setback requirements for the RX-1-1 and RS-1-14 zones. A SDP is required for development of a site with steep slopes and sensitive biological resources. A MHPA Boundary Line Adjustment is necessary to develop the least sensitive portions of the site and protect the more sensitive areas of the site.

Deviations

The Project proposes a deviation from the minimum fifteen foot front yard setback of the RX-1-1 and RS-1-14 Zone development regulations, [SDMC Section 131.0431 and 131.0443\(b\)\(1\)](#), to allow an average fifteen foot front yard setback throughout the Project. The requested deviation would provide for more flexibility by establishing an average front yard setback of fifteen feet. The deviation would encourage more variety in the siting of buildings within the subdivision with front setbacks ranging anywhere from ten to twenty feet achieving an overall project average of fifteen feet. In addition, garages facing the street will be setback a minimum twenty feet and other portions of the building may observe a minimum ten foot setback achieving an overall project average of fifteen feet.

Grading

Implementation of the VTM would result in approximately 630,000 cubic yards of excavation at a maximum depth of 25 feet and 775,000 cubic yards of fill at a maximum depth of 35 feet over the approximately 49.33-acre graded area, plus three acres of off-site grading for road construction. The proposed imported fill of 145,000 cubic yards would be obtained from the East Clusters project, Unit 3, directly northeast of the project site. Manufactured slopes in excess of ten feet in height or 2:1 gradient would be created along the perimeter of the development area boundary and within the development between rear yards. Excavated slopes would have a maximum height of approximately 69 feet and 2:1 gradient; and the maximum fill slope height would be approximately 62 feet with a maximum 1.5:1 gradient. All the manufactured slopes would be contoured. The proposed development has been sited to avoid steep hillsides to the maximum extent possible. Because of the biological constraints on the property and to avoid impacts to those resources, minor encroachments into steep slopes would occur. The encroachment area would constitute approximately 0.6 acre, which is approximately 1.3 percent of the total on-site disturbed area or 0.9 percent of the total steep slopes that occur on the site. Per [Municipal Code Section 143.0142](#), some encroachment into steep hillsides is permitted to achieve a maximum development area of 25 percent of the premises. When erosion control measures on manufactured slopes are excluded, pursuant to Municipal Code Section 143.0142, the overall development area would be 22.4 percent of the project site. The Project would be within the encroachment allowance as permitted by the City's Environmentally Sensitive Lands ordinance.

Off-site grading would be required for construction of the proposed utility and secondary emergency access road (Parcel E) and for Public Street J (Parcel B), both of which would connect to the East Clusters project to the north. Blasting may be required in conjunction with grading operations for the Project in areas of shallow bedrock. During grading, the Project would implement standard dust control measures, as specified in the 1998 EIR and would be indicated on the final grading plans to the satisfaction of the City Engineer. Eighteen retaining walls, with a total length of 3,843 feet would also be constructed in areas with steep slopes to reduce grading impacts. The retaining walls would have a maximum height of approximately 8.5 feet.

Design Guidelines

The Project proposes to utilize design guidelines rather than provide architectural plans and elevations at this time. By adopting design guidelines flexibility would be provided to future builders to allow for changes in market driven aesthetics, yet establish an objective standard for the Project. Future builders would be required to process a [Process One Substantial Conformance Review](#) prior to submitting an application for building permits. The design and development of the 171 single dwelling unit structures would be in conformance with the proposed Design Guidelines (Attachment 9). The design of the affordable housing units transferred to the North Village would comply with the North Village Design Guidelines.

Multi-Habitat Planning Area Boundary Line Adjustment

A Multi-Habitat Planning Area boundary line adjustment (MHPA BLA) is required to preserve *Brodiaea filifolia* (Thread-leaved Brodiaea), avoid impacts to the majority of the non-wetland drainages, maintain a 100-foot-wide setback from a stream, and to avoid impacts to the mulefat scrub and freshwater habitats currently outside the MHPA boundary. The MHPA BLA area to be removed from the Multi-Habitat Planning Area (MHPA) and the area to be added into the MHPA would be of nearly equal portion and habitat value.

The Project would adjust the boundary of the MHPA to be outside the developed area and preserve approximately 124 acres of open space within the MHPA. The boundary line adjustment would result in the removal of 20.47 acres from the existing MHPA on-site (16.42 acres of coastal sage scrub and 4.05 acres of non-native grassland), and the addition of 20.5 acres on- and off-site into the MHPA. On-site acreage includes 6.58 acres of coastal sage scrub, 5.87 acres of non-native grassland, 0.18 acres of mulefat scrub, and 0.03 acre of freshwater marsh). The off-site acreage includes approximately 0.84-acre north of the site boundary within the existing access encumbrance per the Santa Luz Vesting Tentative Map and seven acres off-site, adjacent to Lusardi Creek, would also be conveyed for a total of 13.72 acres. Overall, the proposed land exchange would result in a net surplus of 0.03 acre of MHPA within the project site. The removal of 16.42 acres of Tier II coastal sage scrub would be off-set through the preservation of 6.58 acres of Tier II coastal sage scrub and 6.72 acres of Tier IIIB non-native grassland containing thread-leaved brodiaea. Although non-native grassland is a lower tier, the conservation of the thread-leaved brodiaea within the nonnative grassland was considered adequate to off-set the loss of coastal sage scrub by wildlife agencies.

The 7.25-acre portion of Parcel 3 (Off-site parcels 'C' and 'D') of Parcel Map No. 18504, where *Brodiaea filifolia* is proposed to be preserved as a part of the Heritage Brodiaea Preserve, is included in the Black Mountain Ranch Vesting Tentative Map 95-0173. This land is subject to conservation obligations stated in USFWS/California Department of Fish and Wildlife Interim Loss Permit of 1996. However, the portion of Parcel 3 of Parcel Map No. 18504, which will not be developed has not been dedicated to the City or placed in a covenant of easement, and is therefore not considered conserved. To allow this area to be counted as conservation for the Project, the Applicant has agreed to add a portion of Assessor's Parcel Number 267-150-35 adjacent to the Lusardi Creek that totals approximately 72 acres to the MHPA. The 7.25-acre portion of Parcel 3 of Parcel Map No. 18504 and approximately 72 acres of Assessor's Parcel Number 267-150-35 would be dedicated to the City or placed in a covenant of easement as a condition of Project approval. The 7.25-acre portion of Parcel 3 of Parcel Map No. 18504 would be included in the overall Heritage Brodiaea Preserve and managed, monitored, and funded in perpetuity according to a habitat management plan approved by the City and the wildlife agencies. The proposed MHPA BLA was conditionally approved by the wildlife agencies and City Multiple Species Conservation Program staff on January 16, 2015. Once the MHPA BLA is completed, no direct impacts or loss of MHPA lands would result from the Project.

With implementation of the MHPA BLA, the Project would create a preserve for Thread-leaved Brodiaea; preserve all onsite wetlands; avoid impacts to the majority of the non-wetland drainages; maintain a 100-foot-wide setback from the blueline stream; and avoid impacts to the mulefat scrub

and freshwater habitats currently outside the MHPA boundary. The Project is proposing a compact development footprint to provide greater separation from gnatcatchers using the northern portion of the site and reduce overall edge effects.

Several off-site actions would also occur if the Project is approved. The Heritage Brodiaea Preserve is proposed on- and off-site. On-site, the Heritage Brodiaea Preserve would occur in open space lot 'Q.' Off-site, a parcel map would be recorded for proposed parcels A through F within Parcel 3 of Parcel Map 18504 for the creation of the off-site portion of the Heritage Brodiaea Preserve. In addition to the Heritage Brodiaea Preserve, the Project would dedicate both on- and off-site of land into the MHPA as open space.

Off-site dedication of Multi-Habitat Planning Area

In consultation with the wildlife agencies in September 2015, the Applicant offered the dedication of additional off-site open space within Black Mountain Ranch. The Applicant has proposed the preservation of private property with a covenant of easement or temporary covenant of easement with an Irrevocable Offer of Dedication to the City of: approximately 470 acres of land within Black Mountain Ranch, south of the North Village, presently designated by the Subarea Plan as MHPA; and an additional approximately 72 acres of land composed primarily of disturbed non-native grassland, with some coastal sage scrub habitat to be preserved within the City's MHPA. The preservation through covenant of easements or dedication of 470 acres is an advancement of a condition of approval of Vesting Tentative Map 95-0173 (VTM 95-0173). VTM 95-0173 was conditioned with the on-site preservation of 1,776 acres of public open space, of which of approximately 1,446 acres has already been conserved through dedication or easements. In addition to the preservation of approximately 470 acres as fulfillment of the conditions of VTM 95-0173, the Applicant has proposed to dedicate an additional 72 acres to MHPA, not presently designated as MHPA. The 72 acres are identified as Resource Open Space in the 2009 Subarea Plan. The off-site acreage would be dedicated in fee to the City of San Diego for preservation in perpetuity with the MHPA. Neither off-site area has been identified as compensatory mitigation for impacts associated with the Project.

Future Local Area Formation Commission Action

The Local Area Formation Commission (LAFCO) would be required to approve the annexation of the project site into the Olivenhain Municipal Water District for wastewater service. The LAFCO action would occur after the City acts on the proposed project. The annexation into the Olivenhain Municipal Water District for wastewater services would be an application to LAFCO.

Community Plan Analysis

The site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space (Attachment 1). The Black Mountain Ranch Subarea Plan's Figure 2.1 (Attachment 2) identifies the site as one of the "Southeast Perimeter Properties" and Figure 2.2 (Attachment 3) identifies the site as areas "A" and "B" which allows a total of 220 dwelling units.

A portion of the site is designated for Open Space by the Subarea Plan. With development of the Project, approximately seventy-three percent would remain as open space and a component of the City's MHPA consistent with the goals and policies of the General Plan Conservation Element. Planned land uses adjacent to the MHPA within the Subarea Plan include single-family and multi-family residential, as well as active recreation. The Project has been designed to minimize impacts and maintain the function of the MHPA. Consistent with the City's MSCP Subarea Plan, Open Space Element of the Subarea Plan and Conservation Element of the General Plan, the Project would prevent drainage from flowing directly into the MHPA; reduce the impact of toxics, noise, and lighting; provide new barriers along the MHPA boundary; establish brush management zones; and limit access to the Black Mountain Ranch Open Space Park to deter off-trail use. The Project site plan and Design Guidelines conform to the MHPA land use adjacency guidelines. The proposed Project would help implement the Conservation Element of the General Plan through the follow features:

- All homes will be provided with Photo Voltaic systems;
- The project will participate in the Black Mountain Ranch construction waste recycling program;
- Recycled water will be used for site development activities;
- The one significant archaeological site will be preserved in an open space area;
- All common areas and graded slopes will be planted with native and/or drought tolerant vegetation.
- Street trees will help reduce the urban heat island effect.

The current zoning of the site is the AR-1-1 zone. The Black Mountain Ranch Subarea Plan envisions the zone for Low Density Residential to be the RS-1-14 zone. The proposed Project includes a zone change from AR-1-1 to the RS-1-14 and RX-1-1 zones. The combination of zones and proposed densities and uses on the site would implement the Low Density Residential land use designation of the Subarea Plan. The proposed zoning and clustered development would minimize impacts to natural habitat and the natural landform and reduce encroachment into the City's MHPA. These efforts would implement the Open Space and Community Design Elements of the Subarea Plan.

As outlined in the Black Mountain Ranch Subarea Plan, all Perimeter Properties are required to adopt the design guidelines approved for the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development or develop independent design guidelines in conformance with policies in the Community Design Element Subarea Plan. The proposed Design Guidelines (Attachment 9) provided as a component of the Project maintain consistency with the policies of the Subarea Plan. The proposed Design Guidelines developed for the Project would assist to implement the goals of the Community Design Element section A.4 Residential Clusters of the Subarea Plan by establishing a community identity compatible with the surrounding residential uses and open space system. The proposed Design Guidelines to be adopted for the Project also address section B. Common Design Elements of the Community Design Element by implementing street design standards for local streets, landscape and open space, and signage, lighting and walls. The proposed Project is consistent with the Black Mountain Ranch Subarea Plan.

Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 10 through 14) and draft conditions of approval (Attachments 15 and 16). Staff recommends the Planning Commission recommend the City Council approve the Project as proposed.

ALTERNATIVES

1. Recommend the City Council Approve Rezone No. 1193423, Easement Vacation No. 1559636, Vesting Tentative Map No. 1193244, Planned Development Permit No. 1193245, Site Development Permit No. 1193246 and MHPA Boundary Line Adjustment, with modifications.
2. Recommend the City Council Deny Rezone No. 1193423, Easement Vacation No. 1559636, Vesting Tentative Map No. 1193244, Planned Development Permit No. 1193245, Site Development Permit No. 1193246 and MHPA Boundary Line Adjustment, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



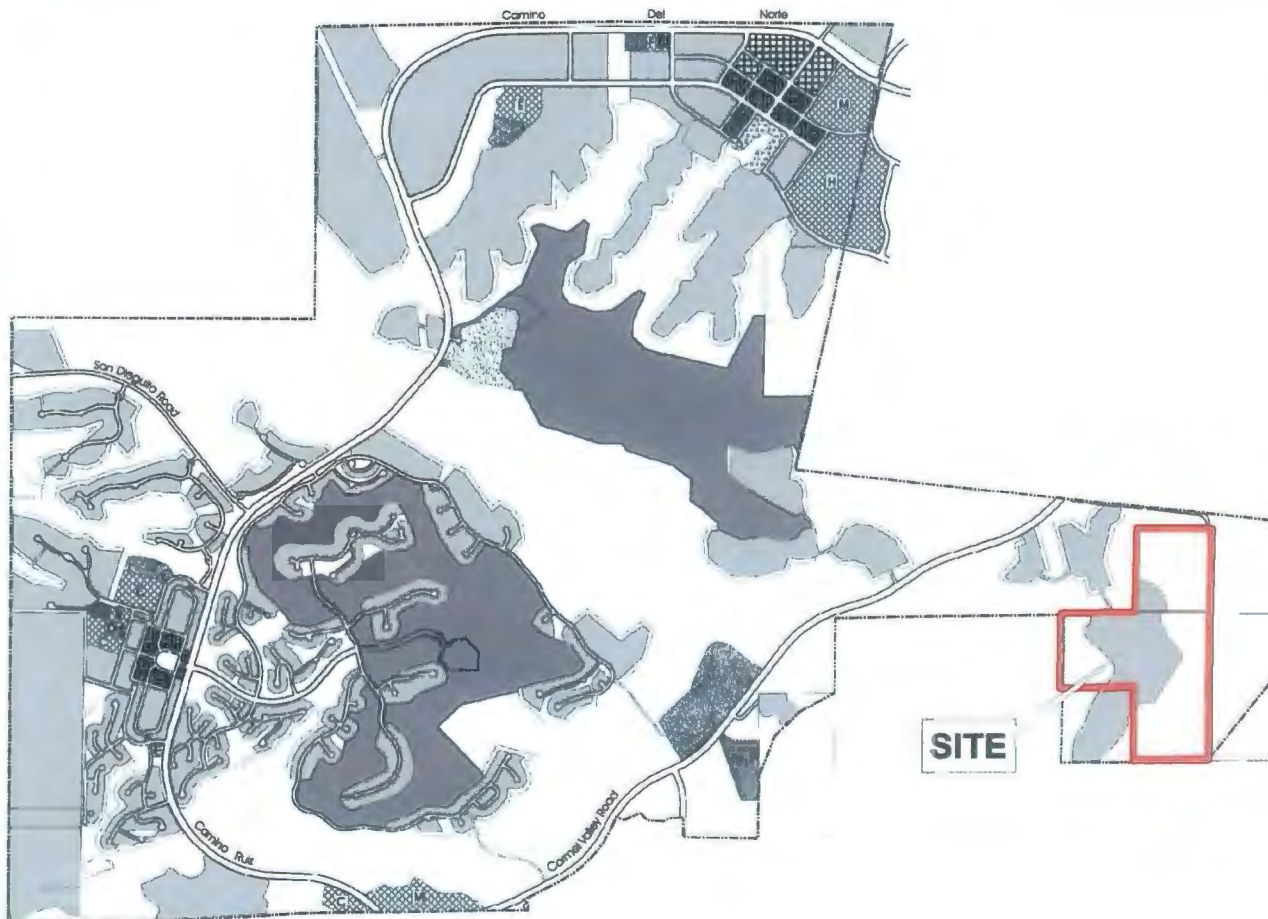
John S. Fisher
Development Project Manager
Development Services Department

VACCHI:JSF

Attachments:

1. Community Plan Land Use Map
2. Black Mountain Ranch Subarea Plan's Figure 2.1
3. Black Mountain Ranch Subarea Plan's Figure 2.2
4. Project Location Map
5. Aerial Photograph
6. Site Plan
7. Vesting Tentative Map, Sheet 1 of 19
8. Vesting Tentative Map, Sheets 2 & 3 of 19
9. Design Guidelines (under separate attachment)
10. Draft Rezone Ordinance and drawing B-4314
11. Draft Easement Vacation Resolution and drawing 39083-B
12. Draft Vesting Tentative Map Resolution with Findings

13. Draft Permit Resolution with Findings
14. Draft Environmental Resolution with MMRP
15. Draft Vesting Tentative Map Conditions
16. Draft Permit with Conditions
17. Remaining Project Plans (under separate cover)
18. Project Data Sheet
19. Ownership Disclosure

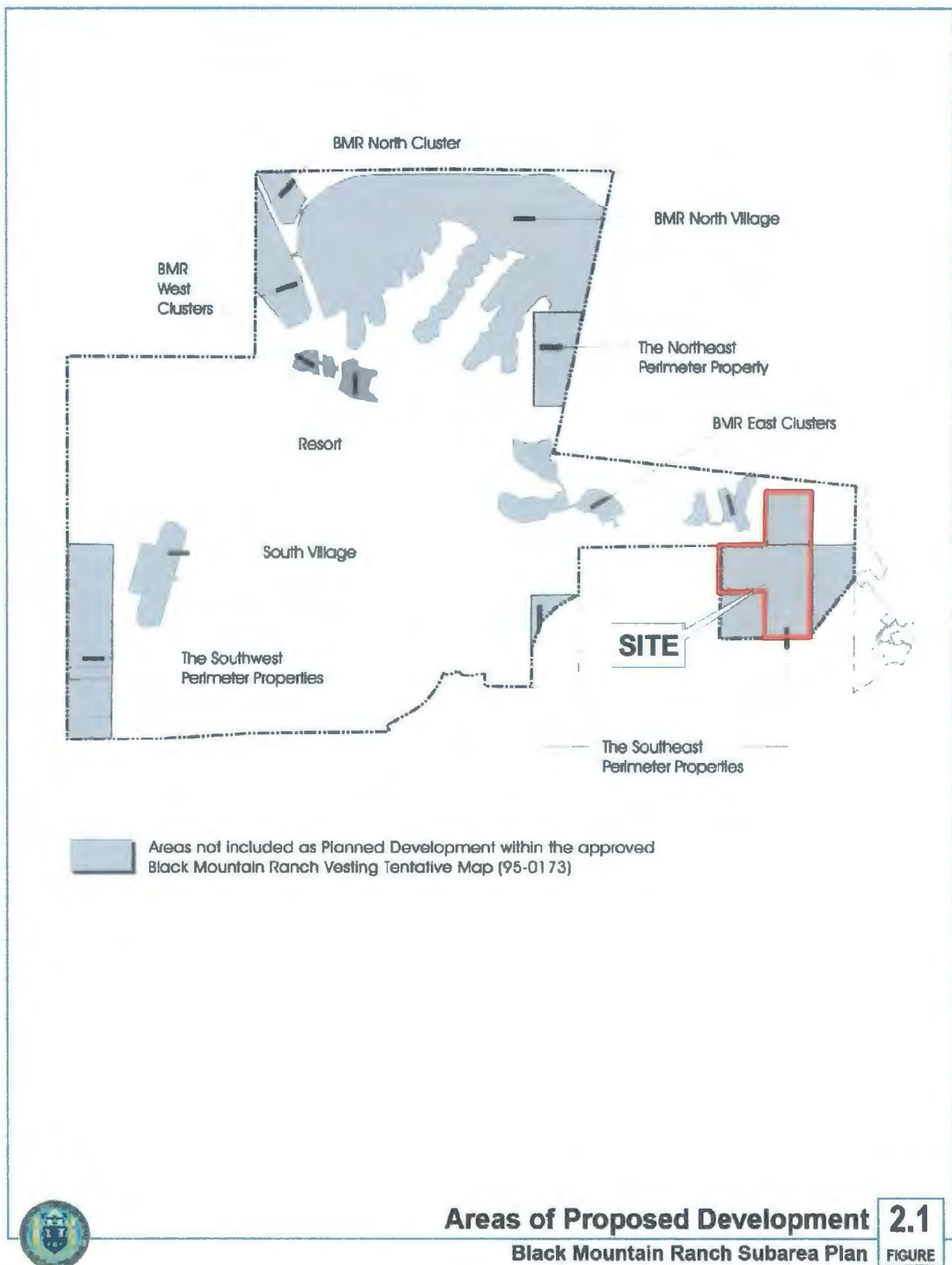


Legend

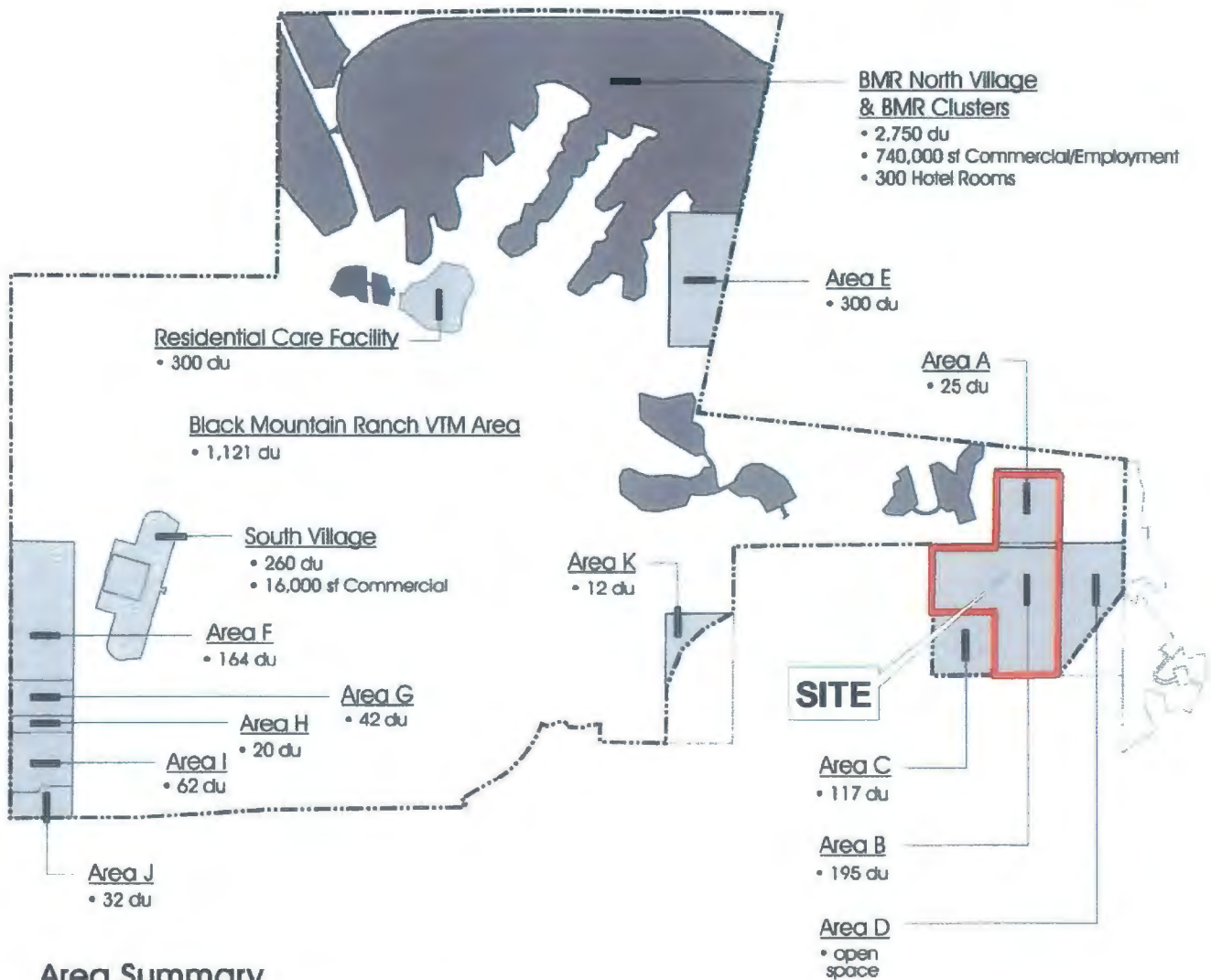
	Residential (see figure 2.4)	1365 ac.
	Open Space (see figure 3.2)	2410 ac.
	Golf Course & Club houses	630 ac.
	Employment Center	30 ac.
	Village Mixed Use Center	30 ac.
	Village Green	10 ac.
	Resort/Recreation Facilities	25 ac.
	Utilities	25 ac.
	Neighborhood/Community Parks	50 ac.
	Institutional	120 ac.
E Elementary School		
M Middle School		
H High School		
F Fire Station		
C Church		
D Day Care Center		
S Seniors Center		
R Recreation Center		
Streets		405 ac.
TOTAL:		5100 ac.



Land Use **2.3**
Black Mountain Ranch Subarea Plan **FIGURE**



Development Summary By Area

2.2
figure

Area Summary

Does not include area in Rancho Peñasquitos

Perimeter Ownerships

A: 44.8 ac	E: 67.2 ac	I: 30.6 ac
B: 125.0 ac	F: 82.1 ac	J: 21.2 ac
C: 41.5 ac	G: 20.7 ac	K: 16.0 ac
D: 55.0 ac	H: 10.4 ac	

Sub-Total: 514.5 ac

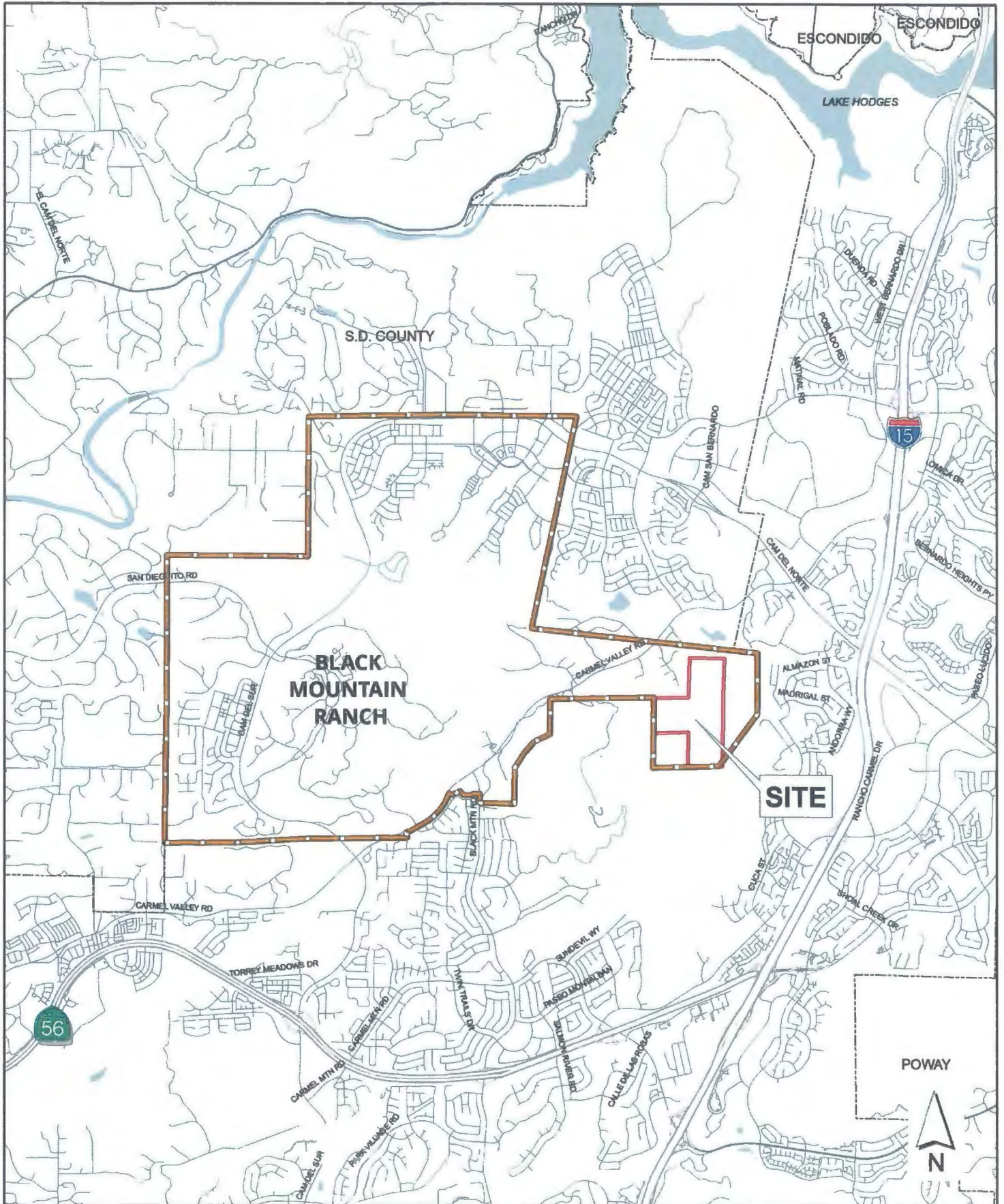
Black Mountain Ranch

BMR North Village & BMR Clusters:	815.0 ac
South Village:	58.5 ac
Residential Care Facility:	30.0 ac
Black Mountain Ranch VTM Area:	3,679.5 ac
Sub-Total:	4,583.0 ac
Total Area:	5,097.5 ac



May 2009

Black Mountain Ranch Subarea Plan



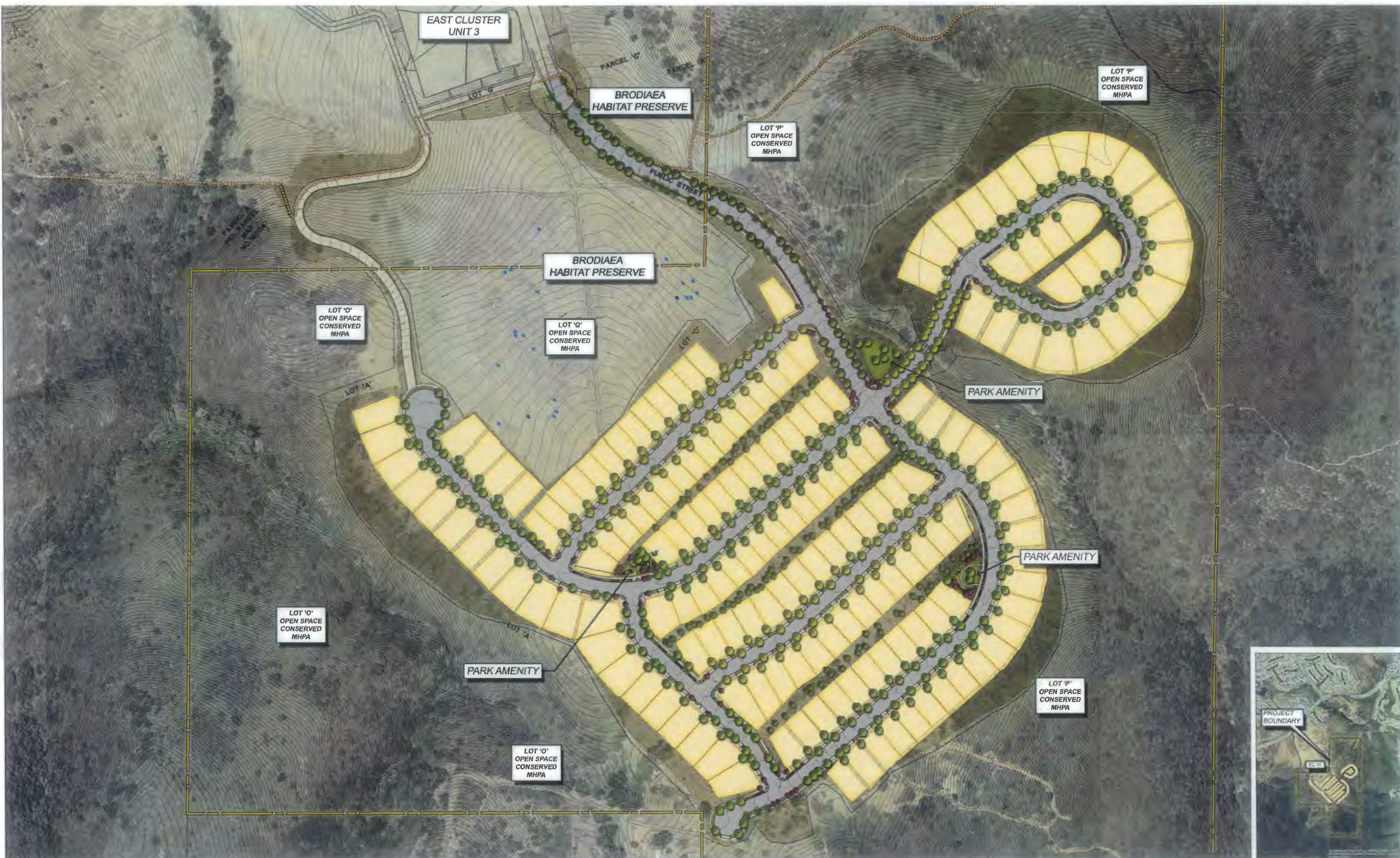


Aerial Map

DEVELOPMENT SERVICES DEPARTMENT



SAGIS
Aerial Imagery is provided as a service to the public. It is not intended for use in any legal proceeding. The imagery is provided as a service to the public and is not intended for use in any legal proceeding. The imagery is provided as a service to the public and is not intended for use in any legal proceeding.



Heritage Bluffs II

Conceptual Landscape Plan

Date: August 22, 2016
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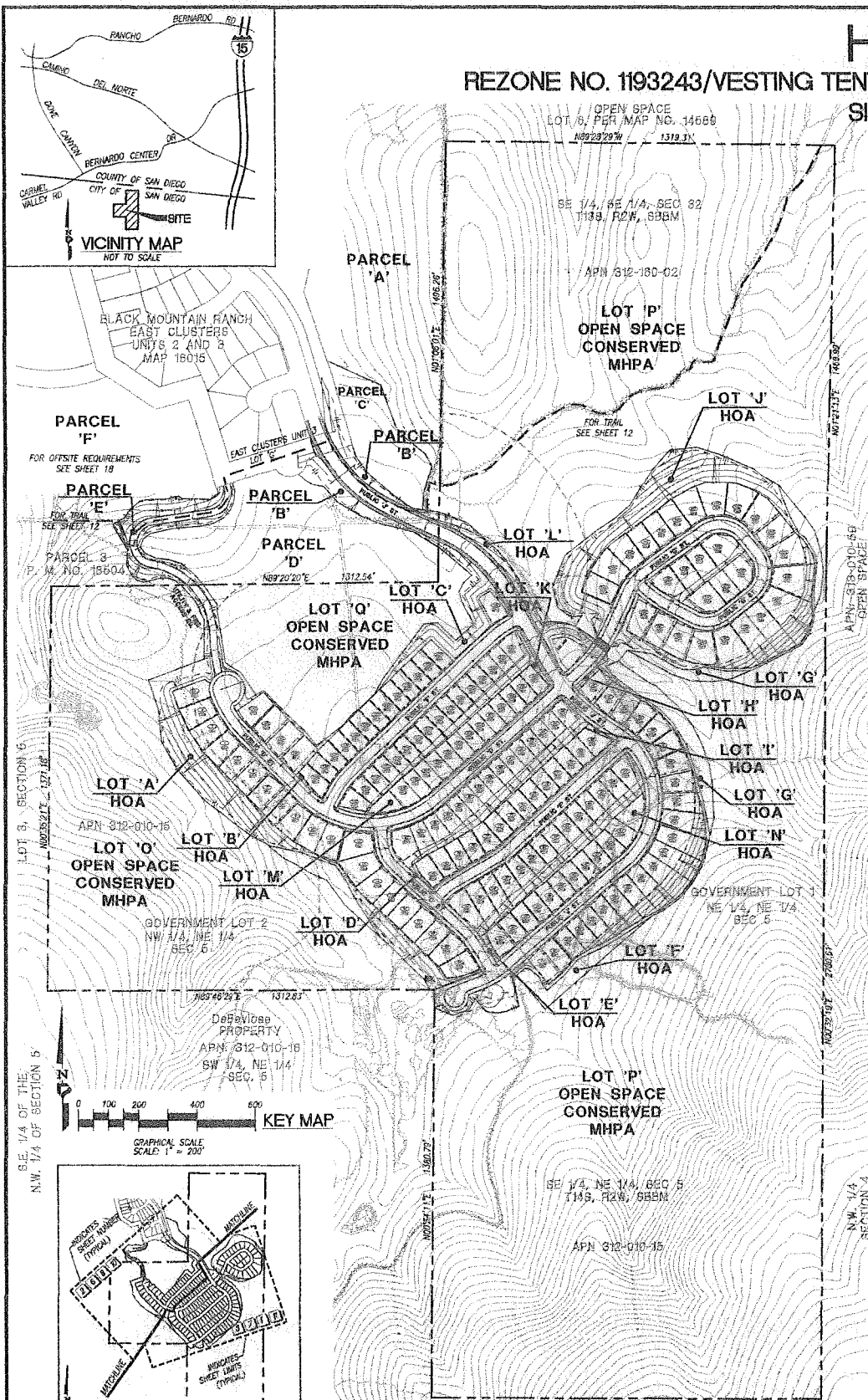
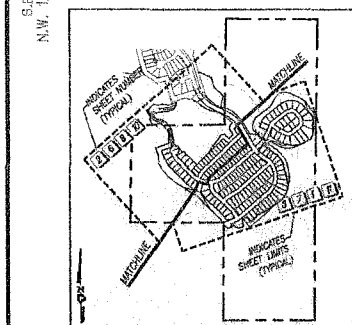
 PROJECT DESIGN CONSULTANTS

HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/

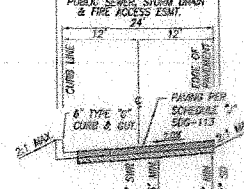
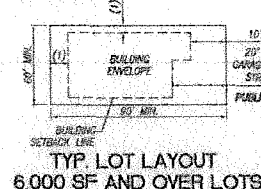
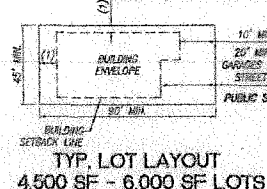
SITE DEVELOPMENT PERMIT NO. 1193246

COVER SHEET, PTS # 319435

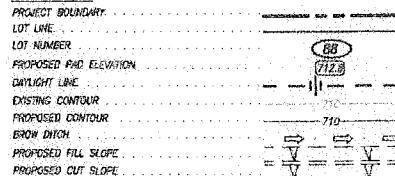
S.E. 1/4 OF SECTION 6
N.W. 1/4 OF SECTION 5

LOT SUMMARY

DESCRIPTION	NO. OF LOTS	LOT DESIGNATION	AREA (AC.)
SINGLE-FAMILY RESIDENTIAL LOTS	171	1-171	28.31
CITY OWNED AND MAINTAINED OPEN SPACE CONSERVED MHPA	2	O & P	113.66
HABITAT MANAGER (TDO) OWNED AND MAINTAINED OPEN SPACE MHPA CONSERVED	14	A - N	10.96
PUBLIC STREETS	14	1/4, 1/4, 1/4, 1/4	10.09
TOTAL	188		163.02



LEGEND



WATER NOTE:

PUBLIC WATER MAINS SERVING RESIDENTIAL SITES MUST BE 8-INCHES MIN. IN DIAMETER.

LIGHTING NOTE:

ALL LIGHTING WILL BE DIRECTED AWAY FROM MHPA.

BENCHMARK

STATION NAME: CITY OF SAN DIEGO G.P.S. STATION NO. 416 PER R.O.S. 14492
ELEVATION: 534.61 M.S.L. DATUM (N.G.V.D. 29)

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY BY PROJECT DESIGN CONSULTANTS PHOTOGRAPHY
DEPARTMENT DATED JULY 22, 2013. CONTIGUOUS AT 2" INTERVAL.PROJECT DESIGN CONSULTANTS
(619) 235-6471
701 "B" STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101PROJECT DESIGN CONSULTANTS
(619) 235-6471
701 "B" STREET, SUITE 800
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BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS VTM IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1981.36 BEARING BETWEEN CITY OF SAN DIEGO G.P.S. STATION NO. 416 AND 429 PER R.O.S. 14492, L.L. SOUTH 0438°45' EAST.

DISTANCE SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9997145. CHAINED BEARINGS FROM REFERENCE DEEDS/ MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

REFERENCE DRAWINGS

BLACK MOUNTAIN RANCH EAST CLUSTERS UNITS 2 AND 3 VTM 89-1034, NOS. 6714, 683, 10411, 105, 14169, MAP 14328, AND PM 15502

BLACK MOUNTAIN RANCH EAST CLUSTERS UNITS 2 AND 3 VTM 89-1034, NOS. 6714, 683, 10411, 105, 14169, MAP 14328, AND PM 15502

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GENERAL NOTES

EXISTING: AP-1-1
PROPOSED: RS-1-14
100-1-1

OVERLAY ZONING INFORMATION:
• AIRPORT INFLUENCE AREA: MCM MAP 100
• FIRE BRUSH ZONES: 300
• HIGH FIRE SEVERITY ZONE
• ENVIRONMENTALLY SENSITIVE LANDS: SENSITIVE BIOLOGICAL
• RESOURCES AND STEEP SLOPES
• MULTIPLE HABITAT PLANNING AREA

NAD 27 AND NAD 83 COORDINATE DATA:
NAD 27 = 288-1735
NAD 83 = 1930-6255

ASSESSOR'S PARCEL NUMBER:
312-010-15 & 312-160-02

DEVELOPMENT STREET R.O.W. DEDICATION:
0.64 AC (27,879 SF) STREET J

DEVELOPMENT DISTURBANCE:
2.80 AC (120,324 SF) IN PARCELS B, C, E, G, AND STREET J R.O.W.

GROSS SITE AREA:
168.85 AC (7,398,839 SF)

GRADED NET SITE AREA:
45.28 AC (1,972,267 SF)
(NOT INCLUDING OFFSITE)

GOVERNMENT OF EASEMENT AREA:
7.45 AC (324,522 SF) INCLUDES LOT Q

AREA AREA:
120.52 AC (5,249,851 SF) LOTS Q, P & G

BULLET POINT NARRATIVE

- THE PROJECT SITE CONSISTS OF APPROXIMATELY 168.85 ACRES VACANT LAND LOCATED WITHIN THE BLACK MOUNTAIN RANCH SUBAREA PLAN.
- THE BLACK MOUNTAIN RANCH SUBAREA PLAN ALLOWS 220 DWELLING UNITS ON THE SITE, INCLUDING A REQUIREMENT FOR 35 AFFORDABLE UNITS. THE PROJECT PROPOSES 171 SINGLE FAMILY UNITS ON SITE AND THE TRANSFER OF 35 AFFORDABLE UNITS TO LOT Q OF MAP 15919 IN THE BLACK MOUNTAIN RANCH NORTH VILLAGE TOWN CENTER. IN ADDITION, THE PROJECT PROPOSES THE TRANSFER OF 14 DWELLING UNITS TO LOTS 12, 13, 18 AND 19 OF MAP 15919 IN THE BLACK MOUNTAIN RANCH NORTH VILLAGE TOWN CENTER. IN TOTAL THE PROJECT PROPOSES A COMBINED 220 DWELLING UNITS, INCLUDING 35 AFFORDABLE UNITS, ON-SITE AND OFF-SITE IN CONFORMANCE WITH THE BLACK MOUNTAIN RANCH SUBAREA PLAN.
- THE PROJECT WILL REQUIRE THE FOLLOWING PERMIT APPROVALS:
REZONE, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT - DEVIATIONS FROM LAND DEVELOPMENT CODE REGULATIONS, VESTING TENTATIVE MAP, GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, AND BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THERE ARE CURRENTLY NO EXISTING OR PROPOSED BUS STOPS WITHIN THE VICINITY OF THIS PROJECT.
- PROMOTE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THPS POLICY P-00-6 (UTC 901.4.4).
- THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.
- FRONT YARD SETBACKS:
THE APPLICANT REQUESTS A DEVIATION FROM THE FRONT YARD SETBACK REQUIREMENTS OF THE RS-1-14 AND RS-1-14 ZONES. THE REQUESTED DEVIATION WOULD PROVIDE FOR MORE FLEXIBILITY BY ESTABLISHING AN AVERAGE FRONT YARD SETBACK OF 15 FEET. THIS WILL ENCOURAGE MORE VARIETY WITH FRONT SETBACKS VARYING ANYWHERE FROM 10 FEET TO 20 FEET PROVIDED THE OVERALL AVERAGE IS 15 FEET. IN ADDITION, WHERE GARAGES ARE FACING THE STREET, THEY WOULD BE REQUIRED TO BE SETBACK A MINIMUM OF 20 FEET. THIS PROVISION WILL LEAD TO A MORE ATTRACTIVE STREETScape WHEREBY THE DOWNGRADE OF THE GARAGE IS MINIMIZED.
- WHERE THE UNDERLYING ZONES WOULD REQUIRE A MINIMUM FRONT YARD SETBACK OF 15 FEET, THE PROJECT WOULD PROVIDE AN "AVERAGE" MINIMUM FRONT YARD SETBACK OF 15 FEET. GARAGES FACING THE STREET WOULD BE REQUIRED TO A SETBACK A MINIMUM OF 20 FEET AND OTHER PORTIONS OF THE BUILDING COULD BE SETBACK A MINIMUM OF 10 FEET SO LONG AS THE AVERAGE FRONT YARD SETBACK OF THE BUILDING IS A MINIMUM OF 15 FEET. SECTION 131.5443(1)(1) OF THE MUNICIPAL CODE WOULD NOT APPLY.
- TYPE OF CONSTRUCTION: SINGLE FAMILY LOTS, TYPE VI WITH SPARKLER.
- OCCUPANCY CLASSIFICATION PER THE CALIFORNIA BUILDING CODE: RS-1/4 OCCUPANCY.
- GEOLOGY HAZARD CATEGORY 21, 32 AND 63.
- CATEGORY 21: FRAMES: NEUTRAL OR FAVORABLE GEOLOGIC STRUCTURE.
- CATEGORY 32: LOW LIQUEFACTION POTENTIAL-FLUCTUATING GROUND WATER MINOR DRAINAGES.
- CATEGORY 63: LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.
- EASEMENT: EXIST. ROAD AND UTILITIES TO BE CHAINED BY SEE DOC. PROPOSED EASEMENTS-PUBLIC STORM DRAIN, SEWER, WATER, PROPOSED EASEMENTS OVER ALL STREET PARKWAYS AND EMERGENCY ACCESS ROAD.
- VACATIONS: PROPOSED VACATION OF PORTION OF EXISTING OPEN SPACE EASEMENT PER PM 15504.
- LANDSCAPE SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES: 575,863 SF.
- FOR LANDSCAPE WATER BUDGET CALCULATIONS SEE SHEET 14.

LEGAL DESCRIPTION

APN: 312-160-02
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, EXCEPT ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN DEED RECORDED MAY 30, 1990 AS INSTRUMENT NO. 111623 OF OFFICIAL RECORDS.

APN: 312-010-15
GOVERNMENT LOTS 1 AND 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN PER OFFICIAL U.S. SURVEY PLAT (1880), IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, EXCEPT ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN DEED RECORDED MAY 30, 1990 AS INSTRUMENT NO. 111623 OF OFFICIAL RECORDS.

EXISTING AND PROPOSED USES

EXISTING: VACANT LAND
PROPOSED: ONE HUNDRED SEVENTY ONE (171) SINGLE FAMILY RESIDENTIAL LOTS AND SEVENTEEN (17) OPEN SPACE LOTS.

GRADING TABULATIONS

TOTAL AMOUNT OF GR-SITE TO BE GRADEN: AREA 43.23 AC, % OF TOTAL SITE 26.2% (NOTE: 22.4% WHEN EROSION CONTROL MEASURES ARE EXCLUDED), OFFSITE GRADEN AREA: 2.80 AC.

AMOUNT OF CUT (INCLUDES REMEDIAL): 630,000 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 25 FT.

AMOUNT OF FILL (INCLUDES REMEDIAL): 225,000 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 35 FT.

MAXIMUM HEIGHT OF CUT AND FILL SLOPES: 6:1; 2:1 SLOPE RATIO WITH 1:1 CUT SLOPES EXCEPTIONAL AS NOTED.*

AMOUNT OF IMPORT SOIL: 145,000 CUBIC YARDS (COMING FROM THE EAST CLUSTERS PROJECT-UNITS 2 AND 3)

RETAINING/CRIB WALLS: LENGTH 3,843 FT, MAXIMUM HEIGHT 15.5 FT (MEASURED FROM TOP OF WALL TO TOP OF FOOTING).

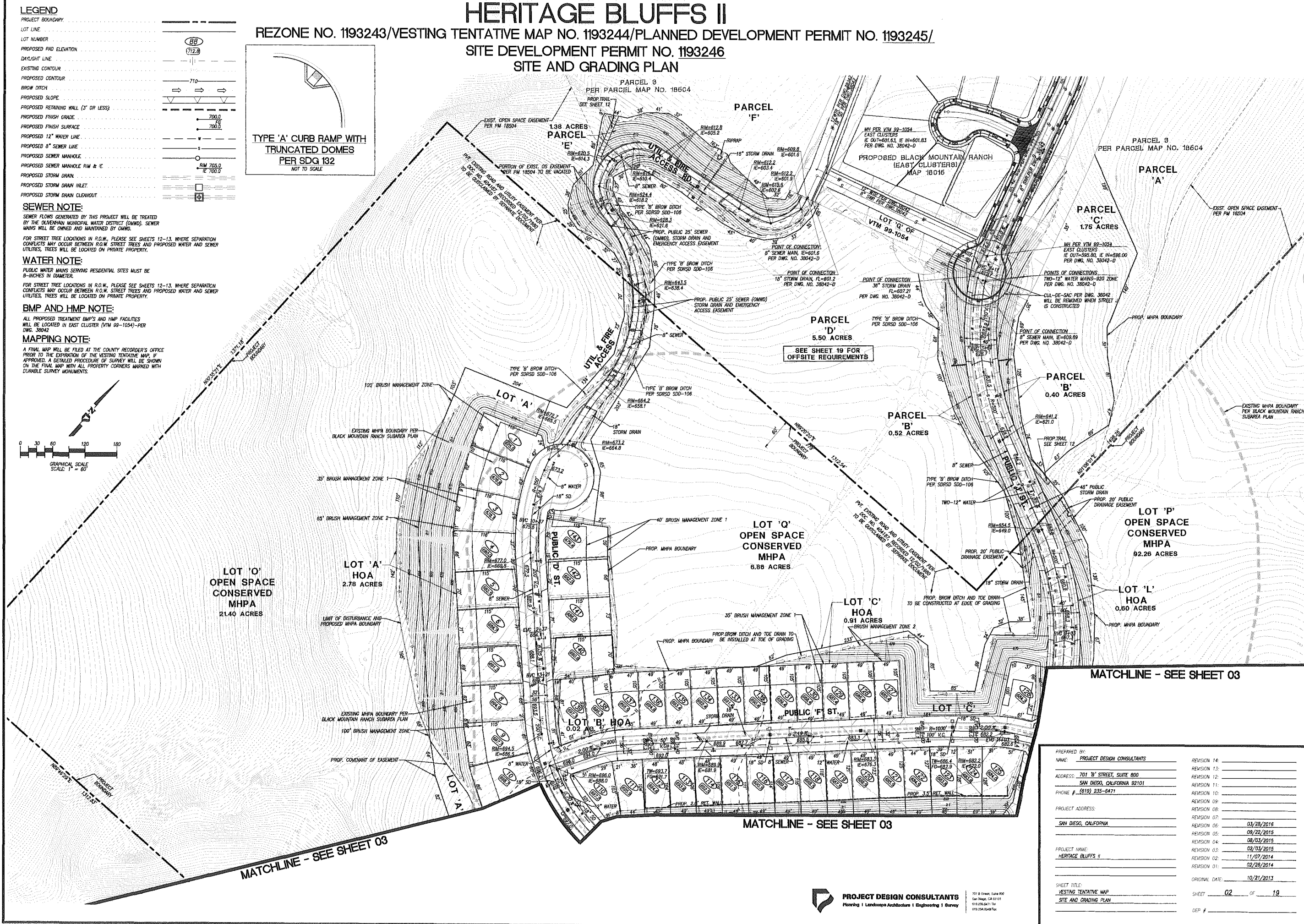
*CUT SLOPES 1:1 ARE BEING PROPOSED BEHIND LOT 25-35 AND 155-161.

SHEET INDEX

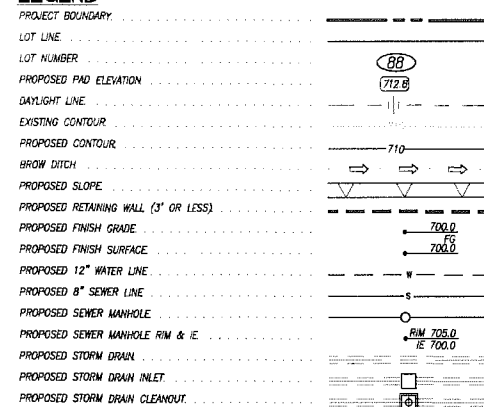
COVER SHEET	1
SITE & GRADING PLAN	2 - 3
CROSS SECTIONS	4 - 5
EXISTING TOPOGRAPHY MAP	6 - 7
STEEP SLOPES	8 - 9
SENSITIVE BIOLOGICAL RESOURCES	10 - 11
LANDSCAPE CONCEPT PLANS	12 - 14
BRUSH MANAGEMENT PLAN & FENCING	15 - 16
PROPOSED ZONING PLAN	17
OFFSITE OPEN SPACE DEDICATIONS	18
OFFSITE REQUIREMENTS	19

NOTE: DESIGN GUIDELINES (BOOKLET) ARE PROVIDED IN LIEU OF FLOOR PLANS, ELEVATION, AND ROOF PLAN.

PREPARED BY:	NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:	
DATE:	7-25-2016	REVISION 13:	
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	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	03/26/2015
		REVISION 05:	09/22/2015
		REVISION 04:	09/03/2015
		REVISION 03:	02/03/2015
		REVISION 02:	11/01/2014
		REVISION 01:	02/08/2014
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:	COVER SHEET	SHEET	01 OF 19
		DATE	

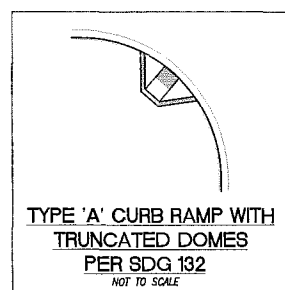


LEGEND



HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
SITE AND GRADING PLAN



SEWER NOTE:

SEWER FLOWS GENERATED BY THIS PROJECT WILL BE TREATED BY THE OLIVENHAIN MUNICIPAL WATER DISTRICT (OMWD). SEWER MAINS TO BE OWNED AND MAINTAINED BY OMWD.

FOR STREET TREE LOCATIONS IN R.O.W., PLEASE SEE SHEETS 12-13. WHERE SEPARATION CONFLICTS MAY OCCUR BETWEEN R.O.W. STREET TREES AND PROPOSED WATER AND SEWER UTILITIES, TREES WILL BE LOCATED ON PRIVATE PROPERTY.

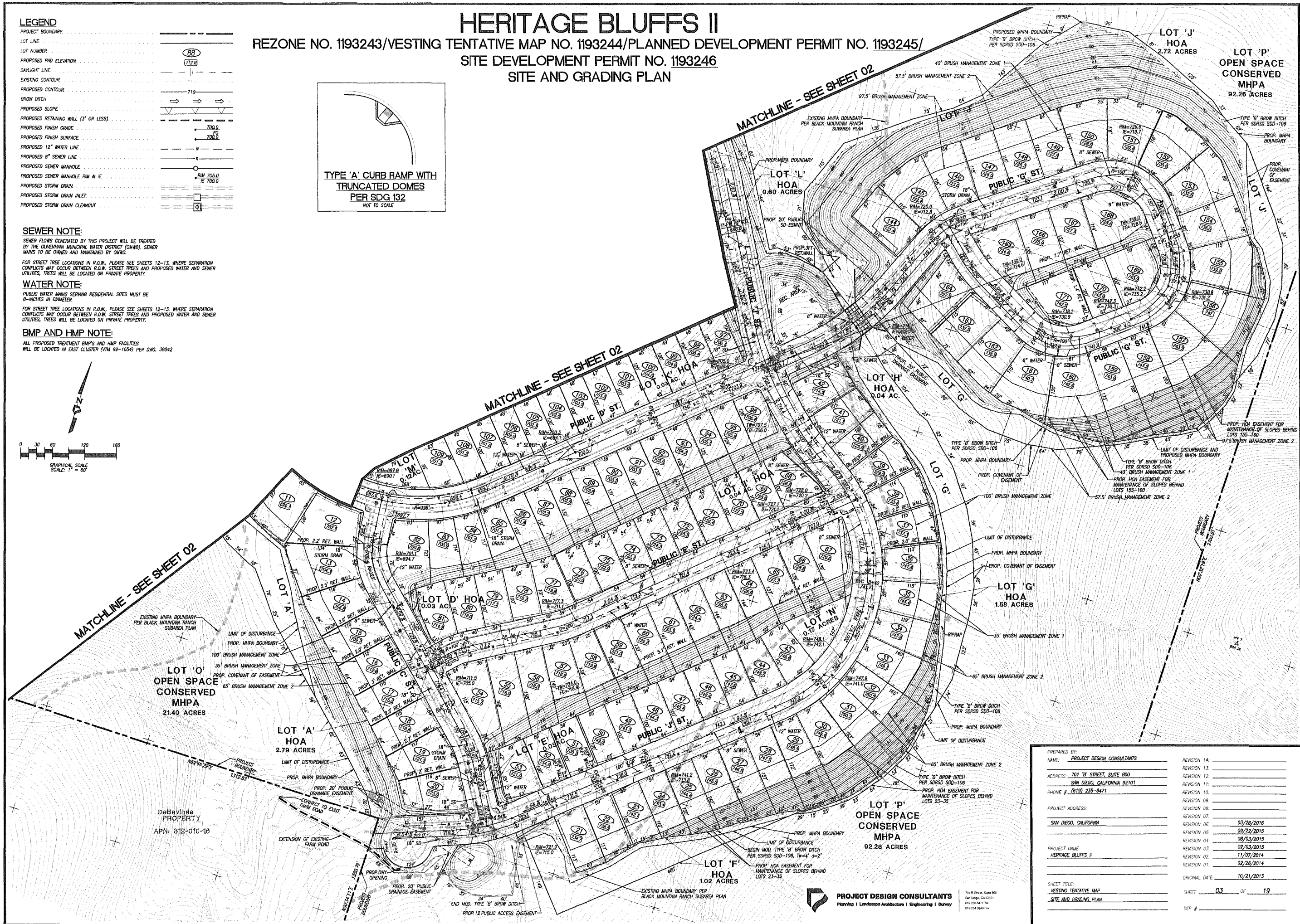
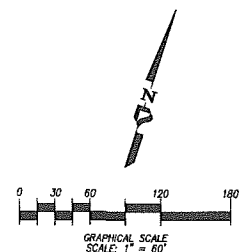
WATER NOTE:

PUBLIC WATER MAINS SERVING RESIDENTIAL SITES MUST BE 8-INCHES IN DIAMETER.

FOR STREET TREE LOCATIONS IN R.O.W., PLEASE SEE SHEETS 12-13. WHERE SEPARATION CONFLICTS MAY OCCUR BETWEEN R.O.W. STREET TREES AND PROPOSED WATER AND SEWER UTILITIES, TREES WILL BE LOCATED ON PRIVATE PROPERTY.

BMP AND HMP NOTE:

ALL PROPOSED TREATMENT BMP'S AND HMP FACILITIES WILL BE LOCATED IN EAST CLUSTER (VTM 99-1034) PER DWG. 38042



PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800	REVISION 12:	
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PHONE #:	(619) 235-8471	REVISION 10:	
PROJECT ADDRESS:		REVISION 09:	
	SAN DIEGO, CALIFORNIA	REVISION 08:	
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 07:	
		REVISION 06:	03/28/2016
		REVISION 05:	09/22/2015
		REVISION 04:	08/03/2015
		REVISION 03:	02/03/2015
		REVISION 02:	11/07/2014
		REVISION 01:	02/28/2014
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:	VESTING TENTATIVE MAP	SHEET	03 OF 19
	SITE AND GRADING PLAN	DEP #	

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

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Heritage Bluffs II

PTS# 319435

Design Guidelines

(under separate cover)



Design Review Guidelines For Heritage Bluffs II

March 2016

I. INTRODUCTION

Heritage Bluffs II is located just south of the East Clusters at Black Mountain Ranch. Due to the proximity of these two projects, the design strategy for Heritage Bluffs II is to adopt several of the Design Review Guidelines from the East Clusters in order to maintain unified standards for the area. However, distinct architectural guidelines and an appropriate landscape development plan have been prepared for Heritage Bluffs II in order to create a unique sense of place for the community.

A. Project Description

The project site consists of approximately 169.85 acres and includes Assessor Parcel Numbers 312-010-15 and 312-160-02. The property is located in the southeast perimeter properties of the Black Mountain Ranch Subarea. The Subarea Plan designates approximately 43 acres of the property as Low Density Residential (2-5 dwelling units per acre) and the remainder of the site as part of the City's Multiple Habitat Planning Area (MHPA). The Subarea Plan also identifies the property as Areas A and B intended for development of 25 dwelling units and 195 dwelling units respectively, or a total of 220 dwelling units. The Subarea Plan also requires that 35 dwellings of the 220 total dwellings be affordable units.

The proposed Heritage Bluffs II project consists of a Vesting Tentative Map, a Planned Development Permit for deviations to the Land Development Code Regulations, a Site Development Permit for Environmentally Sensitive Lands, and Rezoning from AR-1-1 to RS-1-14

Attachment 9 HERITAGE BLUFFS II

and RX-1-1 and an easement vacation. In addition, a boundary adjustment to the City's Multiple Planning Area MHPA is required.

On-site the project proposes to develop a total of 171 single family residential units and includes two different product types as illustrated in **Fig. 1**. A total of 119 single-family residential lots are proposed in the 4,500 to 6,000 square-foot (SF)/RX-1-1 range and 52 lots are proposed to be in the over 6000 SF/RS-1-14 category. The balance of the 220 dwellings allocated to the property in the Black Mountain Ranch Subarea Plan will be transferred to the Black Mountain Ranch North Village. This transfer of 49 dwellings to the North Village will include the 35 affordable dwellings required by the Subarea Plan.

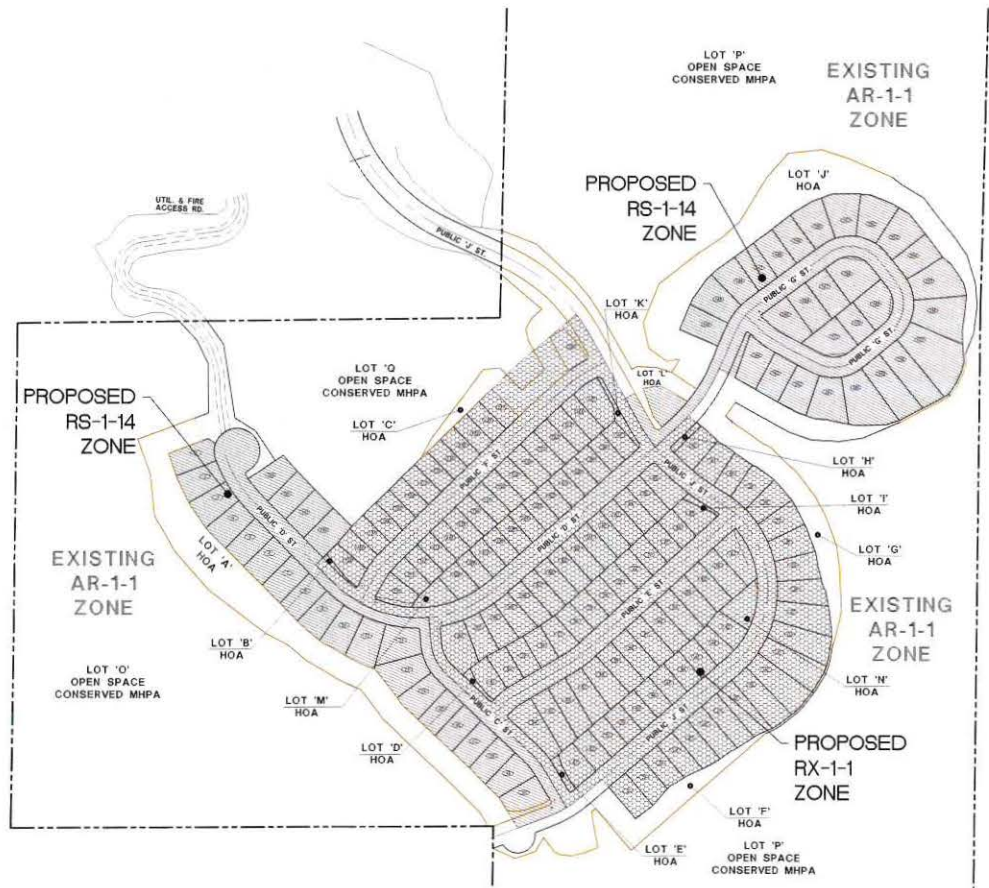


Fig. 1 SITE PLAN WITH ZONING DESIGNATIONS

II. RESIDENTIAL DESIGN

A. GENERAL DEVELOPMENT REGULATIONS

Residential development regulations are based on the City of San Diego RS-1-14 and RX-1-1 zones. In any instance where development regulations of the Heritage Bluffs II Design Review Guidelines conflict with regulations of the City of San Diego zoning regulations, the Heritage Bluffs II Design Review Guidelines shall prevail. In addition to the Residential Base Zone Requirements, the project shall comply with Chapter 14, Article 2, Division 4 (Landscape Regulations), Chapter 14, Article 2, Division 5 (Parking Regulations), Chapter 14, Article 2, Division 10 (Off-Street Loading Requirements), Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations), and Land Development Code Tables 142-05L and 142-05M and all other relevant regulations of the San Diego Municipal Code.

Lots 21 through 139 of the Vesting Tentative Map are zoned RX-1-1. Lots 1 through 20 and 140 through 171 are zoned RS-1-14. All residential development shall conform to the City of San Diego's guidelines for these zones except for the following deviations:

Where the underlying zones would require a minimum 15 foot front yard setback, the project would provide an "average" minimum front yard setback of 15 feet. Garages facing the street would be required to set back a minimum of 20 feet and other portions of the building could be setback a minimum of 10 feet so long as the average setback of the building is a minimum of 15 feet. Section 131.0443(b)(1) of the Municipal Code would not apply.

Fig. 2, on the following page, identifies how the project complies with the open space requirements per unit required for Planned Development Permits.

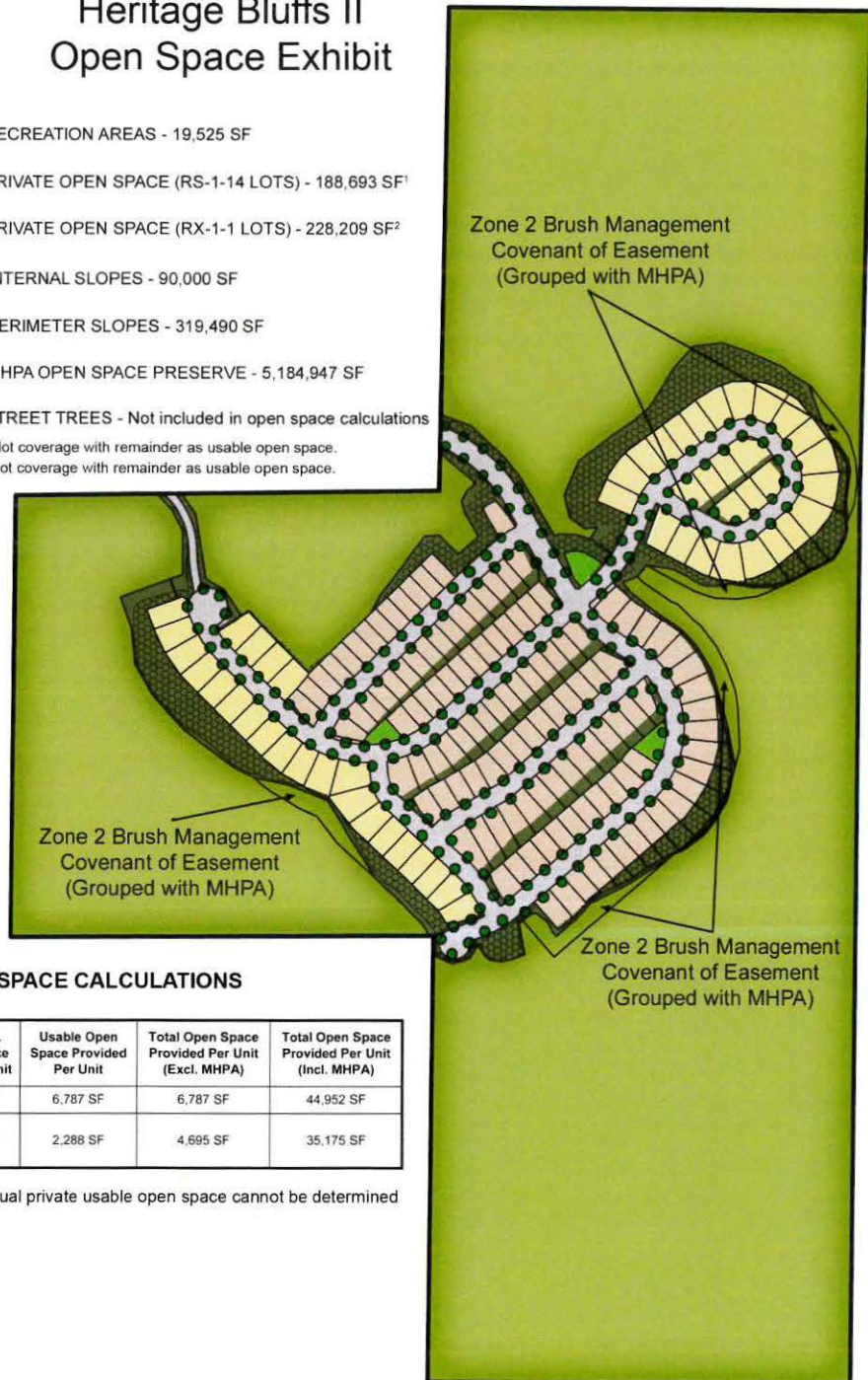
Heritage Bluffs II Open Space Exhibit

LEGEND

- RECREATION AREAS - 19,525 SF
- PRIVATE OPEN SPACE (RS-1-14 LOTS) - 188,693 SF¹
- PRIVATE OPEN SPACE (RX-1-1 LOTS) - 228,209 SF²
- INTERNAL SLOPES - 90,000 SF
- PERIMETER SLOPES - 319,490 SF
- MHPA OPEN SPACE PRESERVE - 5,184,947 SF
- STREET TREES - Not included in open space calculations

¹ Assumes 60% lot coverage with remainder as usable open space.

² Assumes 70% lot coverage with remainder as usable open space.



PER UNIT OPEN SPACE CALCULATIONS

Zone	Min. Usable Open Space Req. Per Unit	Total Min. Open Space Req. Per Unit	Usable Open Space Provided Per Unit	Total Open Space Provided Per Unit (Excl. MHPA)	Total Open Space Provided Per Unit (Incl. MHPA)
RS-1-14	750 SF	1,500 SF	6,787 SF	6,787 SF	44,952 SF
RX-1-1	625 SF	1,250 SF	2,288 SF	4,695 SF	35,175 SF

Note: These areas are approximate. Actual private usable open space cannot be determined until buildings are proposed.

Fig. 2 OPEN SPACE EXHIBIT

Attachment 9
HERITAGE BLUFFS II

II. RESIDENTIAL DESIGN

B. MHPA ADJACENCY

The design of the community of Black Mountain Ranch involved the creation and preservation of substantial areas of native habitat. One of the principle purposes of this large open space system is to preserve wildlife habitat. To minimize impacts and maintain the function of the Multi-Habitat Planning Area (MHPA), the project will comply with the MHPA adjacency guidelines located in Section 1.4.3 of the City's MSCP Subarea Plan. These guidelines include the following issue areas: 1) preventing drainage from flowing directly into the MHPA; 2) reducing the impact of toxics; 3) directing lighting away from the MHPA; 4) reducing noise impacts that may interfere with wildlife utilization of the MHPA; 5) implementing barriers to direct public access to appropriate locations and reduce domestic animal predation; 6) preventing the introduction of invasive species into the MHPA; 7) reducing fire hazards through brush management; and, 8) and ensuring that manufactured slopes are located within the development footprint. Additionally, off-trail access and use will be deterred through the provision of clearly marked access areas, well demarcated trails, and posted signage.

III. STREETScape DESIGN

Consistent with the adopted Black Mountain Ranch Subarea Plan, access to the project site would be provided by extending access from the proposed development to the north, as provided for in the East Clusters VTM. All streets within the project would be public.

All public right-of-ways are consistent with the City of San Diego's Street Design Manual. Streets are interconnected to provide alternative travel routes. Class III bicycle routes, where bicyclists share the road with motorists, will be provided on residential streets and identified with signage only. Typical street sections are included on the project plans for the Vesting Tentative Map for Heritage Bluffs II.

The streetscape design for Heritage Bluffs II includes both drought tolerant and naturalized landscape treatment. The intent is to relate the landscape to the adjacent character or the open space rather than to reinforce the road network. Street trees will be large in scale, long lived, drought tolerant, low maintenance, and street tolerant. The landscaping for the streetscape system is illustrated on the Landscape Development Plan for Heritage Bluffs II (see the project plans).

Driveway widths shall comply with City of San Diego Municipal Code Tables 142-05L and 142-05M. Parking will comply with Chapter 14, Article 2, Division 5 (Parking Regulations) of the City of San Diego Municipal Code.

IV. ARCHITECTURAL DESIGN GUIDELINES

A. DESIGN INTENT

These guidelines are intended to establish standards for the single family homes and to ensure a high quality, aesthetically pleasing environment for the residents of the Heritage Bluffs II community.

More specifically, the objectives of these guidelines are to:

- Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals during the implementation and construction phase(s) of the project.
- Provide a framework for the preparation of Covenants, Conditions and Restrictions.
- Provide guidance in formulating precise development plans and all residential components of the project.
- Provide the City of San Diego with the necessary assurances that Heritage Bluffs II will be developed in accordance with the quality and character proposed in this document.

These guidelines are intended to be flexible and are, therefore, illustrative in nature. The guidelines are intended to accommodate changes in lifestyles, buyers' tastes, economic conditions, community desires, and the marketplace. Some sections are purposefully and inevitably generic to allow creative implementation of the guidelines based on the specific circumstance being addressed. In these circumstances, it is anticipated that when more in-depth marketing studies have been completed for individual neighborhoods, designs of the generic sections will respond to the market conditions existing at the time of construction.

IV. ARCHITECTURAL DESIGN GUIDELINES

The intent of these guidelines is to provide architectural direction for residential elements (single and multi-family) while utilizing existing City of San Diego residential zoning classifications with appropriate deviations to meet the objectives of the project.

Written summaries and graphics or exhibits address the design of specific and typical community elements within Heritage Bluffs II.

B. PROJECT DESIGN THEME

The architectural design themes for Heritage Bluffs II have been created by integrating the historically rural setting of the Heritage Bluffs II site with the rich and varied architectural forms and styles associated with traditional European and early California design. This broad project-wide theme provides a related, yet varied palette of architectural styles intended to allow the project to establish its identity, while remaining consistent with the overall development concept. The Architectural Design Guidelines are intended to form a distinctive community offering a high quality environment and clear identity.

C. ARCHITECTURAL STYLES

The architectural theme for Heritage Bluffs II finds its roots in the neighborhoods of old Pasadena, Mission Hills, and south Sacramento. These fine old communities provide a living example of a varied, eclectic collection of architectural styles. In these neighborhoods we find a collection of differently styled architecture existing harmoniously side-by-side. These collections were unified through strong street tree programs and through the use of colors that are fairly similar in intensity and value. This mix of styles will vary from one housing type to

IV. ARCHITECTURAL DESIGN GUIDELINES

another to help provide visual distinction between homes. It is not, however, the intent of this document to establish such a clear distinction between housing types, rather a subtle distinction found in a variation of the size, mix, type of detailing and colors.

Four architectural styles have been selected for Heritage Bluffs II to create cohesiveness within the development and to provide compatibility with adjacent homes. Each housing type shall contain one or more of these architectural styles. The four proposed architectural styles are discussed below.

1. Santa Barbara

Introduced to San Diego during the Exposition of 1915, this style is adapted from the architecture of Andalusia in southern Spain and was popularized in Santa Barbara during the 1930s. A typical elevation illustrating the Santa Barbara Mediterranean Style is shown on **Fig. 3**. Architectural design elements which typify Santa Barbara Mediterranean are shown on **Fig. 4**.

2. Spanish Colonial

The Spanish Colonial architectural style is similar in scale and massing to the Santa Barbara and has its roots in the architecture of southern Spain and colonial Mexico. It is also adapted from the haciendas of Mexico and the ranch houses of early California. Conceptual sketches illustrating the Spanish Colonial architectural style and design elements are shown on **Fig. 5** and **Fig. 6**.

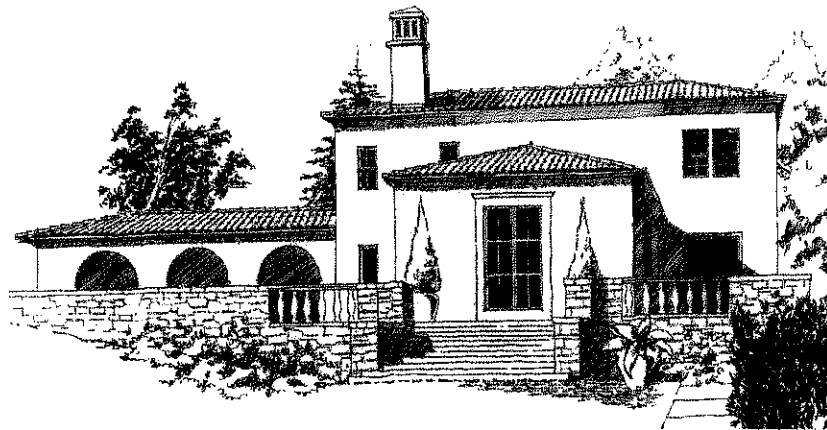
IV. ARCHITECTURAL DESIGN GUIDELINES

3. Monterey Ranch

This style is a combination of the Spanish Adobe Ranchos of early California with the Eastern Seaboard detailing imported by the early settlers of Monterey. This free revival of the Anglo-Influenced Spanish Colonial houses of northern California is shown in the elevation on **Fig. 7**. Conceptual sketches which illustrate the Monterey Ranch architectural design elements are shown on **Fig. 8**.

4. Italian/Tuscan

This style is a more formal and ornate adaptation of the Mediterranean vernacular, with details derived from the houses and villas of the Italian region of Tuscany. An elevation typifying the Italian/Tuscan architectural style is shown on **Fig. 9**. Conceptual sketches of the architectural design elements are shown on **Fig. 10**



SINGLE FAMILY

Fig. 3 SANTA BARBARA

IV. ARCHITECTURAL DESIGN GUIDELINES

The Santa Barbara Architectural Style is characterized by simple massing of stucco walls, barrel tile roofs, and deep-set openings. The simple forms are accented with accents of elaborate details such as wrought iron balconies, pot shelves, tile or stone surrounds and wood porches. Courtyards and patios are common entry features.

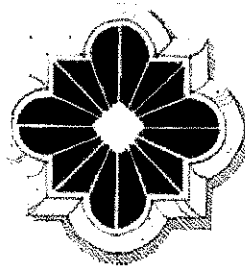


***RECTANGULAR WINDOW**

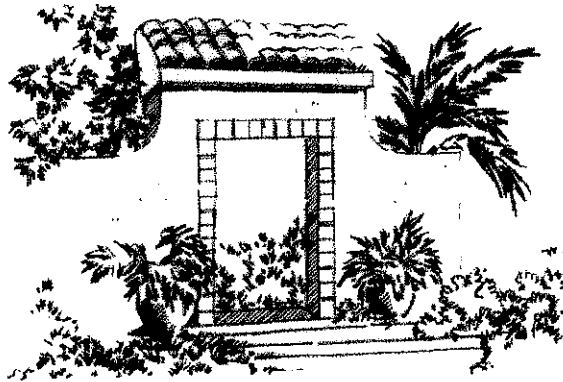
WITH SURROUND

*** RECESSED**

DOOR

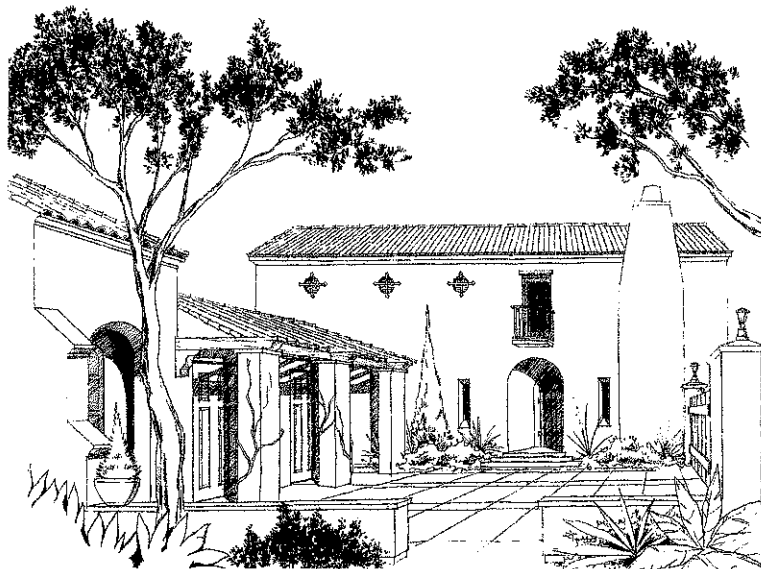


***QUATRE FOIL DETAIL**



***PORTICO**

Fig. 4 SANTA BARBARA DETAILS



SINGLE FAMILY

Fig. 5 SPANISH COLONIAL

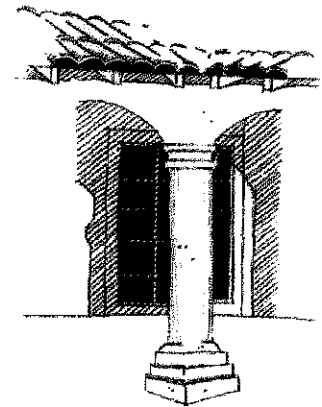
IV. ARCHITECTURAL DESIGN GUIDELINES

The Spanish Colonial revival style is a collection of Spanish-influenced sub styles. Designers were inspired by a number of sources such as the adobe and colonial buildings of early California and even Moorish, Medieval Spanish and Italian Architecture. Some identifying features are the use of Arches, Courtyards and Large, Distinctive, sometimes Arched Feature Windows on the Front Façade.



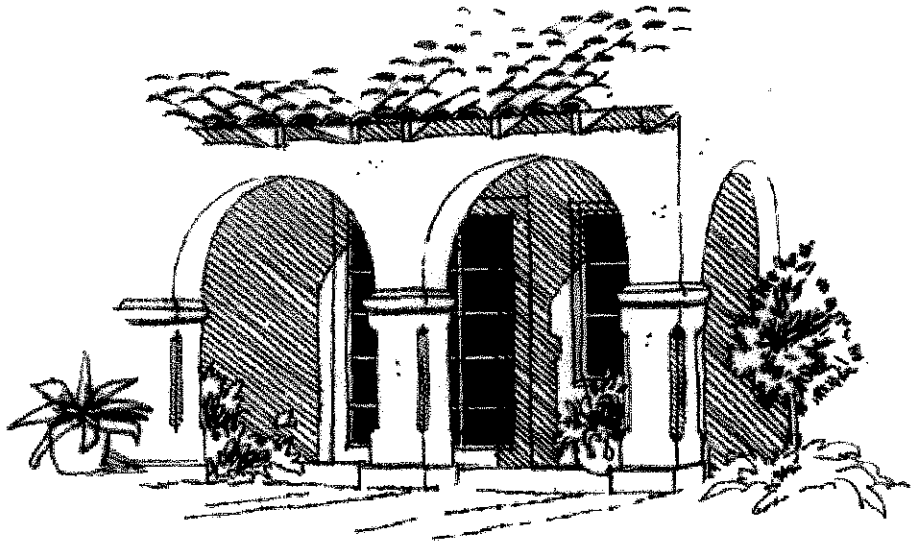
*** ARCHED WINDOW**

TREATMENT



*** COLUMN**

SUPPORT



***ARCADE PORCH**

Fig. 6 SPANISH COLONIAL DETAILS

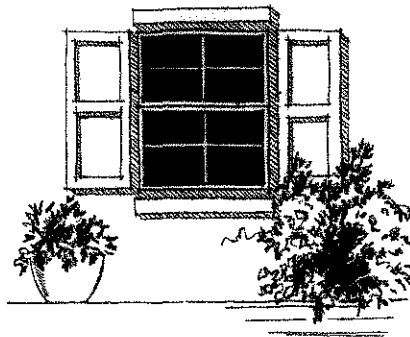


SINGLE FAMILY

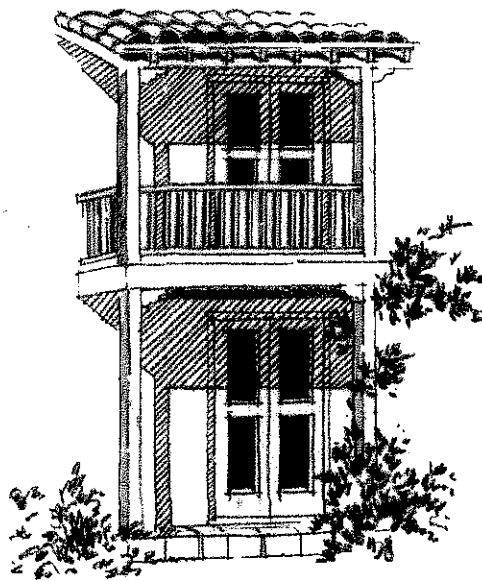
Fig. 7 MONTEREY RANCH

IV. ARCHITECTURAL DESIGN GUIDELINES

The Monterey Ranch Style is a revival of the Anglo-Influenced Spanish Colonial Houses of Northern California. It is a fusion of Spanish Eclectic and Colonial revival details. Some identifying features are low pitched roofs with second story balconies that are usually cantilevered and covered by a principle roof.



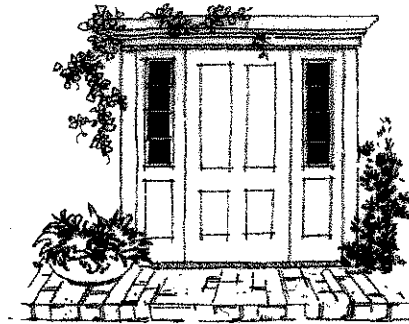
*** SHUTTERED WINDOW**



***FRENCH DOORS SECOND**

IV. ARCHITECTURAL DESIGN GUIDELINES

FLOOR WOOD BALCONIES



***DOOR SURROUNDS ABSENT**

OR SIMPLE COLONIAL

Fig. 8 MONTEREY RANCH DETAILS

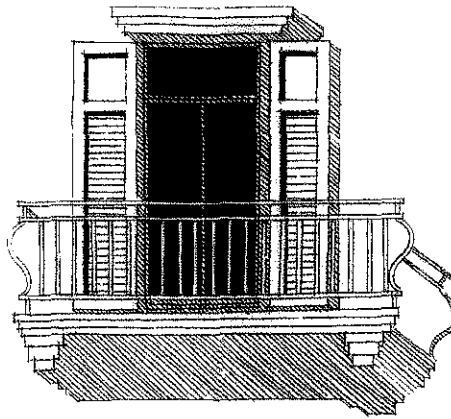


SINGLE FAMILY

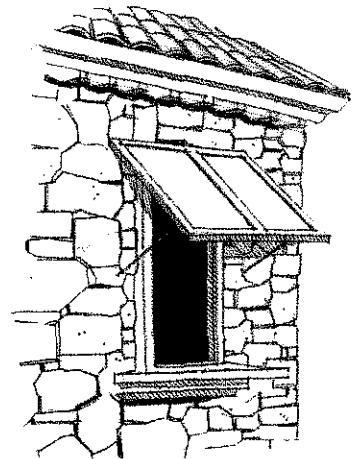
Fig. 9 ITALIAN TUSCAN

IV. ARCHITECTURAL DESIGN GUIDELINES

The Italian Tuscan style is inspired by the magnificent heritage of rural houses and buildings in the Mediterranean Region of Europe. In The Italian Tuscan Architectural Style, the massing is generally more simplified than the other Spanish influenced Architectural Styles. Ornate details of dressed stone accents and roof soffits are a typical feature. With features of thickened walls, arches, brick or stone facing, shutters and clay roof tiles.



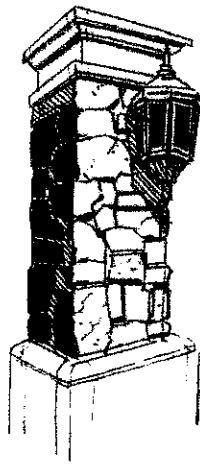
*** ORNATE BALCONY**



*** BOXED EAVES/**

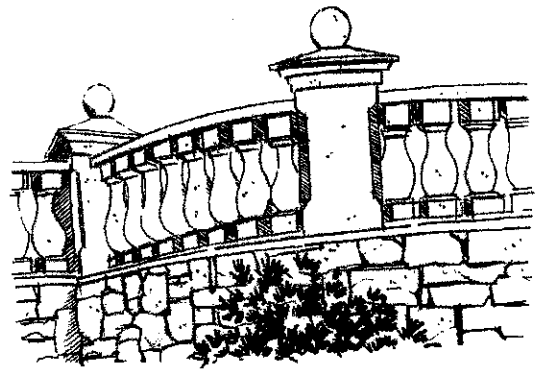
IV. ARCHITECTURAL DESIGN GUIDELINES

AWNING



***ORNAMENTAL**

LIGHTING



***BALUSTRADE PORCH**

Fig. 10 ITALIAN TUSCAN DETAILS

IV. ARCHITECTURAL DESIGN GUIDELINES

D. ARCHITECTURAL DESIGN

STANDARDS AND REQUIREMENTS

1. **Building Materials:** Building materials and colors should complement the natural, climatic and architectural environment of Heritage Bluffs II. When appropriate for the architecture or application, construction materials may be left in their natural state and allowed to weather and blend into the natural environment. All material should be durable and require little maintenance. Large expanses of flat, windowless wall planes that are not articulated by materials should be avoided. Contrasting materials may be employed in areas in which special emphasis is desired, such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents, such as chimneys and architectural banding on buildings.

Acceptable building materials include, but are not limited to:

- Composite siding of varied appearance, including rough sawn wood (4x or larger)
- Board and batten
- Concrete, including tinted and stamped concrete
- Concrete tile roofing
- Varying textures of stucco or plaster finish
- Stucco-covered block, including masonry walls
- Stained or sack finished concrete slump block walls
- Rock and stone (including veneers)

IV. ARCHITECTURAL DESIGN GUIDELINES

- Mission-tile roofing
- Brick and used brick, in natural browns, tans, beiges and subdued shades of red.

Discouraged materials include the following:

- Blue or green tile roofs
- Brightly painted steel roofs, excepting painted, steel accent trim, which is permitted
- Galvanized steel
- Fiberglass
- Painted brick and stone
- Aluminum or vinyl/plastic siding
- Asphalt shingle roofing.

2. **Colors:** Primary building palettes including paints and stains should be subdued and limited primarily to neutral colors, grays and light to medium earth tones and should be appropriate for the architectural style. Compatible accent colors and pure hues are encouraged when limited to moldings, doors, window frames, fascias, awnings, shutters, cornices and accent rim. Contrasting materials, textures and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints.

3. **Building Mass, Form and Scale:** Residential buildings in Heritage Bluffs II should be designed to blend in with their surroundings. The apparent mass of buildings can be reduced

IV. ARCHITECTURAL DESIGN GUIDELINES

through the implementation of one or more of the following techniques:

- Use patio walls and balconies to break-up the monotony of exterior walls.
- Utilize projections and recesses to provide shadow and relief at exterior walls and roof areas.
- Combine one and two-story architectural elements within facades. Elevation changes, roofline variances, step-backs and other architectural relief is encouraged.
- Utilize a variety of floor plans to create variations in elevations and rooflines.
- Use handcrafted details such as knee-braces, columns, and multi-paned windows where appropriate to the architectural style.
- Provide overhead structures (porches, trellises, pergolas, etc.) at entries.
- Use varied roof forms, provide interest by jogging the roof lines, varying plate lines and roof heights, including pop outs and gabled roof forms. Use a variety of roof colors in each neighborhood.

IV. ARCHITECTURAL DESIGN GUIDELINES

- Maintain a strong indoor/outdoor relationship.
- Recess windows and doors to provide depth. Accent trim and color-divided window lights and raised panels are examples of detailing that provide individuality and interest. Awnings are permitted, if they are consistent with the overall architectural style of the building.
- Fully integrate garage doors into the design of the architecture. They should be simple in design and recessed from adjacent walls. Accent colors may be used to compliment the architecture and provide visual variety along streetscapes. Recessed garages and side-entry garages are encouraged to further vary the streetscape.
- Use balconies to break up wall masses and to take advantage of views of the surrounding open space, ocean views and hillside areas. Materials should match those used on the main buildings.
- Keep private walls and fences consistent with community wall themes and compatible with the architectural style of the buildings. Foreground plantings, indigenous vines, and espaliers are strongly encouraged to soften stretches of walls and fencing.
- Screen from public view mechanical equipment, such as air conditioning equipment, soft water tanks, gas meters and electric meters.

IV. ARCHITECTURAL DESIGN GUIDELINES

- Where possible, conceal gutters and downspouts with architectural features. Gutters and downspouts should not be located in walls. If they must be exposed, they should be designed as a continuous architectural feature, painted to match the adjacent building surface. All flashing, sheet metal, vent stacks and pipes should be painted or colored to match the adjacent building surface.
- When used, skylights should be designed as an integral part of the roof. Their location and color should be related to the building.
- Solar panels are encouraged and should be integrated into the roof design, flush with roof slopes. Frames should be colored to compliment the roof. Support solar equipment should be enclosed and screened from view.
- Solar heating shall be used for pools in recreation areas.
- Use patio trellises, pergolas and other exterior structures to soften building mass, provide shade and define spaces. As with main buildings, clean forms are encouraged, using materials and colors complimentary to building architecture and project design themes.

Building Elevations: Buildings facing streets, project entries, auto courts, and major open spaces will be seen from numerous

IV. ARCHITECTURAL DESIGN GUIDELINES

angles. Therefore, they should be well-detailed and distinctively articulated.

Special priority including architectural enhancements and articulation such as balconies, shutters, banding and window trim are recommended on rear and side building facades that can be seen above community walls adjacent to public streets. Likewise, major rear and side building entrances on commercial and community facility structures, should receive treatment similar to front or main building entrances. In addition, long stretches of unbroken exterior walls are discouraged in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing.

5. Roofs: Roofs should serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the project. Roofs should be consistent with the product-type architectural concept and the style, materials and scale of the building. Roof overhangs are encouraged, as are solar panels and skylights, provided that they are designed as an integral part of the roof form.

As it relates to styles, a variety of roofs shall be permitted and encouraged, including hip, gable and shed roofs. Roof pitches of 3:12 to 6:12 are permitted. Mansard, Gambrel and flat roofs are not permitted on single family construction, except as accent elements where appropriate for the architectural style. Mansard roofs and small areas of flat roofs may be permitted provided that the use of a flat roof style is consistent with the architectural style of the building, and the majority of the roof includes a sloping condition consistent with the chosen architectural style. Flat roof areas should have a roof surface material colored to match the primary roofing material. In the RX zone, at least 30 percent of the units shall have roof designs that vary from the remainder of the dwelling units (Sections 131.0463). Roof heights and planes should vary to create interplay between the roof and the walls of the structure.

IV. ARCHITECTURAL DESIGN GUIDELINES

Acceptable roofing materials include, but are not limited to; clay, tile and concrete tile and synthetic shakes. Tile shapes include S-Tile, Barrel, Flat, Slate, Italian and Low Profile. Unacceptable roofing materials include wood shakes and composite asphalt shingles.

Accessory structures shall be architecturally compatible in style with the primary residence. They should have roofs similar to or compatible with the primary or major structure they support. There is no minimum roof pitch required for accessory structures. Flat roofs on accessory structures are permitted.

Roofing trim materials should be of similar materials and complementary colors. Acceptable materials include clay and concrete tile. Composition plastic and wood roofing materials are prohibited for aesthetic and fire safety reasons.

Roof vents and appurtenances should be painted to match the roof color.

All roof-mounted mechanical equipment shall be screened from view by parapets or architectural features.

6. Chimneys: Chimneys and spark arrestors should act as major thematic forms and vertical elements in the architecture. Caps on chimneys should have low profiles; they should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), stucco and wood.

7. Door and Windows: By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.

IV. ARCHITECTURAL DESIGN GUIDELINES

To further enhance the individual identity of each structure, window boxes and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance.

Windows, frames, mullions and door frames shall be color coordinated with the rest of the building. Windows with divided light patterns shall be carried through on all building elevations, and a variety of divided light patterns should be used in each neighborhood as appropriate to the architectural style. Doors may be somewhat ornate and include inset panels, carvings and/or window panes.

8. **Garages:** Alternative garage configurations such as those listed in this section shall be utilized in the single-family lots.
 - a. Garage setbacks shall be measured to the face of door from the right-of-way line in the case of a public street. Roll-up garage doors are required. Architectural projections may encroach into the setback a maximum of 18 inches for garages (**Fig. 11**).

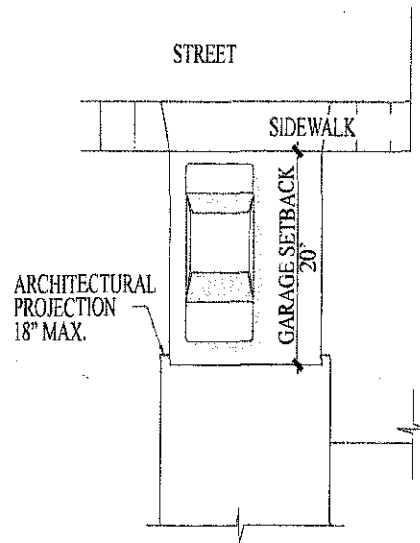
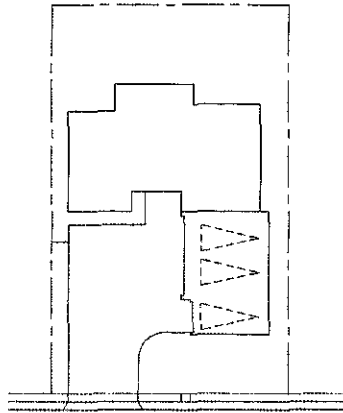


Fig. 11 Garage Setback

b. When three-car garages are provided, a variety of garage configurations may be used to improve the street scene of master plan neighborhoods. Examples of different siting configurations for garages include the following:

- i. Side-Loaded Garages – Side loaded garages may turn the garage 90 degrees to hide the doors from the street. Careful attention should be paid to the articulation of the street-facing portion of the garage (Three Car Swing-in Garage, **Fig. 12**).



**Fig. 12 THREE-CAR
SWING-IN GARAGE**

- ii. **Split Garage** – In this configuration a one- car and a two-car garage are split to provide a variation on the street-facing façade. Either the one or two-car garage is turned 90 degrees to the street to minimize the appearance of garage doors from the street (**Fig. 13**). Careful attention should be paid to the articulation of the street-facing portion of the side-loaded garage.

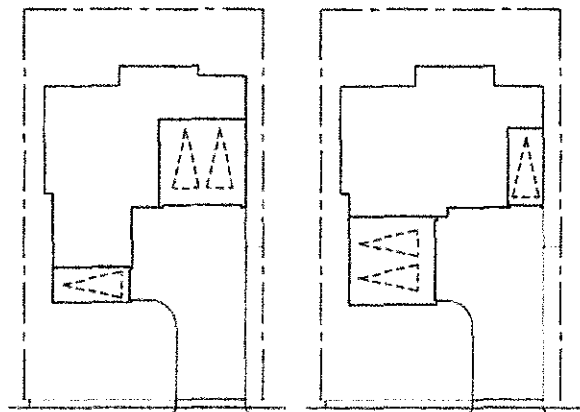


Fig. 13 THREE-CAR SPLIT

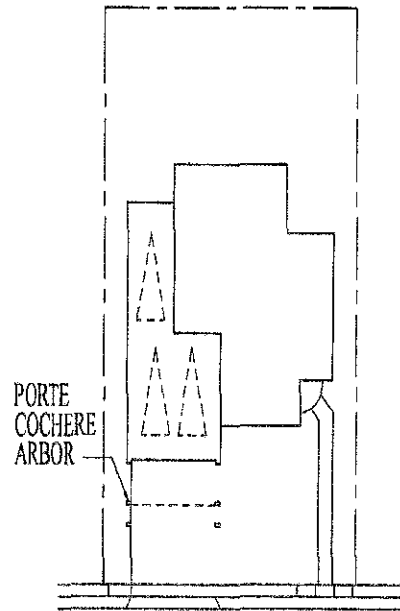
IV. ARCHITECTURAL DESIGN GUIDELINES

SWING-IN GARAGE

iii. Three-Car Garage with Tandem Parking – This garage configuration minimizes door openings while parking two cars in line with one another. Additionally, the configurations can be shallow recessed or deep recessed depending upon the lot size (**Fig. 14**).

iv. Attached, Deeply Recessed Garage – In this configuration, the garage is located behind the house, but is accessed from the street as seen in some older residential neighborhoods. To further de-emphasize the garage façade, a porte cochere can be provided to create a gateway into a courtyard shared by the garage (**Fig. 15**).

v. Detached, Deeply Recessed Garage – The detached garage is deeply recessed, preferably with a porte cochere providing an enhanced street scene. A “recessed garage” must be located a minimum of 5 feet behind habitable area of the front façade.



**Fig. 14 THREE-CAR TANDEM GARAGE
WITH ENTRY ARBOR**

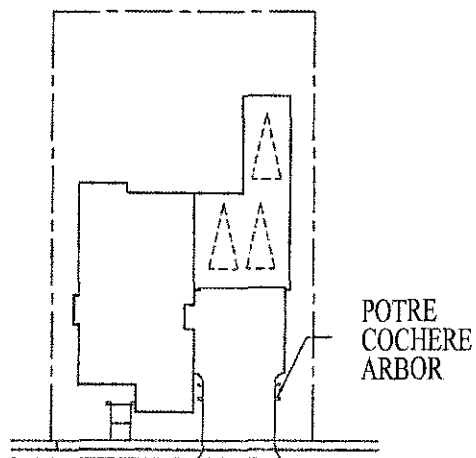


Fig. 15 DEEPLY RECESSED GARAGE

IV. ARCHITECTURAL DESIGN GUIDELINES

9. **Porches, Arcades and Entryways:** Entrances to buildings should be clear and easily recognizable. Covered entrances, porches and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. Front entrances should be designed as significant architectural features. Porches and entryways may be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale. Porches may be used on buildings of two or more stories as a transition from nearby one or two story structures. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Decorative wrought iron railings are permitted and acceptable. Porches for single family residences shall have a depth of six feet and a minimum width of ten feet.

10. **Balconies and Overhangs:** Balconies and overhangs are desirable elements of a building, because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors and creating a sense of human scale. Balcony railings may be constructed of wood, masonry, decorative metal and/or stucco. Balcony railings may be solid, if desired. Accent tile may be used in moderate amounts. Pipe railings should not be used. In all cases, balconies, overhangs and arcades should be designed such that detailing, form, color and materials are similar and/or compatible to the main structure.

V. LANDSCAPE DESIGN

The landscape philosophy of the project focuses on blending people, structures, and open spaces into a harmonious and aesthetically pleasing residential community which places primary emphasis on the preservation and enhancement of natural topography and native vegetation. Landscape Design Criteria have been developed to implement this philosophy and address technical aspects of the natural and built landscapes, which are consistent with the Landscape Guidelines (Appendix B) of the Black Mountain Ranch Subarea Plan. In addition, Landscape Design Criteria are established for specific development elements such as walls and fences, signage, and lighting.

A. LANDSCAPE DEVELOPMENT PLAN

The landscape development plan is identified on the project plans for Heritage Bluffs II. The primary goal of the landscape design is to unify and complement the existing native vegetation in the area. The treatment for the interior shall be ornamental in nature, fire-resistant, and compliment the building architecture.

All landscaping within the project shall conform to the standard horticultural practices, the City of San Diego Land Development Manual, Landscape Standards, and all other applicable city and regional standards for landscape installation and maintenance.

B. PROHIBITED PLANT PALETTE

Refer to Table 1 Section 2, Prohibited Plant Palette, located in Appendix B of the Black Mountain Ranch Subarea Plan. This table includes a list of plant species with characteristics which are potentially destructive to native vegetation and open space by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands, and other undesirable traits. Under no circumstances shall any plant listed on the prohibited plant palette be planted within the Heritage Bluffs II project. Moreover, these species will periodically be eradicated when found in substantial quantity in any area of the project. Due to the environmentally sensitive nature of this project site, the following species included in Section 1 of the Approved Plant Palette of the Black Mountain Ranch Subarea Plan will not be allowed:

Attachment 9
HERITAGE BLUFFS II

Potentially Invasive Trees – *Schinus molle* and *Ulmus parvifolia*

Potentially Invasive Shrubs/Groundcover – *Acacia baileyana*, *A. longifolia*, *Cistus ladaniferus*, *C. creticus*, *C. salviifolius*, *C. monspeliensis*, *C. ladanifer*, *Cotoneaster pannosa*, *C. lacteus*, *Echium fastuosum*, *Gazania linearis* (*G. longiscapa*), *Hedera helix*, *H. canariensis*, *Hypericum canariense*, *Limonium perezii*, and *Prunus lyonii*.

V. LANDSCAPE DESIGN

C. APPROVED PLANT PALETTE

Refer to Table 1 Section 1, Approved Plant Palette, of the Black Mountain Ranch Subarea Plan for the Approved Plant Palette. Any species not contained in the list of approved plants shall not be used without the written approval from the Heritage Bluffs II Home Owner's Association and the City of San Diego.

D. SLOPE REVEGETATION

All graded slopes will be promptly revegetated in compliance with City requirements and in conformance with the overall landscape development plan. Refer to Table 2 in Appendix B of the Black Mountain Ranch Subarea Plan for the revegetation plant palette.

E. IRRIGATION STANDARDS

All irrigation systems shall conform to the Citywide Landscape Regulations SDMC 142.0403(c) and all other applicable City and regional standards for irrigation installation and maintenance. Irrigation systems shall be designed so that separate areas of maintenance responsibility are metered and controlled independently.

All permanent irrigation systems will be below ground, automatically controlled, and in full compliance with building code requirements. The irrigation system will utilize reclaimed water to the maximum extent available and permissible. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads and matched precipitation rate heads will be used. Temporary irrigation systems in naturalized or native areas may utilize above ground systems. All backflow control devices will be located or screened from public view. Habitat areas in the riparian zone will be watered with a combination of overhead spray and drip emitters. The riparian zone system will be installed permanently but used only during initial plant establishment.

V. LANDSCAPE DESIGN

F. MAINTENANCE

All required common landscape areas shall be maintained by the Homeowner's Association. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. For crime prevention purposes, canopies of mature trees should be maintained at least 8 feet above the ground. Bushes should be trimmed to less than 3 feet except where privacy or environmental noise mitigation is a primary concern, or where higher plants would not block any views, lighting, or provide hiding places.

Residential property owners will be required to maintain landscaping within their lot in conformance with the criteria in CC&Rs which will be established and administered and enforced by the Homeowner's Association.

Lots O and P will be City-owned open space maintained by the City of San Diego in accordance with its standards. Lot Q will be Open Space MHPA conversed, owned and maintained by a Habitat Manager.

G. OPEN SPACE SYSTEM

The components of the open space system include native and naturalized riparian areas. In order to minimize impacts to sensitive lands and promote the objectives of the City of San Diego Multiple Species Conservation Program, no public access to the open space preserve is permitted except along the existing trail that traverses open space Lot P. This trail will remain.

H. WALLS AND FENCES

Walls and fences of a variety of materials may be used for privacy and security as well as to delineate MHPA open space areas, private areas, service areas, and auto-courts. Walls and fences shall be an extension of the colors and materials of the architecture. The following criteria will apply to walls and fences:

Walls and fences shall comply with Chapter 14, Article 2, Division 3. Any deviations shall be addressed.

V. LANDSCAPE DESIGN

- 1) Long straight lines, over 100 feet in length, of fences or walls must be avoided through the use of staggered, offset, or curved wall sections.
- 2) Long uninterrupted wall faces, over 100 feet in length, must be avoided through the use of periodic columns, offsets, panels, or semi-open areas, and changes in materials.
- 3) Chain link fences may only be used in areas not visible from common open space and public streets. When used, chain link fences must be vinyl coated and/or vine covered. Vine covered fences are only permitted outside of required brush management zones.
- 4) Grape stake fences are not allowed.
- 5) Unfinished concrete block is not allowed.
- 6) Acceptable wall or fence materials include split rail or wood pole rail, natural stone or fractured concrete rubble, stucco covered block, adobe, wrought iron or steel pickets, split face block, slump block, brick, glass, combination block/glass, or fully planted crib walls.
- 7) Fences in areas of grade change must be periodically stair-stepped.
- 8) Fences and walls bordering or fronting open space or other common areas shall be designed to be compatible with fences and walls on adjacent private properties.
- 9) Solid or open fences and walls may run along side yard property lines from the street/front yard setback to the rear yard setback on any lot.
- 10) Solid or open fences and walls may run along side yard and rear yard property lines adjacent to other developed or private properties, i.e. interior lots.
- 11) Retaining walls shall be designed either as visual extension of the main structure on the property with regard to materials, color, and details, or as natural landscape elements blending with the setting.

- 12) Fences or barrier plantings are required between the developed portion of individual residential lots and public MHPA open space lots.

V. LANDSCAPE DESIGN

I. SIGNAGE

All signage, as well as monumentation, within the Heritage Bluffs II community will conform to the City of San Diego sign regulations and must have the approval of the Heritage Bluffs II Homeowner's Association.

Materials for permanent signage will use unitized stone, concrete, stucco, masonry, brick, and wood, consistent with the entry monumentation and wall and fence finishes.

Community-Wide Signage: Permanent community-wide signage includes signs and street fixtures normally found in the public rights-of-way. These signs and fixtures are treated in a unique and uniform manner throughout the community and form a fabric of common elements which create an indirect statement of identity and contribute to the sense of place within the Heritage Bluffs II community. These signs will follow the pattern established through the implementation of the Black Mountain Ranch Vesting Tentative Map 99-1054.

Public Facilities Signage: Permanent public facilities signage includes signs for open space.

Residential Signage: Permanent residential signage includes neighborhood identification signs, project identification signs, secondary site signs, and address signs for single-family projects. All residential signs shall be designed so as to bridge the project and the community. Relationship to the character of the project is maintained by drawing materials, colors, and details from associated architecture.

Temporary Signage: All temporary signage must be approved for a specific period of time, with permits renewable annually thereafter. Materials, colors, type style, details, and finishes will be compatible with permanent signs. Temporary signage includes: community and

marketing identification signage, future facilities signage, commercial marketing signage, real estate signage, subdivision directional signage, and model complex directional signage. Signage to be removed promptly upon termination of permitted use.

V. LANDSCAPE DESIGN

Entries: The neighborhood entrances to Heritage Bluffs II may incorporate monument signage that will integrate with the open, naturalistic landscape character. Primary materials may include indigenous boulders with incised or pin mounted lettering and accent lighting. Entries will be treated as ornamental areas.

J. LIGHTING

The need for adequate lighting to assure the safety and security of the residents of Heritage Bluffs II is recognized. Within the limits of safety; however, the intensity of exterior lighting shall be kept to a minimum to promote a rural character and limit impacts to the wildlife which will occupy the extensive open space system in the entire Black Mountain Ranch community. In general, exterior lights shall be directed downward and the light source shall be shielded. Development of properties immediately adjacent to natural open space areas shall be specifically designed so that light or glare shall not be cast on the open space lots.

K. BRUSH MANAGEMENT

The Brush Management Program described in this section implements the City of San Diego's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes a means of providing fire safety in the landscape for public or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. The Brush Management Plan is identified on the project plans for Heritage Bluffs II. Two distinct brush management areas referred to as "zone one" and "zone two" provide an effective break between all structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management zone one is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting. Brush management

zone one shall not be allowed on slopes with a gradient greater than 4:1. Brush management zone two is the area between zone one and any area of native or naturalized vegetation and shall consist of thinned,

V. LANDSCAPE DESIGN

native, or non-irrigated vegetation. Maintenance of brush management lots shall include the removal of invasive species.

Management and maintenance of brush management lots will be the responsibility of the Heritage Bluffs II Home Owners Association and shall be conducted in strict conformance with the plan as set forth on the project plans for Heritage Bluffs II. Compliance with these guidelines shall not be construed as a guarantee against any damage, destruction, or loss of property that may be caused by brush fire.

VI. IMPLEMENTATION

The Heritage Bluffs II Design Review Guidelines will be implemented by both the Heritage Bluffs II Homeowner's Association and the City of San Diego. Of the processes described in this section, nothing is intended to supersede or supplant the responsibility of municipal authorities duly authorized to issue construction permits within Heritage Bluffs II.

Heritage Bluffs II Homeowner's Association: The Heritage Bluffs II Homeowner's Association (HOA) will oversee the maintenance and operation of community-wide facilities within the project boundary, including but not limited to, brush management areas, open space area, signs and monuments, etc.

The HOA shall also be responsible for the aesthetic review and approval of all room additions, patio covers, decks, patios, and other structures requiring a building permit within the Heritage Bluffs II development. All future room additions by homeowners shall comply with the standards within the architectural guidelines section of this document. This shall be clearly stated in the Master CC&R's for this project.

The HOA will be responsible for administering the Heritage Bluffs II covenants, codes, and restrictions (CC&Rs). These shall be recorded prior to the sale of any home-site to an individual. Note that the City of San Diego has no role in the administration or enforcement of CC&Rs.

City of San Diego: Prior to the submittal of an application for any building permit to the City of San Diego, the developer shall submit an application for Substantial Conformance Review to the Development Services Department. Application requirements for a Substantial Conformance Review can be obtained from the City of San Diego Development Services Department. The Development Services

Department will review the architecture for consistency with the Vesting Tentative Map, Site Development Permit, and Design Guidelines for Heritage Bluffs II. A Substantial Conformance Review is a Process One staff-level decision. If the Development Services Department does not find the plans to be in conformance, an amendment to the Vesting Tentative Map and Site Development Permit will be required consistent with the City of San Diego's process guidelines.

VI. IMPLEMENTATION

Following Substantial Conformance Review and approval, an applicant may apply for a building permit through the City of San Diego Development Services Department.

The developers of Heritage Bluffs II are obligated to install certain public improvements as part of project development. The requirements for these improvements are established in the conditions of approval for the Vesting Tentative Map and Site Development Permit. The phasing requirements of these conditions may affect the timing of building permit issuance. Individual home builders are encouraged to determine what effect, if any, infrastructure phasing may have on the timing of building permit issuance for their property prior to applying for a building permit.

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 38.68 ACRES LOCATED GENERALLY SOUTH OF BERNARDO CENTER DRIVE/CARMEL VALLEY ROAD, WITHIN THE BLACK MOUNTAIN RANCH COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 ZONE INTO THE RS-1-14 AND RX-1-1 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE CHAPTER 13, ARTICLE 1, DIVISION 4; AND REPEALING ORDINANCE NO. 8858 AND NO. 8703 (NEW SERIES), ADOPTED JULY 18, 1963 AND AUGUST 9, 1962, RESPECTIVELY, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HERewith.

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

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

Section 1. That 38.68 acres located generally south of Bernardo Center Drive/Carmel Valley Road and west of Interstate 15, and legally described as the Southwest Quarter of the Southeast Quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records and Government Lots 1 and 2 and the Southeast Quarter of the Northeast Quarter of Section 5, Township 14 South, Range 2 West, San Bernardino Base and Meridian per Official U.S. Survey Plat (1880), in the City of San Diego,

County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records, in the Black Mountain Ranch Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4314, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the AR-1-1 zone into the RS-1-14 and RX-1-1 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 8858 and No. 8703 (New Series), adopted July 18, 1963 and August 9, 1962, respectively, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No. INSERT PROJECT NUMBER~

O-INSERT~
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DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

EASEMENT VACATION NO. 1559636

A RESOLUTION SUMMARILY VACATING AN OPEN SPACE EASEMENT
FOR THE HERITAGE BLUFFS II PROJECT NO. 319435.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that the open space easement described below be vacated; and

WHEREAS, on September 8, 2016, the Planning Commission of the City of San Diego considered Open Space Easement Vacation No. 1559636, and pursuant to Resolution No.

[INSERT Planning Commission Resolution Number] -PC voted to recommend approval of the Vacation; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Open Space Easement Vacation No. 1559636 located in Black Mountain Ranch, the Council finds that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The easement was originally acquired for the purpose of protecting open space and coastal sage scrub, but there is no longer a public use for that purpose because the site was determined to contain non-native grassland rather than coastal sage scrub. The open space easement was an incremental step in the implementation of VTM 95-0173 which was approved by the City Council on October 31, 1995. The easement was granted on August 23, 1996, accepted by the City on December 23, 1996, and recorded on January 16, 1997. At the time the easement was granted, the Multiple Species Conservation Plan had not yet been approved and the easement was an interim method to protect specific areas of coastal sage scrub until the larger open space system could be dedicated to the City for inclusion in the Multiple Species Conservation Plan. Since the original granting of the easement, the site has undergone extensive biological resource mapping and the proposed easement vacation area has been determined to contain non-native grassland rather than coastal sage scrub.

The easement also has no other anticipated public uses. The proposed easement vacation affects a very small area at the edge of a much larger open space easement. Furthermore, the Heritage Bluffs II project has been designed to dedicate areas of higher biological value to the MHPA, including areas of coastal sage scrub, which will diminish the value of this open space in comparison. The easement is for open space, with no restrictions on past, present or prospective public use. There are no facilities within the easement. The purpose of the easement was to protect open space. The easement was not granted to facilitate any public use of any kind in the past, present or future. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

Vacation of the open space easement will allow for the development of the Heritage Bluffs II project by allowing a necessary emergency access roadway through a small area of open space. The development of the Heritage Bluffs II project will create the needed housing anticipated in the Black Mountain Ranch Subarea Plan area. The adjacent site, the location of the Heritage Bluffs II project, is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space. The Black Mountain Ranch Subarea Plan's Residential land use for the adjacent site is identified as Low Density, which permits two to five dwelling units per acre. The Subarea Plan allows for 220 dwelling units on-site, including a requirement for 35 affordable units, yet also requires secondary water and wastewater improvements and an emergency access road for fire and life safety. The vacation of the open space easement will allow the Heritage Bluffs II project to provide the residential development anticipated by the Black Mountain Ranch Subarea Plan and all necessary improvements including the secondary water and wastewater improvements and an emergency access road for fire and life safety. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The total area of the open space easement vacation is 0.172-acres, or 7,504 square feet. The Subarea Plan anticipates the adjacent site, which is the project site for Heritage Bluffs II, for Residential and Open Space, and approval of the vacation will allow the Heritage Bluffs II project to be built, which in turn will provide the residential units and additional open space anticipated by the Subarea Plan. The Heritage Bluffs II project site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space which anticipates the development of a 220 unit single-family residential project. The Black Mountain Ranch Subarea Plan's residential land use for the adjacent site is identified as Low Density at a density range of two to five dwelling units per acre. Although the Heritage Bluffs II project is consistent with the Subarea Plan, secondary water and wastewater improvements and an emergency access road for fire and life safety are required to serve the project. The only location for these improvements and the emergency access road is across the existing open space easement.

Approximately seventy-three percent of the adjacent project site will remain as open space and a component of the City's MHPA consistent with the goals and policies of the General Plan Conservation Element. The Heritage Bluffs II project has been designed to minimize its impacts on environmental resources and will be adjusting the MHPA, primarily to avoid impacts to sensitive biological resources. Pursuant to the Final MCSP Plan (August, 1998), "adjustments to the MHPA and/or preserve boundaries can be made without the need to amend the MSCP Plan or subarea plan if the adjustment will result in the same or higher biological value of the preserve." The proposed exchange involves removal of 20.5-acres from the existing MHPA (including the proposed 0.172-acres offsite open space easement vacation) and the replacement of 20.5-acres of higher quality habitat. The habitat interfaces will not be substantially changed. The configuration and amount of land within the MHPA for the project is substantially as designated in the Black Mountain Ranch Subarea Plan. The proposed exchange will confine the majority of the development to the least environmentally sensitive areas and will add more drainage areas to the MHPA than were previously mapped within the preserve boundaries. The proposed boundary line adjustment will avoid impacts to the majority of non-wetland drainages, maintain a 100-foot wide setback from the blueline stream, and avoid impacts to the mulefat scrub and freshwater habitats currently outside the MHPA boundary. It will also preserve non-native grassland that supports thread-leaved Brodiaea, adding protection to this MSCP-covered and narrow endemic species. An additional 7.84-acres off-site will be added to the MHPA, including an approximately 0.84-acre area just north of the project boundary and 7-acres of non-native grassland adjacent to Lusardi Creek. The area adjacent to Lusardi Creek supports a tributary and the habitat to be added to the MHPA will provide an additional buffer to the creek and improve this habitat/linkage corridor. The proposed adjustment will result in an increase in the protection of sensitive species in an area more likely to retain biological value.

Planned land uses adjacent to the MHPA within the Black Mountain Ranch Subarea Plan include single-family and multi-family residential, as well as active recreation. The subdivision has been designed to minimize impacts and maintain the function of the MHPA. Consistent with the City's MSCP Subarea Plan, Open Space Element of the Black Mountain Ranch Subarea Plan and Conservation Element of the General Plan, the subdivision will prevent drainage from flowing directly into the MHPA; reduce the impact of toxics, noise, and lighting; provide new barriers along the MHPA boundary; establish brush management zones; and limit access to the Black Mountain Ranch Open Space Park to deter off-trail use. The subdivision site plan and design guidelines

conform to the MHPA land use adjacency guidelines and the applicable land use plan. The vacation is consistent with any applicable land use plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

There are no public facilities within the open space easement. The purpose of the open space easement was an incremental step in the implementation of VTM 95-0173 which was approved by the City Council on October 31, 1995. The easement was granted on August 23, 1996, accepted by the City on December 23, 1996, and recorded on January 16, 1997. At the time the easement was granted, the Multiple Species Conservation Plan had not yet been approved and the easement was an interim method to protect specific areas of coastal sage scrub until the larger open space system could be dedicated to the City for inclusion in the Multiple Species Conservation Plan. Since the original granting of the easement, the site has undergone extensive biological resource mapping and the proposed easement vacation area has been determined to contain non-native grassland rather than coastal sage scrub. The original purpose, to protect coastal sage scrub, no longer exists. The proposed easement vacation affects a very small area at the edge of a much larger open space easement. As described above, the Heritage Bluff II project will be adjusting the MHPA, primarily to avoid impacts to sensitive biological resources. It will exchange existing MHPA areas (including this open space easement) with higher quality habitat, including coastal sage scrub, additional drainage areas, mulefat scrub, and fresh water habitats. The project will also create a habitat preserve for the listed species, *Brodiaea fillifolia*, to be managed by a habitat manager in perpetuity. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the open space easement located within Black Mountain Ranch in connection with Vesting Tentative Map No. 1193244, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 39082, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

Internal Order No. 24004059

Drawing No. 39082

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DRAFT

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1193244
HERITAGE BLUFFS II - PROJECT NO. 319435 [MMRP]

WHEREAS, MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED FEBRUARY 12, 2007; MARJORIE CLAYPOOL, TRUSTEE OF THE CLAYPOOL REVOCABLE TRUST, DATED SEPTEMBER 17, 2001; JEANETTE SCIUTO, TRUSTEE OF THE JASPER AND JEANETTE SCIUTO 1990 TRUST, DATED JUNE 26, 1990; MARION ROSE CONCEICAO, TRUSTEE OF THE MARION ROSE CONCEICAO FAMILY TRUST, DATED DECEMBER 31, 2013; NANCY PANZA, TRUSTEE OF THE SPINALI TRUST, DATED NOVEMBER 29, 1994; MARGARET ANSARA, TRUSTEE OF THE ANSARA NOMINEE CALIFORNIA TRUST; PAUL FAZIO, TRUSTEE OF THE SALVATORE FAZIO FAMILY TRUST, DATED NOVEMBER 28, 2012; ROBERT LUONGO, AN INDIVIDUAL; DOMENIC SCIUTO, TRUSTEE OF THE DOMENIC R. SCIUTO 2011 TRUST; REGINA VIRISSIMO, TRUSTEE OF THE VIRISSIMO FAMILY REVOCABLE TRUST 2000; JOSEPHINE ORIOL, TRUSTEE OF THE PETER F. AND JOSEPHINE ORIOL 1991 TRUST, DATED SEPTEMBER 6, 1991; JOSEPH SCIUTO, TRUSTEE OF THE JOSEPH SCIUTO AND BARBARA M. SCIUTO 2001 LIVING TRUST, DATED JUNE 28, 2001; ANGELA ANSARA, TRUSTEE OF THE ANGELA ANSARA TRUST 2015, DATED MAY 28, 2015; CLIFFORD ANSARA, AN INDIVIDUAL, Subdivider, and GREGORY M. SHIELDS, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1193244 for the subdivision of 169.85-acres and development of 171 dwelling units on the subject site and to transfer 35 affordable dwelling units to Lot 9, Map No. 15919 in Black Mountain Ranch North Village Town Center and to transfer 14 dwelling units to Lots 12, 13, 18 and 19, Map No. 15919 in Black Mountain Ranch North Village Town Center, including dedication and construction of public roadways both on- and off-site, recordation of a parcel map for proposed parcels A through F within Parcel 3 of Parcel Map 18504, creation of both an on- and off-site Heritage Brodiaea Preserve,

dedication both on- and off-site of land into the Multiple Habitat Planning Area as open space and a Multiple Habitat Planning Area Boundary Line Adjustment for the project known as Heritage Bluffs II. The project site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15, in the RS-1-14 and RX-1-1 zones (proposed), (AR-1-1 zone existing), in the Black Mountain Ranch Community Plan area. The property is legally described as the Southwest Quarter of the Southeast Quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records and Government Lots 1 and 2 and the Southeast Quarter of the Northeast Quarter of Section 5, Township 14 South, Range 2 West, San Bernardino Base and Meridian per Official U.S. Survey Plat (1880), in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records; and

WHEREAS, the Map proposes the Subdivision of a 169.85-acre site into 171 single dwelling unit lots and 17 open space lots; 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 September 8, 2016, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1193244, and pursuant to Resolution No.

[INSERT Planning Commission Resolution Number] -PC voted to recommend approval of the Tentative Map; and

WHEREAS, the City Council acknowledges the Subdivider's intention to provide irrevocable offers of dedication of offsite parcels, as shown on the Vesting Tentative Map No. 1193244, and the area of each parcel as expressed in acres at the time of dedication may be less than the area shown on said map due to existing conditions of the land, e.g. existing detention basins, access roads, edge impacts, or other existing conditions which the City will not accept within the land to be dedicated; and

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

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 1193244, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1193244:

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 site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space. The Black Mountain Ranch Subarea Plan's Figure 2.1 identifies the site as one of the "Southeast Perimeter Properties" and Figure 2.2 identifies the site as areas "A" and "B" which allows a total of 220 dwelling units.

The portion of the site currently designated for Open Space by the Black Mountain Ranch Subarea Plan, approximately seventy-three percent, will remain open space and a component of the City's MHPA consistent with the goals and policies of the General Plan Conservation Element. Planned land uses adjacent to the MHPA within the Black Mountain Ranch Subarea Plan include single-family and multi-family residential, as well as active recreation. The subdivision has been designed to minimize impacts and maintain the function of the MHPA. Consistent with the City's MSCP Subarea Plan, Open Space Element of the Black Mountain Ranch Subarea Plan and Conservation Element of the General Plan, the subdivision will prevent drainage from flowing directly into the MHPA; reduce the impact of toxics, noise, and lighting; provide new barriers along the MHPA boundary; establish brush management zones; and limit access to the Black Mountain Ranch Open Space Park to deter off-trail use. The subdivision site plan and design guidelines conform to the MHPA land use adjacency guidelines. The proposed subdivision will support implementation of the Conservation Element of the General Plan through the follow features:

- All homes will be provided with Photo Voltaic systems;
- The project will participate in the Black Mountain Ranch construction waste recycling program;
- Recycled water will be used for site development activities;
- The one significant archaeological site will be preserved in an open space area;
- All common areas and graded slopes will be planted with native and/or drought tolerant vegetation.
- Street trees will support reduction of the urban heat island effect.

The current zoning for the properties is AR-1-1. The Black Mountain Ranch Subarea Plan envisions the zone for Low Density Residential to be RS-1-14. The proposed subdivision includes a zone change from AR-1-1 to the RS-1-14 and RX-1-1 zones. The combination of zones and proposed densities and uses on the site will implement the Low Density Residential land use designation of the Black Mountain Ranch Subarea Plan. The proposed zoning and clustered development will minimize impacts to natural habitat and the natural landform and reduce encroachment into the City's MHPA. These efforts support implementation of the Open Space and Community Design Elements of the Black Mountain Ranch Subarea Plan.

As outlined in the Black Mountain Ranch Subarea Plan, all Perimeter Properties are required to adopt the design guidelines approved for the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development or develop independent design guidelines in conformance with policies in the Community Design Element of the Black Mountain Ranch Subarea Plan. The independent Design Guidelines provided as a component of the project maintain consistency with the policies of the Black Mountain Ranch Subarea Plan. The Design Guidelines developed for the project will assist to implement the goals of the Community Design Element section A.4 Residential Clusters of the Black Mountain Ranch Subarea Plan by establishing a community identity compatible with the surrounding residential uses and open space system. The Design Guidelines also address section B. Common Design Elements of the Community Design Element by implementing street design standards for local streets, landscape and open space, and signage, lighting and walls.

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.

While the subdivision complies with all the zoning and development regulations of the RS-1-14 and RX-1-1 zones related to street frontage, lot size and lot measurements, the project requires one deviation for the distance of buildings to the property line, as allowed by the Planned Development Permit regulations. The Planned Development Permit process is the proper vehicle to request deviations where the topographic and biological constraints and other existing conditions of the site dictate a design response which requires flexibility. The deviation requested is reasonable and will result in a better project in keeping with the purpose and intent of the Planned Development Permit regulations.

The project proposes a deviation from the minimum fifteen foot front yard setback of the RX-1-1 and RS-1-14 Zone development regulations, SDMC Section 131.0431 and 131.0443(b)(1), to allow an average fifteen foot front yard setback throughout the subdivision. The requested deviation will provide for more flexibility by establishing an average front yard setback of fifteen feet. The deviation will encourage more variety in the siting of buildings within the subdivision with front setbacks ranging anywhere from ten to twenty feet and will achieve an overall project average of fifteen feet. In addition, garages facing the street will be setback a minimum twenty feet and other portions of the building may observe a minimum ten foot setback and will achieve an overall project average of fifteen feet.

The purpose of the Planned Development Permit regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations will restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. Considered together the deviation will create a more desirable subdivision that is clearly distinguishable from surrounding communities than will be achieved by strict conformance with the development regulations of the applicable zone.

In accordance with the purpose of the Planned Development Permit regulations, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. The Project is consistent with the criteria for development design of the Land Development Code Section 143.0410(j) which states: (1) The overall development design should be comprehensive and should demonstrate the relationships of the proposed development on-site with existing development off-site, (2) The scale of the project should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area or as otherwise specified in the applicable land use Plan, (3) Buildings, structures, and facilities on the premises should be well integrated into, oriented towards, and related to, the topographic and natural features of the site, (4) Proposed developments should avoid repetitious development patterns that are inconsistent with the goals of the applicable land use plan, (5) Buildings should avoid an overwhelming or dominating appearance as compared to adjacent structures and development patterns. Abrupt differences in scale between large commercial buildings and adjacent residential

areas should be avoided. Instead, gradual transitions in building scale should be incorporated, (6) Larger structures should be designed to reduce actual or apparent bulk. This can be achieved by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques, (7) To the greatest extent possible, landscaping should be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the development, (8) Elements such as curbside landscaping, varied setbacks, and enhanced paving should be used to enhance the visual appearance of the development, (9) Roof forms should be consistent in material, design, and appearance with existing structures in the surrounding neighborhood. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations, and (10) Building material and color palettes should be consistent with applicable guidelines in the applicable land use plan, if provided. The project is consistent with each of the ten criteria for development design of the Planned Development Permit regulations.

Considering the proposed design, including the front yard setback deviation, the subdivision will create a more desirable development that is clearly distinguishable from surrounding communities than will be achieved by strict conformance with the development regulations of the applicable zone and will be consistent with the purpose and intent of the Planned Development Permit regulations.

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 project site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15 on the northern slopes of Black Mountain. The site includes a gently sloping, previously disturbed area and two small drainages. The site is in an area developing with primarily residential development and open space. Single dwelling unit residential neighborhoods are to the north and east of the project site and open space and the Black Mountain Open Space Park is to the south; undeveloped land is to the west. The project site is undeveloped, although a series of dirt roads and trails traverse portions of the site. Elevations on the site range from 610 feet above mean sea level to 860 feet above mean sea level. Native upland and wetland vegetation occurs on the site.

Seven habitats/vegetation associations occur on the project site: coastal sage scrub, southern mixed chaparral, non-native grassland, native perennial grassland, freshwater marsh, mulefat scrub and riparian forest. Four sensitive habitats under the City of San Diego's MSCP Subarea Plan are present: native perennial grassland (Tier I habitat), coastal sage scrub (Tier II habitat), southern mixed chaparral (Tier IIIA habitat), and nonnative grassland (Tier IIIB habitat). One sensitive plant species Thread-leaved Brodiaea, two sensitive animal species (coastal California gnatcatcher and rufous-crowned sparrow) were observed on the site.

The project required the submission of several technical reports prepared by individuals licensed by the state to practice in their technical specialty. These technical reports were reviewed by city staff also licensed by the state to practice in their technical specialty. The applicant submitted a Geotechnical Investigation prepared by Leighton and Associates, Inc., a Steep Slopes Analysis, prepared by Project Design Consultants, a Conceptual Grading/Drainage Plan Report prepared by Project Design Consultants, a Water Quality Technical Report prepared by Project Design Consultants, a preliminary Drainage Study prepared by Latitude 33 Planning and Engineering, a Cultural and Paleontological Resources Survey Report prepared by RECON Environmental, Inc., an

Archaeological Resources Report prepared by RECON Environmental, Inc., and a Biological Resources Technical Report prepared by RECON Environmental, Inc. Review of these technical reports when considered in total indicates 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. Therefore, site is physically suitable for the type and density of development.

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

As a subdivision in the RS-1-14 and RX-1-1 zones, the design of the subdivision and the proposed improvements complies with the applicable zoning and development regulations of the Land Development Code. The site is approximately 169.85 acres and contains environmentally sensitive lands in the form of biological resources and steep hillsides. The project will mitigate some yet not all impacts. A boundary line adjustment to the MHPA is included with the project which will result in a no net loss of MHPA area.

A MHPA boundary line adjustment is required to preserve *Brodiaea filifolia* (Thread-leaved Brodiaea), avoid impacts to the majority of the non-wetland drainages, maintain a 100-foot-wide setback from a blue-line stream, and to avoid impacts to the mulefat scrub and freshwater habitats currently outside the MHPA boundary. The MHPA boundary line adjustment area to be removed from the MHPA and the area to be added into the MHPA will be of nearly equal portion. The boundary line adjustment will result in the removal of 20.47 acres from the existing MHPA on-site, and the addition of 20.5 acres on- and off-site into the MHPA. With implementation of the MHPA boundary line adjustment, the project will create a preserve for Thread-leaved Brodiaea; preserve all onsite wetlands; avoid impacts to the majority of the non-wetland drainages; maintain a 100-foot-wide setback from the blue-line stream; and avoid impacts to the mulefat scrub and freshwater habitats currently outside the MHPA boundary. The project is proposing a compact development footprint to provide greater separation from gnatcatchers using the northern portion of the site and reduce overall edge effects.

The design of the subdivision includes the creation of manufactured slopes all of which will be stabilized and planted with vegetation to prevent erosion through wind or rainfall. The plant species to be used in erosion control will be selected for their variation of rooting depth to provide additional stability to the manufactured slopes in addition to the engineering practices and standards in the excavation and embankment of earthen works. In light of the adherence to strict engineering construction standards, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. As the result of the project features described above, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

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

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 design of the subdivision, the Project and its related site improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision specifically due to the fact the site will contain no 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 design of the subdivision, the Project and related site improvements, will provide, to the extent feasible, for future passive or natural heating and cooling opportunities. The proposed subdivision of a 169.85 acre parcel into 171 single dwelling unit lots and 17 open space lots will not impede or inhibit any future passive or natural heating and cooling opportunities. Design and construction of the proposed single dwelling unit buildings will not impede or inhibit any future passive or natural heating and cooling opportunities. As a result of the design of the proposed subdivision, each structure to be constructed on the site 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.

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 design of the subdivision, the Project and its related site improvements will meet a need in the community for a single dwelling unit community consistent with the Black Mountain Ranch Subarea Plan. The site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space. The Black Mountain Ranch Subarea Plan's Figure 2.1 identifies the site as one of the "Southeast Perimeter Properties" and Figure 2.2 identifies the site as areas "A" and "B" which allows a total of 220 dwelling units. The subdivision will be consistent with these land use designations. The Subarea Plan allows 220 dwelling units on the site, including a requirement for 35 affordable units.

The effects of the proposed subdivision on the housing needs of the region will be to provide single dwelling housing units into the market and 35 affordable housing units. All public utilities will be available to the project site. The project will improve an unimproved property which in turn will increase the tax base in the community and the cost of any needed public services, such as fire and police protection, will be at least partially offset by the increase to the city's general fund. All environmental resources impacted by the project will be mitigated to the greatest extent possible at the appropriate mitigation ratios adopted by the City of San Diego.

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 City Council of the City of San Diego, Vesting Tentative Map No. 1193244 is hereby granted to MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED FEBRUARY 12, 2007; MARJORIE CLAYPOOL, TRUSTEE OF THE CLAYPOOL REVOCABLE TRUST, DATED SEPTEMBER 17, 2001; JEANETTE SCIUTO, TRUSTEE OF THE JASPER AND JEANETTE SCIUTO 1990 TRUST, DATED JUNE 26, 1990; MARION ROSE CONCEICAO, TRUSTEE OF THE MARION ROSE CONCEICAO FAMILY TRUST, DATED DECEMBER 31, 2013; NANCY PANZA, TRUSTEE OF THE SPINALI TRUST, DATED NOVEMBER 29, 1994; MARGARET ANSARA, TRUSTEE OF THE ANSARA NOMINEE CALIFORNIA TRUST; PAUL FAZIO, TRUSTEE OF THE SALVATORE FAZIO FAMILY TRUST, DATED NOVEMBER 28, 2012; ROBERT LUONGO, AN INDIVIDUAL; DOMENIC SCIUTO, TRUSTEE OF THE DOMENIC R. SCIUTO 2011 TRUST; REGINA VIRISSIMO, TRUSTEE OF THE VIRISSIMO FAMILY REVOCABLE TRUST 2000; JOSEPHINE ORIOL, TRUSTEE OF THE PETER F. AND JOSEPHINE ORIOL 1991 TRUST, DATED SEPTEMBER 6, 1991; JOSEPH SCIUTO, TRUSTEE OF THE JOSEPH SCIUTO AND BARBARA M. SCIUTO 2001 LIVING TRUST, DATED JUNE 28, 2001; ANGELA ANSARA, TRUSTEE OF THE ANGELA ANSARA TRUST 2015, DATED MAY 28, 2015; CLIFFORD ANSARA, AN INDIVIDUAL, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

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ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24004059

DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
APPROVING PLANNED DEVELOPMENT PERMIT NO. 1193245,
SITE DEVELOPMENT PERMIT NO. 1193246 and MULTIPLE HABITAT PLANNING
AREA BOUNDARY LINE ADJUSTMENT FOR HERITAGE BLUFFS II
PROJECT NO. 319435 - [MMRP]

WHEREAS, MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED
FEBRUARY 12, 2007; MARJORIE CLAYPOOL, TRUSTEE OF THE CLAYPOOL REVOCABLE TRUST,
DATED SEPTEMBER 17, 2001; JEANETTE SCIUTO, TRUSTEE OF THE JASPER AND JEANETTE
SCIUTO 1990 TRUST, DATED JUNE 26, 1990; MARION ROSE CONCEICAO, TRUSTEE OF THE
MARION ROSE CONCEICAO FAMILY TRUST, DATED DECEMBER 31, 2013; NANCY PANZA,
TRUSTEE OF THE SPINALI TRUST, DATED NOVEMBER 29, 1994; MARGARET ANSARA, TRUSTEE
OF THE ANSARA NOMINEE CALIFORNIA TRUST; PAUL FAZIO, TRUSTEE OF THE SALVATORE
FAZIO FAMILY TRUST, DATED NOVEMBER 28, 2012; ROBERT LUONGO, AN INDIVIDUAL;
DOMENIC SCIUTO, TRUSTEE OF THE DOMENIC R. SCIUTO 2011 TRUST; REGINA VIRISSIMO,
TRUSTEE OF THE VIRISSIMO FAMILY REVOCABLE TRUST 2000; JOSEPHINE ORIOL, TRUSTEE OF
THE PETER F. AND JOSEPHINE ORIOL 1991 TRUST, DATED SEPTEMBER 6, 1991; JOSEPH
SCIUTO, TRUSTEE OF THE JOSEPH SCIUTO AND BARBARA M. SCIUTO 2001 LIVING TRUST,
DATED JUNE 28, 2001; ANGELA ANSARA, TRUSTEE OF THE ANGELA ANSARA TRUST 2015,
DATED MAY 28, 2015; CLIFFORD ANSARA, AN INDIVIDUAL, Owners, and SPIC DEL SUR, LLC,
Permittee, filed an application with the City of San Diego for a Planned Development Permit
No. 1193245 and Site Development Permit No. 1193246 to subdivide 169.85 acres and
develop of 171 dwelling units on the subject site and to transfer 35 affordable dwelling units
to Lot 9, Map No. 15919 in Black Mountain Ranch North Village Town Center and to transfer

14 dwelling units to Lots 12, 13, 18 and 19, Map No. 15919 in Black Mountain Ranch North Village Town Center, including dedication and construction of public roadways both on- and off-site, recordation of a parcel map for proposed parcels A through F within Parcel 3 of Parcel Map 18504, creation of both an on- and off-site Heritage Brodiaea Preserve, dedication both on- and off-site of land into the Multiple Habitat Planning Area as open space and a Multiple Habitat Planning Area Boundary Line Adjustment for the project known as Heritage Bluffs II, located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15, and legally described as the Southwest Quarter of the Southeast Quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records and Government Lots 1 and 2 and the Southeast Quarter of the Northeast Quarter of Section 5, Township 14 South, Range 2 West, San Bernardino Base and Meridian per Official U.S. Survey Plat (1880), in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records, in the within the Black Mountain Ranch Community Plan area, in the AR-1-1 Zone which is proposed to be rezoned to the RS-1-14 and RX-1-1 Zones; and

WHEREAS, on September 8, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1193245, Site Development Permit No. 1193246 and Multi-Habitat Planning Area Boundary Line Adjustment, and pursuant to

Resolution No. [INSERT Planning Commission Resolution Number] -PC voted to recommend approval of the Permit; and

WHEREAS, after approval of the above referenced project by the City Council, MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED FEBRUARY 12, 2007, et al, Owner, will transfer the property to SPIC DEL SUR, LLC, thereby making SPIC DEL SUR, LLC the new Owner of the Heritage Bluffs II project; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1193245 and Site Development Permit No. 1193246:

A. PLANNED DEVELOPMENT PERMIT Section 126.0604

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

The site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space. The Black Mountain Ranch Subarea Plan's Figure 2.1 identifies the site as one of the "Southeast Perimeter Properties" and Figure 2.2 identifies the site as areas "A" and "B" which allows a total of 220 dwelling units.

The Heritage Bluffs II project is consistent with the Subarea Plan's anticipated use as Open Space. The portion of the site designated for Open Space by the Black Mountain Ranch Subarea Plan, approximately seventy-three percent, will remain open space and a component of the City's Multiple Habitat Planning Area consistent with the goals and policies of the General Plan Conservation Element. Planned land uses adjacent to the Multiple Habitat Planning Area within the Black Mountain Ranch Subarea Plan include single-family and multi-family residential, as well as active recreation. The project has been designed to minimize impacts and maintain the function of the Multiple Habitat Planning Area. Consistent with the City's MSCP Subarea Plan, Open Space Element of the Black Mountain Ranch Subarea Plan and Conservation Element of the General Plan, the subdivision will prevent drainage from flowing directly into the Multiple Habitat Planning Area; reduce the impact of toxics, noise, and lighting; provide new barriers along the Multiple Habitat Planning Area boundary; establish brush management zones; and limit access to the Black Mountain Ranch Open Space Park to deter off-trail use. The subdivision site plan and design guidelines conform to the Multiple Habitat Planning Area land use adjacency guidelines. The proposed subdivision will help implement the Conservation Element of the General Plan through the follow features:

- All homes will be provided with Photo Voltaic systems;
- The project will participate in the Black Mountain Ranch construction waste recycling program;
- Recycled water will be used for site development activities;
- The one significant archaeological site will be preserved in an open space area;
- All common areas and graded slopes will be planted with native and/or drought tolerant vegetation.
- Street trees will help reduce the urban heat island effect.

The Heritage Bluffs II project is also consistent with the Subarea Plan's anticipation of Residential use. The current zoning for the properties is AR-1-1. The Black Mountain Ranch Subarea Plan envisions the zone for Low Density Residential to be RS-1-14. The proposed subdivision includes a zone change from AR-1-1 to the RS-1-14 and RX-1-1 zones and the construction of 171 single dwelling units. The combination of zones and proposed densities and uses on the site helps implement the Low Density Residential land use designation of the Black Mountain Ranch Subarea Plan. The proposed zoning and clustered development will minimize impacts to natural habitat and the natural landform and reduce encroachment into the City's Multiple Habitat Planning Area. These efforts help implement the Open Space and Community Design Elements of the Black Mountain Ranch Subarea Plan.

As outlined in the Black Mountain Ranch Subarea Plan, all Perimeter Properties are required to adopt the Design Guidelines approved for the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development or develop independent design guidelines in conformance with policies in the Community Design Element of the Black Mountain Ranch Subarea Plan. The independent design guidelines provided as a component of the project maintain consistency with the policies of the

Black Mountain Ranch Subarea Plan. The Design Guidelines developed for the project will assist to implement the goals of the Community Design Element section A.4 Residential Clusters of the Black Mountain Ranch Subarea Plan by establishing a community identity compatible with the surrounding residential uses and open space system. The Design Guidelines also address section B. Common Design Elements of the Community Design Element by implementing street design standards for local streets, landscape and open space, and signage, lighting and walls.

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

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

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 will 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.

While the project complies with the majority of the development regulations of the applicable zone, the project requires one deviation, as allowed by the Planned Development Permit regulations. The Planned Development Permit process is the proper vehicle to request deviations where the topographic and biological constraints and other existing conditions of the site dictate a design response which requires flexibility. The deviations requested are reasonable and will result in a better project in keeping with the purpose and intent of the Planned Development Permit regulations.

The project proposes a deviation from the minimum fifteen foot front yard setback of the RX-1-1 and RS-1-14 Zone development regulations, SDMC Section 131.0431 and 131.0443(b)(1), respectively, to allow an average fifteen foot front yard setback throughout the project. The requested deviation will provide for more flexibility by establishing an average front yard setback of fifteen feet. The deviation would

encourage more variety in the siting of buildings within the subdivision with front setbacks ranging anywhere from ten to twenty feet will achieve an overall project average of fifteen feet. In addition, garages facing the street will be setback a minimum twenty feet and other portions of the building may observe a minimum ten foot setback and will achieve an overall project average of fifteen feet.

The purpose of the Planned Development Permit regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. Considered together the deviation will create a more desirable project that is clearly distinguishable from surrounding communities than will be achieved by strict conformance with the development regulations of the applicable zone.

In accordance with the purpose of the Planned Development Permit regulations, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. The Project is consistent with the criteria for development design of the Land Development Code Section 143.0410(j) which states: (1) The overall development design should be comprehensive and should demonstrate the relationships of the proposed development on-site with existing development off-site, (2) The scale of the project should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area or as otherwise specified in the applicable land use Plan, (3) Buildings, structures, and facilities on the premises should be well integrated into, oriented towards, and related to, the topographic and natural features of the site, (4) Proposed developments should avoid repetitious development patterns that are inconsistent with the goals of the applicable land use plan, (5) Buildings should avoid an overwhelming or dominating appearance as compared to adjacent structures and development patterns. Abrupt differences in scale between large commercial buildings and adjacent residential areas should be avoided. Instead, gradual transitions in building scale should be incorporated, (6) Larger structures should be designed to reduce actual or apparent bulk. This can be achieved by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques, (7) To the greatest extent possible, landscaping should be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the development, (8) Elements such as curbside landscaping, varied setbacks, and enhanced paving should be used to enhance the visual appearance of the development, (9) Roof forms should be consistent in material, design, and appearance with existing structures in the surrounding neighborhood. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations, and (10) Building material and color palettes should be consistent with applicable guidelines in the applicable

land use plan, if provided. The project is consistent with each of the ten criteria for development design of the Planned Development Permit regulations.

Considering the proposed design, including the front yard setback deviation, the project will create a more desirable development that is clearly distinguishable from surrounding communities than will be achieved by strict conformance with the development regulations of the applicable zone and will be consistent with the purpose and intent of the Planned Development Permit regulations.

B. SITE DEVELOPMENT PERMIT Section 126.0504

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

The site is designated by the Black Mountain Ranch Subarea Plan as Residential and Open Space. The Black Mountain Ranch Subarea Plan's Figure 2.1 identifies the site as one of the "Southeast Perimeter Properties" and Figure 2.2 identifies the site as areas "A" and "B" which allows a total of 220 dwelling units. For additional information, refer to Planned Development Permit Finding No. 1 above.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. For additional information, refer to Planned Development Permit Finding No. 2 above.

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

While the project complies with the majority of the development regulations of the applicable zone, the project requires one deviation, as allowed by the Planned Development Permit regulations. The Planned Development Permit process is the proper vehicle to request deviations where the topographic and biological constraints and other existing conditions of the site dictate a design response which requires flexibility. The deviations requested are reasonable and will result in a better project in keeping with the purpose and intent of the Planned Development Permit regulations. For additional information, refer to Planned Development Permit Finding No. 3 above.

Supplemental Findings – Environmentally Sensitive Lands

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

The project site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15 on the northern slopes of Black Mountain. The site includes a gently sloping, previously disturbed area and two small drainages. The site is in an area developing with primarily residential development and open space. Single dwelling unit residential neighborhoods are to the north and east of the project site and open space and the Black Mountain Open Space Park is to the south; undeveloped land is to the west. The project site is undeveloped, although a series of dirt roads and trails traverse portions of the site. Elevations on the site range from 610 feet above mean sea level to 860 feet above mean sea level. Native upland and wetland vegetation occurs on the site.

Seven habitats/vegetation associations occur on the project site: coastal sage scrub, southern mixed chaparral, non-native grassland, native perennial grassland, freshwater marsh, mulefat scrub and riparian forest. Four sensitive habitats under the City of San Diego's MSCP Subarea Plan are present: native perennial grassland (Tier I habitat), coastal sage scrub (Tier II habitat), southern mixed chaparral (Tier IIIA habitat), and nonnative grassland (Tier IIIB habitat). One sensitive plant species Thread-leaved Brodiaea, two sensitive animal species (coastal California gnatcatcher and rufous-crowned sparrow) were observed on the site.

The review of the project required the submission of several technical reports prepared by individuals licensed by the state of California to practice in their respective technical fields. These technical reports were reviewed by city staff also licensed by the state of California or educated to practice their technical specialties. The applicant submitted a Geotechnical Investigation prepared by Geocon Inc., a Steep Slopes Analysis, Conceptual Grading Plan, Water Quality Technical Report, Drainage Study all prepared by Project Design Consultants, a Water System Analysis prepared by Dexter Wilson Engineering Inc., a Cultural and Paleontological Resources Survey Report, a Biological Resources Technical Report and an Archaeological Resources Report all prepared by Affinis. Review of these technical reports when considered in total indicates 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 area of the site to be developed is the least sensitive portion of the site. The more sensitive portions of the site will be preserved. Therefore, the site is physically suitable for the design and siting of the project and the 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 project complies with the applicable zoning and development regulations of the Land Development Code. The project site is approximately 169.85 acres and contains environmentally sensitive lands in the form of biological, cultural and archaeological resources and steep hillsides. The project is proposing to mitigate most yet not all impacts. A Multi-Habitat Planning Area boundary line adjustment (MHPA BLA) is required to preserve *Brodiaea filifolia* (Thread-leaved Brodiaea), avoid impacts to the majority of the non-wetland drainages, maintain a 100-foot-wide setback from a blue-line stream, and to avoid impacts to the mulefat scrub and freshwater habitats currently outside the Multi-Habitat Planning Area boundary. The MHPA BLA area to be removed from the Multi-Habitat Planning Area and the area to be added into the Multi-Habitat Planning Area will be of nearly equal portion and habitat value. All Multi-Habitat Planning Area adjacency guidelines have been adhered to for the Project.

Approximately 64.5 acres of the site is defined by the Land Development Code as "*steep hillsides*." The design of the proposed grading is the minimum possible necessary to achieve the project goals and develop the site for residential uses in conformance with the Black Mountain Ranch Subarea Plan. The design of the project includes the creation of manufactured slopes adjacent to natural slopes and in these areas the manufactured slopes will be contoured to blend into the natural slopes to the greatest extent practical. All slopes will be stabilized and planted with vegetation to prevent erosion by wind and or rainfall. The plant species to be used in erosion control will be selected for their variation of rooting depth to provide additional stability to the manufactured slopes in addition to the engineering practices and standards in the excavation and embankment of earthen works. In light of these features and requirements, the Project will not result in undue risks from erosion.

The Geotechnical Investigation prepared by Geocon Inc. states the geologic structure of the site is favorable or adverse with respect to stability of the proposed cut slopes. Potential impacts of earthquake shaking on the proposed structures will be reduced to an acceptable level by design and construction in accordance with prevailing building codes, as discussed in the geotechnical investigation. The project will comply with the recommendations contained in the geotechnical investigation as well as applicable building and grading regulations to ensure that no impacts from geologic conditions will result with project implementation. Analysis of the Geotechnical Investigation prepared by Geocon Inc. indicates the Project will not result in undue risks from geologic forces.

The site is not located within a flood way or flood plain and risks from flooding are not expected to occur. The site is surrounded by undeveloped lands subject to wildfire. The project includes a complete brush management plan in accordance with the San Diego Municipal Code and a fire suppression system will be installed in every habitable structure in compliance with the California Uniform Building Code. Therefore, the 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 in an area of sloping terrain and drainages on the north slope of Black Mountain. The project site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15 on the northern slopes of Black Mountain. The site includes a gently sloping, previously disturbed area and two small drainages. The site is in an area developing with primarily residential development and open space. Single dwelling unit residential neighborhoods are to the north and east of the project site and open space and the Black Mountain Open Space Park is to the south; undeveloped land is to the west. The project site is undeveloped, although a series of dirt roads and trails traverse portions of the site. Elevations on the site range from 610 feet above mean sea level to 860 feet above mean sea level. Native upland and wetland vegetation occurs on the site.

The design of the project has considered the adjacent properties so that the design, construction and continued use of the site as a single dwelling unit residential community will not have any adverse affect upon adjacent properties whether or not there are or are not environmentally sensitive lands present on those adjacent properties. The project is therefore sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project complies with the applicable zoning and development regulations of the Land Development Code. The project site is approximately 169.85 acres and contains environmentally sensitive lands in the form of biological, cultural and archaeological resources and steep hillsides. The project is proposing to mitigate most yet not all impacts. A Multi-Habitat Planning Area boundary line adjustment (MHPA BLA) is required to preserve *Brodiaea filifolia* (Thread-leaved Brodiaea), avoid impacts to the majority of the non-wetland drainages, maintain a 100-foot-wide setback from a blue-line stream, and to avoid impacts to the mulefat scrub and freshwater habitats currently outside the Multi-Habitat Planning Area boundary. The MHPA BLA area to be removed from the Multi-Habitat Planning Area and the area to be added into the Multi-Habitat Planning Area will be of nearly equal portion and habitat value. All Multi-Habitat Planning Area adjacency guidelines have been adhered to for the project. Planning Department Multiple Species Conservation Plan staff, United States Fish and Wildlife Service staff and California Department of Fish and Wildlife staff reviewed the proposed MHPA BLA and concluded the adjustment can be supported and will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan. The proposed development will be consistent with the Environmentally Sensitive Land Regulations and with the Multiple Species Conservation Program which specifically allows for such a boundary line adjustment to the Multi-Habitat Planning Area and will result in equal or higher biological values. Therefore the development is consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The site is more than 9.8 miles from the Pacific Ocean. The drainage design of the project, the Best Management Practices that address stormwater runoff and the practical, pragmatic management of the site will assure the project will not impact the local shoreline sand supply and will not contribute to the erosion of public beaches nine miles to the west. Furthermore the project will comply with the current state water quality control standards.

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.

All of the mitigation required as a condition of the permit has been determined to be appropriate for the project in consideration of current best practices and scientific analysis as is known or expected. All mitigation required of the project is balanced and reasonably related to, and calculated to alleviate, negative impacts created by the proposed development so that negative impacts will not be the result of the proposed development. All mitigation required as a condition of the permit is supported by current best practices and scientific analysis and no mitigation required as a condition of the permit is arbitrary or capricious, without rational basis in fact or known science to the best standards of the day.

The project conducted a site-specific impact analysis for the proposed development which identifies the project design features, a Mitigation Monitoring Reporting Program, and when combined with implementation of the federal, state, and local rules and regulations and the project's permit conditions, are reasonably related to and are calculated to alleviate negative impacts and reduce any negative impact to below a level of significance where feasible.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1193245 and Site Development Permit No. 1193246 is granted to MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED FEBRUARY 12, 2007, et al, as listed above, Owners, and SPIC DEL SUR, LLC, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

BE IT FURTHER RESOLVED, that the Multi-Habitat Planning Area boundary line adjustment as shown on Vesting Tentative Map No. 1193244 is approved.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____

Deputy City Attorney

Or.Dept: DSD

Doc. No.

DRAFT

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on October 16, 2013, Spic Del Sur LL submitted an application to Development Services Department for Vesting Tentative Map, Rezone, Planned Development Permit, Site Development Permit, Easement Vacation, and a MHPA Boundary Line Adjustment for the Heritage Bluffs II (Project); and

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

WHEREAS, the issue was heard by the City Council on [DATE] and

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

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 319435 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council 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 City Council 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 City Council hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

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

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 City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: [JAN GOLDSMITH, CITY ATTORNEY]

By: _____

DEPUTY CITY ATTORNEY

ATTACHMENT(S): Exhibit A, Findings
 Exhibit B, Statement of Overriding Considerations
 Exhibit C, Mitigation Monitoring and Reporting Program

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM
 VESTING TENTATIVE MAP NO. 1193244, REZONE, PLANNED
 DEVELOPMENT PERMIT NO. 1193245,
 SITE DEVELOPMENT PERMIT NO. 1193246, EASEMENT VACATION NO. 1559636
 and MHPA BOUNDARY LINE ADJUSTMENT
 PROJECT NO. 319435

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 Environmental Impact Report No. 319435 / SCH No. 97111070 shall be made conditions of Vesting Tentative Map No. 1193244, Rezone, Planned Development Permit No. 1193245, Site Development Permit No. 1193246, Easement Vacation No. 1559636 and MHPA Boundary Line Adjustment as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed 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 (CDs; 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."
2. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary,

overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

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. 319435, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (e.g., to explain when and how compliance is being met and location of verifying proof). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (e.g., specific locations, times of monitoring, methodology).

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.
 4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17-inch 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		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Monitoring Reports	Biology/Habitat Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise/Vibration	Blasting Management Plan	Prior to issuance of the first grading permit
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

Land Use (MSCP - LUAG)

LU-1: Prior to issuance of any construction permit or notice to proceed, Development Services Department and/or Multiple Species Conservation Program (MSCP) staff shall verify that the Applicant has accurately represented the project's design in or on the Construction Documents (CDs), consisting of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects, in conformance with the associated discretionary permit conditions and Exhibit "A" and the City's MSCP Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The Applicant shall provide an implementing plan and include references on/in CDs of the following:

- a. **Grading/Land Development/MHPA Boundaries.** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. Development Services Department planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

No grading would occur within the MHPA. The manufactured slopes for the project would be within the development footprint and would not encroach into the MHPA.

- b. **Drainage.** All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, and exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA. Additional measures include the following:
- 1) Hydroseeding and landscaping of any cut/fill slopes disturbed or built during the construction phase of the project, with appropriate ground cover vegetation, shall be performed within 30 days of completion of grading activities.
 - 2) Areas of native vegetation on adjoining slopes to be avoided during grading activities shall be delineated to minimize disturbance to existing vegetation and slopes.
 - 3) Artificial ground cover, hay bales, and catch basins to retard the rate of runoff from manufactured slopes shall be installed if grading occurs during the wet weather season, November 1 through April 1.
 - 4) Fine particulates in geologic materials used to construct the surficial layers of manufactured slopes shall not be specified unless a suitable alternative is not available.
 - 5) Temporary sedimentation and desilting basins between graded areas and streams shall be provided during grading.

Additional measures recommended by the soils study for thread-leaved brodiaea protection have been included in the project's Tentative Map:

- Provide a self-cleaning concrete drainage ditch along the toe of any adjacent graded slope descending into the area supporting thread-leaved brodiaea to avoid/minimize any additional runoff.
- Provide a "toe" drain to intercept subsurface water resulting from irrigation of graded slopes, to avoid/minimize any additional subsurface flow.

- c. **Toxics/Project Staging Areas/Equipment Storage.** Projects that use chemicals or generate byproducts such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate

measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly owned property when applications for renewal occur. Provide a note in/on the CDs that states: "All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

- d. **Lighting.** Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per Land Development Code (LDC) Section 142.0740. All night lighting from residential development adjoining the MHPA shall be set back, directed downward, and shielded from the MHPA in accordance with the MHPA Adjacency Guidelines. The intensity of exterior lighting shall be kept to a minimum (in accordance with accepted safety standards) to promote a rural character and limit impacts to wildlife within the preserve area
- e. **Barriers.** New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot-high, vinyl-coated, chain-link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

The property is designated in the Black Mountain Subarea Plan as one with "limited access" to the preserve area. The MHPA Guidelines require that developments should provide barriers such as fencing to prevent encroachment into the preserve. The project is proposing to incorporate both a 5-foot-high perimeter wall and tubular fencing to discourage predation by domestic pets and human intrusion. Signs will be placed at periodic intervals stating "Sensitive Biological Habitat – Access Limited." This would also be consistent with the MSCP Subarea Plan (Section 1.5.8, Black Mountain Ranch Priority #7) restricting public and pet access to the MHPA.

- f. **Invasives.** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA. Standard construction practices such as orange construction fencing along sensitive habitat and silt fencing along grading areas would be required that would avoid additional indirect impacts to the adjacent habitat. Use of any toxic materials would be restricted by City code.
- g. **Brush Management.** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of a Homeowners Association (HOA) or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City Assistant Deputy Director/Mitigation Monitoring Coordinator (ADD/MMC) has documented the thinning would be

consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

Brush management is required within 100 feet of all habitable structures. Brush management consists of Zone 1 and Zone 2, which are shown on the Brush Management Plans (see Figures 3-13a and 3-13b). Both zones would be outside the MHPA. Vegetation clearing would be done consistent with City standards and would avoid/minimize impacts to covered species to the maximum extent possible.

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

Grading would be prohibited during the gnatcatcher breeding season (March 1 to August 15), unless it can be demonstrated that noise levels in the preserve can be reduced to below 60 dB L_{eq} or existing ambient noise levels. This would require a noise study to first determine ambient levels. With this as a threshold (or using 60 dB if the ambient level is below 60 dB), the study will define measures that would reduce the noise levels within occupied habitat to below this threshold.

Prior to construction, an additional survey should also determine if the raptor nest on-site is active and, if so, grading/grubbing should also be avoided along the eastern development footprint during raptor breeding season (December 1 to May 31) unless it can be demonstrated that noise levels in the preserve can be reduced to below 60 dB L_{eq} or existing ambient noise levels. The City requires that development inside the MHPA must include various impact avoidance areas depending upon what nesting raptors may occur (e.g., 300 feet from any nesting site of Cooper's hawks, 900 feet from any nesting site of northern harriers, 4,000 feet from any nesting sites of golden eagles, or 300 feet from any occupied burrow of burrowing owls.). In order to avoid impacts to nesting avian species covered by the International Migratory Bird Treaty Act, construction and removal of vegetation shall also be avoided from February 1 to September 15, unless a pre-construction survey is conducted to confirm that no nesting species are present.

Biological Resources

- BIO-1:** Prior to issuance of any construction permits, such as Demolition, Grading or Building, or a notice to proceed or beginning any construction-related activity, project upland impacts shall be mitigated in accordance with the City's LDC Biology Guidelines, as specified in Table 5.2-3, based on all impacts occurring outside the MHPA and all mitigation occurring within the MHPA per the MHPA boundary line adjustment.

With approval of the MHPA boundary line adjustment, mitigation for the impacts to sensitive vegetation communities would be achieved through the on-site and off-site preservation of habitat as indicated in Table 5.2-3 outside the development footprint. Mitigation land shall be dedicated to the City of San Diego as part of the MHPA, as described in **BIO-3**.

- BIO-2:** Prior to issuance of any construction permit or notice to proceed, the final *Thread-leaved Brodiaea Habitat Management Plan* shall be reviewed and approved by the City and wildlife agencies. The Habitat Management Plan (HMP) shall include the creation of 0.15 acre of native perennial grassland as shown on Figure 5.2-4 and provide mechanisms for its monitoring and maintenance. The HMP shall also address the native grassland restoration, located within the Heritage Brodiaea Preserve (HBP), which shall be dedicated in fee to a conservancy (an agency, non-profit organization, or other entity approved by the wildlife agencies), as described in **BIO-4**.
- BIO-3a:** Prior to the issuance of any construction permits, the Owner/Permittee shall preserve Lots O and P (on-site) and off-site parcels (as indicated on Sheets 18 and 19 of the Vesting Tentative Map) to the City's MSCP preserve via a covenant of easement or temporary covenant of easement and an Irrevocable Offer of Dedication in fee title to the City.
- BIO-3b:** A covenant of easement (COE) shall be placed over ungraded portions of HOA Zone 2 Brush Management Lots and conveyed to the City's MHPA preserve. Parcels, or portions thereof, subject to the COE shall include: on-site Lots A, F, G and J and off-site Parcels A and F.
- BIO-4a:** Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate the HBP [Lot Q (on-site) and Parcels C and D (off-site)] as indicated on Sheet 19 of the Vesting Tentative Map to a conservancy in fee title. Said offer of fee-title shall be accepted by the Conservancy upon completion of the project grading and construction.
- BIO-4b:** A COE shall be placed over portions of HOA Zone 2 Brush Management Lots and dedicated to the conservancy. Parcels, or portions thereof, subject to the COE shall include: on-site Lot Q and off-site Parcels C and D.
- BIO-5:** Prior to issuance of any construction permit or notice to proceed, the *Thread-Leaved Brodiaea Habitat Management Plan for the Heritage Brodiaea Preserve, Heritage Bluffs II and East Clusters Project* (HMP) shall be reviewed and approved by the City and wildlife agencies. The purpose of the HMP is to identify specific requirements for the maintenance and monitoring, in perpetuity, of the thread-leaved brodiaea naturally occurring in the HBP, as shown on Figure 3-10. Pursuant to **BIO-4a**, the HBP shall be dedicated in fee to a conservancy. The HMP shall include following elements:
- a. An administrative structure and funding mechanism based upon property analysis record (PAR) or equivalent, which defines responsible parties, designation of a Habitat Manager, easement dedication, and financial responsibilities.
 - b. Habitat management criteria, including habitat manager responsibilities, long-term management objectives, prohibited activities, and adaptive management techniques.

- c. Preserve monitoring, including monitoring tasks and reporting requirements.
- d. Creation of 0.15 acre of native perennial grassland as shown on Figure 5.2-4 and provide mechanisms for its success, monitoring, and maintenance. The HMP shall also address native grassland restoration (minimum of 0.30 acre) located within the HBP.

BIO-6: Prior to issuance of any construction permit or notice to proceed, preconstruction thread-leaved brodiaea surveys shall be conducted to relocate all previous specimens identified in the 2015 survey report. The Applicant shall complete a translocation of all thread-leaved brodiaea located within the area of disturbance as indicated on final grading plans for the project. The translocation shall be completed in accordance with the protocols outlined in Attachment B, *Salvage and Translocation Protocols*, of the *Final Thread-Leaved Brodiaea Habitat Management Plan for the Heritage Brodiaea Preserve* (refer to **BIO-2**). Documentation regarding the translocation, and a memo summarizing the outcome shall be submitted to the City and the wildlife agencies.

BIO-7:

I. Prior to Construction

- A **Biologist Verification**—The owner/permittee shall provide a letter to the City's 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: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and U.S. Fish and Wildlife Service [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 Development Services Department (DSD) for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F Resource Delineation**—Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G Education**—Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A Monitoring**—All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B Subsequent Resource Identification**—The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

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

BIO-8: To avoid direct and indirect impacts to nesting coastal California gnatcatcher, no grading should occur within or adjacent to occupied habitat in the MHPA during its breeding season of March 1 through August 15. If this is not feasible, protocol surveys for active nests should be conducted within the coastal sage scrub within the MHPA by a qualified biologist. Three surveys shall be conducted no less than one week apart. Surveys for coastal California gnatcatchers should be conducted pursuant to the recommended protocol survey guidelines as established by the USFWS (1997). Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

1. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(A) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
 - a. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 - b. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied coastal California gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat

must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

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

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

2. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - a. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition 1.c shall be adhered to as specified above.
 - b. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIO-9: Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity on-site, notification to the USACE Section 404 Nationwide Permit Program, a Streambed Alteration Agreement from the CDFW, and a 401 Water Quality Certification from the RWQCB would be required. To reduce impacts to jurisdictional resources to less than

significant, mitigation of 0.14 acre for impacts to USACE, CDFW, and RWQCB jurisdictional non-wetland waters/streambed would be required.

Cultural / Historical Resources

CUL-1: Prior to issuance of the first grading permit for the project, a preservation easement shall be recorded over the portion of the archaeological site in perpetuity. The language of the preservation easement shall be agreed upon by City of San Diego staff, the Applicant, and the appropriate representatives of the Kumeyaay community.

CUL-2:

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 (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related

Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/ Excavation/ Trenching

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

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.9(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

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

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be

made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American.
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.9(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the Applicant/ Landowner, any known descendant group, and the San Diego Museum of Man.
- V. Night and/or Weekend Work
- A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV - Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
 - B. If night and/or weekend work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.
- VI. Post Construction
- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. Within 90 days of the completion of monitoring.
 - b. Recording Sites with State of California Department of Parks and RecreationThe PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms—DPR 523 A/B)potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Landform Alteration/Visual Quality

The project would result in a substantial change in an existing landform. Therefore, impacts would be significant. The project would preserve approximately 120 acres of habitat, which also comprise the majority of steep slopes on-site, within the MHPA pursuant to **BIO-3** (see above).

Noise

1. Construction noise, including noise from blasting, rock crushing, and off-site truck hauling, may exceed the 60 dB(A) Leq limit at the MHPA habitat surrounding the site during the identified February 1 to September 15 sensitive species breeding season.

2. Blasting vibration impacts at the closest residences may exceed the allowable Office of Surface Mining Reclamation and Enforcement (OSM) specifications. Mitigation measures **BIO-7** and **BIO-8** would reduce potentially significant noise impacts to sensitive species within the MHPA to less than significant

NOS-1: Prior to issuance of the first Grading Permit, a blasting management plan shall be submitted for review and approval by the City of San Diego DSD and the City of San Diego Fire Department Fire Prevention Bureau. The blasting management plan shall be prepared by a San Diego County Sheriff-approved blasting contractor, with the appropriate San Diego County Sheriff blasting permits, in compliance with all applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or Applicant must conduct all notifications, inspections, monitoring, and major or minor blasting requirements planning with seismograph reports, as necessary.

The blasting management plan shall include the estimated maximum drill noise levels, air blast over-pressure levels, and groundborne vibration levels at each residence within 1,000 feet of the blasting location and demonstrate how these levels will comply with applicable standards. The blasting management plan also shall include a plan for vibration monitoring. The data shall include vibration level measurements taken during the previous work period at the nearest residential structure. In the event that measured vibration levels exceed allowable limits (vibration levels from blasting in excess of 2.0 PPV[in/sec]), the designated monitoring official shall take those steps necessary to ensure that future vibration levels do not exceed such limits, including, but not limited to suspending those further construction activities that would result in excessive vibration levels until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 2.0 PPV at the nearest residential structure. Construction activities not associated with vibration generation could continue.

Previous Mitigation (1998 EIR)

Traffic

The 1998 EIR identified numerous significant direct and cumulative impacts to the surrounding roadway network in conjunction with buildout of the Subarea Plan. The project is consistent with the designated land use and density assumptions for the Southeast Perimeter properties (Parcels A and B); therefore, the project would not result in any new significant or substantially increased adverse impacts beyond those previously identified in the EIR. The project would be subject to conditions of approval consistent with the Mitigation Monitoring and Reporting Program (MMRP) for the 1998 EIR. Specifically, prior to the issuance of any building permit, the project is required to be in conformance with the Black Mountain Ranch Transportation Phasing Plan. Payment of Public Facilities Financing Plan (PFFP) fees would ensure implementation of the phasing plan.

Air Quality

The 1998 EIR identified significant direct and cumulative air quality impacts to regional air quality as a result of vehicle traffic and construction-related activities, respectively. Relative to direct (operational) air quality impacts, the EIR concluded that the project would not conform to the Regional Air Quality Strategy (RAQS), and impacts would be significant and unmitigated. The 1998 EIR incorporated mitigation measures that would reduce fugitive dust impacts from construction activity. Dust control during construction and grading operations would be regulated in accordance

with the rules of the San Diego Air Pollution Control District. The following measures would reduce fugitive dust impacts:

1. All unpaved construction areas would be sprinkled with water or other acceptable San Diego County Air Pollution Control District (SDAPCD) dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable Air Pollution Control District dust control agents would be applied during dry weather or windy days until dust emissions are not visible.
2. Trucks hauling dirt and debris would be covered to reduce windblown dust and spills.
3. On dry days, dirt and debris spilled onto paved surfaces would be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites would be cleaned daily of construction-related dirt in dry weather.
4. On-site stockpiles of excavated material would be covered or watered. To reduce construction-related vehicle emissions, ride share opportunities would be encouraged and construction vehicle access would be limited to roads determined in a temporary traffic construction management plan. In addition, construction staging areas would be as far away from existing or completed residences as possible.

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.

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1193244

HERITAGE BLUFFS II - PROJECT NO. 319435 MMRP

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 1193245 and Site Development Permit No. 1193246.
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.

Project No. 319435
TM No. 1193244

AFFORDABLE HOUSING

6. The Subdivider shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan, which requires that the project provide twenty percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

ENGINEERING

7. The Final Map shall indicate a Homeowners Association maintenance and access easement on Lots 22-33 and 155-160 over the area shown on the vesting tentative map to be graded at 1.5:1 for maintenance and access.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. 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.
10. 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.
11. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
12. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
13. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

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. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide the 169.85-acre lot into 171 numbered lots and 17 lettered lots shall be recorded in the office of the San Diego County Recorder.
17. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
18. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to Section 8801 through 8819 of the California Public Resources Code.
19. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. 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.

PLANNING

20. Prior to the recordation of the Final 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 biological sensitivity, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

LANDSCAPE/BRUSH MANAGEMENT

21. Prior to recordation of the Final Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with the approved Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per SDMC §142.0412 of the Land Development Code."

TRANSPORTATION

22. The Subdivider shall record a visibility easement as appropriate over Lots N, 43, 67, 82, 168, 169 and 171, to the satisfaction of the City Engineer. Appropriate landscaping shall be observed within these visibility easements which will not block drivers' minimum clear sight distance.
23. Prior to recordation of the Final Map, the Subdivider shall demonstrate that Public Street "J" within Black Mountain Ranch East Clusters Unit 2 and 3 has been constructed to Carmel Valley Road as a public street and accepted, to the satisfaction of the City Engineer.
24. Prior to recordation of the Final Map, the Subdivider shall remove the cul-de-sac on Public Street "J" within Black Mountain Ranch East Clusters Unit 2 and 3, to the satisfaction of the City Engineer.
25. Prior to recordation of the Final Map, the Subdivider shall install bollards on the 'Utility and Emergency Fire Access' road on the northern end of the cul-de-sac on Street "D", to the satisfaction of the City Engineer.

PARK AND RECREATION

26. The Subdivider shall irrevocably offer to dedicate in fee to the City of San Diego, Lots "O" & "P" for MHPA open space purposes. At no time will Lots "O" & "P" be

encumbered by any deed of trust and shall remain free and clear until at such time the City of San Diego accepts said lots.

27. The Final Map shall place a Recreation Easement over the trials located on private parcel Lots "B," "E" and "G" as shown on the Vesting Tentative Map No. 1193244.

MSCP

28. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City and USFWS and CDFG. The Subdivider shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.
29. Prior to the recordation of the Final Map, the Subdivider shall schedule an inspection with the Park & Recreation Department, Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.

PUBLIC UTILITIES

30. Prior to the recordation of a Final Map, the Subdivider shall provide documentation that LAFCO has completed the annexation of the property to the Olivenhain Municipal Water District indicating that sewage from the proposed number of dwelling units will be accepted by the Olivenhain District. These dwelling units will also include any flows discharging through this development from off-site developments.

INFORMATION:

- The approval of this Vesting Tentative Map No. 1193244 by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but

not limited to, 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 facilities (including services, and fire hydrants), 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 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 No. 1193244 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 No. 1193244, may protest the imposition within ninety days of the approval of this Vesting Tentative Map No. 1193244 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. 24004059

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004059

PLANNED DEVELOPMENT PERMIT NO. 1193245,
SITE DEVELOPMENT PERMIT NO. 1193246 and
MULTIPLE HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT
HERITAGE BLUFFS II PROJECT NO. 319435 MMRP
CITY COUNCIL

This Planned Development Permit No. 1193245, Site Development Permit No. 1193246 and MHPA Boundary Line Adjustment is granted by the City Council of the City of San Diego to MARIANNE MILLER, TRUSTEE OF THE MILLER FAMILY TRUST, DATED FEBRUARY 12, 2007; MARJORIE CLAYPOOL, TRUSTEE OF THE CLAYPOOL REVOCABLE TRUST, DATED SEPTEMBER 17, 2001; JEANETTE SCIUTO, TRUSTEE OF THE JASPER AND JEANETTE SCIUTO 1990 TRUST, DATED JUNE 26, 1990; MARION ROSE CONCEICAO, TRUSTEE OF THE MARION ROSE CONCEICAO FAMILY TRUST, DATED DECEMBER 31, 2013; NANCY PANZA, TRUSTEE OF THE SPINALI TRUST, DATED NOVEMBER 29, 1994; MARGARET ANSARA, TRUSTEE OF THE ANSARA NOMINEE CALIFORNIA TRUST; PAUL FAZIO, TRUSTEE OF THE SALVATORE FAZIO FAMILY TRUST, DATED NOVEMBER 28, 2012; ROBERT LUONGO, AN INDIVIDUAL; DOMENIC SCIUTO, TRUSTEE OF THE DOMENIC R. SCIUTO 2011 TRUST; REGINA VIRISSIMO, TRUSTEE OF THE VIRISSIMO FAMILY REVOCABLE TRUST 2000; JOSEPHINE ORIOLO, TRUSTEE OF THE PETER F. AND JOSEPHINE ORIOLO 1991 TRUST, DATED SEPTEMBER 6, 1991; JOSEPH SCIUTO, TRUSTEE OF THE JOSEPH SCIUTO AND BARBARA M. SCIUTO 2001 LIVING TRUST, DATED JUNE 28, 2001; ANGELA ANSARA, TRUSTEE OF THE ANGELA ANSARA TRUST 2015, DATED MAY 28, 2015; CLIFFORD ANSARA, AN INDIVIDUAL, Owners, and SPIC DEL SUR, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604 and 126.0504. The 169.85-acre site is located generally south of Bernardo Center Drive/Carmel Valley Road, west of Interstate 15 in the AR-1-1 Zone which is proposed to be rezoned to the RS-1-14 and RX-1-1 Zones of the Black Mountain Ranch Community Plan area. The project site is legally described as the Southwest Quarter of the Southeast Quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records and Government Lots 1 and 2 and the Southeast Quarter of the Northeast Quarter of Section 5, Township 14 South, Range 2 West, San

Bernardino Base and Meridian per Official U.S. Survey Plat (1880), in the City of San Diego, County of San Diego, State of California, except all crude oil, petroleum, gas, brea, asphaltum, and all kindred substances and other minerals under and in said land, as reserved in deed recorded May 30, 1960 as Instrument No. 111628 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittee to subdivide 169.85 acres and develop 171 dwelling units on the subject site and to transfer 35 affordable dwelling units to Lot 9, Map No. 15919 in Black Mountain Ranch North Village Town Center and to transfer 14 dwelling units to Lots 12, 13, 18 and 19, Map No. 15919 in Black Mountain Ranch North Village Town Center, including dedication and construction of public roadways both on- and off-site, recordation of a parcel map for proposed parcels A through F within Parcel 3 of Parcel Map 18504, creation of both an on- and off-site Heritage Brodiaea Preserve, dedication both on- and off-site of land into the Multi-Habitat Planning Area as open space and a Multi-Habitat Planning Area Boundary Line Adjustment for the project known as Heritage Bluffs II described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. Subdivision of 169.85 acres and development of 171 dwelling units on the subject site and to transfer 35 affordable dwelling units to Lot 9, Map No. 15919 in Black Mountain Ranch North Village Town Center and to transfer 14 dwelling units to Lots 12, 13, 18 and 19, Map No. 15919 in Black Mountain Ranch North Village Town Center, including dedication and construction of public roadways both on- and off-site, recordation of a parcel map for proposed parcels A through F within Parcel 3 of Parcel Map 18504, creation of both an on- and off-site Heritage Brodiaea Preserve, dedication both on- and off-site of land into the MHPA as open space and a Multi-Habitat Planning Area Boundary Line Adjustment for the project known as Heritage Bluffs II;
- b. Development of all single dwelling units on the project site will be in conformance with the adopted Heritage Bluffs II Design Review Guidelines and will include the following:
 - All homes will be provided with Photo Voltaic systems;
 - The project will participate in the Black Mountain Ranch construction waste recycling program;
 - Recycled water will be used for site development activities;
 - The one significant archaeological site will be preserved in an open space area;
 - All common areas and graded slopes will be planted with native and/or drought tolerant vegetation.
 - Street trees will help reduce the urban heat island effect;
- c. Deviation from the minimum fifteen foot front yard setback of the RX-1-1 and RS-1-14 Zone development regulations, SDMC Section 131.0431 and 131.0443(b)(1), to allow an average fifteen foot front yard setback throughout the Project. In addition, garages facing the street would be setback a minimum twenty feet and other portions of the building may observe a minimum ten foot setback achieving an overall project average of fifteen feet.

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- 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 [ENTER DATE including the appeal time].
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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Subsequent Environmental Impact Report No. 319435, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Subsequent Environmental Impact Report No. 319435, 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:

- Land Use (MHPA Adjacency)
- Biological Resources
- Cultural / Historical Resources
- Land Form Alteration/Visual Quality
- Noise
- Traffic
- Air Quality

AFFORDABLE HOUSING REQUIREMENTS:

16. The Owner/Permittee shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

a. Prior to recording the Final Map, the Owner/Permittee shall:

1. Enter into a Master Affordable Housing Agreement ("Affordable Housing Agreement"), with the San Diego Housing Commission ("Housing Commission") to detail and assure the construction and occupancy of an "Affordable Housing Project" totaling a minimum of thirty-five (35) units ("Affordable Units") of the Owner/Permittee's "Heritage Bluffs Project." As used herein "Affordable Housing Site" means the parcel(s) of real property upon which the Declaration is recorded and the Affordable Units are constructed. Notwithstanding the foregoing, the Affordable Housing Site may be, and the Owner/Permittee may cause the thirty-five (35) Affordable Units to be, constructed on Lot 9 of Map No. 15919 in the Black Mountain Ranch North Village (which is not a part of the property that is the subject of this site development permit), provided, construction of such Affordable Units is allowed by the entitlements, zoning laws and any and all other laws and regulations applicable to such property and the Owner/Permittee is able to enter into any and all contractual agreements required by the Housing Commission to ensure those Affordable Units will be rent and occupancy restricted as set forth in the Affordable Housing Agreement. The Affordable Housing Agreement shall include all of the provisions of this Section 1 and such other and further conditions as shall be required by the President and CEO of the Housing Commission, or his designee ("President and CEO"), to assure satisfaction of the affordable housing requirements as referenced in this Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.

2. Execute and record a declaration of covenants, conditions and restrictions (the "Declaration") in first priority position against the Affordable Housing Site, restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five (55) years from the date of initial occupancy of the Affordable Housing Project. All Affordable Units shall be for occupancy by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Declaration shall provide for the siting, mix and architecture nature of the Affordable Housing Project.

3. Execute and record a deed of trust against the Affordable Housing Site, in second lien priority (junior only to the Declaration), assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the Housing Commission may be subordinated to the construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the President and CEO in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as she/he may impose.

4. Post performance security for the construction of the Affordable Housing Project, including without limitation, all onsite and offsite improvements, necessary to access and serve the Affordable Housing Project with all necessary utilities, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO in her/his sole discretion.

b. Approval of the timing of the construction and occupancy of the Affordable Housing Project, acceptable to the President and CEO, shall be included in the Affordable Housing Agreement, provided that the following timetable is incorporated into the Affordable Housing Agreement:

1. Issuance of building permits for the Affordable Project shall occur on or before the earlier of: (A) the issuance of building permits for construction of the 92nd market rate dwelling unit; or (B) twenty-four (24) months after the issuance of the first residential building permit.

2. In no event shall the issuance of building permits for the construction of the 92nd market rate dwelling unit occur until building permits for construction of the thirty-six (36) affordable units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Owner/Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 92nd market rate unit.

3. Completion of construction of the Affordable Project shall occur upon the earlier of:

(A) Eighteen (18) months after the issuance of building permit for the Affordable Project as referenced in Paragraph 1.b.1., hereof; or

(B) Three and one-half years after the issuance of the first residential building permit.

4. Occupancy of the Affordable Project shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in Paragraph 1.b.3., above.

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

d. The successors, heirs and assigns of the Owner/Permittee shall enter into and execute such other and further documents as the President and CEO shall require, from time to time, as may be needed to effectuate the affordable housing requirements of this Site Development Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.

The North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan shall not in any way modify or change any provisions of the Site Development Permit. To the extent that there is any inconsistency between them, the terms of the permit conditions shall prevail.

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of building permits on lots numbered 23-35 and 155-160 on the approved Vesting Tentative Map, the Owner/Permittee shall indicate on construction plans the installation of a fence on lots numbered 23-35 and 155-160 on the approved Vesting Tentative Map

of either wrought iron, concrete block or a combination thereof at the toe of the slopes at the rear of the development pad. The fence should be placed to allow access by Homeowners Association in their maintenance routines, all to the satisfaction of the Development Services Department.

18. All driveways and curb openings shall comply with City Standard Drawings SDG-160, SDG-164 and SDG-100, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall construct City standard curb ramps with truncated domes, at all public streets intersection, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

22. Prior to issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

23. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

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

25. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land 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 and Exhibit "A."

28. Prior to issuance of any engineering permit 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 forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

29. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a forty square foot area around each tree unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

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

31. 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.

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

33. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, 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 thirty days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

34. The Owner/Permittee shall implement the Brush Management Program shown on Exhibit "A."

35. 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 §142.0412, and as shown on Exhibit "A."

36. Alternative Compliance: Where Zone One is reduced on Lots 1, 21, 126, 127, 143 & 144, a radiant heat wall shall be provided at the interface of Zones One & Two. In addition, openings of the habitable structure shall be upgraded to dual glazed/dual tempered panes on façades facing the fuel load, inclusive of a ten foot perpendicular return along the adjacent façades. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

37. Zone One Reduction Option: An optional reduction of the Zone One width for Lots 21-42 & 126-138 will require the implementation of one of the following, in lieu of a full 35-foot Zone One: 1) A radiant heat wall at the interface of Zones One & Two, or 2) Opening protection upgraded to dual glazed/dual tempered panes on façades facing the fuel load, inclusive of a ten foot perpendicular return along the adjacent façades.

38. Prior to issuance of any engineering permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the Brush Management Zones on the property in substantial conformance with Exhibit "A."

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

40. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, 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.

41. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

42. Prior to final inspection, the approved Brush Management Program shall be implemented.

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

44. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City

and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

45. Prior to the issuance of any construction permits, the Owner/Permittee shall grant remaining off-site areas of the 1,766-acres subject to conservation obligations as stated in USFWS/CDFW Interim Loss Permit (1996) in fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

46. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the 72 acres of APN 267-150-35 adjacent to the Lusardi Creek to the Multiple Habitat Planning Area [MHPA] of the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

PLANNING/DESIGN REQUIREMENTS:

47. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each property at all times in the approximate locations shown on the approved Exhibit "A." 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.

48. 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.

49. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

50. The Owners/Permittee shall post a copy of this Permit and the approved Vesting Tentative Map in its sales office for consideration by each prospective buyer.

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

TRANSPORTATION REQUIREMENTS

52. Prior to the issuance of any building permits, the Owner/Permittee shall install bollards on the "Emergency Utility & Fire Access" road on the northern end of the cul-de-sac on Street 'D', to the satisfaction of the City Engineer.

GEOLOGY

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

54. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall include a detailed geologic map showing the joint and fracture patterns exposed on the cut slopes. The project's geotechnical consultant shall analyze the gross and surficial stability of the as-graded cut slopes and provide an opinion regarding the factor-of-safety of the as-graded slopes with respect to gross and surficial slope stability.

55. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond, or grading permit close-out.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

56. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Owner/Permittee shall install a redundant water system, in a manner satisfactory to the Public Utilities Department Director and the City Engineer.

57. Prior to the issuance of any building permits, the Owner/Permittee is required to install all facilities, as required by the accepted water and sewer studies, necessary to serve this development. Providing public water and sewer for this development is dependent upon prior construction of certain off-site water and sewer facilities. If these facilities have not been constructed when required for this development, then the construction of certain portions of these facilities, as required by the City Engineer, will become requirements for this development.

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities necessary to serve this development.

59. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

60. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

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

All proposed public sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the Olivenhain Municipal Water District (OMWD) standard drawings and specifications and per City of San Diego design guidelines, should OMWD not have any design guidelines published at the time of permit issuance.

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

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees at the time of construction permit issuance.

DRAFT

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

Permit Type/PTS Approval No.: PDP No. 1193245 and SDP No. 1193246

Date of Approval:_____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
Development Project Manager

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

DRAFT

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

Marianne Miller, et al
Owner

Nancy Panza,
Co-Attorney-in-Fact for Owners:
Marianne Miller, Marjorie Claypool,
Jeanette Sciuto, Marion Rose Conceicao,
Nancy Panza, Margaret Ansara,
Paul Fazio, Robert Luongo,
Domenic Sciuto, Regina Virissimo,
Josephine Oriol, Joseph Sciuto,
Angela Ansara and Clifford Ansara;
Under Durable Special Power of Attorney

Marianne Miller, et al
Owner

Josephine Oriol,
Co-Attorney-in-Fact for Owners:
Marianne Miller, Marjorie Claypool,
Jeanette Sciuto, Marion Rose Conceicao,
Nancy Panza, Margaret Ansara,
Paul Fazio, Robert Luongo,
Domenic Sciuto, Regina Virissimo,
Josephine Oriol, Joseph Sciuto,
Angela Ansara and Clifford Ansara;
Under Durable Special Power of Attorney

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

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

SPIC Del Sur, LLC
Permittee

William T. Ostrem
Division President San Diego
Authorized Representative

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

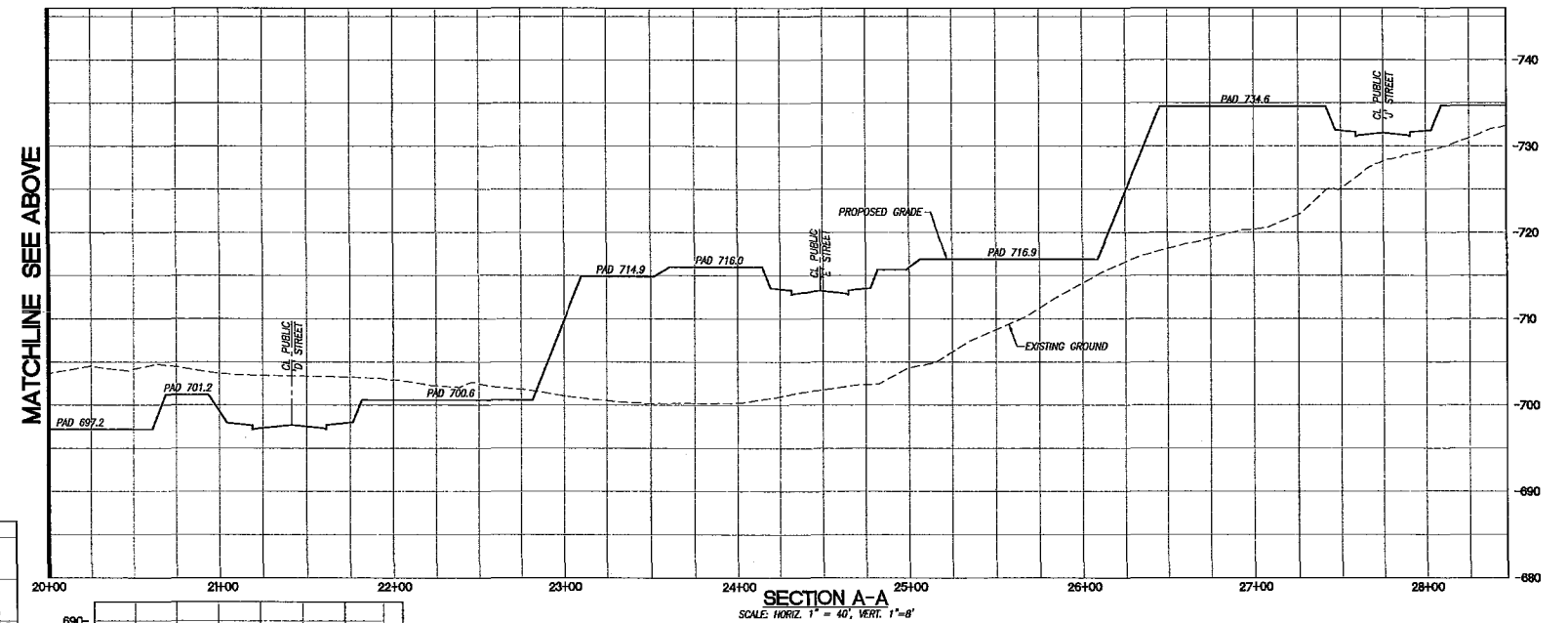
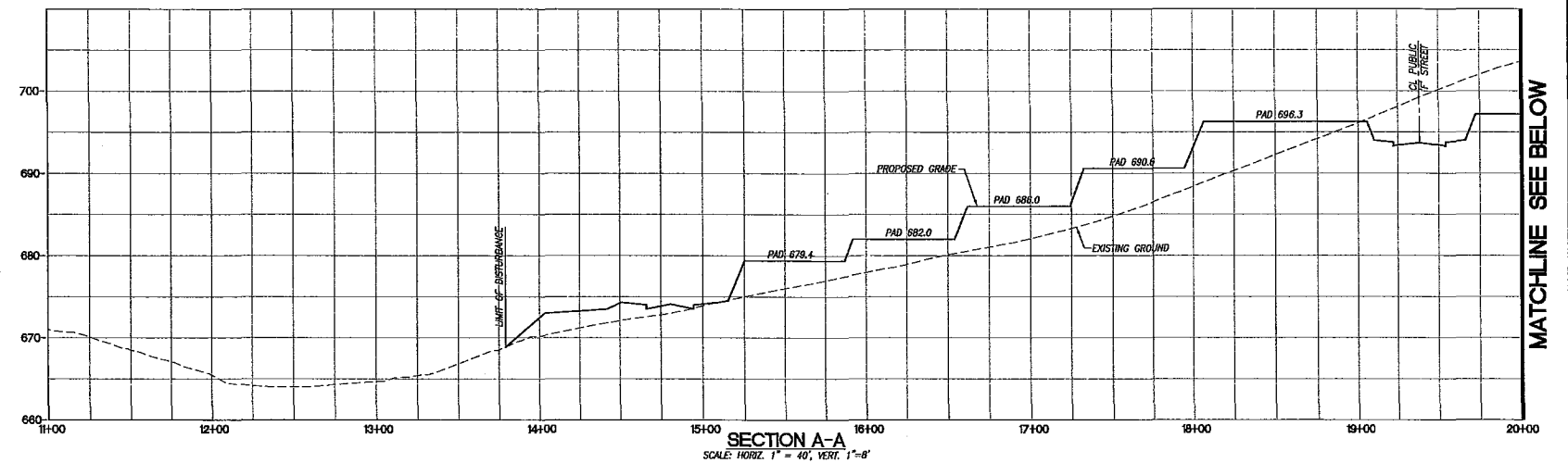
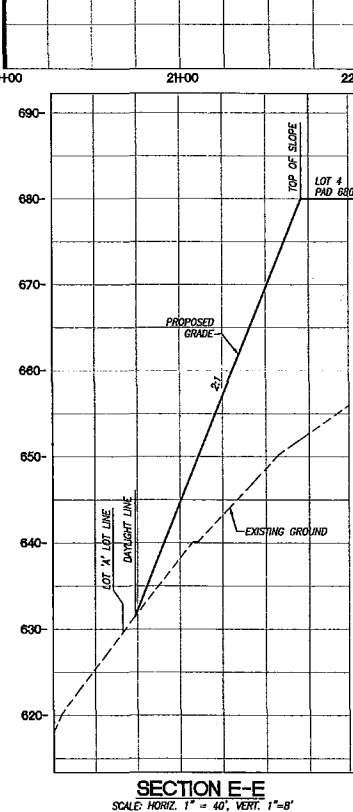
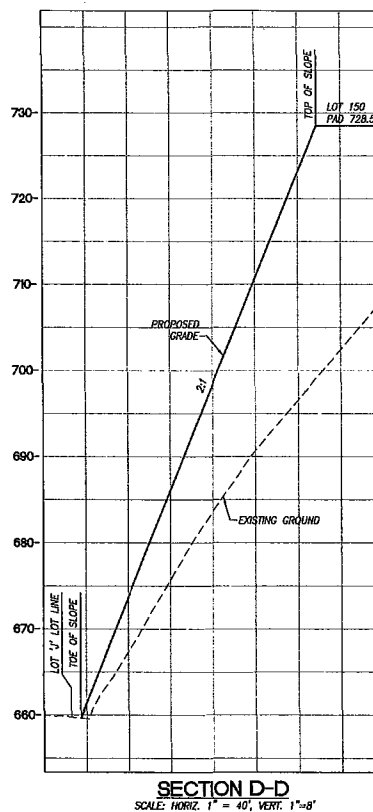
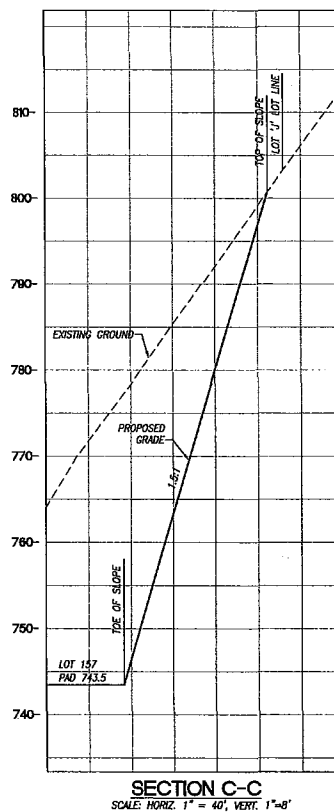
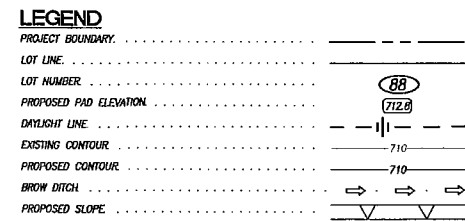
Heritage Bluffs II

PTS# 319435

Remaining Project Plans

(under separate cover)

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
CROSS SECTIONS



PREPARED BY: _____
NAME: PROJECT DESIGN CONSULTANTS

ADDRESS: 701 "B" STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE # (619) 235-8471

PROJECT ADDRESS: _____
SAN DIEGO, CALIFORNIA

PROJECT NAME: _____
HERITAGE BLUFFS II

SHEET TITLE: _____
CROSS SECTIONS

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 09: _____
REVISION 08: _____
REVISION 07: _____
REVISION 06: _____
REVISION 05: 09/22/2015
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REVISION 03: 02/03/2015
REVISION 02: 11/07/2014
REVISION 01: 02/26/2014

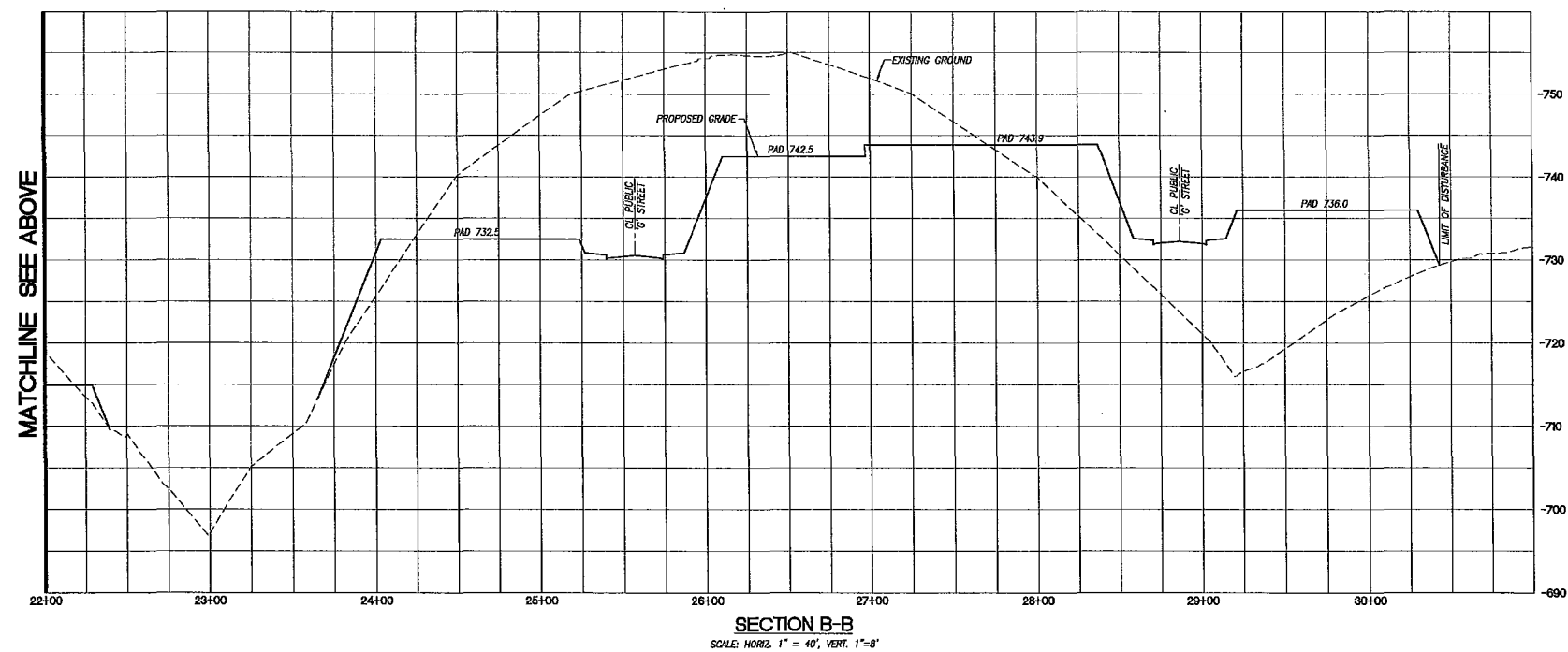
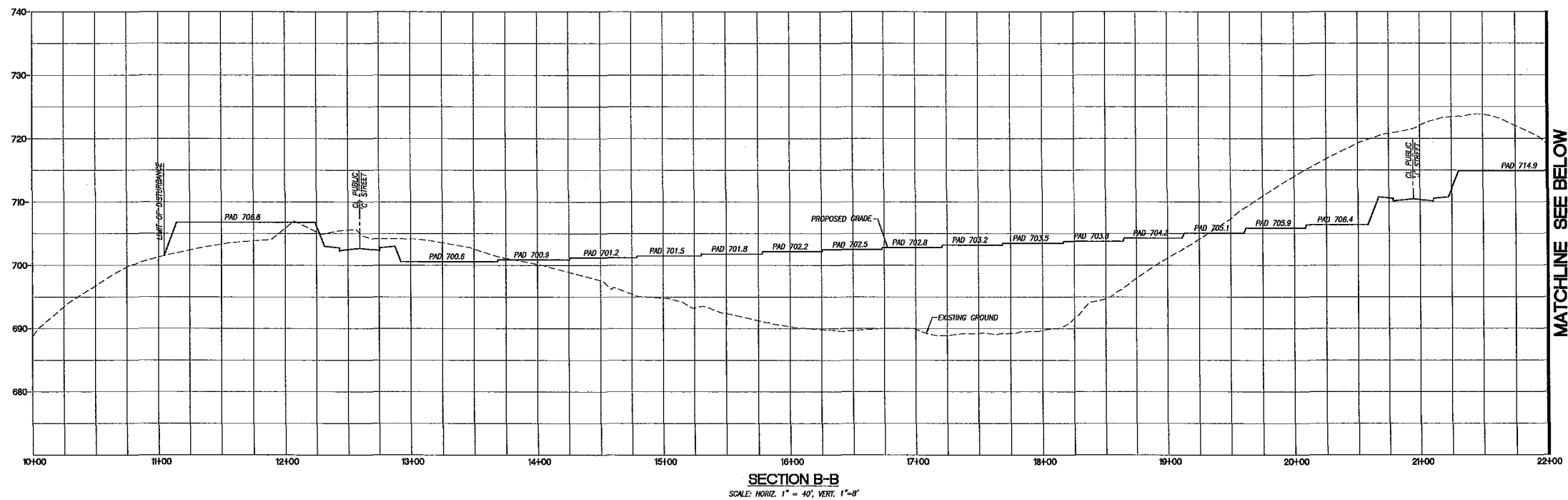
ORIGINAL DATE: 10/21/2013

SHEET 04 OF 19

DEP # _____

HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
CROSS SECTIONS



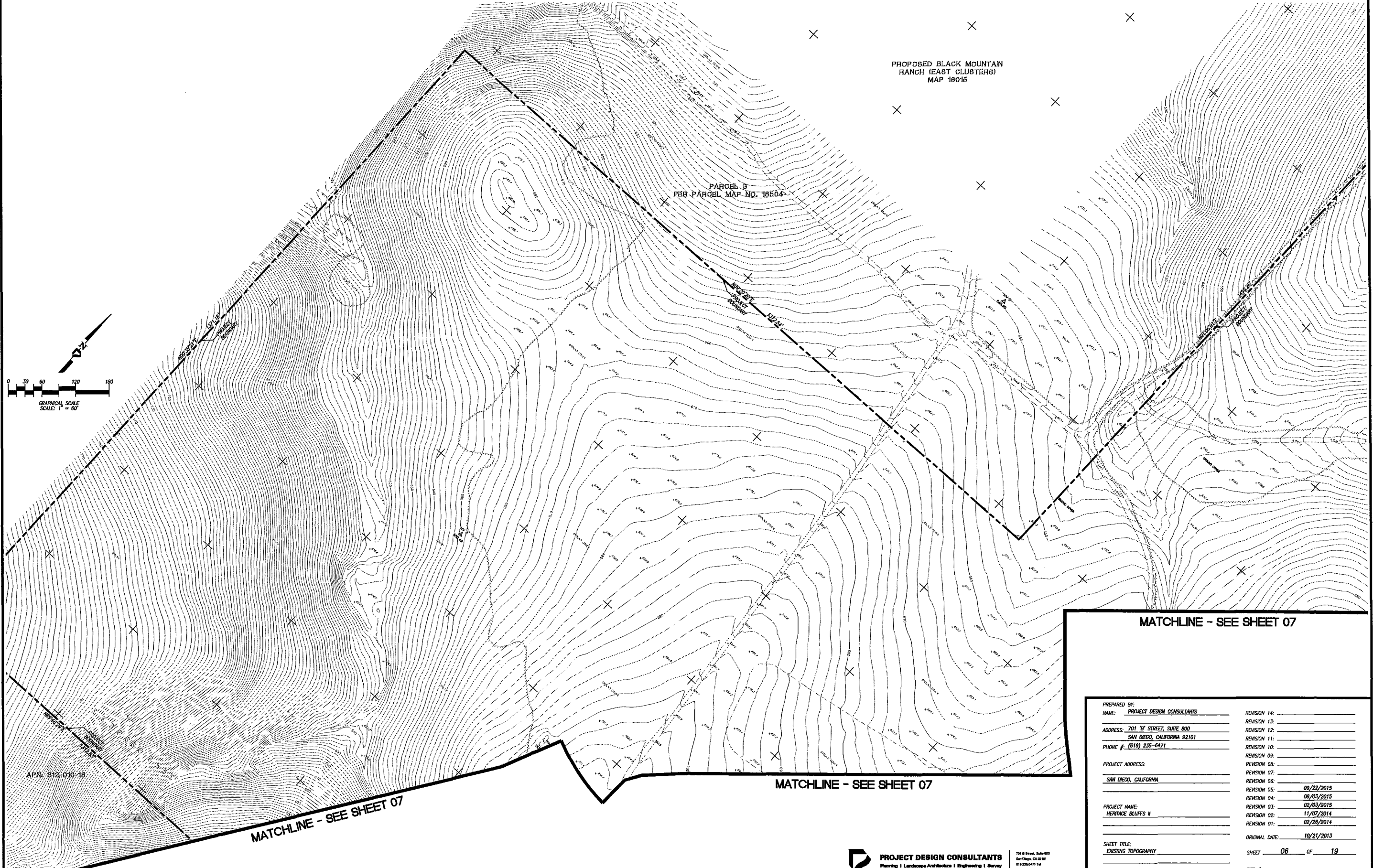
PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	
		REVISION 05:	09/22/2015
		REVISION 04:	08/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 03:	02/03/2015
		REVISION 02:	11/07/2014
		REVISION 01:	02/25/2014
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:	CROSS SECTIONS	SHEET	05 OF 19
		DEP #	

LEGEND

PROJECT BOUNDARY

HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
EXISTING TOPOGRAPHY



MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 07

PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:	PROJECT DESIGN CONSULTANTS	REVISION 13:	
ADDRESS:	701 "H" STREET, SUITE 800	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	08/22/2015
		REVISION 05:	08/03/2015
		REVISION 04:	02/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:	EXISTING TOPOGRAPHY	SHEET	06 OF 19
		DEP #	

HERITAGE BLUFFS II

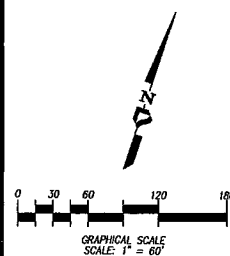
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SITE DEVELOPMENT PERMIT NO. 1193246

EXISTING TOPOGRAPHY

LEGEND

PROJECT BOUNDARY



MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 06

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 "B" STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA

PROJECT NAME:
HERITAGE BLUFFS II

SHEET TITLE:
EXISTING TOPOGRAPHY

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 09: _____
 REVISION 08: _____
 REVISION 07: _____
 REVISION 06: _____
 REVISION 05: 09/22/2015
 REVISION 04: 08/03/2015
 REVISION 03: 02/03/2015
 REVISION 02: 11/07/2014
 REVISION 01: 02/26/2014
 ORIGINAL DATE: 10/21/2013

SHEET 07 OF 19

DEP # _____



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.238.0471 Tel

HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/

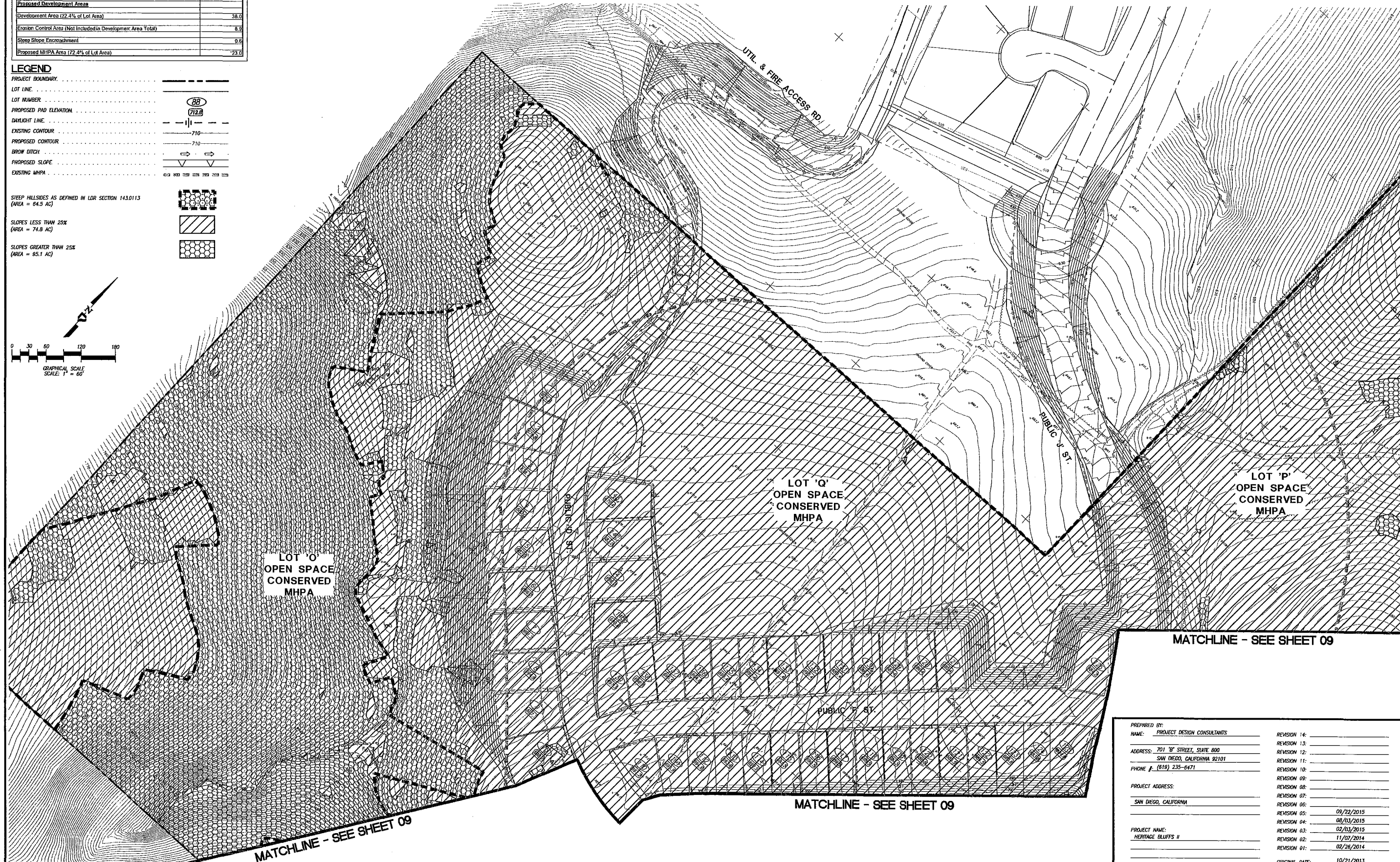
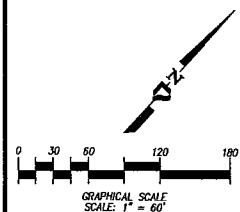
SITE DEVELOPMENT PERMIT NO. 1193246

STEEP SLOPES

Heritage Bluffs II Development Calculations	
Existing Site Areas	Acres
Total Lot Area	69.9
Existing Sub-Area Plan Development Area (25.6% of Lot Area)	43.4
Existing Sub-Area Plan MHPA Area (74.4% of Lot Area)	26.4
Existing Steep Slope Area (38.0% of Lot Area)	64.3
Proposed Development Areas	
Development Area (22.4% of Lot Area)	38.0
Erosion Control Area (Not Included in Development Area Total)	6.9
Steep Slope Encroachment	0.6
Proposed MHPA Area (72.4% of Lot Area)	23.0

LEGEND

PROJECT BOUNDARY	---
LOT LINE	---
LOT NUMBER	28 7128
PROPOSED FIN ELEVATION	712.8
DAYLIGHT LINE	---
EXISTING CONTOUR	710
PROPOSED CONTOUR	710
BROW DITCH	---
PROPOSED SLOPE	---
EXISTING MHPA	---

STEEP HILLSIDES AS DEFINED IN LDR SECTION 143.0113
(AREA = 64.5 AC)SLOPES LESS THAN 25%
(AREA = 74.8 AC)SLOPES GREATER THAN 25%
(AREA = 95.1 AC)

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 09

PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 600	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	09/22/2015
		REVISION 05:	08/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 04:	02/03/2015
		REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:	STEEP SLOPES	SHEET	08 OF 19
		DEP #	

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey701 B Street, Suite 600
San Diego, CA 92101
619.235.6471 Fax
619.234.0540 Fax

Heritage Bluffs II Development Calculations	
Existing Site Area	Acres
Total Lot Area	198.9
Existing Sub-Area Plan Development Area (25.6% of Lot Area)	13.4
Existing Sub-Area Plan MHPA Area (74.4% of Lot Area)	126.4
Existing Steep Slope Area (38.0% of Lot Area)	54.5
Proposed Development Areas	
Development Area (22.4% of Lot Area)	19.0
Proposed MHPA Area (77.6% of Lot Area)	123.0
Proposed Steep Slope Area (38.0% of Lot Area)	54.5
Proposed MHPA Area (77.6% of Lot Area)	123.0

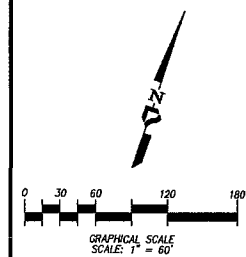
LEGEND

PROJECT BOUNDARY	---
LOT LINE	---
LOT NUMBER	88 712.8
PROPOSED PAD ELEVATION	712.8
DAYLIGHT LINE	---
EXISTING CONTOUR	710
PROPOSED CONTOUR	710
BROW DITCH	---
PROPOSED SLOPE	---
EXISTING MHPA	---

STEEP HILLSIDES AS DEFINED IN LDR SECTION 143.0113
(AREA = 64.5 AC)

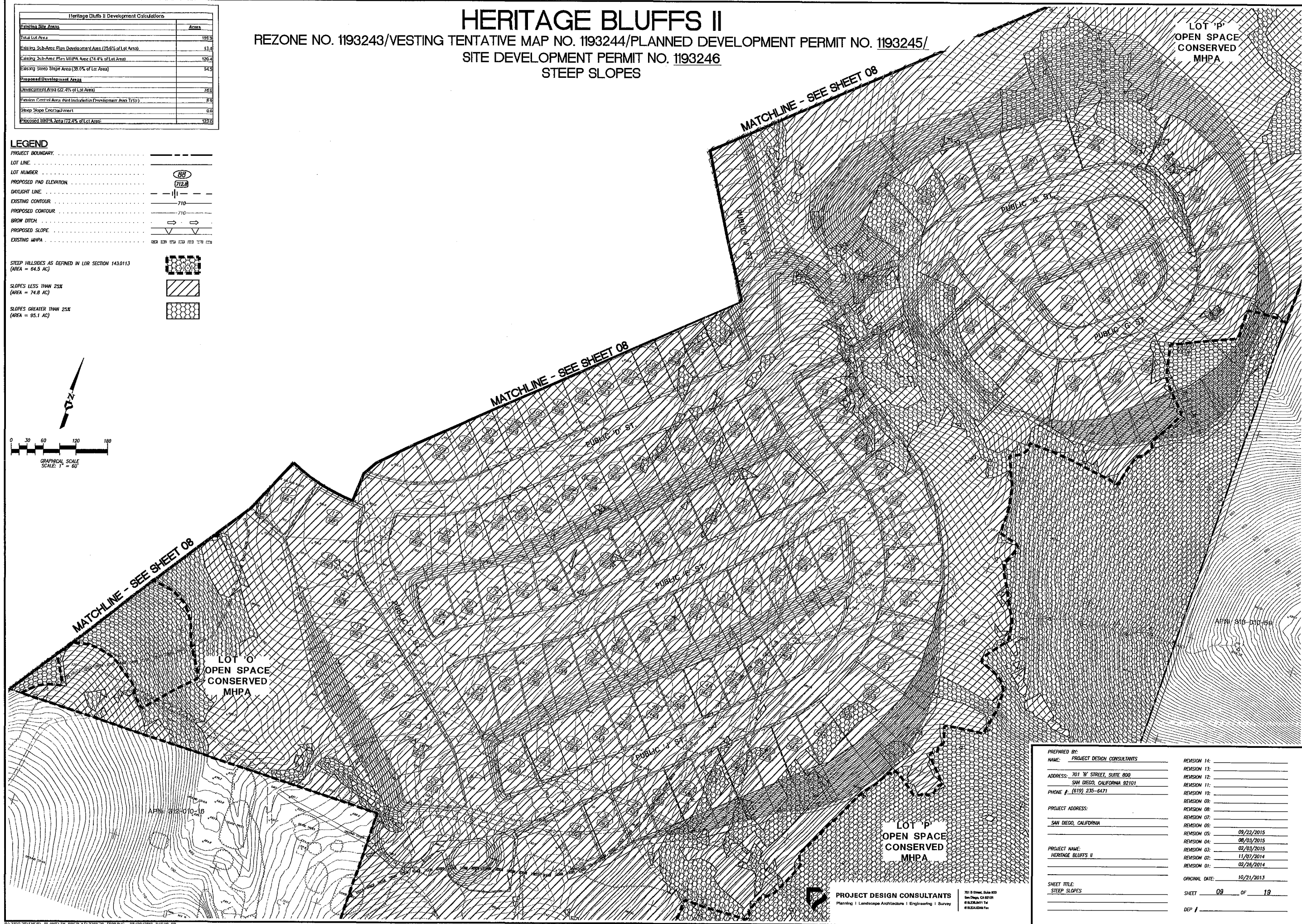
SLOPES LESS THAN 25%
(AREA = 74.8 AC)

SLOPES GREATER THAN 25%
(AREA = 95.1 AC)



HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
STEEP SLOPES



PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	09/22/2015
		REVISION 05:	08/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 04:	02/03/2015
		REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	
SHEET TITLE:	STEEP SLOPES	ORIGINAL DATE:	10/21/2013
		SHEET	09 OF 19
		DEP #	

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
(619) 235-6471
619.234.6471 Fax

SYMBOL	DESCRIPTION	PROJECT AREA (ACRES)	SITE DISTURBANCE DIRECT IMPACT AREA (ACRES)	OFFSITE DISTURBANCE
	CSS Coastal Sage Scrub	102.45	24.29	-
	SMC Southern Mixed Chaparral	34.83	-	-
	NNG Non Native Grassland	31.80	23.00	2.71
	NPG Native Perennial Grassland	0.15	0.15	0.002
	FWM Freshwater Marsh	0.03	-	-
	MFS Mulefat Scrub	0.18	-	-
	RF Riparian Forest	0.41	-	-
	TOTAL	169.85	47.4	2.712

TOPO WAS OBTAINED FROM GIS SOURCES. ACCURACY TO BE VERIFIED. PROPOSED BOUNDARY LIMITS WILL VARY SLIGHTLY ONCE FLOWN TOPOGRAPHY IS USED TO VALIDATE GRADING.

THE HABITAT BOUNDARIES ARE FROM AFFINIS MAP FIGURE 7 BIOLOGICAL RESOURCES DATED JULY 2015.

LEGEND

PROJECT BOUNDARY:

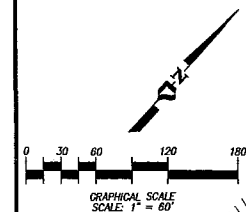
SITE DISTURBANCE DIRECT IMPACT AREA:

BRUSH MANAGEMENT ZONE 1:

BRUSH MANAGEMENT ZONE 2:

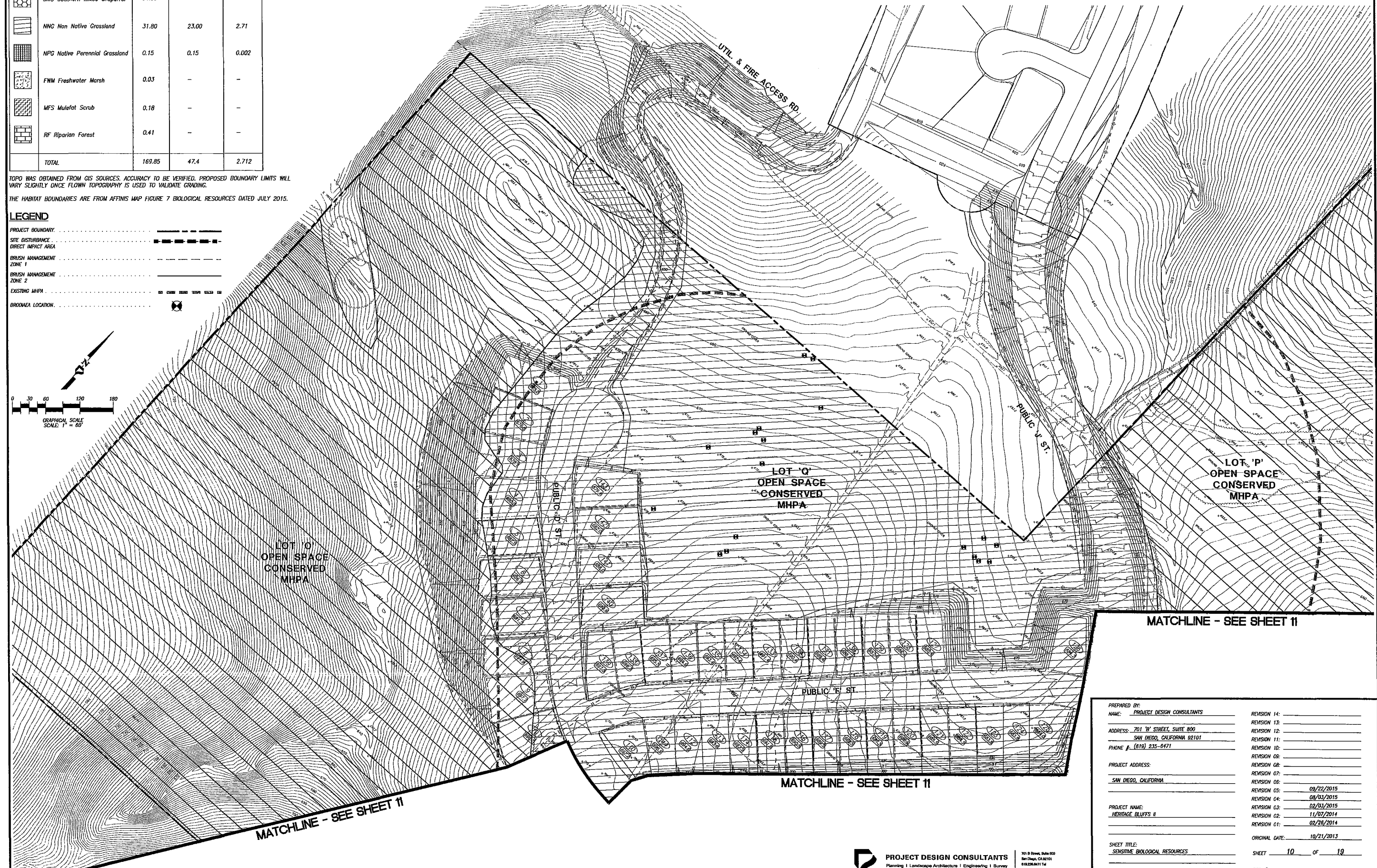
EXISTING MHPA:

BROOKVIEW LOCATION:



HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
SENSITIVE BIOLOGICAL RESOURCES



PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
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	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	09/22/2015
		REVISION 05:	08/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 04:	02/03/2015
		REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	
SHEET TITLE:	SENSITIVE BIOLOGICAL RESOURCES	ORIGINAL DATE:	10/21/2013
		SHEET	10 OF 19
		DEP #	

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HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
SENSITIVE BIOLOGICAL RESOURCES

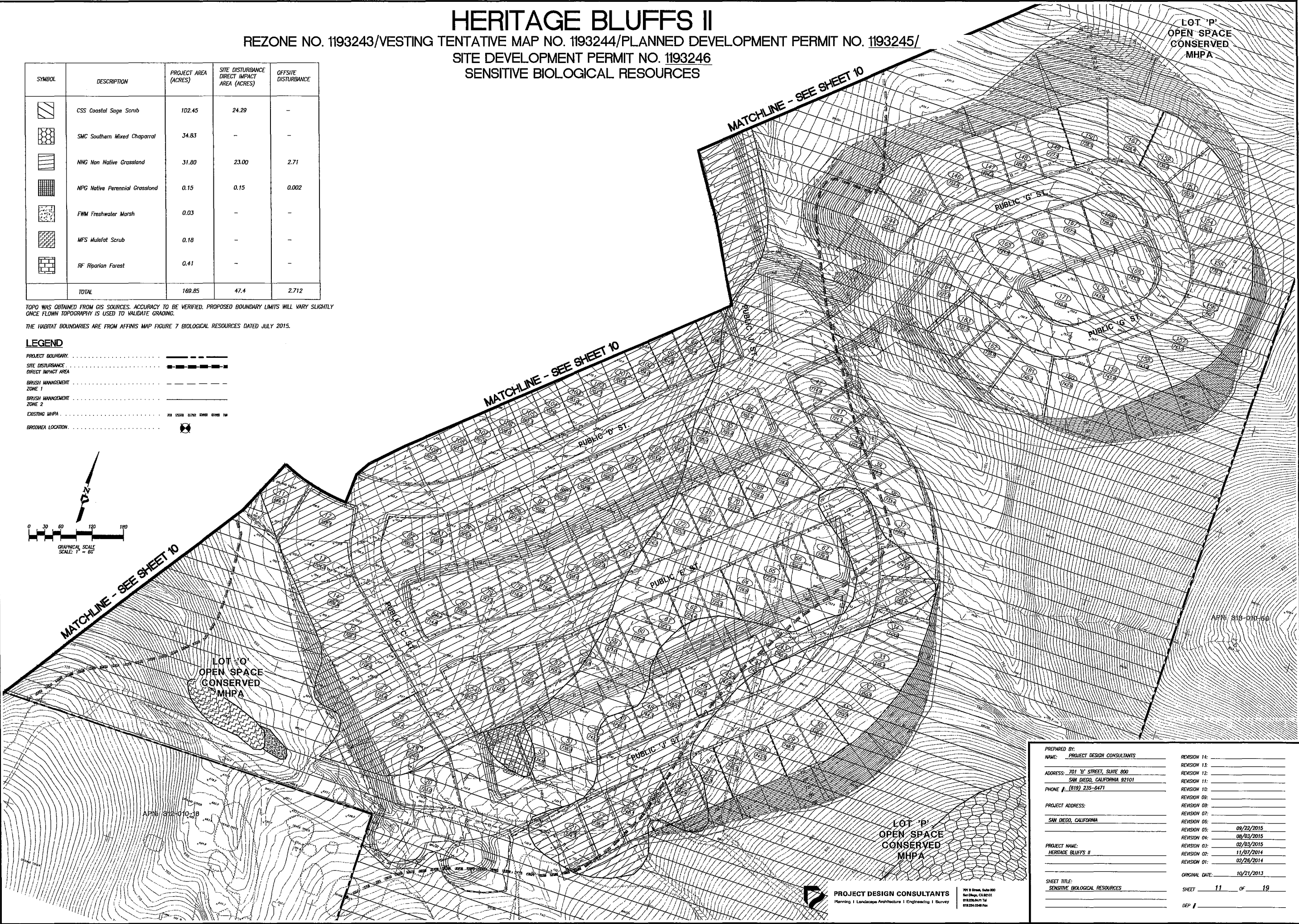
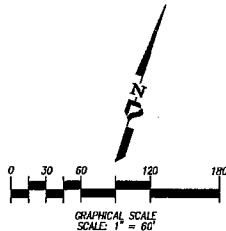
SYMBOL	DESCRIPTION	PROJECT AREA (ACRES)	SITE DISTURBANCE DIRECT IMPACT AREA (ACRES)	OFFSITE DISTURBANCE
	CSS Coastal Sage Scrub	102.45	24.29	-
	SMC Southern Mixed Chaparral	34.83	-	-
	NNG Non Native Grassland	31.80	23.00	2.71
	NPC Native Perennial Grassland	0.15	0.15	0.002
	FWM Freshwater Marsh	0.03	-	-
	MFS Mulefat Scrub	0.18	-	-
	RF Riparian Forest	0.41	-	-
	TOTAL	169.85	47.4	2.712

TOPO WAS OBTAINED FROM GIS SOURCES. ACCURACY TO BE VERIFIED. PROPOSED BOUNDARY LIMITS WILL VARY SLIGHTLY
ONCE FLOWN TOPOGRAPHY IS USED TO VALIDATE GRADING.

THE HABITAT BOUNDARIES ARE FROM AFFINIS MAP FIGURE 7 BIOLOGICAL RESOURCES DATED JULY 2015.

LEGEND

PROJECT BOUNDARY: - - - - -
SITE DISTURBANCE: - - - - -
DIRECT IMPACT AREA: - - - - -
BRUSH MANAGEMENT ZONE 1: - - - - -
BRUSH MANAGEMENT ZONE 2: - - - - -
EXISTING MHPA: - - - - -
BROADWAY LOCATION: - - - - -



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	SAN DIEGO, CALIFORNIA	REVISION 08:	
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 07:	
		REVISION 06:	09/22/2015
		REVISION 05:	08/03/2015
		REVISION 04:	02/03/2015
		REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	10/21/2013
SHEET TITLE:	SENSITIVE BIOLOGICAL RESOURCES	ORIGINAL DATE:	
		SHEET	11 OF 19
		DEP #	

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DESIGN STATEMENT:

THE PRIMARY GOAL OF THE LANDSCAPE DESIGN IS TO BLEND AND COMPLEMENT THE EXISTING NATIVE PLANTING IN THE AREA. NATIVE LOW FUEL VOLUME SPECIES WILL BE USED TO RE-VEGETATE THE GRADED SLOPES. THE TREATMENT FOR THE INTERIOR SHALL PRIMARILY BE PARKWAY STREET TREES AND GROUND COVER, ORNAMENTAL IN NATURE, FIRE-RESISTANT, AND COMPLEMENT THE BUILDING ARCHITECTURE. THE RECREATION AREA WILL BE MIX OF ORNAMENTAL AND NATURALIZED MATERIAL AND LOW MAINTENANCE.

LANDSCAPE DESIGN OBJECTIVES:

1. PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF PLANTS KNOWN TO PERFORM WELL IN THIS CLIMATIC ZONE AND AMENDED SOIL TYPE.
2. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL BE USED TO BLEND IN WITH EXISTING SURROUNDING LANDSCAPE TREATMENTS ESPECIALLY AT PERIMETER SLOPES.
3. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE.
4. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY.
5. ALL SLOPE ASPECTS 2:1 OR STEEPER SHALL RECEIVE JUTE MATTING (OR PER THE RECOMMENDATION BY THE GEO-TECHNICAL ENGINEER).

GRADING NOTES:

1. PERMANENT REVEGETATION - ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION.
3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
4. INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX AND INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

MAINTENANCE NOTE:

ALL REQUIRED COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

STREET TREES:

STREET TREES SHALL HAVE A 40 S.F. ROOT ZONE AREA (10' FROM UNDERGROUND SEWER & 5' FROM UNDERGROUND WATER UTILITIES) OR IF CONFLICTS ARISE THE TREES SHALL BE LOCATED ON THE RESIDENTIAL LOT.

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE-VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE. PERMANENT IRRIGATION WILL BE PROVIDED FOR THE REQUIRED STREET TREES AND INTERIOR SLOPES PER THE PLANT LEGEND ON SHEET 14. TEMPORARY IRRIGATION WILL BE PROVIDED FOR THE PERIMETER SLOPES TO REVEGETATE AND STABILIZE THE SLOPES FOR EROSION CONTROL. PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAY BE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED.
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.

DEVELOPER INSTALLED LANDSCAPE AREAS

SLOPED AREAS	10.6 AC
PARKWAY AREAS	2.3 AC
RECREATION AREA	0.25 AC
MINI-PARK	<0.07 AC

TRAIL

○○○○●● EXISTING & RE-ALIGNED BLACK MOUNTAIN OPEN SPACE TRAIL

NOTE:
ALL TRAILS SHALL BE CONSTRUCTED TO CITY STANDARDS AS IDENTIFIED IN THE CITY OF SAN DIEGO CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT.



ARCHITECT OF WORK

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PROJECT ADDRESS:

SAN DIEGO, CALIFORNIA

PROJECT NAME:

HERITAGE BLUFFS II

SHEET TITLE:

LANDSCAPE CONCEPT PLAN -
Street Trees/Revegetation/Erosion Control

REVISION 14:

REVISION 13:

REVISION 12:

REVISION 11:

REVISION 10:

REVISION 09:

REVISION 08:

REVISION 07:

REVISION 06:

REVISION 05:

REVISION 04:

REVISION 03:

REVISION 02:

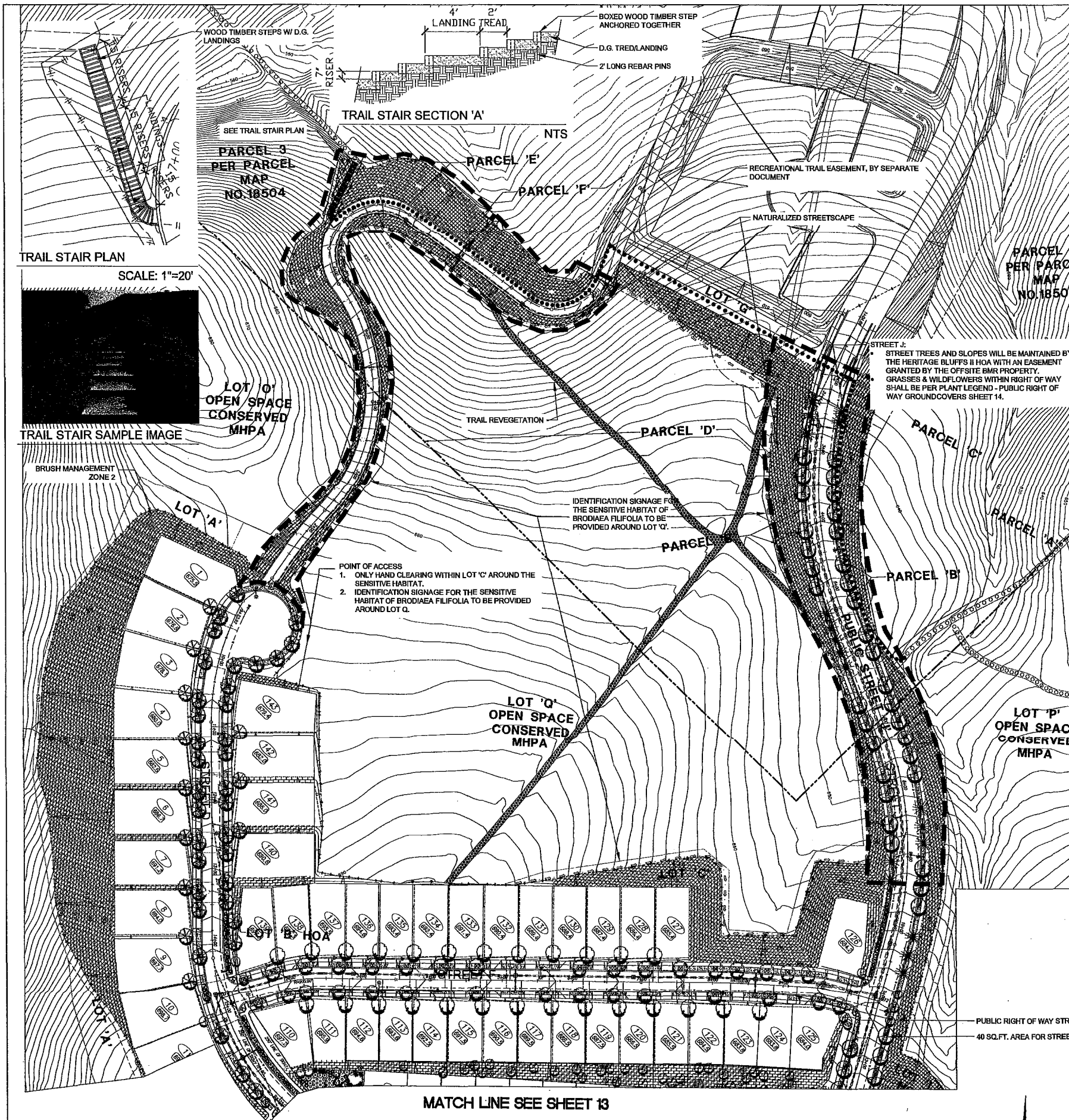
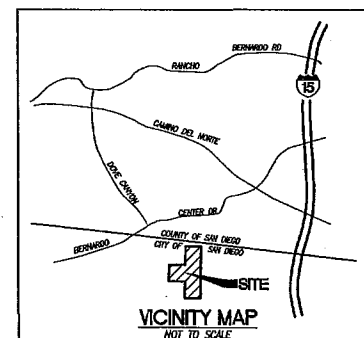
REVISION 01:

ORIGINAL DATE:

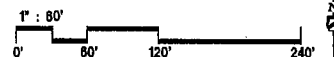
08/30/2013

SHEET 12 OF 19

DEP #



MATCH LINE SEE SHEET 13



REFER TO SHEET 14 FOR PLANTING LEGEND.
REFER TO SHEET 15 FOR PLANTING DETAILS.
REFER TO SHEET 15 TO 16 FOR BRUSH MANAGEMENT PLAN AND NOTES.

REVEGETATION PLANTING LEGEND

NATURALIZED AND TRANSITIONAL AREAS (ENHANCED AND NEW COASTAL SAGE, GRASSLAND, AND CHAPARRAL HABITAT)
THE FOLLOWING PALETTE IS CONSISTENT WITH APPENDIX 'B', TABLE 2 (REVEGETATION PLANT PALETTE) OF THE BLACK MOUNTAIN RANCH SUB AREA PLAN.
REVEGETATION SHALL BE SELECTED FROM THIS PALETTE OR APPROVED EQUAL.

NATURALIZED STREETSCAPE- PUBLIC RIGHT OF WAY -M.A.D. OR H.O.A. MAINTAINED(PERMANENT IRRIGATION)

THE NATURALIZED STREETSCAPE AREAS ARE TO BE PLANTED WITH NATIVE OR NATURALIZED SPECIES TO BE SUSTAINABLE WITH MINIMAL SUPPLEMENTAL WATER. SELECTION TO BE IN CONFORMANCE WITH THE LANDSCAPE STREET TREE ORDINANCE AND STREET TREE SELECTION GUIDE.

PLANT MATERIAL MATURE HT. & SPRD.

NATURALIZED STREET TREES, EVERGREEN, ROUND HEAD, SHADE TREE - 75% 24" BOX OR LARGER, 25% 15 GALLON

ARBUS MARINA	MARINA MADRONE	35' x 30'
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	30' x 25'
CERCIS OCCIDENTALIS	WESTERN REDBUD	30' x 30'
ERIOBOTRYA DEFLEXA	Bronze LOQUAT	20' x 20'
JACARANDA MIMOSIFOLIA	NEW ZEALAND XMAS TREE	20' x 20'
METROSIDEROS EXCELSA	TORREY PINE	50' x 50'
PINUS TORREYANA	CHINESE PISTACHE	40' x 40'
PISTACIA CHINENSIS	HOLLY OAK	50' x 50'
QUERCUS ILEX	CORK OAK	40' x 40'
QUERCUS SUBER	AFRICAN SUMAC	30' x 25'
RHUS LANCEA	ELDERBERRY	20' x 40'
SAMBUCUS MEXICANA		

PERIMETER SLOPES (TEMPORARILY IRRIGATION)

THE PERIMETER SLOPE AREAS ARE TO BE PLANTED WITH CONTAINER MATERIAL IN CONFORMANCE WITH THE GRADING ORDINANCE AND BRUSH MANAGEMENT GUIDELINES AND HYDROSEEDED WITH A MIX OF NATIVE PLANT MATERIAL FOR SOIL EROSION PURPOSES. 50% OF SEED MIX TO BE PLANT MATERIAL THAT IS 24" OR LESS.

OPEN SPACE ADJACENT FILL SLOPES-50% 1 GAL., 50% 5 GAL. (TEMP. IRRIGATION)

PLANT MATERIAL	COMMON NAME	FORM FUNCTION	MATURE HEIGHT & SPREAD
ADOLPHIA CALIFORNICA	SPINESHRUB	FRAGRANT FLOWERS, EROSION CONTROL	4' HT. x 6' SPRD
COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	EVERGREEN, WHITE ACCENT FLOWERS	6-10' HT. x 8' SPRD
ENCLEIA CALIFORNICA	COAST SUNFLOWER	YELLOW ACCENT FLOWERS, FAST GROWER	1-3' HT. x 4' SPRD
ERIODICTYON TRICHOCALYX	SMOOTH LEAF YERBA SANTA	EVERGREEN, WHITE ACCENT FLOWERS	3-5' HT. x 3-6' SPRD
ERIODICTYON CONFERTIFOLIUM	GOLDEN YARROW	SUB-SHRUB, ORANGE-YELLOW FLOWERS	1-3' HT. x 1.5' SPRD
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SUB-SHRUB, ORANGE-YELLOW FLOWERS	1-3' HT. x 3' SPRD
GNAPHALUM CALIFORNICUM	CALIFORNIA PEARLY EVERLASTING	FRAGRANT EVERGREEN, WHITE FLOWERS	3' HT. x 3' SPRD
HAZARDIA SQUARROSA	COMMON HAZARDIA	SHRUB, YELLOW FLOWERS	1-2' HT. x 2-3' SPRD
HETEROMELES ARBUTIFOLIA	TOYON	LARGE EVERGREEN SHRUB, SHOWY RED BERRIES	6-16' HT. x 15' SPRD
LOTUS SCOPARIUS	DEER WEED	FAST GROWING PERENNIAL, YELLOW FLOWERS	2-3' HT. x 3' SPRD
MALOSMA LAURINA	LAURAL SUMAC	EVERGREEN SHRUB, RAPID GROWTH	6-15' HT. x 12' SPRD
MIMULUS AURANTIACUS PUNICEUS	RED MONKEYFLOWER	SUBSHRUB, CRIMSON TO BRICK-RED FLOWERS	2' HT. x 3' SPRD
NEPHOPHILA MENZIESII	BABY BLUE EYES	ANNUAL, BLUE FLOWERS	1' HT. x 1.5' SPRD
QUERCUS AGRIFOLIA	COAST LIVE OAK	EVERGREEN TREE, SPREADING CROWN	20-40' HT. x 35' SPRD
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK	LARGE EVERGREEN SHRUB, GOOD SOIL BINDER	3-10' HT. x 15' SPRD
RHUS INTEGRIFOLIA	LEMONADE BERRY	EVERGREEN SHRUB, SLOPE STABILIZER	6-15' HT. x 10' SPRD
SALVIA APIANA	WHITE SAGE	SUB SHRUB, AROMATIC WHITE LEAVES & FLOWERS	3-5' HT. x 5' SPRD
SALVIA LEUCOPHYLLA	PURPLE SAGE	MEDIUM SHRUB, PINKISH PURPLE FLOWERS	3-4' HT. x 4-6' SPRD

OPEN SPACE ADJACENT CUT SLOPES-75% 1 GAL., 25% 5 GAL. (TEMP. IRRIGATION)

PLANT MATERIAL	COMMON NAME	FORM FUNCTION	MATURE HEIGHT & SPREAD
ADOLPHIA CALIFORNICA	SPINESHRUB	FRAGRANT FLOWERS, EROSION CONTROL	4' HT. x 6' SPRD
COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	EVERGREEN, WHITE ACCENT FLOWERS	6-10' HT. x 8' SPRD
ENCLEIA CALIFORNICA	COAST SUNFLOWER	YELLOW ACCENT FLOWERS, FAST GROWER	1-3' HT. x 4' SPRD
ERIODICTYON TRICHOCALYX	SMOOTH LEAF YERBA SANTA	EVERGREEN, WHITE ACCENT FLOWERS	3-5' HT. x 3-6' SPRD
ERIODICTYON CONFERTIFOLIUM	GOLDEN YARROW	SUB-SHRUB, ORANGE-YELLOW FLOWERS	1-3' HT. x 1.5' SPRD
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SUB-SHRUB, ORANGE-YELLOW FLOWERS	1-3' HT. x 3' SPRD
GNAPHALUM CALIFORNICUM	CALIFORNIA PEARLY EVERLASTING	FRAGRANT EVERGREEN, WHITE FLOWERS	3' HT. x 3' SPRD
HAZARDIA SQUARROSA	COMMON HAZARDIA	SHRUB, YELLOW FLOWERS	1-2' HT. x 2-3' SPRD
HETEROMELES ARBUTIFOLIA	TOYON	LARGE EVERGREEN SHRUB, SHOWY RED BERRIES	6-16' HT. x 15' SPRD
LOTUS SCOPARIUS	DEER WEED	FAST GROWING PERENNIAL, YELLOW FLOWERS	2-3' HT. x 3' SPRD
MALOSMA LAURINA	LAURAL SUMAC	EVERGREEN SHRUB, RAPID GROWTH	6-15' HT. x 12' SPRD
MIMULUS AURANTIACUS PUNICEUS	RED MONKEYFLOWER	SUBSHRUB, CRIMSON TO BRICK-RED FLOWERS	2' HT. x 3' SPRD
NEPHOPHILA MENZIESII	BABY BLUE EYES	ANNUAL, BLUE FLOWERS	1' HT. x 1.5' SPRD
QUERCUS AGRIFOLIA	COAST LIVE OAK	EVERGREEN TREE, SPREADING CROWN	20-40' HT. x 35' SPRD
QUERCUS DUMOSA	NUTTALL'S SCRUB OAK	LARGE EVERGREEN SHRUB, GOOD SOIL BINDER	3-10' HT. x 15' SPRD
RHUS INTEGRIFOLIA	LEMONADE BERRY	EVERGREEN SHRUB, SLOPE STABILIZER	6-15' HT. x 10' SPRD
SALVIA APIANA	WHITE SAGE	SUB SHRUB, AROMATIC WHITE LEAVES & FLOWERS	3-5' HT. x 5' SPRD
SALVIA LEUCOPHYLLA	PURPLE SAGE	MEDIUM SHRUB, PINKISH PURPLE FLOWERS	3-4' HT. x 4-6' SPRD

NOTE: CONTAINER STOCK ARE TO BE PLACED AT A MINIMUM RATE OF ONE PLANT PER 100 S.F. OF DISTURBED AREA.

OPEN SPACE ADJACENT RIPARIAN CORRIDOR & DETENTION SLOPES (TEMPORARY IRRIGATION)

PLANT MATERIAL	COMMON NAME	FORM FUNCTION	MATURE HEIGHT & SPREAD
TREES - 25% 24" BOX, 75% 15 GALLON			
POPULUS FREMONTII	WESTERN COTTON WOOD	DECIDUOUS, HEAT-DROUGHT TOLERANT	50' HT. x 20' SPRD
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	DECIDUOUS, MOTTLED WHITE BARK	70' HT. x 40' SPRD
QUERCUS AGRIFOLIA	COAST LIVE OAK	EVERGREEN TREE, SPREADING CROWN	50' HT. x 50' SPRD
SALIX SPECIES	WILLOW	DECIDUOUS TREE	30' HT. x 30' SPRD
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	DECIDUOUS SHRUB TO SMALL TREE, CREAMY FLOWERS	25' HT. x 25' SPRD

SHRUBS-75% 1 GAL., 25% 5 GAL.

ARTEMESIA DOUGLASIANA	DOUGLAS MUGWORT	HERBACEOUS SUBSHRUB, AROMATIC LEAVES, REVEGETATION	2-3' HT. x 3' SPRD
ARTEMESIA PALMERI	SAN DIEGO SAGEWORT	UPRIGHT PERENNIAL, REVEGETATION	2-3' HT. x 3' SPRD
BACCHARIS SALICIFOLIA	MULE FAT	SEMI-DECIDUOUS SHRUB, REVEGETATION	4-10' HT. x 8' SPRD
CAREX SPISSA	SAN DIEGO SEDGE	CLUMPING PERENNIAL, FLOWERS RESEMBLE CATTAILS	3-4' HT. x 2-3' SPRD
IVA HAYSIANA	SAN DIEGO MARSH ELDER	PERENNIAL, EROSION CONTROL, FAST GROWING	1-3' HT. x 6' SPRD
JUNCUS ACUTUS	SPINY RUSH	CLUMPING PERENNIAL, SPIKED DARK GREEN BLADES	2' HT. x 2' SPRD
JUNCUS MEXICANUS	MEXICAN RUSH	CREeping PERENNIAL, SLENDER DARK GREEN BLADES	2' HT. x 2' SPRD
MIMULUS GUTTATUS	GOLDEN MONKEYFLOWER	SMALL PERENNIAL, YELLOW FLOWERS, MOIST PLACES	1-3' HT. x 3' SPRD
OENOTHERA ELATA HOOKERI	SWEETSCENT	BIENNIAL, LARGE PALE YELLOW FLOWERS	1-4' HT. x 1' SPRD
PLUCHEA ODORATA	ROSA CALIFORNICA	ERECT ANNUAL, PINK-LAVENDER FLOWER CLUSTERS	1-3' HT. x 1-3' SPRD
RUBUS URSINUS	CALIFORNIA WILD ROSE	MOUNDING SEMI-DECIDUOUS SHRUB, FRAGRANT PINK FLOWERS	3-6' HT. x 5' SPRD
SAMBUCUS MEXICANA	CALIFORNIA BLACKBERRY	MOUNDING SHRUB/VINE, WHITE FLOWER, FAST, REVEGETATION	2-5' HT. x 6' SPRD
SCIRPUS ROBUSTUS*	MEXICAN ELDERBERRY	DECIDUOUS SHRUB/SMALL TREE, CREAMY FLOWERS	6-20' HT. x 15' SPRD
SCIRPUS ACUTUS*	BULL TULE	PERENNIAL SHRUB, BROWN FLOWER, WETLANDS	3-5' HT. x 4' SPRD
SCIRPUS PUNGENS*	HARD STEM BULRUSH	PERENNIAL SHRUB, BROWN FLOWER, WETLANDS	2-3' HT. x 3' SPRD
SCIRPUS PUNGENS*	COMMON THREESQUARE	PERENNIAL SHRUB, BROWN FLOWER, WETLANDS	4-9' HT. x 4' SPRD
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	DECIDUOUS SHRUB, MAROON-RED FLOWERS, ATTRACTS BIRDS	4-10' HT. x 2' SPRD
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	LOW EVERGREEN SHRUB, AROMATIC, UNDER OAKS	3-4' HT. x 6' SPRD
TYPHIA PLATIFOLIA*	BROAD-LEAVED CATTAIL	ERECT RHIZOMATOUS PERENNIAL, RED-BROWN FLOWERS	6' HT. x 3' SPRD

* PLANTS FOR DETENTION BASIN AREAS. GROUND WATER & SURFACE RUN-OFF ARE PROPOSED TO PROVIDE MOISTURE FOR PLANT SUSTAINABILITY.

SLOPES (TEMPORARILY IRRIGATED) HYDROSEED MIX

THE SLOPE AREAS TO BE HYDROSEED WITH A MIX OF NATIVE PLANT MATERIAL FOR SOIL EROSION PURPOSES. 50% OF SEED MIX TO BE PLANT MATERIAL THAT IS 24" OR LESS TO MEET BRUSH MANAGEMENT GUIDELINES.

COASTAL SAGE SCRUB HYDROSEED MIX

PLANT MATERIAL	COMMON NAME	FORM FUNCTION	MATURE HEIGHT & SPREAD	LB/AC	% PURITY/GERMINATION RECOMMENDED
ARTEMESIA CALIFORNICA	COASTAL SAGEBRUSH	AROMATIC SHRUB, EROSION CONTROL, FAST GROWING	3-4' HT. x 2-3' SPRD	2	15/50
ENCLEIA CALIFORNICA	COAST SUNFLOWER	SUB-SHRUB, YELLOW FLOWERS, FAST GROWER	3' HT. x 4' SPRD	4	40/80
ERIODICTYON FASCICULATUM	CALIFORNIA BUCKWHEAT	PERENNIAL, PINK-WHITE FLOWERS, FAST GROWER	3-4' HT. x 4' SPRD	6	10/65
ERIODICTYON CONFERTIFOLIUM	GOLDEN YARROW	HERBACEOUS SUB-SHRUB, ORANGE-YELLOW FLOWERS	2' HT. x 3' SPRD	3	30/80
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SUB-SHRUB, YELLOW FLOWERS, FAST GROWER	3' HT. x 3' SPRD	1	98/75
LOTUS SCOPARIUS	DEERWEED	PERENNIAL, NUMEROUS YELLOW FLOWERS, FAST GROWER	2-3' HT. x 3' SPRD	6	90/60
LUPINUS BICOLOR	PYGMY-LEAF LUPINE	SMALL ANNUAL, BLUE FLOWER, REVEGETATION	1' HT. x 1.5' SPRD	4	98/85
LUPINUS NANUS	SKY LUPINE	SMALL ANNUAL, BLUE FLOWER, GROUND COVER	1.5' HT. x 3' SPRD	4	98/85
MIMULUS AURANTIACUS PUNICEUS	RED MONKEYFLOWER	SUB-SHRUB, CRIMSON TO BRICK-RED FLOWERS	2' HT. x 3' SPRD	2	21/55
SALVIA MELLIIFERA	BLACK SAGE	SUB-SHRUB, AROMATIC, FLOWERS BLUE, LILAC OR WHITE	3-5' HT. x 8' SPRD	1	70/50
NASSELLA PULCHRA	PURPLE NEEDLE GRASS	PERENNIAL, BUNCHGRASS, PURPLE SEED HEADS	2' HT. x 2' SPRD	8	90/80

NOTE: CONTAINER STOCK ARE TO BE PLACED AT A MINIMUM RATE OF ONE PLANT PER 100 S.F. OF DISTURBED AREA.

PLANTING LEGEND-PUBLIC RIGHT OF WAY & RECREATION AREAS
H.O.A. MAINTAINED (PERMANENTLY IRRIGATED)

THE STREET RIGHT OF WAY AND RECREATIONAL AREAS ARE TO BE PLANTED WITH A MIX OF EVERGREEN AND SEASONALLY CHANGING SHADE TREES. ACCENT TREE ARE LOCATED AT INTERSECTIONS AND RECREATION AREAS WITH COLORFUL SHRUBS PROVIDING INTEREST AT A PEDESTRIAN SCALE. TRANSITIONAL EDGES TO OPEN SPACE SHOULD HAVE DROUGHT TOLERANT, AND ORNAMENTAL MATERIALS OF TREES, SHRUBS, AND NATURALIZED DROUGHT TOLERANT GRASSES)

PLANT MATERIAL MATURE HEIGHT & SPREAD QTY.

STREET TREES EVERGREEN ROUND HEAD, SHADE TREE - 100% 24" BOX OR LARGER

ARBUS MARINA	MARINA MADRONE	35' x 30'
ERIOBOTRYA DEFLEXA	Bronze LOQUAT	20' x 20'
METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	20' x 20'
QUERCUS ILEX	HOLLY OAK	40' x 40'
RHUS LANCEA	AFRICAN SUMAC	30' x 25'
TRISTANIA LAURINA	ELEGANT BRISBANE	25' x 25'

STREET TREES DECIDUOUS ROUND HEAD, SHADE TREE - 100% 24" BOX OR LARGER

ALBIZIA JULIBRISIN	SILK TREE (MIMOSA)	40' x 80'
ARBUS MARINA	MARINA STRAWBERRY	40X 25'
JACARANDA MIMOSIFOLIA	JACARANDA	30' x 25'
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	30' x 40'
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	70' x 35'
PYRUS CALLERYANA	ORNAMENTAL PEAR	50' x 50'

UPRIGHT VERTICAL ACCENT TREES - 100%

BRACHYCHITON ACERIFOLIUS	FLAME TREE	40' x 15'
HYMENOPHYLLUM FLAUM	SWEET SHADE	25' x 20'

PEDESTRIAN SCALE ACCENT TREE - 100% 24" BOX

PYRUS CALLERYANA	FLOWERING PEAR	40' x 25'
CALODENDRUM CAPENSE	CAPE CHESTNUT	40' x 25'
CERCIS OCCIDENTALIS	WESTERN REDBUD	12' x 25'
METROSIDEROS EXCELSA	NEW ZEALAND X MAS TREE	18' x 18'
TABESBUIA IPE	TABESBUIA	25' x 35'

LARGE SCALE DECIDUOUS ACCENT TREE - 100% 24" BOX

JACARANDA MIMOSIFOLIA	JACARANDA	25' x 25'
PISTACIA CHINENSIS	CHINESE PISTACHE	40' x 25'
ROBINIA X 'PURPLE ROBE'	PINK FLOWERING LOCUST	40' x 25'

LARGE / MEDIUM EVERGREEN SHRUB - 80% 1-GALLON, 20% 5 GALLON-3'-5' o.e.

ONLY SHRUBS OF 3' IN HEIGHT OR LESS WILL BE USED IN THE PARKWAY VISIBILITY TRIANGLE

CISTUS PURPUREUS	ORCHID ROCKROSE	3' x 3'
DIETES VEGATA	FORTNIGHT LILY	2' x 3'
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE	4' x 4'
PHORMIUM TENAX MAORI QUEEN	FLAX	3' x 3'
LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	5' x 4'
XYLOSMA CONGESTUM	SHINEY XYLOSMA	6' x 6'

SMALL / MEDIUM EVERGREEN FLOWERING SHRUB - 80% 1-GALLON, 20% 5 GALLON-3'-5' o.e.

ONLY SHRUBS OF 3' IN HEIGHT OR LESS WILL BE USED IN THE PARKWAY VISIBILITY TRIANGLE

ABELIA GRANDIFLORA	GLOSSY ABELIA	4' x 4'
CEANOTHUS SP.	WILD LILAC	3' x 3'
HEMEROCALLIS HYBRIDA	DAYLILY	1.5' x 1.5'
LEUCOPHYLLUM FRUITICOSUM	TEXAS RANGER	3' x 2'
RAPHIOLEPSIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	2' x 2'

GROUNDCOVERS - 65% 1-GALLON, 35% FLATS-3'-5' o.e.

ACACIA REDOLENS 'LOW BOW'	PROSTRATE ACACIA	2.5' x 5'
BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS BACCHARIS	3' x 7'
CEANOTHUS GRISEUS	SPREADING LILAC	1.5' x 7'
HORIZONTALIS 'YANKEE POINT'		
COTONEASTER HORIZONTALIS	COTONEASTER	2' x 3'
ESCALLONIA 'NEWPORT DWARF'	ESCALLONIA	3' x 3'
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2' x 1'
GREVILLEA SPP.	GREVILLEA	2' x 2'
HAZARDIA SQUARROSA	YELLOW SQUIRREL COVER	2' x 2'
LANTANA MONTEVIDENSIS	LANTANA	2' x 5'
LOTUS SCOPARIUS	DEERWEED	1.5' x 1.5'
NEPHOPHILA MENZIESII	BABY BLUE EYES	

PUBLIC RIGHT-OF-WAY GROUNDCOVERS - 100% 1-GALLON-3'-5' o.e.

CEANOTHUS SPP.	LILAC	3' x 3'
CISTUS PURPUREUS	ROCK ROSE	2.5' x 2.5'
COTONEASTER SPP.	COTONEASTER	2' x 3'
LANTANA MONTEVIDENSIS	LANTANA	2' x 5'
RAPHIOLEPSIS INDICA 'CLARA'	INDIAN HAWTHORNE	4' x 3'

GRASSES & WILD FLOWERS (SEEDS) UNMANICURED GRASSES PERMANENTLY IRRIGATED TO BE WITHIN THE RIGHT OF WAY. WITHIN OPEN SPACE AREAS

BROMUS CARINATUS	WILDFLOWERS (SEEDS)
ERIODICTYON CONFERTIFOLIUM	CLARKIA AMOEBA
HORDEUM BRACHYANTHERUM	COLLINSIA HETEROPHYLLA
LASTHENIA CHRYSOSTOMA	LAYA PLATYGLOSSA
LUPINUS BICOLOR	LUNANTHUS GRANDIFLORIS
LUPINUS NANUS	LUPINUS NANUS
NEPHOPHILA MENZIESII	ORTHOCARPUS PURPURASCENS
SISYRINCHIUM BELLUM	PHACELIA CAMPANULARIA
NASSELLA PULCHRA	

DROUGHT RESISTANT, SLOW GROWING TURF - SOD

FESTUCA SPP.	LAWN
FESCUE (MARATHON II OR EQUAL)	

PLANTING NOTE

ALL INVASIVE PLANT SPECIES FOUND ON-SITE SHALL BE REMOVED PRIOR TO THE INSTALLATION OF NEW PLANT MATERIALS. REFER TO APPENDIX 'B', TABLE 1, OF THE BLACK MOUNTAIN RANCH SUBAREA PLAN FOR A 'PROHIBITED PLANT PALETTE' LIST

TRAIL

○ ○ ○ ● ● EXISTING & RE-ALIGNED BLACK MOUNTAIN OPEN SPACE TRAIL

NOTE:
ALL TRAILS SHALL BE CONSTRUCTED TO CITY STANDARDS AS IDENTIFIED IN THE CITY OF SAN DIEGO CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT.

NATIVE GRASS SEED FOR BRODIAEA AREA
MAINTAINED BY CONSERVANCY

NATIVE GRASSES FOR REVEGETATION OF EXISTING PATHS.

NO IRRIGATION TO BE PROVIDED TO BE BROADCAST PRIOR TO THE RAINY SEASON:
STIPA PULCHRA
SISYRINCHIUM BELLUM

INTERIOR SLOPES-PRIVATELY MAINTAINED (PERMANENT IRRIGATION)

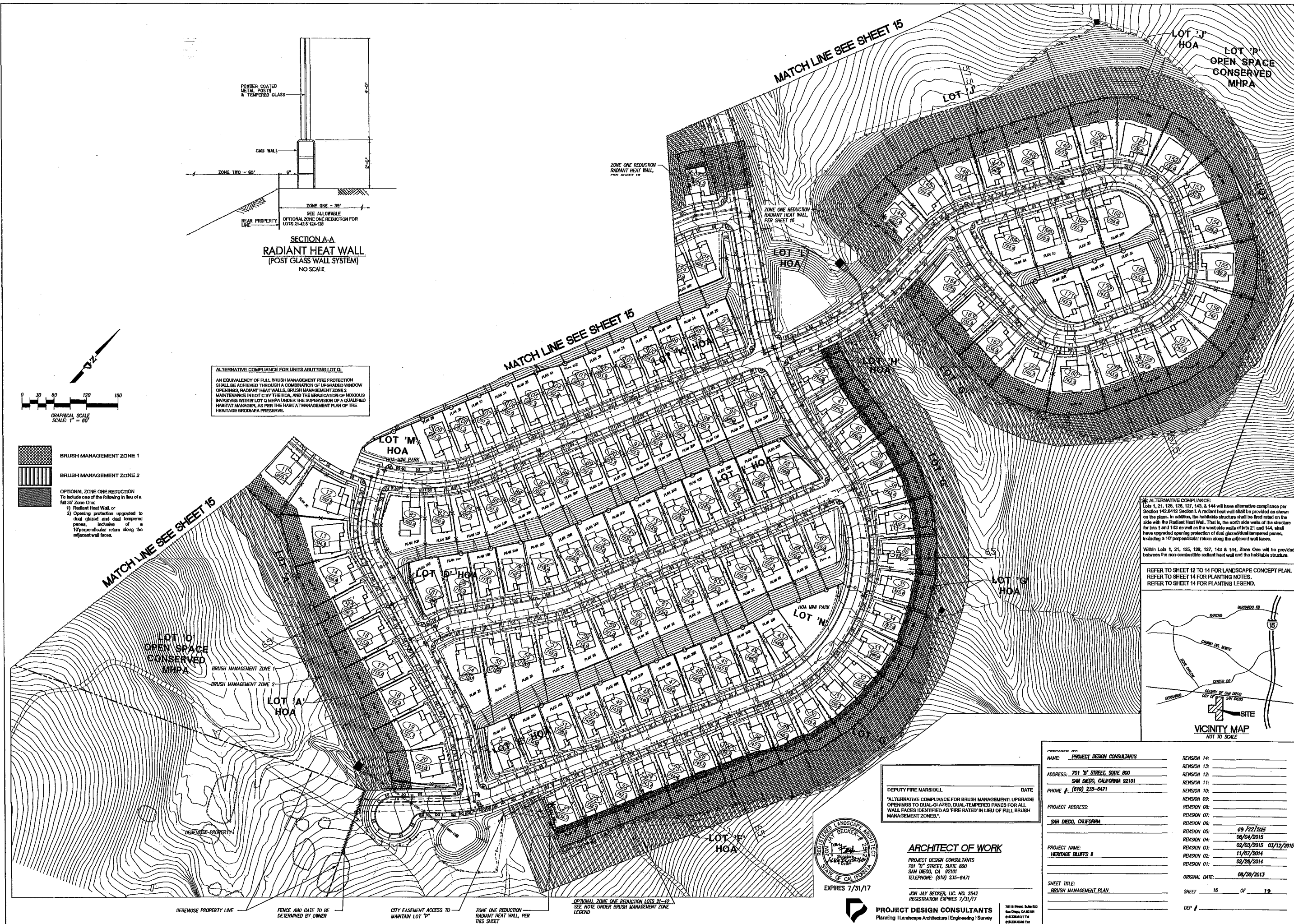
THE INTERIOR SLOPE AREAS ARE TO BE PLANTED WITH COLORFUL CONTAINER MATERIAL WITH DEEP ROOTING CHARACTERISTICS IN CONFORMANCE WITH THE GRADING ORDINANCE. DROUGHT TOLERANT NATIVE AND NATURALIZED SPECIES ARE USED PLANTED IN AN INFORMAL PATTERN. SEASONAL MAINTENANCE ONCE ESTABLISHED.

SLOPE TREES - 25% 24" BOX, 75% 15 GALLON

QUERCUS AGRIFOLIA	COAST LIVE OAK	50' x 50'
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	70' x 40'
SAMBUCUS MEXICANA	BLUE ELDERBERRY	30' x 20'
SMALL TREES/LARGE SHRUBS- 50% 15 GAL, 50% 5GAL-10'-15' o.e.	STRAWBERRY TREE	10' x 10'
ARBUS UNEDO	SUMMER LEAF HOLLY	8' x 8'
COMAROSTAPHYLIS DIVERSIFOLIA	LOQUAT	12' x 18'
ERIOBOTRYA DEFLEXA	GUAVA	10' x 10'
FEUJA SELLOWIANA	TOYON	10' x 10'
HETEROMELES ARBUTIFOLIA	SANTA CRUZ IRONWOOD	20' x 15'
LYONOTHAMNUS FLORIBUNDUS SPP. ASPLENIFOLIOS	CATALINA CHERRY	15' x 10'
PRUNUS ILLICIFOLIA	AFRICAN SUMAC	25' x 25'
RHUS LANCEA	CAPE HONEYSUCKLE	5' x 8'
TECOMARIA CAPENSIS		

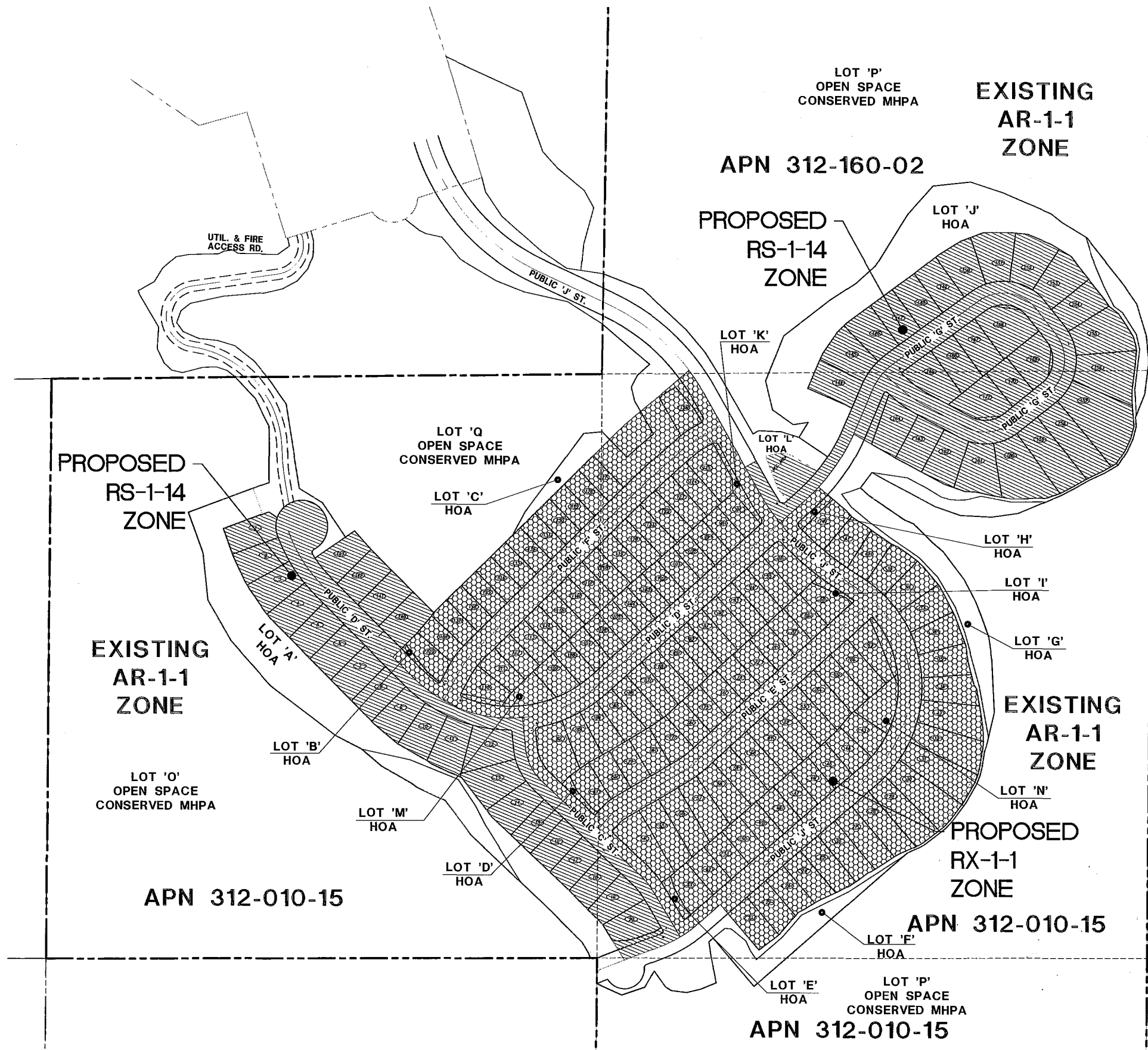
LARGE / MEDIUM SHRUBS-50% 1 GAL., 50% 5 GAL.-3'-4' o.e.

ADOLPHIA CALIFORNICA	SPINE SHRUB	2' x 1.5'
ELAEAGNUS PUNGENS	SILVERBERRY	4' x 3'
RHUS INTEGRIFOLIA	LEMONADE BERRY	1.5' x 7'
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	2' x 3'
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY	2' x 4'
SALVIA APIANA	WHITE SAGE	2.5' x 2.5'
SALVIA LEUCOPHYLLA	WHITE SAGE	2' x 2'
CISTUS PURPUREUS	SPINE SHRUB	2' x 1.5'
DIETES VEGATA	SPINE SHRUB	2' x 1.5'
LEPTOSPERMUM SCOPARIUM	SPINE SHRUB	2' x 1.5'
PHORMIUM TENAX 'MAORI QUEEN'	SPINE SHRUB	2' x 1.5'
LIGUSTRUM JAPONICUM 'TEXANUM'	SPINE SHRUB	2' x 1.5'
XVLOSMA CONGESTUM	SPINE SHRUB	2' x 1.5'



HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
ZONING EXHIBIT

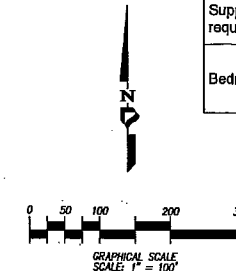


LEGEND

PROJECT BOUNDARY	-----
LOT LINE	-----
RIGHT-OF-WAY	-----
PROPOSED REZONE FROM EXISTING AR-1-1 ZONE TO RS-1-14 ZONE (14.40 AC.) APN'S 312-010-15 & 312-160-02	
PROPOSED REZONE FROM EXISTING AR-1-1 ZONE TO RX-1-1 ZONE (24.28 AC.) APN'S 312-010-15 & 312-160-02	
EXISTING AR-1-1 ZONE TO REMAIN	

DEVELOPMENT SUMMARY TABLE

Development Regulation	Zone RS-1-14		Zone RX-1-1	
	Standard	Proposed	Standard	Proposed
Maximum permitted density (DU/lot)	1	1	1	1
Maximum lot area (sf)	5,000	The smallest lot is 6,200	4,000	The smallest lot is 4,664
Minimum lot dimensions (ft)		The smallest dimensions are:		The smallest dimensions are:
Lot width	50	62	35	47
Street frontage	50	62	35	49
Lot width (corner)	55	68	35	50
Lot depth	95	100	60	97
Setback requirements				
Minimum front setback	15	Deviation requested to allow an average of 15 ft; street-facing garages 20 ft	15 ft for at least 25% of the units, 10 ft for at least 25% of the units, and 20 ft for at least 25% of units	Deviation requested to allow an average of 15 ft; street-facing garages 20 ft
Minimum side setback	4	4	3/0 [Section 131.0443(b)(2) applies]	3/0 [Section 131.0443(b)(2) applies]
Minimum street side setback	10	10	3 [§131.0443(b)(2) applies]	3 [§131.0443(b)(2) applies]
Minimum rear setback	10	10	10	10
Maximum structure height	35	35	30	30
Maximum floor area ratio	0.6	0.60	0.70	0.70
Accessory uses and structures	applies	applies	applies	applies
Garage regulations	applies	applies	applies	applies
Building spacing	applies	applies	applies	applies
Architectural projections and encroachments	applies	applies	applies	applies
Roof design variation	—	—	applies	applies
Maximum paving/hardscape	applies	applies	—	—
Supplemental requirements	[SDMC §131.0464(a) applies]	[SDMC §131.0464(a) applies]	[SDMC §131.0464(b) applies]	[SDMC §131.0464(b) applies]
Bedroom regulation	Single-family dwellings are limited to 6 bedrooms	Single-family dwellings are limited to 6 bedrooms	—	—



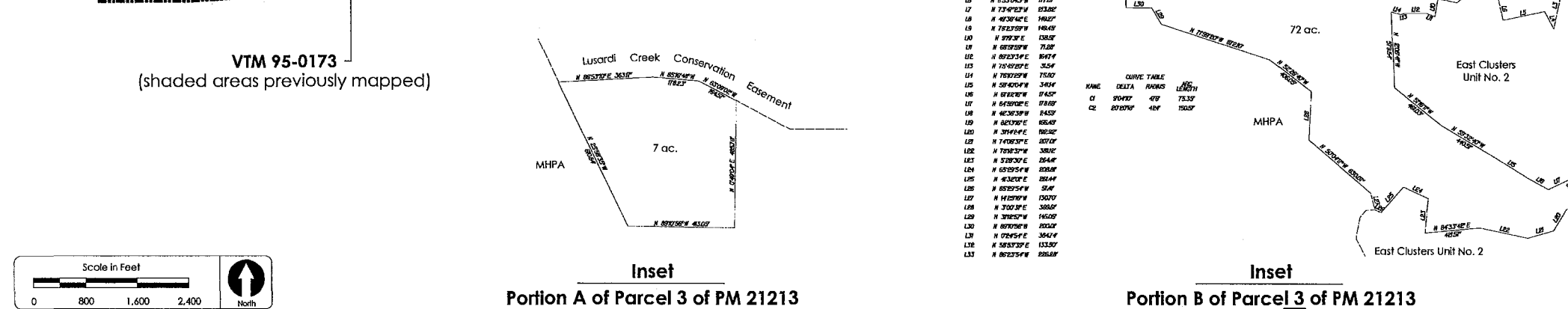
PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
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	REVISION 11:
	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
SAN DIEGO, CALIFORNIA	REVISION 07:
	REVISION 06: 03/28/2016
	REVISION 05: 09/22/2015
	REVISION 04: 06/03/2015
PROJECT NAME:	REVISION 03: 02/03/2015
HERITAGE BLUFFS II	REVISION 02: 11/07/2014
	REVISION 01: 02/26/2014
	ORIGINAL DATE: 10/21/2013
SHEET TITLE:	SHEET 17 OF 19
PROPOSED ZONING PLAN	DEP #

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

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Legal Description	Assessor Parcel Number	Area	Designation
Parcel 3 of Parcel Map 18504	312-160-12	88.3 acres *	See Sheet 19 for Designation and Parcelization Details
Parcel 5 of Parcel Map 18504	312-160-09	94.9 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 7 of Parcel Map 18504	312-142-07	22.8 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 10 of Parcel Map 18504	267-150-07	2.5 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 11 of Parcel Map 18504	678-230-21 267-150-30 267-313-08	5.4 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 13 of Parcel Map 18504	267-313-02 267-313-03	86.3 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 20 of Parcel Map 18504	678-230-49 678-237-06	153.7 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 21 of Parcel Map 18504	267-270-10	10.1 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 24 of Parcel Map 18504	678-230-19	2.6 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Parcel 25 of Parcel Map 18504	678-230-20	4.5 acres *	To be dedicated to the City for Open Space per VTM 95-0173
Portion A of Parcel 3 of Parcel Map 21213	Portion of APN 267-150-35	7.0 acres	To be dedicated to the City for addition to MHFA Open Space as part of Heritage Bluffs II BLA equivalency
Portion B of Parcel 3 of Parcel Map 21213	Portion of APN 267-150-35	72.0 acres	To be dedicated to the City for addition to MHFA Open Space as part of Heritage Bluffs II project feature

* Approximate area per Assessor's records. All areas are approximate and subject to refinement to reflect current conditions during final mapping.



Legal Description	Assessor Parcel Number	Area	Designation
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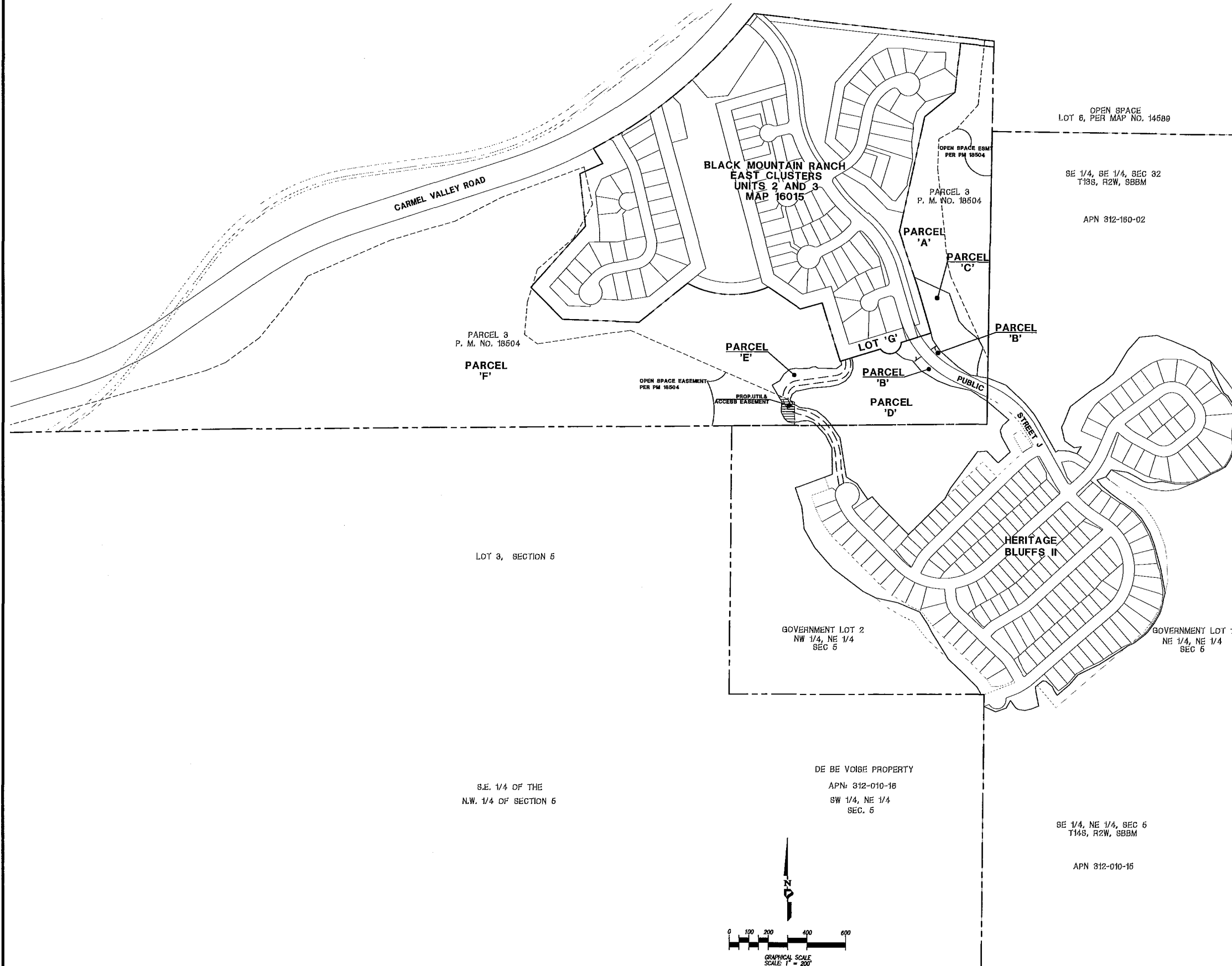
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PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
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		REVISION 07:	
	SAN DIEGO, CALIFORNIA	REVISION 06:	
		REVISION 05:	08/22/2015
		REVISION 04:	08/03/2015
PROJECT NAME:		REVISION 03:	02/03/2015
	HERITAGE BLUFFS II	REVISION 02:	11/07/2014
		REVISION 01:	02/28/2014
		ORIGINAL DATE:	10/21/2013
SHEET TITLE:		SHEET	18 OF 19
	OFFSITE REQUIREMENTS		

HERITAGE BLUFFS II

REZONE NO. 1193243/VESTING TENTATIVE MAP NO. 1193244/PLANNED DEVELOPMENT PERMIT NO. 1193245/
SITE DEVELOPMENT PERMIT NO. 1193246
OFFSITE REQUIREMENTS



NOTES:

1. THIS PROJECT WILL REQUIRE RECORDATION OF A PARCEL MAP FOR PROPOSED PARCELS A THROUGH F WITHIN PARCEL 3 OF PM 18504.
2. PARCELS B AND E WILL BE OWNED AND MAINTAINED BY HOA
3. PARCELS A AND F WILL BE DEEDED IN FEE TO THE CITY
4. PARCELS C AND D WILL BE DEEDED IN FEE TO THE HOA OR A CONSERVANCY
5. THE PARCEL MAP WILL DEDICATE STREET J R.O.W. AND AN EASEMENT FOR UTILITIES AND FIRE ACCESS WITHIN PARCEL E
6. PUBLIC STORM DRAIN WITHIN PARCEL E AND STREET J R.O.W. WILL BE MAINTAINED BY THE CITY OF SAN DIEGO
7. PUBLIC SEWER WITHIN PARCEL E AND STREET J R.O.W. WILL BE OWNED AND MAINTAINED BY OLIVENHAIN MUNICIPAL WATER DISTRICT
8. PUBLIC DOMESTIC WATER FACILITIES, WITHIN STREET J R.O.W., WILL BE MAINTAINED BY THE CITY OF SAN DIEGO
9. A 5FT. RECREATIONAL USE EASEMENT SHALL BE DEDICATED WITHIN PARCELS B, E AND WITHIN LOT 'G' OF EAST CLUSTERS UNIT 3 SEE SHEET 12 FOR PROPOSED TRAIL LOCATION
10. A PORTION OF THE EXISTING OPEN SPACE EASEMENT (HATCHED AREA) WILL BE VACATED BY SEPARATE B SHEET VACATION

PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
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	SAN DIEGO, CALIFORNIA	REVISION 07:	
		REVISION 06:	09/22/2015
		REVISION 05:	08/03/2015
PROJECT NAME:	HERITAGE BLUFFS II	REVISION 04:	02/03/2015
		REVISION 03:	11/07/2014
		REVISION 02:	02/26/2014
		REVISION 01:	
SHEET TITLE:	OFFSITE REQUIREMENTS	ORIGINAL DATE:	10/21/2013
		SHEET	19 OF 19
		DEP	

PROJECT DESIGN CONSULTANTS
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PROJECT DATA SHEET

PROJECT NAME:	Heritage Bluffs II (Project No. 319435)	
PROJECT DESCRIPTION:	Development of 171 single dwelling unit residential lots, public streets, grading, landscaping, brush management and the installation of all necessary public infra-structure on approximately 45.28 acres.	
COMMUNITY PLAN AREA:	Black Mountain Ranch	
DISCRETIONARY ACTIONS:	Rezone, Easement Vacation, Vesting Tentative Map, Planned Development Permit, Site Development Permit and Multi-Habitat Planning Area Boundary Line Adjustment.	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space and Residential	
<u>ZONING INFORMATION</u> ZONE: RS-1-14 and RX-1-1 HEIGHT LIMIT: 35 and 30 feet, respectively LOT SIZE: 5,000 and 4,000 square-foot minimum required, respectively FLOOR AREA RATIO: 0.60 and 0.75 maximum permitted, respectively FRONT SETBACK: 15 feet SIDE SETBACK: 4 and 3 feet, respectively STREETSIDE SETBACK: 10 and 3 feet, respectively REAR SETBACK: 10 feet PARKING: 2 spaces per lot		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space & Residential, AR-1-1 & RS-1-4	Open Space & Residential
SOUTH:	Open Space, AR-1-1	Open Space
EAST:	Open Space, AR-1-1	Open Space
WEST:	Open Space & Residential, AR-1-1	Open Space & Undeveloped
DEVIATIONS OR VARIANCES REQUESTED:	One deviation from the minimum fifteen foot front yard setback of the RX-1-1 and RS-1-14 Zone development regulations.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 7, 2014 the Rancho Peñasquitos Planning Board voted 11:0:3 to recommend approval of the project.	



THE CITY OF SAN DIEGO

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 Rezone

Project Title

Heritage Bluffs II

Project No. For City Use Only

319435

Project Address:

Carmel Valley Road, Black Mountain Ranch Subarea, City of San Diego CA 92127 APN 312-010-15 & 312-160-02

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: Heritage Bluff II	Project No. (For City Use Only) 319435
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): _____

☒ Owner ☐ Tenant/Lessee

Street Address: _____
 1875 Sefton Place

City/State/Zip: _____
 San Diego, CA 92107

Phone No: _____ Fax No: _____
 (619) 222-5729

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

Title (type or print): _____
 Manager

Signature: Josephine Oriol Date: 8-30-13

Corporate/Partnership Name (type or print): _____

☐ Owner ☐ Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

☐ Owner ☐ Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

☒ Owner ☐ Tenant/Lessee

Street Address: _____
 1875 Sefton Place

City/State/Zip: _____
 San Diego, CA 92107

Phone No: _____ Fax No: _____
 (619) 222-5729

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

Title (type or print): _____
 Manager

Signature: Josephine Oriol Date: 8-30-13

Corporate/Partnership Name (type or print): _____

☐ Owner ☐ Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____

☐ Owner ☐ Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

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

Title (type or print): _____

Signature: _____ Date: _____

Nancy Panza
88 Stearns Road
Keene, NH 03431
603-667-0338
Cap88@myfairpoint.net
&
Josephine Oriol
1875 Sefton Place
San Diego, CA 92104
619-222-5729
tiunabird@aol.com

Members:

Marianne Miller
Nancy Panza
Jeanette Sciuto
Marjorie Claypool
Margaret Ansara
Phyllis Luongo
Salvatore & Gloria Fazio
Marion R. Fazio
Robert Luongo
Angela Ansara
Clifford Ansara
Marion Conceicao
Joseph Sciuto
Josephine Oriol
Regina Virissio
Domenic Sciuto

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Joseph Sciuto
Josephine Oriol
Regina Virissio
Domenic Sciuto

**SECRETARY'S CERTIFICATE
OF
STANDARD PACIFIC INVESTMENT CORP.**

I, the undersigned, hereby certify that I am John P. Babel, Secretary of Standard Pacific Investment Corp., a company duly organized and existing under the laws of the State of Delaware (the "Company"). I further certify as follows:

1. The Company is the sole and managing member of SPIC Del Sur, LLC, and, as such, is authorized to act on its behalf.

2. The following Resolutions were duly adopted by the Board of Directors of the Company on January 4, 2016, are now in full force and effect, and have not been amended, modified or revoked:

ELECTION OF OFFICERS

RESOLVED, that the following persons hereby are elected as officers of this Corporation, to such office as appears opposite their respective names, their terms of office to commence immediately and to continue until their successors shall be duly chosen and qualified or until their earlier resignation or removal:

Larry T. Nicholson	Chief Executive Officer & President
Jeff J. McCall	Principal Financial & Accounting Officer & Treasurer
Peter G. Skelly	Vice President
Marc I. Spencer	Vice President
John P. Babel	Secretary
David Vazquez	Assistant Treasurer
Alan V. Vitug	Corporate Controller
Bryan Kakimoto	Assistant Corporate Controller

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as designated officers of the Corporation, land purchase and option agreements, joint venture agreements, financing agreements, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation (including in its capacity as a partner in a partnership or member of a limited liability company), and

RESOLVED FURTHER, that the foregoing persons and positions are the only officers of the Corporation at this time and any other officers of the Corporation are hereby removed from office.

AUTHORIZED REPRESENTATIVES

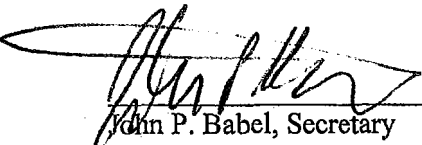
RESOLVED FURTHER, that the following persons are elected as authorized representatives of this Corporation for the limited purpose of executing real estate development and construction related documents.

<u>Name</u>	<u>Title</u>	<u>Geographic Assignment</u>
Edward T. McKibbin	Regional President	California, Arizona, Colorado Nevada
Elliot A. Mann	Division President	Southern California Coastal
Michael C. Battaglia	Vice President - Project Development	Southern California Coastal
Suzanne Ek	Vice President - Sales & Marketing	Southern California Coastal
Gary A. Jones	Vice President - Land Acquisition	Southern California Coastal
David R. Prolo	Vice President - Operations	Southern California Coastal
Ken W. Melvin	Vice President - Project Development	Southern California Coastal
Douglas G. Campbell	Vice President - Customer Care	Southern California Coastal
Adam Sheehan	Vice President - Finance	Southern California Coastal
Leslie A. Goodale	Escrow Manager	Southern California Coastal
Richard Whitt Hollis	Director - Land Acquisition	Southern California Coastal
Crystal Burckle	Project Manager	Southern California Coastal
Dana Bieber	Project Manager	Southern California Coastal
Green B. Sam	Project Manager	Southern California Coastal
James Maclean	Area Manager Construction	Southern California Coastal
Martin P. Langpap	Division President	Southern California Inland
Jeffrey Buffington	Director - Customer Service	Southern California Inland
Steven Seibert	Vice President - Construction	Southern California Inland
Sean Doyle	Vice President - Project Development	Southern California Inland
Matthew S. Schemenauer	Vice President - Sales & Marketing	Southern California Inland
Nicholas Vislay	Vice President - Land Acquisition	Southern California Inland
Penny S. Roper	Closing Manager	Southern California Inland
Brian M. Jacobson	Project Manager	Southern California Inland
Joshua A. Gause	Project Manager	Southern California Inland
Stephanie M. Fabbri Carter	Project Manager	Southern California Inland
Scott Kimball	Project Manager	Southern California Inland
Wendy L. Fisher	Area Sales Manager	Southern California Inland
Jon A. Willingham	Regional Vice President - Purchasing	Southern California Region
Brian K. Bencz	Regional Vice President - Land Operations	Southern California Region
Salvador Carlos	Purchasing Manager	Southern California Region
Sandra D. Mindt	Senior Purchasing Agent	Southern California Region
Kimberly A. Hooper	Purchasing Manager	Southern California Region
Heidi Pasinli	Options Manager	Southern California Region
Connie Almendarez	Regional Purchasing Agent	Southern California Region
Stephanie Yee	Offsite Purchasing Agent	Southern California Region
Jaren Nuzman	Regional Purchasing Agent	Southern California Region
Yesenia Santana	Regional Purchasing Agent	Southern California Region

Johnna Dalby	Offsite Purchasing Agent	Southern California Region
Ryan Cummins	Offsite Purchasing Agent	Southern California Region
William Ostrem	Division President	San Diego
Thomas Atkin	Vice President - Finance	San Diego
William Dumka	Vice President - Forward Planning	San Diego
Kurt Bruskotter	Vice President - Construction	San Diego
David L. James	Vice President - Construction	San Diego
Laura D. Massas	Vice President - Sales & Marketing	San Diego
Alexander L. Plishner	Vice President - Project Management	San Diego
Ryan Green	Vice President - Land Acquisition	San Diego
Heidi McBroom	Project Manager	San Diego
Jessica Damschen	Project Manager	San Diego
Richard Keller	Purchasing Agent	San Diego
Dorothy S. Willingham	Escrow Manager	San Diego
Erin Harden	Area Sales Manager	San Diego
Thomas Burrill	Division President	Bay Area
Eric Lindquist	Vice President - Finance	Bay Area
Petrece Herder	Vice President - Land Acquisition	Bay Area
Bridgit Koller	Vice President - Forward Planning	Bay Area
Oren McCaustland	Director of Land Development	Bay Area
Mandi Misasi	Project Manager	Bay Area
Kathryn Watt	Project Manager	Bay Area
Anthony Ponterio	Project Manager	Bay Area
Carl M. Metz	Director of Sales	Bay Area
Ronald V. Buck	Vice President - National Construction	Bay Area
Joan Sylvia	Purchasing Manager	Bay Area
Cynthia Brown	Purchasing Agent	Bay Area
Sydney Metz	Purchasing Agent	Bay Area
Myla Salanga	Purchasing Agent	Bay Area
James Range	Vice President - Purchasing	Northern California Region
Timothy Collison	Vice President - Finance	Northern California Region
Michele Joy	Vice President - Sales & Marketing	Northern California Region

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as authorized representatives of the Corporation, deeds, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix the seal of the Company on this 19th day of January, 2016.


John P. Babel, Secretary