



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 16, 2017 REPORT NO. PC-17-016

HEARING DATE: February 23, 2017

SUBJECT: PACIFIC HIGHLANDS RANCH UNITS 8 AND 9. Process Five Decision

PROJECT NUMBER: [500058](#)

REFERENCE: Planning Commission Report No. [P-02-107](#)

OWNER/APPLICANT: Pardee Homes

SUMMARY:

Issue: Should the Planning Commission recommend approval to the City Council of a 547-lot subdivision for the construction of 515 single-family residential dwelling units (451 previously approved and 64 additional units), six pocket parks, and a Homeowners Association Recreation Center on a vacant 254-acre site located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road in the Pacific Highlands Ranch Subarea Plan?

Staff Recommendations:

1. Recommend the City Council ADOPT Master Environmental Impact Report Findings No. 410185 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077, and ADOPT the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council APPROVE Rezone No. 1817514; and
3. Recommend the City Council APPROVE Planned Development Permit No. 1817515; and
3. Recommend the City Council APPROVE Site Development Permit No. 1817510; and
4. Recommend the City Council APPROVE Vesting Tentative Map No. 1817512, Public Right-of Way Vacation No. 1834091, and Easement Vacation No. 1864786.

Community Planning Group Recommendation: On October 28, 2016, the Carmel Valley Community Planning Board(which oversees the Pacific Highlands Ranch Subarea Plan) voted 9-0-0 to recommend approval of the project with no conditions.

Environmental Review: Master Environmental Impact Report (MEIR) Findings No. 410185 to MEIR No. 96-7918/SCH No. 97111077 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines Section 15177. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no new additional mitigation or alternatives are required, and the project is within the scope of the MEIR.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The site is designated as Low Density Residential by the Pacific Highlands Ranch Subarea Plan which allows densities between 2-5 dwelling units per acre. The proposed 515 single-family residential dwelling units are within the allowed density range. The North City Future Urbanizing Area (NCFUA) Framework Plan and the Pacific Highlands Ranch Subarea Plan requires that the project provide 20 percent of the pre-density bonus units as affordable, as certified by the Housing Commission. Based on the proposed additional 64 market rate units, the calculation yields the need for 13 affordable units. The project meets this requirement by providing 13 affordable housing units off-site at 14103 Old El Camino Real (as processed under Project No. 500066). The previously approved permit for the site yield a requirement of 108 affordable units of which 108 have been constructed (See Background).

BACKGROUND

The Pacific Highlands Ranch (PHR) community was established when the City Council adopted the Pacific Highlands Ranch Subarea Plan (July 1999) encompassing approximately 2,652 acres in the central portion of the North City Future Urbanizing Area. The PHR Units 5-11 Project was approved by the City Council on September 24, 2002, comprising 451.6-acres centrally located within the Subarea, just north of Carmel Valley Road (PTS No. 1409, Attachment 12). Units 8 and 9 comprise 254-acres, and are the subject of this current project application located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road within the RS-1-11, RS-1-13 and OC-1-1 zones within the PHR Subarea Plan.

The PHR Units 5-11 project consisted of 999 single-family dwelling units, with 451 single-family dwelling units included within Units 8 and 9. The proposed amendment for Units 8 and 9 will consist of an increase of 64 additional market rate residential units from the approved 451 units for a new total of 515 units. These additional 64 units were previously contemplated as an alternative use and evaluated within the PHR Subarea Plan approved MEIR for the PHR community. Table 2-2 of the Subarea Plan footnote details that the total number of permitted residences in PHR could increase by 134 single-family residential units in the event the optional junior high and third elementary school were not built (Attachment 14). Pursuant to Vesting Tentative Map No. 4653, approved September 21, 2004 by the San Diego City Council, 55 of the 134 units were reserved in the event the elementary school is not constructed. Additionally, Vesting Tentative Map No. 8878 approved by the San Diego City Council on November 4, 2006, developed with 473 single family dwelling units and 96 multi-family dwelling units on the optional junior high school site, eliminated the potential of the junior high school development. With the reservation of 55 single family units and elimination of the junior high site, the total units left over and permitted to be constructed in the PHR Subarea Plan are 79 of which 64 are for the proposed project.

The proposed project requests a Rezone, Vesting Tentative Map (VTM) Amendment with Public Right-of-Way and Easement Vacations, Site Development Permit (SDP), and Planned Development Permit (PDP). The project proposes to amend the previously approved PHR Units 5-11 project in order to construct 515 single-family residences, six new pocket parks, and a new Recreation Center on Units 8 and 9. Since the approval of PHR Units 5 through 11, Units 8 and 9 have been cleared and graded to establish street alignments, create building pads and accommodate infrastructure improvements (storm drains, water quality treatment and erosion control devices, detention basins, and sewer mains). The grading permit is currently active and the site is a construction zone with earthwork being exported to the site. The proposed grading footprint for Units 8 and 9 would remain unchanged from the original approval.

With the increase of 64 additional market rate residential units for Units 8 and 9, the project is required to provide 13 affordable housing units (20 percent of 64 units). The developer, Pardee Construction Company, proposes to provide these units off-site on a property under their same ownership within the Del Mar Highlands Estates development approximately three miles to the west (Project No. 500066). The locations of the affordable housing is identified on Exhibit 7-1 (Attachment 14). DMHE is identified as a location for affordable housing development and will be providing 13 affordable units as a requirement for the development of 64 market rate homes in PHR.

Surrounding the project site to the north are single-family dwelling units within Del Mar Country Club, to the west are a single-family dwelling units constructed as part of Del Mar Highlands Estates, to the south are single-family dwellings build as part of Pacific Highlands Ranch Units 5-7 and 10-11, and to the east are additional single-family dwellings constructed as Pacific Highlands Ranch Units 17-18.

DISCUSSION

Project Description:

The project includes the construction of 515 single-family dwelling units (451 previously approved and 64 additional units) and 13 affordable housing dwelling units to be constructed off-site within Del Mar Highlands Estates (Project No. 500066) comprised of 547 parcels to include 515 residential lots, two Multiple Habitat Planning Area (MHPA) open space lots, four water quality basin lots, 23 home owners association lots, one recreation center lot, and two private driveway lots. The proposed single-family dwelling units would be constructed on lots ranging in size from 5,000 square feet to 10,000 square feet. Rear yards will range from 20 to 35 feet while front yards will range from 10 feet to 15 feet and the gross floor area will not exceed 60 percent of the lot. Each home will be constructed with articulation in accordance with the Pacific Highlands Ranch Residential Design Guidelines which are intended to ensure a variety of design elements are incorporated into the proposed development by providing articulation which distinctly identifies each neighborhood (Attachment 5). The subdivision design includes reduced front yard setbacks to increase pedestrian connection (see Project Related Issues below). The proposed project will include a recreation center and a distinct network of bike paths and pedestrian paths linking surrounding developments. The project's pocket parks will be located around the periphery of the development and include a mix of passive and minimal turf landscape with walking paths and benches. Three of the parks will connect into the trail network and include a trailhead Kiosk. The recreation parcel, located at the southeast corner of the development, will include a recreation center approximately 3,000 square feet in size, swimming pool, parking lot, covered cabanas, and BBQ area. Because the project qualifies as an affordable housing project, the land use approvals have been processed

through the Affordable/In-Fill Housing and Sustainable Expedite Program. The table below identifies the projects Development Approvals:

Development Approvals	
Approval Type	Reason for Approval
Rezone	Rezoning portions of the OC-1-1, RS-1-11, and RS-1-13 zones to the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones.
Planned Development Permit (PDP)	For deviation to the front yard setback for all parcels.
Site Development Permit (SDP)	For development on a site containing environmentally sensitive lands.
Vesting Tentative Map (VTM)	For the development of a 547 lot subdivision.
Public Right-of-Way Vacation	To vacate various undeveloped roads from previously approved VTM No. 7248.
Easement Vacation	To vacate various easements previously approved under VTM No. 7248.

Project-Related Issues:

The project includes a deviation from [San Diego Municipal Code \(SDMC\) Section 131.0431\(b\), Table 131-04D](#) for front yard setbacks on all residential lots. The table below summarizes the projects requested deviations:

Front Yard Setback Deviation: RS-1-11 Zone	
Proposed Setback	Required setback
1) 10 feet for homes with side loaded garages;	20 feet
2) 18 feet for homes with front loaded garages	

Front Yard Setback Deviation: RS-1-12, RS-1-13, and RS-1-14 zones	
Proposed Setback	Required setback
10 feet	15 feet

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For PHR Units 6, 7, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower. For lots adjacent to the canyons, adhering to the brush management zones, it is necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management and preserve the Open Space and Multiple Habitat Planning Area (MHPA). The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

Public Right-of Way and Easement Vacations: The proposed VTM amendment will increase the number of single-family dwelling units, shift the lots, realign the streets, and relocate the recreation center, making many of the previously recorded easements and dedicated public streets obsolete. The existing public-right-of-way and easement vacations are not required for the new subdivision design and will be vacated with the new VTM.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. For all of these reasons, including the justifications listed above, the deviations are appropriate and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations.

Community Plan Analysis:

The project site is located within the Pacific Highlands Ranch Subarea Planning Area (PHRSP) Subarea III of the City's former North City Future Urbanizing Area (NCFUA). The PHRSP was adopted in 1999 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, and minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the Multiple Habitat Planning Area and open space boundaries; pocket parks will provide both passive and recreational opportunities throughout the

project. Trail heads and open spaces linkages will provide access to various off site trails systems for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized.

Conclusion:

The proposed project meets all applicable regulations and policy documents, including the approval of the requested deviations as allowed through a Planned Development Permit, and staff supports that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PHRSP, SDMC, and the General Plan. In addition, the project would further the City's affordable housing goals by constructing 13 affordable housing units off-site in a nearby neighborhood.

ALTERNATIVES

1. Recommend that the City Council ADOPT Master Environmental Impact Report Findings No. 432080 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077, and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE Planned Development Permit No. 1511587, Site Development Permit No. 1644625, Vesting Tentative Map No. 1511589, and Public Right-of Way Vacation No. 1644628, with modifications.
2. Recommend that the City Council NOT ADOPT Master Environmental Impact Report Findings No. 432080 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077, and NOT ADOPT the Mitigation Monitoring and Reporting Program; and DENY Planned Development Permit No. 1511587, Site Development Permit No. 1644625, Vesting Tentative Map No. 1511589, and Public Right-of Way Vacation No. 1644628, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



William J. Zounes
Development Project Manager
Development Services Department

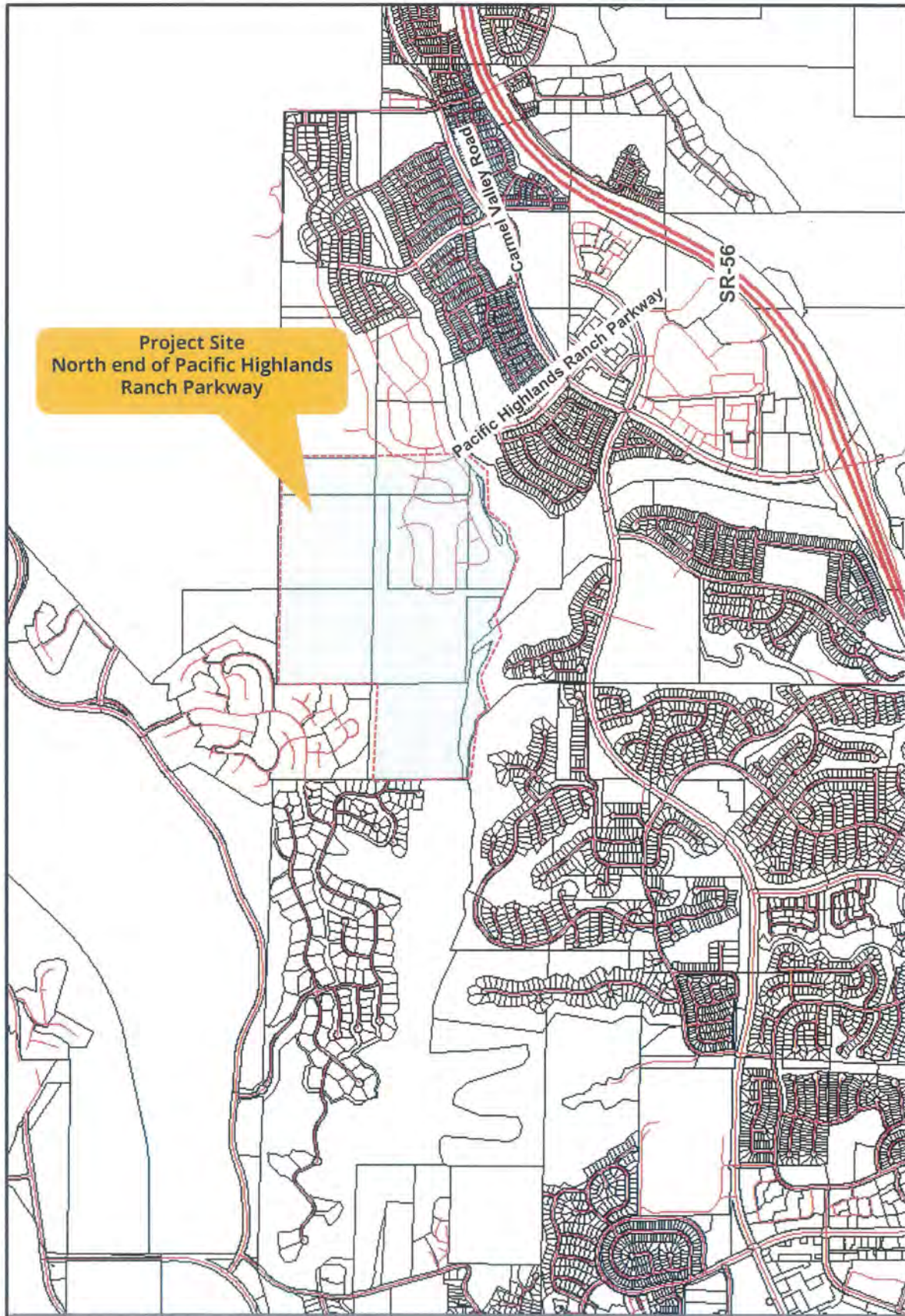
LOWE/WJZ

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft PDP SDP Permit Resolution with Findings
7. Draft PDP SDP Permit with Conditions
8. Draft VTM Resolution with Findings
9. Draft VTM Conditions
- 9a. Draft Environmental Resolution
10. Rezone Ordinance
11. Master Environmental Impact Report and Subsequent Findings
12. PHR Design Guidelines
13. Planning Commission Report No. P-02-107
14. Table 2-2 of the PHR Subarea Plan footnote
15. Exhibit 7-1
16. Community Planning Group Recommendation
17. Ownership Disclosure Statement
18. Rezone Map
19. Project Plans

Internal Order No. 24006830

Attachment 1 Project Location Map



Project Location Map
Pacific Highlands Ranch Units 8 & 9 Project No. 500058

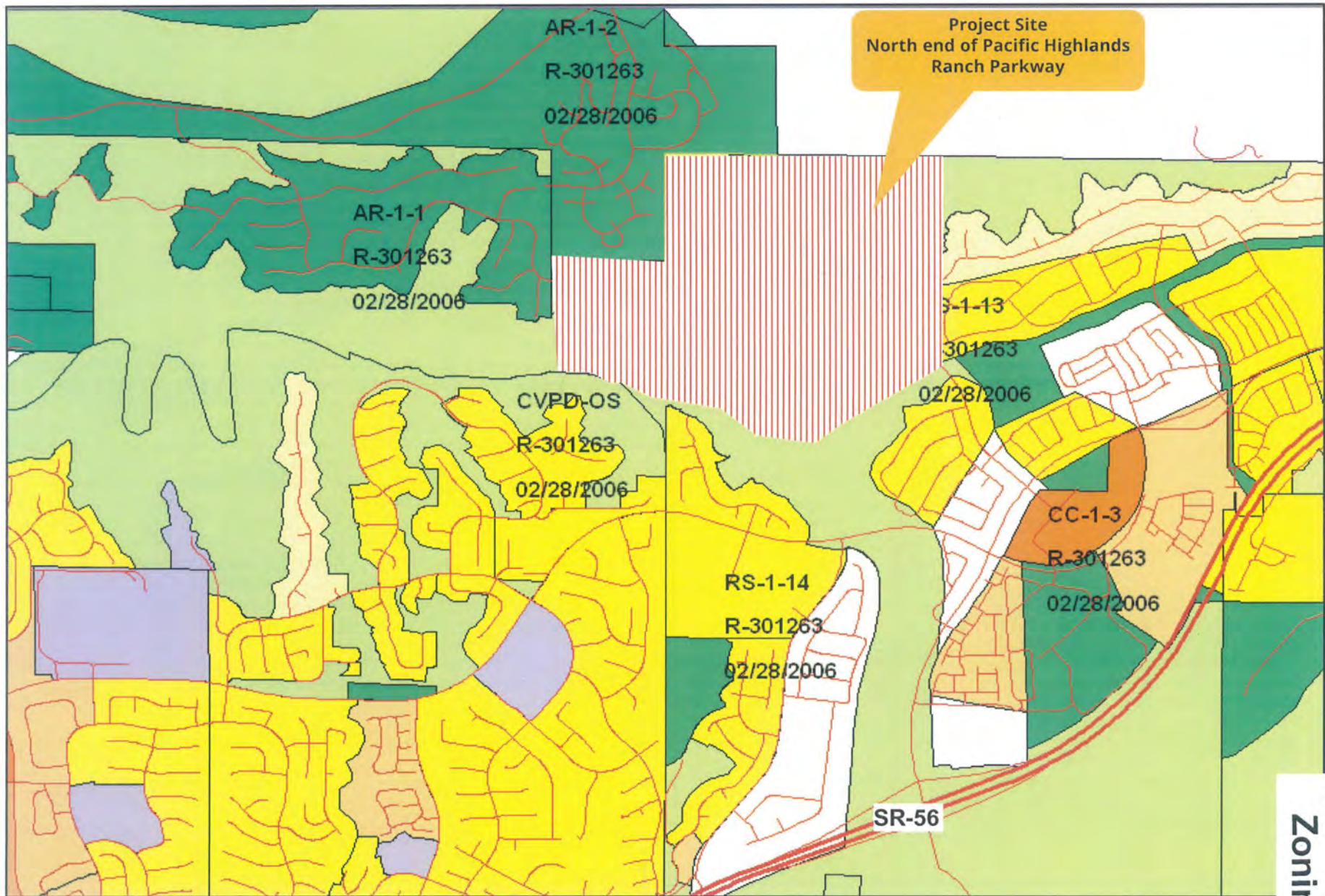


Attachment 2 Aerial Photograph of Site



Aerial Photograph (Birds Eye)
Pacific Highlands Ranch Units 8 & 9 Project No. 500058





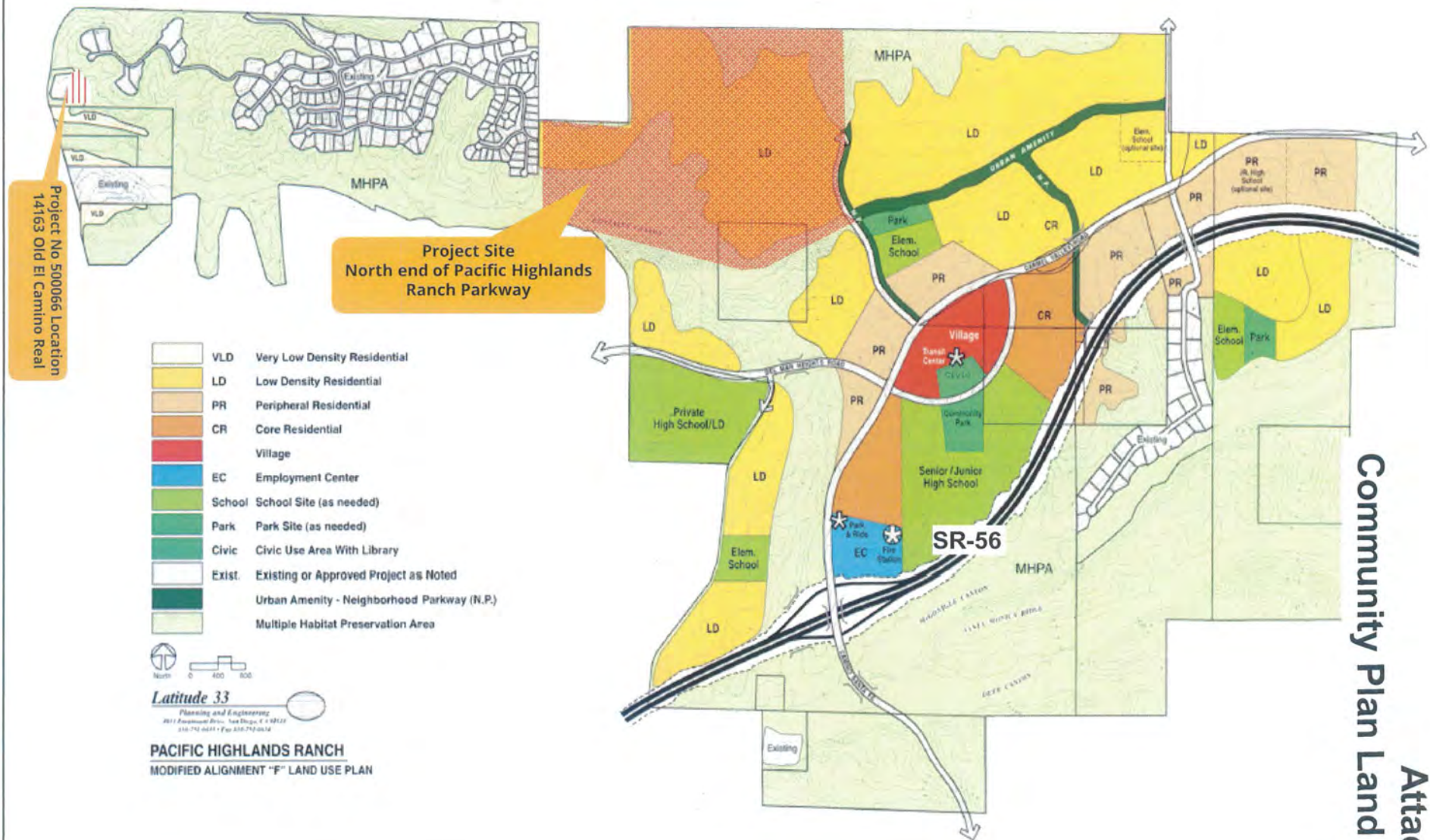
Project Zoning Map

Pacific Highlands Ranch Units 8 & 9 Project No. 500058



Attachment 3
Zoning Map

Attachment 4 Community Plan Land Use Map



Pacific Highlands Ranch Subarea
Pacific Highlands Ranch Units 8 & 9 Project No. 500058



PROJECT DATA SHEET		
PROJECT NAME:	Pacific Highlands Ranch Units 8 & 9	
PROJECT DESCRIPTION:	The construction of 515 single-family dwelling units with recreation center and 13 affordable housing dwelling units to be constructed off-site within Del Mar Highlands Estates.	
COMMUNITY PLAN AREA:	Pacific Highlands Ranch Subarea	
DISCRETIONARY ACTIONS:	Rezone, Public Right-of-Way Vacation, Easement Vacation, Vesting Tentative Map, Planned Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential, MHPA	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="margin-left: 40px;">ZONE: RS-1-11, RS-1-13 and OC-1-1</p> <p style="margin-left: 40px;">HEIGHT LIMIT: 35 feet for RS-1-11 and RS-1-13</p> <p style="margin-left: 40px;">LOT SIZE: 254-acres</p> <p style="margin-left: 40px;">FLOOR AREA RATIO: 0.60</p> <p style="margin-left: 40px;">FRONT SETBACK: 20 feet for RS-1-11 and 15 feet for RS-1-13</p> <p style="margin-left: 40px;">SIDE SETBACK: 6 feet for RS-1-11 and 5 feet for RS-1-13</p> <p style="margin-left: 40px;">STREETSIDE SETBACK: 10 feet</p> <p style="margin-left: 40px;">REAR SETBACK: 10 feet</p> <p style="margin-left: 40px;">PARKING: two parking spaces for each home</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Fairbanks Ranch Country and Del Mar Country Club, AR-1-2	Single family residential units
SOUTH:	Low Density Residential, Multiple Habitat Planning Area, RS-1-14	Single family Residential Units, and undeveloped land.
EAST:	Low Density Residential, RS-1-13	Single family Residential Units, elementary school and undeveloped land.
WEST:	Del Mar Highlands Estates, Multiple Habitat Planning Area, CVDP-OS	Single family Residential Units and undeveloped land
DEVIATIONS OR VARIANCES REQUESTED:	Yes, side yard setback	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 28, 2016, the Carmel Valley Community Planning Board, which oversees the PHRS Plan, voted 9-0-0 to recommend approval of the project with no conditions.	

WHEREAS, PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit No. 1817515 and Site Development Permit No. 1817510, amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251 for the development of 515 single-family homes (451 previously approved and 64 proposed), six pocket parks, and a recreation center on approximately 254 acres with lots ranging from 5,000 square feet to 10,000 square feet known as the Pacific Highlands Ranch Units 8 and 9 project, located at located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road, and legally described as the south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of san Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of san Diego, County of san Diego, State of California, according to the official plat thereof, excepting therefrom the easterly 24 acres; and all that portion of Parcel 1 of Parcel Map No. 11718, in the City of San Diego, County of San Diego; state of California filed in the office of the County recorder of San Diego County, October 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 in the City of San Diego, County of San Diego, state of California, filed in the office of the county recorder of San Diego County on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said pacific Highlands Ranch unit 8; and the northwest quarter of the southeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of California, according to the official plat thereof, excepting therefrom that portion of said land lying

westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311 in the RS-1-11, RS-1-13, and OC-1-1 zones which a portion of the RS-1-11 zone is proposed to be rezoned to the RS-1-12, RS-1-13, and RS-1-14 zones and a portion of the RS-1-13 zone is proposed to be rezoned to the RS-1-14 zone; and

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1817515 and Site Development Permit No. 1817510, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; 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. 1817515 and Site Development Permit No. 1817510:

I. PLANNED DEVELOPMENT PERMIT Section 126.0604

A. Findings for Planned Development Permit

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

The site is designated Low Density Residential (2 – 5 dwelling units per acre). The project site is located within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (PHRSP) was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive

and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077 with the Initial Study, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the single family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1817510, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

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

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

The 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road. Access to the site would be taken from off the Pacific Highlands Ranch Parkway onto two public streets and one private drive. The project includes the construction of 13 affordable housing dwelling units to be constructed offsite at 14103 Old El Camino Real through Site Development Permit No. 1828039/Planned Development Permit No. 1783449 amendment to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 (Del Mar Highlands Estates).

The project includes a deviation from San Diego Municipal Code (SDMC) Section 131.0431(b), Table 131-04D for front yard setbacks on all lots. Lots zoned RS-1-11 are required have a minimum front yard setback of 20 feet and lots zoned RS-1-12, RS-1-13, and RS-1-14 are required to have minimum front setback of 15 feet. Within in the RS-1-11 zone the project proposed a reduced front setback of 10 feet for side loaded garages and 18 feet for front loaded garages. Within the RS-1-12, RS-1-13, RS-1-14 zones the project proposes a reduced setback of 10 feet.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For Units 6, 7, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. For lots adjacent to the canyons, adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements. The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zone land development requirements which include but are not

limited to setbacks, density, landscape, parking, and floor area ratio. Therefore, for all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code (LDC), including any allowable deviations pursuant to the LDC.

II. SITE DEVELOPMENT PERMIT Section 126.0504

A. Findings for all Site Development Permit

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

The site is designated Low Density Residential (2 – 5 dwelling units per acre). The project site is located within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (PHRSP) was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and

pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077 with the Initial Study, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the single family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1817510, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

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

The 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road. Access to the site would be taken from off the Pacific Highlands Ranch Parkway onto two public streets and one private drive. The project includes the construction of 13 affordable housing dwelling units to be constructed offsite at 14103 Old El Camino Real through Site Development Permit No. 1828039/Planned Development Permit No. 1783449 amendment to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 (Del Mar Highlands Estates).

The project includes a deviation from San Diego Municipal Code (SDMC) Section 131.0431(b), Table 131-04D for front yard setbacks on all lots. Lots zoned RS-1-11 are required have a minimum front yard setback of 20 feet and lots zoned RS-1-12, RS-1-13, and RS-1-14 are required to have minimum front setback of 15 feet. Within in the RS-1-11 zone the project proposed a reduced front setback of 10 feet for side loaded garages and 18 feet for front loaded garages. Within the RS-1-12, RS-1-13, RS-1-14 zones the project proposes a reduced setback of 10 feet.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For Units 6, 7, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. For lots adjacent to the canyons, adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements. The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-

13, and RS-1-14 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. Therefore, for all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code (LDC), including any allowable deviations pursuant to the LDC.

B. Supplemental Findings – Environmentally Sensitive Lands

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

The developable site has been cleared and graded to established street alignments and create building pads as well as for other infrastructure improvements in accordance with previously approved Tentative Map No. 7248. The entire project has been designed to be consistent with the City's adopted Multiple Species Conservation Plan (MSCP) and to preserve the maximum area for the Multiple Habitat Planning Area (MHPA). All biological mitigation measures including open space dedication and habitat restoration required in the previously approved Master Environmental Impact Report No. No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185 have been implemented. The project will not increase the development foot print from the previously approved Vesting Tentative Map No.7248; Planned Development Permit No. 7250 and Site Development Permit No. 7251.

Development footprints have been located on the least sensitive area of the site. Additionally, nearly all brush management for this project has been located outside of the MHPA, thus further minimizing impacts to sensitive resources. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate to low risk for instability. In addition, the project site is not located on nor is it adjacent to an

earthquake fault. The project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the grading permit stage. Brush Management for fire safety is required for the project as native vegetation exist along the north and south perimeter of the site and is inclusive of the MHPA. Virtually all brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards and each home will contain a fire sprinkle. The development area is located out of the floodway and on the flatter portions of the property and not subject to flooding. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Master Environmental Impact Report (MEIR) No. 96-7918 was prepared for the project and certified in 1998. The proposed project could have a significant environmental effect in the area of Transportation/Circulation; Public Services/Facilities; Paleontological Resources; and Public Safety (Vectors), but those effects were previously examined in MEIR No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The development footprint has been sited on the flatter portion of the site, which was previously used for agricultural purposes and massed graded in accordance with Vesting Tentative Map No. 7248. Reduced brush management zones built with fire walls will be provided which further minimizes impacts to adjacent environmentally sensitive lands by reducing additional encroachment. The proposed detention basins have also been located in previously disturbed area thereby avoiding any further reducing impacts to environmentally sensitive lands. The proposed development will be 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.

Master Environmental Impact Report (MEIR) No. 96-7918 was prepared for the project and certified in 1998 which included mitigation measures for land uses adjacent to the MSCP.

The proposed project includes project features and mitigation measures to implement the City's MSCP land use adjacency guidelines. These measures include prohibiting invasive and requiring lights to be shielded adjacent to the MHPA, incorporating a filtration system to prevent pollutants

from entering the canyon and the MHPA, requiring pre- construction surveys for the California gnatcatcher for area adjacent to the MHPA, and siting all brush management within the development area and outside the MHPA where required by the Development Agreement. All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

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

The proposed development is located several miles inland from public beaches and local shoreline and therefore it is unlikely that on-site development will contribute to erosion of public beaches or adversely impact shoreline sand supply. Moreover, detention/desiltation basins are provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

In addition to a Subarea-wide environmental impact analysis, the Master EIR for the Subarea Plan for Subarea III included a site specific impact analysis for this proposed development. An Initial Study has been conducted for the proposed development on this site and has concluded that all environmental impacts analyzed in the MEIR for this site have not been exceeded and that no new or additional environmental impacts will occur with this proposed development. Findings to support the Initial Study's conclusion have also been made and are part of this project's record. In addition, all mitigation measures identified in the MEIR that are associated with this proposed development have been adopted and will be incorporated in to the Planned Development Permit. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated in to the conditions of the development permit.

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. 1817515 and Site Development Permit No. 1817510, is granted to PARDEE HOMES, A CALIFORNIA CORPORATION (PARDEE), Owner/Permittee, under the terms and conditions set forth in the attached permit which

is made a part of this resolution, contingent upon final passage of O-_____ rezoning portions of the site.

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006830 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1817515
SITE DEVELOPMENT PERMIT NO. 1817510

PACIFIC HIGHLAND RANCH UNITS 8 & 9 - PROJECT NO. 500058

[AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 7251 AND PLANNED DEVELOPMENT PERMIT 7250]
CITY COUNCIL

This Planned Development Permit No. 1817515 and Site Development Permit No. 1817510, amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251, is granted by the City Council of the City of San Diego to PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 123.0105, 126.0502, and 126.0602. The 254-acre site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road in the RS-1-11, RS-1-13, and OC-1-1 zone(s) of the Pacific Highlands Ranch Subarea Plan area. The project site is legally described as:

The south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof, excepting therefrom the easterly 24 acres; and all that portion of Parcel 1 of Parcel Map No. 11718, in the City of San Diego, County of San Diego, state of California filed in the office of the County recorder of San Diego County, October 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 in the City of San Diego, County of San Diego, state of California, filed in the office of the county recorder of San Diego County on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said Pacific Highlands Ranch unit 8; and the northwest quarter of the southeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of California, according to the official plat thereof, excepting therefrom that portion of said land lying westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map

Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the development of 515 single-family homes described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated_____, on file in the Development Services Department.

The project shall include:

- a. Construction of 515 single-family residential units on lots ranging from 5,000, 5,500, 6,000, 8,000, and 10,000 square feet;
- b. Deviations to the SDMC as follows:
 - 1) Front Setback: A deviation to SDMC section 131.0431(b) to allow a 10-foot front yard setback for single-family dwelling units within the RS-1-12, RS-1-13, and RS-1-14 zones on lots designed with side-loaded garages;
 - 2) Front Setback: A deviation to SDMC section 131.0431(b) to allow an 18-foot front yard setback for single-family dwelling units within the RS-1-11 zone on lots designed with front-loaded garages;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A Homeowner's Association Recreation Facility;
- f. Heat-deflecting walls (fire walls);
- g. Hiking trails;
- h. Trail head overlooks;
- i. Six Pocket parks; and
- j. 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_____.
2. This Site Development Permit No. 1817510/Planned Development Permit No. 1817515 amends Planned Development Permit No. 7250 and Site Development Permit No. 7251 to allow the development of the site as described herein and does not reduce, eliminate, nullify or void the approvals/conditions granted/required by Planned Development Permit No. 7250 and Site Development Permit No. 7251. The prior permits cited herein shall remain in full force and effect except as modified by this Site Development Permit No. 1817510/Planned Development Permit No. 1817515 to allow the development described herein.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

11. 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.

12. 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. 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.

15. The mitigation measures specified in the MMRP and outlined in the Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specific in the MEIR No. 96-7918/SCH No. 97111077, 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 area: Transportation/Circulation, Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Paleontological Resources, Public Facilities/Services, Water and Sewer Service, Solid Waste, Public Safety, Noise, and Geology/Soils.

AFFORDABLE HOUSING REQUIREMENTS:

17. With the increase of 64 additional market rate residential units for Units 8 and 9, the project is required to provide 13 affordable housing units (representing 20 percent of the 64 units). These units are being provided off-site through Project No. 500066, Del Mar Highlands Estates, Affordable Housing Site, as implemented through Planned Development Permit No. 1783449 and Site Development Permit No. 1828039.

ENGINEERING REQUIREMENTS:

18. This Site Development Permit and Planned Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1817512.

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

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

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

22. Prior to the issuance of any building permits in Unit 9a, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot wide driveway, adjacent to the site on Pacific Highlands Ranch Parkway, satisfactory to the City Engineer.

23. All driveways and curb openings, as shown on Exhibit "A", shall comply with current City Standard Drawings, satisfactory to the City Engineer.

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

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

26. 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.

27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, 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.

28. 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:

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

30. Prior to the issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by utilities and hardscape. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

32. 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.

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

36. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 142.0412(j) of the Land Development Code as follows:

LOT NO.	ZONE ONE	ZONE TWO	ALTERNATIVE COMPLIANCE	
			6FT 1-HOUR FIRE-RATED WALL	DUAL-GLAZED, DUAL-TEMPERED PANES
1-9	65ft	20ft		
298-307	35ft	65ft		
308	35ft	65ft		X
309-316	35ft	65ft		
317	60ft		X	
318-319	60ft		X	X
320-328	60ft		X	
329-330	60ft		X	X
330-342	60ft		X	
358-359	80ft			
474-492	60ft		X	
504-505	40-70ft	10-40ft		X
506	65-80ft	0-15ft		
507-515	80ft			
446	50-80ft	10-30ft		X
396-400	60ft		X	
402-404	60ft		X	
407-408	60ft		X	
409	60ft		X	X
411-420	60ft		X	
455	60ft		X	
456	60ft		X	X
457-471	60ft		X	
472-473	60ft		X	X

Heat-deflecting walls shall be 6ft high, 1-hr fire-rated, located along the outer edge of Zone One. Upgraded openings shall be dual-glazed, dual-tempered panes, brush side of the structure plus a 10-ft perpendicular return along adjacent wall faces.

37. Prior to the issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permits shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A'.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

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

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

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

45. Prior to the issuance of the 44th Residential Building Permit within Unit 9A, the Owner/Permittee shall construct a trail between Basins 10 and 11 to the satisfaction of the Park and Recreation Department.

TRANSPORTATION REQUIREMENTS:

46. Prior to the issuance of any building permit, the project shall demonstrate conformance with the Pacific Highlands Ranch Transportation Phasing Plan and MEIR satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

50. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

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

53. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

54. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 8-inch private sewer mains located in the public right-of-way.

55. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

PARK AND RECREATION REQUIREMENTS:

56. Prior to the issuance of the first Grading Permit, the Owner/ Permittee shall submit Grading Plans to the Park and Recreation Department for review and approval. Open space lands to be conveyed to the City shall exclude any private encroachments including stormwater detention basins, 50' wide buffer areas around drainage outfalls, concrete vehicular access roads or other storm water control facilities.

57. The Owner/ Permittee shall ensure that there are no brush management responsibilities on lots to be deeded to the City of San Diego.

INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on _____

Permit Type/PTS Approval No.: Planned Development Permit No. 1817515/
Site Development Permit No. 1817510
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
Development Project Manager

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

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

Pardee Homes
Owner/Permittee

By _____
Jimmy Ayala
Division President

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

(R-[Reso Code])

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 1817512
PACIFIC HIGHLANDS RANCH UNITS 8 AND 9 - PROJECT NO. 500058
MMRP NO.

WHEREAS, PARDEE HOMES, Subdivider, and John Eardensohn, Engineer, submitted an application to the City of San Diego for a Vesting tentative Map (Map No. 1817512), Easement Vacations, and Public Right-of-Way Vacations for the development of 515 single-family homes (451 previously approved and 64 proposed), six pocket parks, and a recreation center on approximately 254 acres with lots ranging from 5,000 square feet to 10,000 square feet.

WHEREAS, The project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road in the RS-1-11, RS-1-13, and OC-1-1 zone(s) (with portions rezoned to the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones through this project) of the Pacific Highlands Ranch Subarea Plan area. The property is legally described as The south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of san Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of san Diego, County of san Diego, State of California, according to the official plat thereof, excepting therefrom the easterly 24 acres; and all that portion of Parcel 1 of Parcel Map No. 11718, in the City of San Diego, County of San Diego, state of California filed in the office of the County recorder of San Diego County, October 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 in the City of San Diego, County of San Diego, state of California, filed in the office of the county recorder of San Diego County on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said pacific Highlands Ranch unit 8; and the northwest quarter of the southeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of

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California, according to the official plat thereof, excepting therefrom that portion of said land lying westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and

WHEREAS, the Map proposes the Subdivision of a 254-acre site into 547 parcels to include 515 residential lots, two Multiple Habitat Planning Area (MHPA) open space lots, four water quality basin lots, 23 home owners association lots, one recreation center lot, and two private driveway 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 February 23, 2017 the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1817512 including Public Right-of-Way Vacation No. 1864091 and Easement Vacation No. 1864786, and pursuant to Resolution No. _____, the Planning Commission voted to recommend City Council approve; 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

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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. 1817512 including Public Right-of-Way Vacation No. 1864091 and Easement Vacation No. 1864786, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0430, and 125.0941, 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. 1817512:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road within the RS-1-11, RS-1-13 OC-1-1 zones within the Pacific Highlands Ranch Subarea Plan area. The site is designated Low Density Residential (2 – 5 dwelling units per acre).

The project site is located within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (PHRSP) was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve

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natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project includes a deviation from San Diego Municipal Code (SDMC) Section 131.0431(b), Table 131-04D for front yard setbacks on all lots. Lots zoned RS-1-11 are required have a minimum front yard setback of 20 feet and lots zoned RS-1-12, RS-1-13, and RS-1-14 are required to have minimum front setback of 15 feet. Within in the RS-1-11 zone the project proposed a reduced front setback of 10 feet for side loaded garages and 18 feet for front loaded garages. Within the RS-1-12, RS-1-13, RS-1 -14 zones the project proposes a reduced setback of 10 feet.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For Units 6, 7, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the

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community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. For lots adjacent to the canyons, adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements. The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. Therefore, for all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, 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.

3. The site is physically suitable for the type and density of development.

The Pacific Highlands Ranch (PHR) Subarea Plan designates the site of the project as Low Density Residential ranging from 2-5 dwelling units per acre. The proposed project provides two dwelling unit per acre, meeting the land use density requirement and goal of the PHR Subarea Plan. The additional proposed units would help the project meet the land use goals identified in the PHR Subarea Plan which includes creating a variety of units and lot sizes that would create more variation in housing types while preserving natural topographic features, provide a community facility, and create a unique community that provides pedestrian circulation and connection through the community.

In addition to compliance with the PHR Subarea Plan, the site of the proposed project has already been graded per previously approved Vesting Tentative Map (VTM) No. 7248 and subsequent grading permits. The limits of grading have not changed from the previously approved VTM and ensures that no additional environmentally sensitive land (ESL) will be impacted. The site is surrounded by other developed communities across the canyons that encircle the majority of the project site, and are in close physical proximity to other residential single-family neighborhoods. Therefore, the type and density of the development are physically suitable for the project site.

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.

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The developable area of the site has been cleared and graded to established street alignments and create building pads as well as for other infrastructure improvements in accordance with previously approved Tentative Map No. 7248. The entire project has been designed to be consistent with the City's adopted Multiple Species Conservation Plan (MSCP) and to preserve the maximum area for the Multiple Habitat Planning Area (MHPA). All biological mitigation measures including open space dedication and habitat restoration required in the previously approved Master Environmental Impact Report No. No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185 have been implemented. The project will not increase the development foot print from the previously approved Vesting Tentative Map No.7248; Planned Development Permit No. 7250 and Site Development Permit No. 7251.

The project has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate to low risk for instability. In addition, the project site is not located on nor is it adjacent to an earthquake fault. The project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the grading permit stage. Brush Management for fire safety is required for the project as native vegetation exist along the north and south perimeter of the site and is inclusive of the MHPA. Virtually all brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards and each home will contain a fire sprinkler system. The development area is located out of the floodway and on the flatter portions of the property and not subject to flooding. Therefore, 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.

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077 including the Initial Study, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the single family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare

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of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1817510, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed subdivision will not conflict with existing public easements as proposed. Currently there exist a public sewer facility easement; a public sewer easement to construct, reconstruct, maintain, operate, and repair to sewer facility appurtenances; a public utility easement for ingress and egress granted to San Diego Gas and Electric; and a covenant of easement for protection environmentally sensitive lands on the site. Additionally, a building restricted easement, recreation easement, general utility and access easement, and a five-foot general utility easement also exist on the site

The project proposes to slightly redesign the previously approved Planned Development and vacate eight undeveloped roads, a public sewer facility easement, a building restricted easement, a recreation easement, a general utility and access easement, and a five-foot general utility easement. New roads will be incorporated into the proposed project and some of the previously recorded easements will remain. The proposed easement vacations and right-of-way vacations will not impact the proposed development and any of the surrounding neighborhoods. Therefore, 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed 254- acre site with 515 lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design guidelines have been adopted for the future construction of the single family homes; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. The required minimum side and rear setbacks will be met, allowing for the passage of wind and penetration of sunlight between buildings. Proposed landscaping including canopy trees throughout the community will assist in cooling the community and prevent urban heat island effect.

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.

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The motivation behind the requested VTM Amendment is to provide the community with a housing mix that will better meet the needs of a broader group of San Diego home buyers. Variation resulting from development regulations from the proposed zones foster varied building articulation, lot sizes, and overall landscaping and architecture that will create diversity, promote a more varied design and improve the overall aesthetic of the community, thereby meeting the needs of a wider range of home buyers. The proposed amendment will be processed concurrently with an additional 13 affordable housing units that will also contribute to the diversity of home prices and provide much needed housing in the San Diego region. Public services, fiscal resources, and environmental resources are being coordinated with City; however, the project will adhere to the land development code and all applicable regulations. With the proposed development 515 single family residential units, there would be a gain of 515 for-sale units. The decision maker has determined that the available fiscal and environmental resources are balanced by the proximity of shopping and essential services and recreation in the nearby developed urban area. The project is within a half mile from retail services and sales. In addition, the project will include a recreation center and hiking trails within its boundaries. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that portions of Marion Way, Latitude Way, Morning Sage Way, Wildstar Way, Indigo Stage Drive, Starlit Strand Way, Costa Blanca Way and Costa Brava Court, Abutters Rights of Access Relinquished Per Pacific Highlands Ranch Unit 8 Map No. 16134, Building Restricted Easements Granted per Pacific Highlands Ranch Unit 8 Map No. 16134, Recreation Easement Dedicated to Public Use per Pacific Highlands Ranch Unit 8 Map No. 16134, General Utility and Access Easement Granted to the City of San Diego per Pacific Highlands Ranch Unit 8 Map No. 16134, A Portion of Sewer Easement Granted to the City of San Diego per document recorded May 25, 2004, and a 5 foot wide General Utility Easement Granted to the City of San Diego per Pacific Highlands Ranch Unit 8 Map No. 16134 located within the project boundaries as shown in Vesting Tentative Map No. 1817512, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

EASEMENT VACATION SECTION 125.1040(b)

1. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use.

The project proposes to construct 515 single-family dwelling units (451 previously approved and 64 additional units) comprised of 547 parcels to include 515 residential lots, two Multiple Habitat Planning Area (MHPA) open space lots, four water quality basin lots, 23 home owners association lots, one recreation center lot, and two private driveway lots. The proposed easement vacations are a result of the proposed project changing the layout of the subdivision. The modified Unit 8 and 9 is a re-subdivision of the previously approved Unit 8 and 9, of which none of the land has been conveyed. The prior streets and easements required by Unit 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single family dwelling units, shift the lots, realign the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. The existing Subdivision Improvement Agreement (SIA)

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will be terminated and Public Improvement Plans and bonds cancelled. The land will be remapped with new public streets and easements granted on the new Vesting Tentative Map to replace those that are to be vacated. The streets and easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, there is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use.

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

The project proposes to vacate several easements to modify the previously approved undeveloped Planned Development. The project will require shifting of land uses that will cause the need for easement vacations, reorganization of streets, utilities, lot lines, recreation center, and other easements into a more efficient plan that remains outside the MHPA Boundary. The modified Unit 8 and 9 is a re-subdivision of the previously approved Units 8 and 9, of which none of the land has been conveyed. The prior streets and easements required by Units 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single-family dwelling units, shifts the lots, realigns the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

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

The 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road within the RS-1-11, RS-1-13 OC-1-1 zones within the Pacific Highlands Ranch Subarea Plan area. The site is designated Low Density Residential (2 – 5 dwelling units per acre).

The project site is located within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (PHRSP) was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of

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neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. Therefore, the abandonment is consistent with any applicable land use plan.

4. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))

The proposed easement vacations are a result of the proposed project changing the layout of the subdivision. The modified Units 8 and 9 is a re-subdivision of the previously approved Unit 8 and 9, of which none of the land has been conveyed. The prior streets and easements required by Unit 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single family dwelling units, shift the lots, realign the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. The existing Subdivision Improvement Agreement (SIA) will be terminated and Public Improvement Plans and bonds cancelled. The land will be remapped with new public streets and easements granted on the new Vesting Tentative Map to replace those that are to be vacated. The streets and easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

PUBLIC RIGHT-OF-WAY VACATION Section 125.0941(b)

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

(R-[Reso Code])

The project proposes to construct 515 single-family dwelling units (451 previously approved and 64 additional units) comprised of 547 parcels to include 515 residential lots, two Multiple Habitat Planning Area (MHPA) open space lots, four water quality basin lots, 23 home owners association lots, one recreation center lot, and two private driveway lots. The proposed Public Right-of-Way vacations are a result of the proposed project changing the layout of the subdivision. The modified Unit 8 and 9 is a re-subdivision of the previously approved Unit 8 and 9 through Vesting Tentative Map No. 7248, of which none of the land has been conveyed. The prior streets required by Unit 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single family dwelling units, shift the lots, realign the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. The existing Subdivision Improvement Agreement (SIA) will be terminated and Public Improvement Plans and bonds cancelled. The land will be remapped with new public streets and easements granted on the new Vesting Tentative Map to replace those that are to be vacated. The streets and easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act.

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

The project proposes to vacate several streets to modify the previously approved undeveloped planned development. The project will required shifting of land uses that will cause the need for Public Right-of-Way vacations and reorganization of streets into a more efficient plan that remains outside the MHPA Boundary. The modified Unit 8 and 9 is a re-subdivision of the previously approved Unit 8 and 9, of which none of the land has been conveyed. The prior streets and easements required by Unit 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single family dwelling units, shifts the lots, realigns the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

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

The site is designated Low Density Residential (2 – 5 dwelling units per acre). The project site is located within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (PHRSP) was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

(R-[Reso Code])

The "Low Density" designation permits single-family residences yielding approximately 2,370 dwelling units. The Subarea Plan recommends that these neighborhoods be designed to preserve natural topography and features. The Plan recommends pedestrian and open space linkages within and between neighborhoods through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the Pacific Highlands Ranch Subarea Plan by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. Therefore, the abandonment is consistent with any applicable land use plan.

4. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

The proposed Public Right-of-Way Vacations are a result of the proposed project changing the layout of the subdivision. The modified Unit 8 and 9 is a re-subdivision of the previously approved Unit 8 and 9, of which none of the land has been conveyed. The prior streets and easements required by Unit 8 and 9 were dedicated to the City when approved in 2002. The proposed amendment will increase the number of single family dwelling units, shift the lots, realign the streets, and relocate the recreation center, making many of the previously recorded easements obsolete. The existing Subdivision Improvement Agreement (SIA) will be terminated and Public Improvement Plans and bonds cancelled. The land will be remapped with new public streets and easements granted on the new Vesting Tentative Map to replace those that are to be vacated. The streets and easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

(R-[Reso Code])

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1817512, Public Right of Way Vacation No. 1864091 and Easement Vacation No. 1864786 are approved and hereby granted to PARDEE HOMES, contingent upon final passage of O-_____ rezoning the site, and subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006830

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1817512,
PACIFIC HIGHLANDS RANCH UNITS 8/9- PROJECT NO. 500058
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 Vesting Tentative Map shall conform to the provisions of Development Permit No. 1817515 and Site Development Permit No. 1817510.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Affordable Housing conditions for the additional 64 market rate residential units in Pacific Highlands Ranch Units 8 and 9 are covered separately under Project No. 500066, Del Mar Highlands Estates, Affordable Housing Site. Please refer to Planned Development Permit No. 1783449, for affordable housing permit requirements.

ENGINEERING

7. The Subdivider shall ensure that all 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.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. 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.
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 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. 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.
12. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

MAPPING

13. "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].
14. "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."
15. Prior to the expiration of the Tentative Map, Final Map to subdivide Lots shall be recorded in the office of the County Recorder with request to process multiple Maps (Map Phasing).
16. Note to Subdivider: State number of Maps to be recorded.

17. 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.
18. The Final Map shall:
 - a. a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

WASTEWATER/WATER

19. The Subdivider shall process encroachment maintenance and removal agreements (EMRA), for all acceptable encroachments into the public right-of-way, including but not limited to the private sewer main, utilities and enhanced paving. No structures or landscaping of any kind shall be installed in or over any public vehicular access roadway.
20. The Subdivider shall provide a 10 feet minimum (edge to edge) separation between the water and sewer mains, and provide a 5 feet minimum separation between the water main and face of curb, per the Water and Sewer Design Guide.

LANDSCAPE/BRUSH MANAGEMENT

21. Prior to the issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed lands in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A', on file in the Office of the Development Services Department.
22. Prior to the issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by utilities and hardscape. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

ENVIRONMENTAL

23. Conditions to be provided at a later date.

PARKS AND RECREATION

24. The Owner/ Permittee shall ensure that prior to recordation of the Final Map a Recreation Easement for public access is placed over Lots F, J, P, R, U, V, W, and A-A and portions of Lots S, T, Y and 493 as shown on approved PHR Units 8&9 "MHPA Open Space, Trail Access and Recreation Easements" Exhibit "A" in conformance with the approved Vesting Tentative Map, to the satisfaction of the City Engineer.
25. The Owner/ Permittee shall ensure that prior to recordation of the Final Maps for Units 9A, 9B and 9C, evidence is provided that shows pedestrians shall be permitted access to the private sidewalks within Private Driveway "P" between Lot J and Lots V and W as well as access to Lot R (also known as the Senterra Trail) and the pedestrian connection over a portion of Lot 493 (also known as the Rancho Pacifica Trail). Such evidence will be in the form of the approved CC&R's for Units 9A, 9B and 9C.
26. The Owner/ Permittee shall ensure that prior to recordation of the Final Map for Unit 9A, a Recreation Easement to provide public access is placed over a portion of the Detention 11 Access Trail (Lot S) that is offsite to the subdivision and is within the adjacent Pacific Highlands Ranch Unit 18 to provide continuous public trail access as identified on the approved plans, in conformance with the approved Vesting Tentative Map, to the satisfaction of the City Engineer.
27. Prior to the acceptance of the Final Map, the Owner/Permittee shall provide an Irrevocable Offer of Dedication (IOD) in fee title to the City of San Diego Lots A-C and A-E to the satisfaction of the City Engineer. The Permittee shall ensure that the lots to be deeded to the City as open space are free and clear of all private easements, private encroachments, private agreement and/or liens. At no time will Lot A-C and A-E 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.
28. Prior to the acceptance of said Irrevocable Offer of Dedication (IOD), the Owner/Permittee shall schedule an inspection with the Park & Recreation Department. All trash, illegal use and associated structures shall be removed prior to the City acceptance. All required restoration mitigation shall be completed.
29. Prior to the acceptance of said Irrevocable Offer of Dedication (IOD), the Owner/Permittee shall construct a trail between Basins 10 and 11. If the trail does not meet Park and Recreation Trail Standards and is not acceptable to the City, the IOD shall be vacated pursuant to the state law and said trail between Basins 10 and 11 shall be lotted out and shall remain in private ownership. A new IOD shall be offered that excludes said trail and the Owner/Permittee shall provide a Recreation Easement for public access over said trail.

INFORMATION:

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

Internal Order No. 24006830

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION ADOPTING FINDINGS AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
PACIFIC HIGHLANDS RANCH UNITS 8 AND 9, PROJECT NO. 500058.

WHEREAS, the City of San Diego City Council had previously certified Master Environmental Impact Report No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area on July 28, 1998 by Resolution No. 290520; and

WHEREAS, the City of San Diego City Council had previously certified subsequent Findings for the Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077 on September 24, 2002 by Resolution No. 297086; and

WHEREAS, Pardee Homes, Owner and Permittee, submitted an application to the Development Services Department for a Rezone, Vesting Tentative Map, Public Right-of-Way Vacation, Public Easement Vacation, Planned Development Permit, Site Development Permit and amendment to Site Development Permit No. 7251 And Planned Development Permit 7250 for the development of a 515- unit single family homes (451 previously approved and 64 additional units) to include six pocket parks and recreation center, on approximately 254 acres with lots ranging from 5,000 square feet to 10,000 square feet (the Pacific Highlands Ranch Units 8 and 9 project) (Project No. 500058); and

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

WHEREAS, the issue was heard by the City of San Diego City Council on [XXXXX]; and

WHEREAS, the Pacific Highlands Ranch Units 8 and 9 project was analyzed within the scope of the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077; 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 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; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it makes the following findings with respect to the Pacific Highlands Ranch Units 8 and 9 project in compliance with the California Environmental Quality Act of 1970 (CEQA) (California 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 findings reflect the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077 which includes the Initial Study has been reviewed and considered by the Council:

- a) The proposed project will have no additional significant effect on the environment that was not identified in the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the

North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077, no new or additional mitigation measures or alternatives may be required, and the project is within the scope of the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077; and

- b) No substantial changes have occurred with respect to the circumstances under which the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077 was certified and no new information, which was not known and could not have been known at the time that the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Pacific Highlands Ranch Units 5 – 11 Project LDR No. 41-0185 / SCH No. 97111077 was certified, has become available.

BE IT FURTHER RESOLVED that, pursuant to State CEQA Guidelines Section 15177(d), the City Council hereby adopts the project-specific Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Council in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit A.

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 after final passage of the ordinance associated with the project.

APPROVED: May W. Elliott, City Attorney

By

[XXXXXX]

Deputy City Attorney

[XXX]:[xxx]

xx/xx/xx

Or.Dept:DSD

Doc. No. [XXXXXX]

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

VESTING TENTATIVE MAP/SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT/REZONE

PROJECT NO. 500058

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Master Environmental Impact Report – Subsequent Project Findings No. 432080 shall be made conditions of VESTING TENTATIVE MAP/SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT/REZONE as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/information/standtemp.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: **Qualified paleontological 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, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 432080 and/or Environmental Document Number 432080, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

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

requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: Not Applicable.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work 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
Paleontology	Paleontology Reports	Paleontology Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/CIRCULATION

1. Prior to the issuance of any building permit, the project shall conform to the Subarea III/Pacific Highlands Ranch Transportation Phasing Plan and the approved Traffic Study/final EIR.
2. The applicant shall provide a physical delineation between public streets and private drives per Exhibit "A".

PUBLIC SERVICES/FACILITIES

1. Prior to issuance of any building permits, the owner/permittee shall demonstrate to the satisfaction of the ERM of LDR that a response time of six minutes or less from Fire Station 24 or the closest operating Fire Station to all portions of the new developments can be achieved.
2. For those areas of the developments where a six-minute response time cannot be ensured, the ERM of LDR shall verify that individual sprinkler systems have been installed in project structures to the satisfaction of the Fire Marshall, prior to the issuance of any certificate of occupancy.

SOLID WASTE

1. Prior to issuance of the certificate of occupancy, the ERM of LDR shall verify that the owner/permittee has developed a comprehensive waste management plan in coordination with the City's Environmental Services Department.

PUBLIC SAFETY

1. Prior to issuance of the certificate of occupancy, the owner/permittee shall provide a letter from the County Environmental Health Department Vector Surveillance and Control Division to the Environmental Review Manager (ERM) of the City's Land Development Review Division (LDR) verifying that a vector control program has been designed and is satisfactory.
2. Prior to issuance of any certificate of occupancy, the provision of the Vector Control Program Elements and incorporation into project design as necessary shall be verified to the satisfaction of the ERM of LDR.

PALEONTOLOGICAL RESOURCES

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 Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or

when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

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

IV. **Night and/or Weekend Work**

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

- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.

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

Rezone Ordinance

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 254-ACRES LOCATED AT THE NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH PARKWAY AND CARMEL VALLEY ROAD, WITHIN THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE OC-1-1, RS-1-11, AND RS-1-13 ZONES INTO THE RS-1-11, RS-1-12, RS-1-13 AND RS-1-14 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0403; AND REPEALING ORDINANCE NO. R-301263 (NEW SERIES), ADOPTED FEBRUARY 28, 2006 OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

WHEREAS, PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Applicant, requested a rezone for the purpose of changing That 98.13-acres located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road, and legally described as: The south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of san Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of san Diego, County of san Diego, State of California, according to the official plat thereof, excepting therefrom the easterly

24 acres; and all that portion of Parcel 1 of Parcel Map No. 11718, in the City of San Diego, County of San Diego, state of California filed in the office of the County recorder of San Diego County, October 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 in the City of San Diego, County of San Diego, state of California, filed in the office of the county recorder of San Diego County on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said Pacific Highlands Ranch unit 8; and the northwest quarter of the southeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of California, according to the official plat thereof, excepting therefrom that portion of said land lying westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map

14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311, from the OC-1-1, RS-1-11, AND RS-1-13 zones into the RS-1-11, RS-1-12, RS-1-13 AND RS-1-14 zones, as shown on Zone Map Drawing No. B-4322, on file in the Office of the City Clerk as Document No. OO-_____ (Rezone No. 1299346); and

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego considered Rezone No. 1817514, and voted ____ to recommend City Council approval of Rezone No. 1817514 and

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

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

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

Section 1. That 98.13-acres located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road, and legally described as: The south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of san Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of san Diego, County of san Diego, State of California, according to the official plat thereof, excepting therefrom the easterly 24 acres; and all that portion of Parcel 1 of Parcel Map No. 11718, in the City of San Diego, County of San Diego, state of California filed in the office of the County recorder of San Diego County, October 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 in the City of San Diego, County of San Diego, state of California, filed in the office of the county recorder of San Diego County on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said pacific Highlands Ranch unit 8; and the northwest quarter of the southeast

quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of California, according to the official plat thereof, excepting therefrom that portion of said land lying westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4322, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from the OC-1-1, RS-1-11, AND RS-1-13 zones into the RS-1-11, RS-1-12, RS-1-13 AND RS-1-14 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. O-18580 (New Series), adopted September 8, 1998 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: Mary W. Elliott , City Attorney

By
Attorney name
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No.INSERT PROJECT NUMBER~
O-INSERT~
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THE CITY OF SAN DIEGO

DATE OF NOTICE: January 5, 2017

MASTER ENVIRONMENTAL IMPACT REPORT and SUBSEQUENT FINDINGS

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006830

The City of San Diego Development Services Department prepared a Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area, which was certified by the City of San Diego City Council on July 28, 1998 by Resolution No. 290520.

The City of San Diego Development Services Department prepared subsequent Findings for the Pacific Highlands Ranch Units 5 – 11 LDR No. 41-0185/SCH No. 97111077 project, which was certified by the City of San Diego City Council on September 24, 2002 by Resolution No. 297087.

The City of San Diego Development Services Department reviewed and considered MEIR No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077 and determined that the project and associated actions listed below, is in conformance with the previously certified environmental documents. This notice is made in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15177. A public review and comment period is not required; however, the MEIR No. 96-7918 and Findings LDR No. 41-0185 have been placed on the City of San Diego web-site, under the "California Environmental Quality Act (CEQA) Notices & Documents" section, for a period of 30-days at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>.

General Project Information:

- Project Name: PACIFIC HIGHLANDS RANCH UNITS 8 & 9
- Project No. 500058 / SCH No. 97111077
- Community Plan Area: Pacific Highlands Ranch
- Council District: 1

Project Description: A VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, and a REZONE to amend units 8 & 9 of Vesting Tentative Map 7248. The project would subdivide the project site into 547 lots, and construct 515 single-family residences, six mini parks, and a Homeowners Association Recreation Center. Approximately 21 acres would be dedicated for public-right-of-way. The project is also requesting a rezone of the project site from RS-1-11, RS-1-13 OC-1-1 to RS-1-14, RS-1-13, RS-1-12 and RS-1-11 to accommodate lots of 5,000, 5,500, 6,000, 8,000 and 10,000 square feet. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by providing affordable housing. The applicant proposes the construction of the affordable housing units to be separately processed through a concurrent application under Del Mar Highlands Estates, PTS No. 500066. Various site improvements would also be constructed that include associated hardscape and landscape. Deviations from applicable regulations to front setback are also being requested. The 254.15 acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road. The project site is within the Pacific Highlands Ranch Community Plan and is designated Low Density Residential (2 – 5

dwelling units per acre). Additionally, the project site is located in the RS-1-11 ((Residential--Single Unit), requires minimum 10,000-square-foot lots), RS-1-13 ((Residential--Single Unit), requires minimum 6,000-square-foot lots), and OC-1-1 ((Open Space--Conservation)) zones and within the Multiple Habitat Planning Area, and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Parcel A (304-031-17, 305-010-31); Parcel B (305-010-19 and portion of 305-010-31); Parcel C (305-010-30, 305-010-38); Parcel D (305-011-03, 305-011-04, 305-011-05); and Parcel E (305-010-36 and 305-010-37).) **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Jimmy Ayala, Pardee Homes

Determination and Recommended Finding:

The City of San Diego Development Services Department concludes that the project could have a significant environmental effect in the area of Transportation/Circulation; Public Services/Facilities; Paleontological Resources; and Public Safety (Vectors), but that those effects were previously examined in MEIR No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

Availability in Alternative Format: To request this Notice, the MEIR, subsequent Findings, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact L. Sebastian at (619) 236-5993. The MEIR No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and any supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center located at 1222 First Avenue, San Diego, CA 92101. **For information regarding hearings on this project, contact William Zounes at (619) 687-5942.** This notice was also published in the SAN DIEGO DAILY TRANSCRIPT on January 5, 2017.

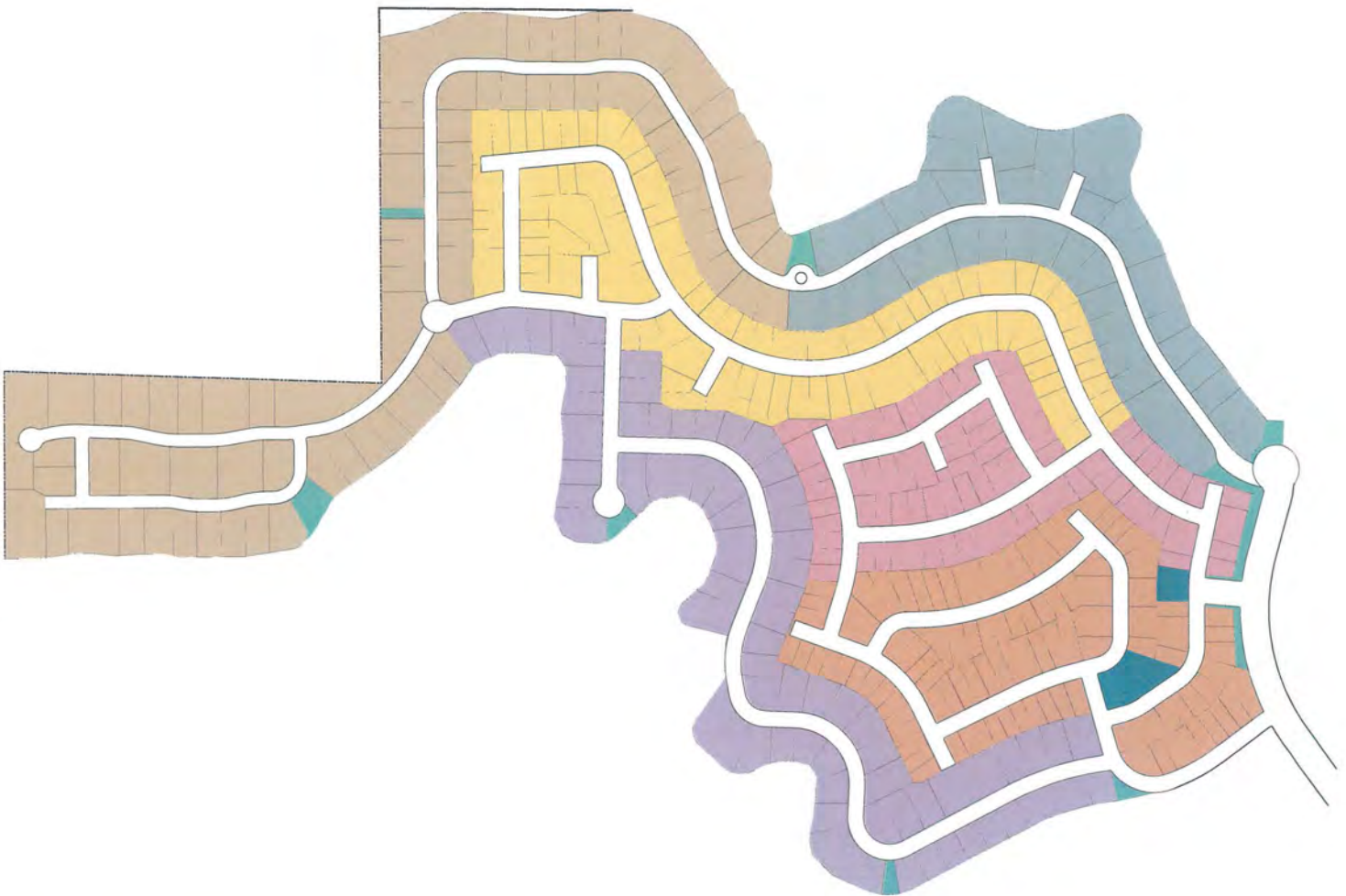
Kerry Santoro
Deputy Director
Development Services Department



PACIFIC HIGHLANDS RANCH

(AMENDMENT TO VTM/PDP/SDP PERMIT NO. 7250/7251 – UNITS 8 & 9)

RESIDENTIAL DESIGN GUIDELINES SITE DESIGN & ARCHITECTURE





PACIFIC HIGHLANDS RANCH

(AMENDMENT TO VTM/PDP/SDP PERMIT NO. 7250/7251 – UNITS 8 & 9)

RESIDENTIAL DESIGN GUIDELINES SITE DESIGN & ARCHITECTURE



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

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INTRODUCTION

Purpose:

A diversity of architectural styles is encouraged within Pacific Highlands Ranch, rather than one specific style, in an effort to promote a richness of architectural character one associates with successful older urban communities. Additionally, the architectural diversity will promote individual identities for each of the residential neighborhoods. While diversity is encouraged, chaos is not. Thus, architectural themes are defined for each neighborhood to provide a framework of compatibility throughout the community within Units 8 & 9. These guidelines set the parameters for the neighborhood image, but allow flexibility and creativity in the building design.

Project Description:

Pacific Highlands Ranch Units 8 & 9, encompassing more than 254.15 acres, is comprised of six neighborhoods devoted to residential and recreation uses. These guidelines focus on the residential products that are being proposed. See Figure 3 – Neighborhood Plan. The goal is to create a pattern of land use and conservation that would clearly ensure compatibility with the surrounding environs, in keeping with the stated goals of the overall Pacific Highlands Ranch community.

Architectural Design Philosophy:

While certain community-wide elements might have a common design (i.e. landscaping, fencing, walls, and signage), a variety of architectural styles are envisioned within the six neighborhoods of Pacific Highland Ranch-Units 8 & 9. Although various architectural styles are intended to co-exist in the overall community to provide for independent and distinct neighborhood character, architectural styles will need to be carefully evaluated when several styles are contemplated within a single neighborhood. A consistent palette of building materials and complementary color schemes, in conjunction with a uniform landscape scheme, could be used successfully to tie several architectural styles together to create a cohesive community character that would reinforce achieving harmony with the surrounding styles within the Pacific Highlands Ranch Subarea.

Because the popularity of architectural styles is constantly changing, the type of architecture within a particular neighborhood will be determined at the time a given neighborhood is brought forward for development. The design of the architecture ultimately selected for each neighborhood will depend on market trends and design styles at the time of development. As a general rule, however, architecture within the various neighborhoods in Pacific Highlands Ranch – Units 8 & 9 should have internal consistency and compatibility of architectural styles and features.

GENERAL ARCHITECTURAL GUIDELINES

Purpose

The following architectural design criteria are intended to ensure that a variety of design elements are incorporated into the design of Pacific Highlands Ranch Units 8 & 9 homes. The purpose is to provide visual interest, provide articulation to reduce building mass, and contribute to the distinct identity of each residential neighborhood

Variations in Floor Plans, Elevation Styles, and Color Schemes

Consistent with the Planned Development/Site Development Permit there shall be a significant variety in architectural floor plans, orientations and reverses, and in elevation design styles.

Variations in Architectural Design Elements

The architectural design elements for the homes should vary depending upon the architectural style, as follows:

1. Front elevations should have different design elements to create stylistic character for each floor plan. Roof line variation, window and door openings are examples that should be considered.
2. Homes visible from canyons, public/private streets should where necessary receive special attention on rear and side elevations in terms of the architectural elevations visible from those receptors. This should include window detailing and other elements similar to the front elevation of the home.
3. The use of angled walls, first and second story offsets, asymmetrical patterns, variable setbacks, pronounced faceting, carving and sculpturing techniques should be used to avoid a square, flat silhouette. Projections should enhance the building appearance through the creation of shadows.
4. Garage setbacks may be varied to enhance the appearance of the streetscene. Garages should be fully integrated into the design of the architecture. In addition, garages should be designed to have a minimal visual impact relative to the facade of the structure. Varying the orientation of the garage in relation to the street whenever practical can be used to accomplish this goal. Materials, rooflines, balconies and setbacks can also be used to reduce the prominence of the garage.
5. Preliminary materials should be wood, stucco, brick and stone.
6. Earth tones and soft pastels that predominate the natural color of the exterior building materials are also encouraged. The natural colors of the exterior building materials are also acceptable. Intense colors and pure hues such as stark white, black, blue and red may be used as colorful accents on buildings. Gutters and downspouts shall be painted to match the surface to which attached, unless used as a major design element, in which case the color shall be consistent with the color scheme of the building.
7. Large residential building surfaces should have color schemes and textures to reduce their apparent size. This can be accomplished by breaking up large facades with brightly or complementary colored canopies, balconies, terraces, cornices, small windows and other architectural details.
8. A variety of roof types should be encouraged including hip roofs, gable roofs, and pitched roofs. Mansard, gambrel and flat roofs are generally not recommended.
9. Roof height and planes should vary to create interplay between the roof and the walls of the structure.
10. A wide variety of roofing materials is acceptable, provided that roofs meet Fire Department fire retardant codes. Clay or concrete tile roofing is preferred. A range of multicolor roof tiles should be provided to ensure that no adjacent homes have the exact same pattern or color.
11. Structures should be equipped with energy conserving materials and devices such as low flush toilets, low volume shower heads and adequate insulation.
12. Screening adjacent to roadways should complement the architecture, color and construction material of the primary building(s).

SITE DESIGN STANDARDS

Housing Types

The following section sets forth development standards for each of the housing types for Pacific Highlands Ranch - Units 8 & 9 (see also Figures 5 - 10). These standards are meant to be followed closely as they implement the goals set forth within the overall goals of Pacific Highlands Ranch Subarea. Criteria for desired siting/placement of structures, FAR, height, etc. are illustrated herein.

Character

Pacific Highlands Ranch - Units 8 & 9 demonstrates sensitivity to both the natural setting and to the neighborhood context, while taking into account the overarching community's design guidelines. The central theme of Units 8 & 9 is a blend of the natural setting and an architectural and landscape design that celebrates the colors, textures and variety with building details and open space features (adjacent to the MHPA).

- No specific architectural style is required, but exemplary design will be incorporated into each residence. Continuity is established with standard roof and floor heights, fenestration, etc.

How a building looks from the street often reveals more about the neighborhood than anything else. The facade is the face of a building; it can welcome and assure the passerby and express the aspirations of the resident. Architectural styles should be varied and rendered thoughtfully with good construction and detail.

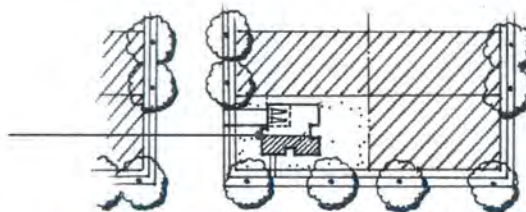
Building facades should be varied and articulated to provide visual interest to pedestrians. Frequent building entries and windows should face the street. In no case shall a building facade consist of an unarticulated bland wall or an unbroken series of garage doors.

Mass and Scale

The bulk and articulation of a building create its mass and scale. Housing should always, in the horizontal and vertical planes, incorporate articulation that is proportioned in relationship to its human occupants. Third story dimensioned accents as permitted by the California Building Code are encouraged.

In general, building mass and scale will be controlled by the zoning for the residential neighborhoods. The mass and scale of single family residences should be varied. One and two-story single family residences should be mixed together. Corner lots should orient entry areas toward side streets where possible.

To Reduce Architectural Massing, Site the Short and Low Side of a Corner Unit to the Street



Variable setbacks and projections, as well as buildings with stepped forms, will create interest and maximize view opportunities. Decks and balconies should be used to capture outdoor space and dramatic views. Variety in structures and exterior elements is essential to avoid creation of monotonous development. Massing articulation of projections such as balconies, decks, roof overhangs, trim moldings and fascia are encouraged in order to enhance building appearance through creation of shadows.

Brush Management Landscape Program

The Brush Management Program described in this section implements the City of San Diego Brush Management Plan as defined in the Landscape Regulations and Standards of the Land Development Code and the City of San Diego Multiple Species Conservation Program, which establishes a means of providing fire safety in the landscape as well as minimize impacts to sensitive lands.

The Pacific Highland Ranch Units 8 & 9 Brush Management Program is designed to provide a transition between what has been determined to be either moderately or highly flammable vegetation areas and structures. To do so, management zones have been established to gradually reduce the amount of flammable fuel while maintaining plant coverage for soil protection and minimize visual and biological impacts:

Zone 1: Consists of plantings adjacent to structures. While these plantings typically consist of irrigated, ornamental non-native species, native plant may also be used in a limited capacity as specified in the Landscape Regulations and Standards. Non-irrigated plant groupings over six inches in height shall not exceed 100 square feet in area and their combined coverage shall not exceed 10% of the total Zone 1 area.

Zone 2: Is the area between Zone 1 and any area of native or naturalized vegetation and consists of selective thinning and pruning of the native plants. Long term ongoing thinning cost may be reduced by the introduction of low growing fire retardant shrubs and groundcovers that are visually and horticulturally compatible with the native vegetation. Zone 2 plants can also be established in disturbed areas that have been cleared of native vegetation by replanting appropriate native plant species.

The Pacific Highlands Ranch Units 8 & 9 Brush Management Plans indicate where brush management is required and the required width of the various fire zones, and any other special condition(s) that apply, including circumstances which may alter the criteria set forth by the City's Landscape Division and Fire Department.

Refer to the Vesting Tentative Map and Brush Management Plans for configuration of brush management lots.

Maintenance of Brush Management lots will be the responsibility of the Pacific Highlands Ranch Property Owners Association and shall be conducted in strict conformance with the plan set forth. Hand clearing or selective thinning of flammable species and dead wood should be used for any fire control measures required within the brush management lots encompassing Zone 2. The preferred method of removal is with the use of hand tools, axes, and chain saws for cutting back, trimming, thinning and pruning, while leaving root crowns intact. The existing root systems of the natural brush are critical in the control of erosion. This method preserves the root systems of established plants and retains habitat value.

Maintenance of the brush management lots shall include the removal of invasive species.

Direct access to public MHPA open space is prohibited from individual residential lots. Figure 1 illustrates suggested material and style for abutting fencing.

Accessing will be limited to controlled locations which occur at proposed trailheads. Figure 2 depicts the signage proposed at these locations. Refer to the Concept Landscape and Brush Management Plans for specific locations.

Species

When revegetation is proposed within Zone 2 brush management plan areas, the following plant species shall be used:

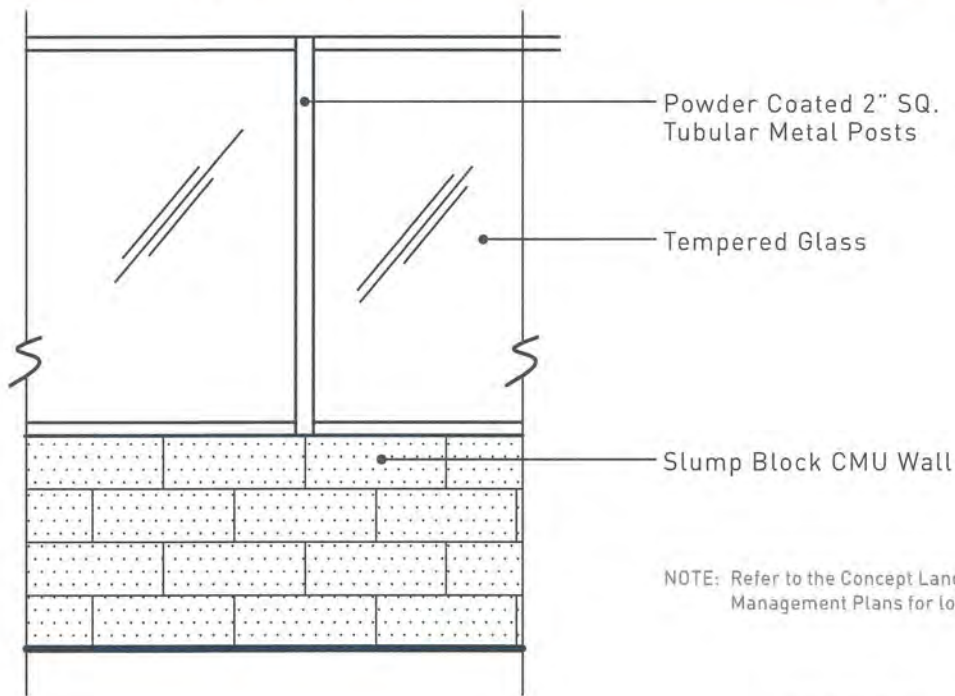
Acmispon glaber – Common Deerweed
Artemisia californica – California Sagebrush
Astragalus trichopodus lonchus – Santa Barbara Milkvetch
Ceanothus verrucosus – Wart-stemmed Ceanothus, White Coast Ceanothus
Dudleya lanceolata – Lanceleaf Liveforever
Encelia californica – Bush Sunflower, California Brittlebush
Eriogonum fasciculatum – California Buckwheat
Gutierrezia californica – California Matchweed
Isocoma menziesii – Menzies' Goldenbush
Malosma laurina – Laurel Sumac
Nassella pulchra – Purple Needlegrass
Rhus integrifolia – Lemonade Berry
Salvia apiana – White Sage
Salvia mellifera – Blake Sage
Yucca whipplei – Chaparral Yucca

When revegetation is proposed within Zone 2 brush management plan areas, the following plant species are prohibited:

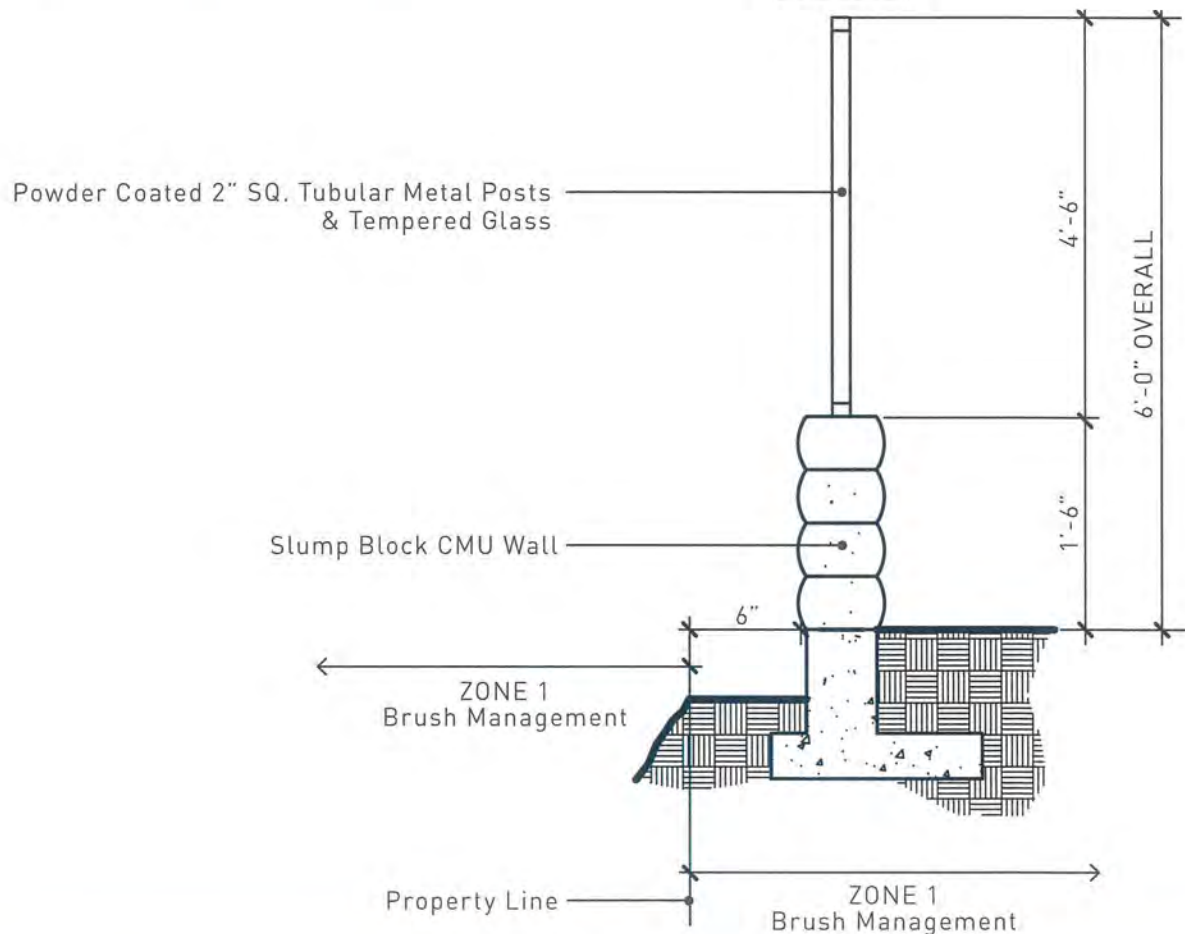
Ailanthus altissima – Tree of Heaven
Arundo donax – Giant Reed
Atriplex semibaccata – Australian Saltbush
Brassica spp. – Mustard
Broussonetia papyrifera – Paper Mulberry
Cortaderia jubata – Jubata Grass
Cortaderia selloana – Pampas Grass
Cynara cardunculus – Cardoon
Cynara scolymus – Globe Artichoke
Foeniculum vulgare – Fennel
Melilotus spp. – Sweet Clover

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.

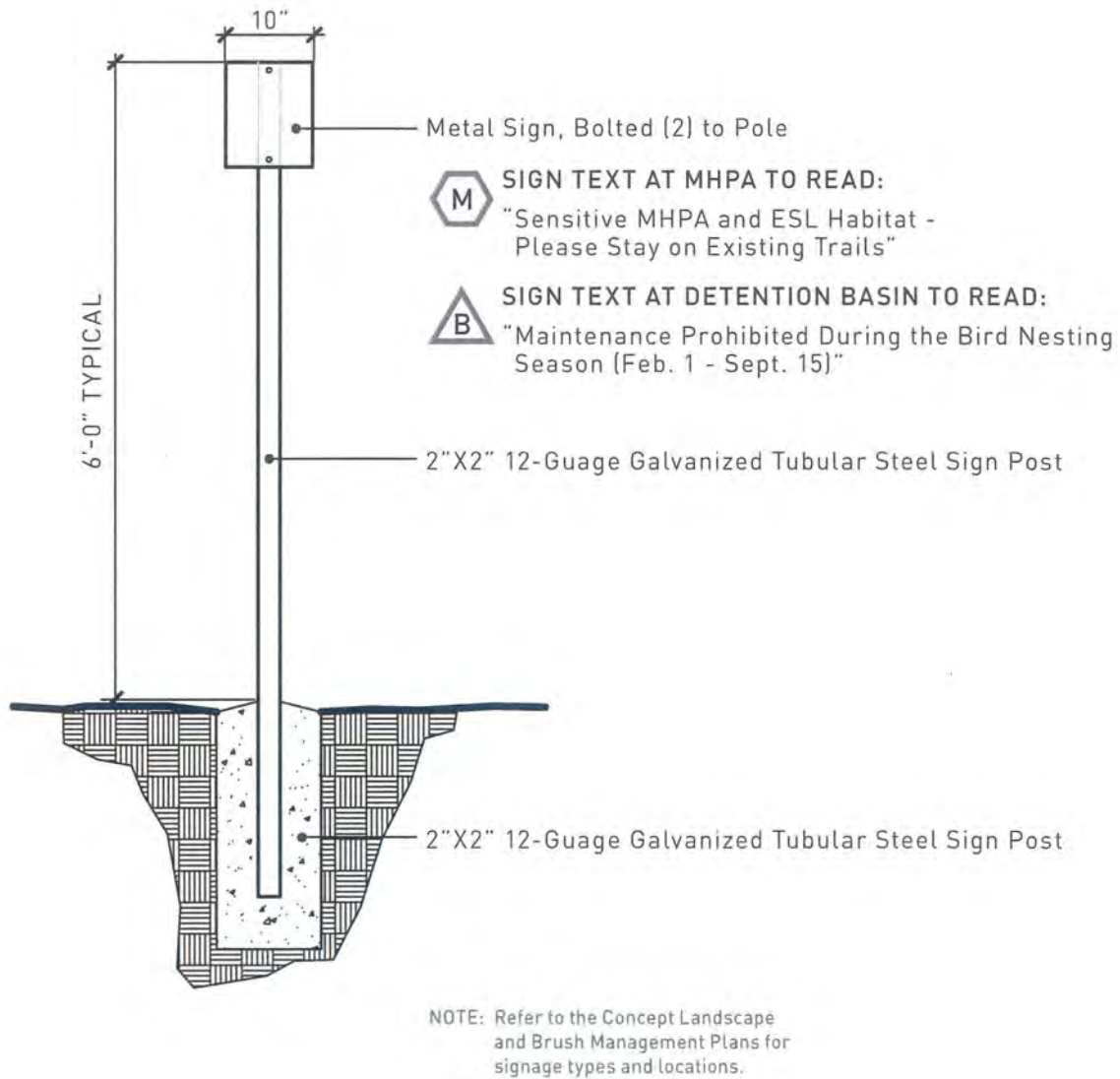
ELEVATION

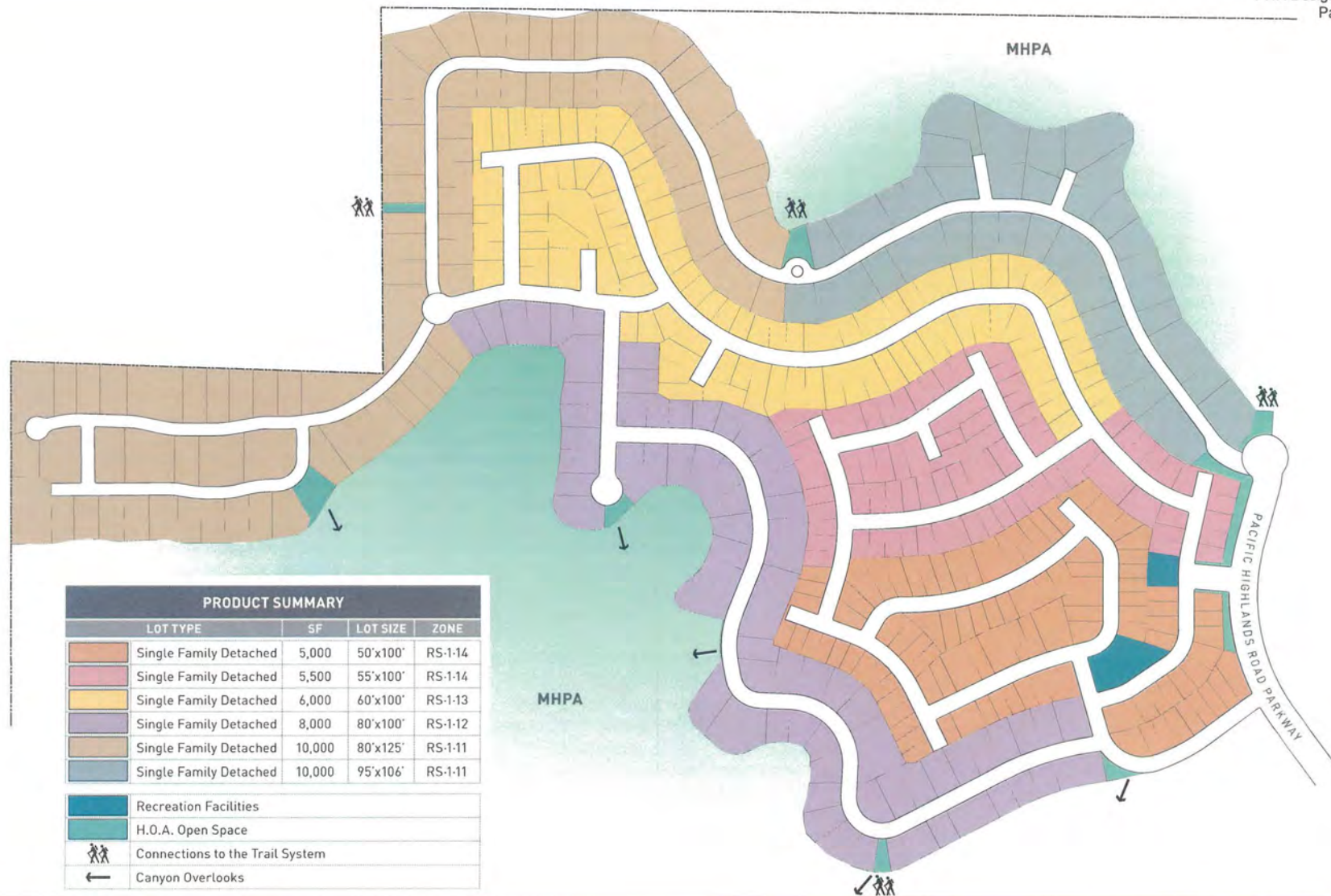


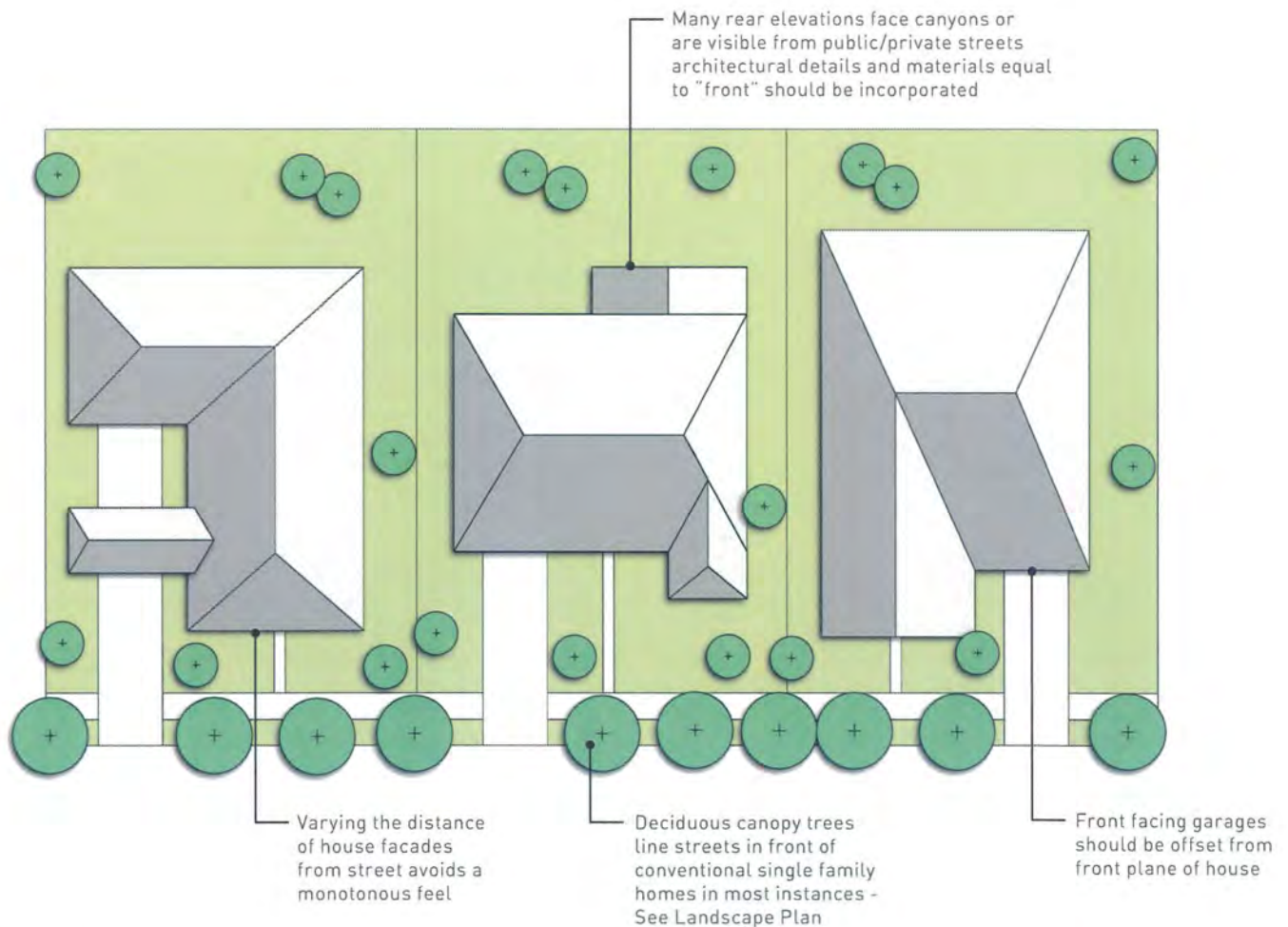
SECTION



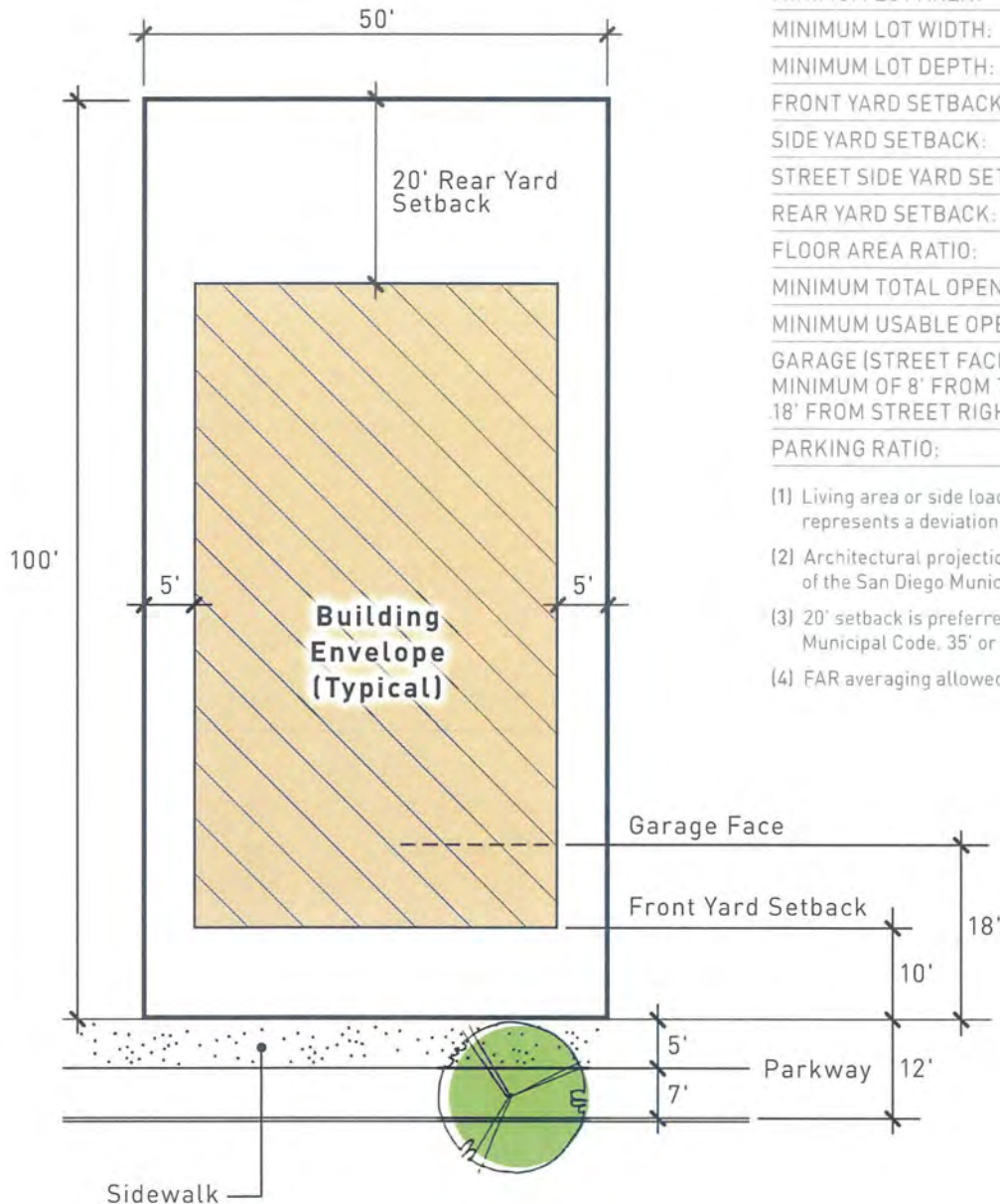
SECTION





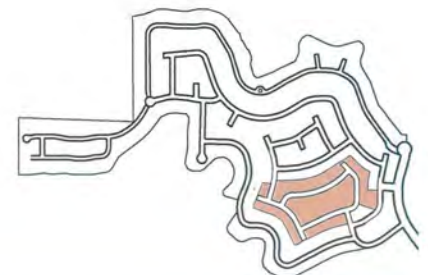


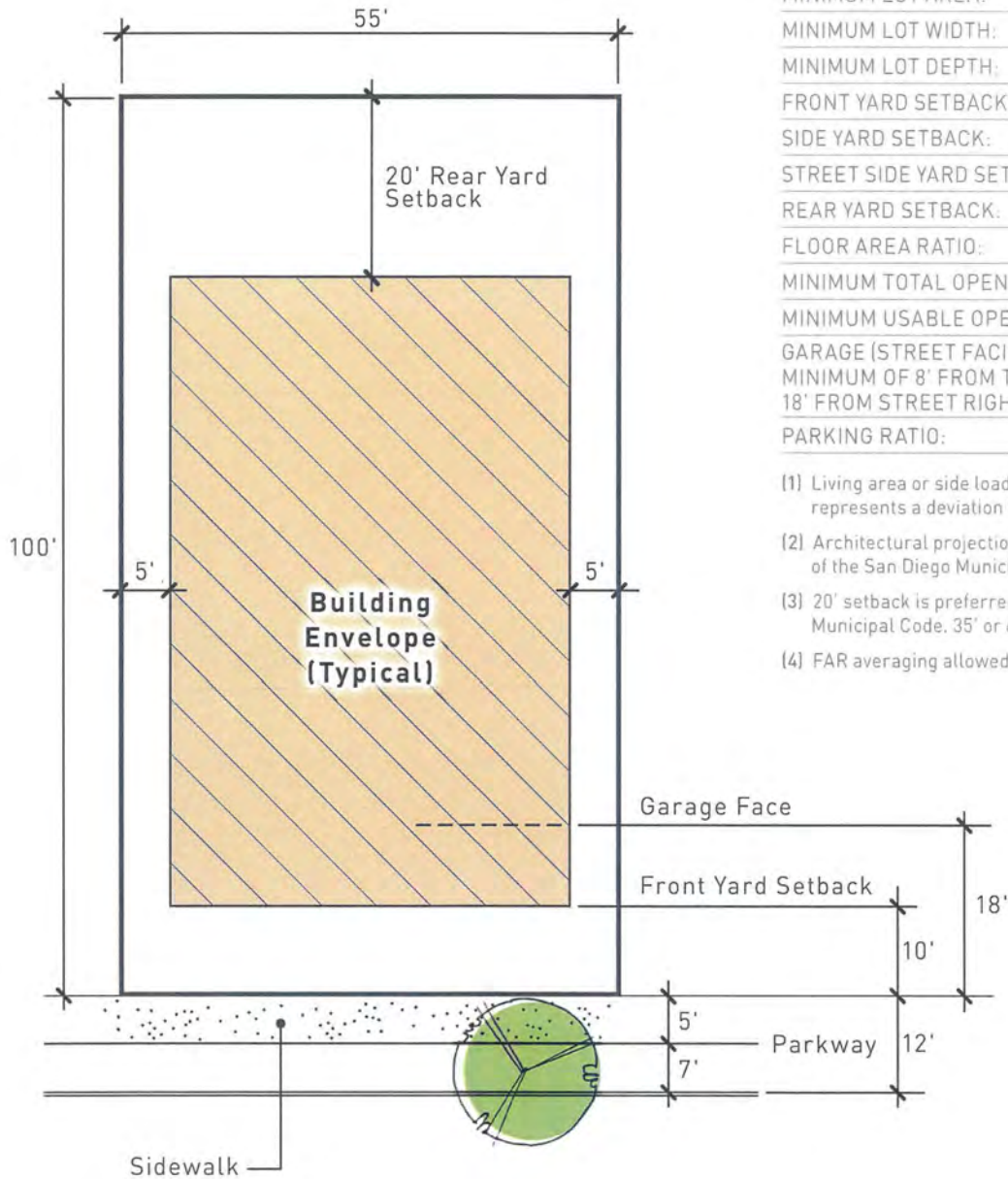
Note: these illustrations are intended to indicate height, massing, and character only



HEIGHT:	35'
MINIMUM LOT AREA:	5,000 s.f.
MINIMUM LOT WIDTH:	50'
MINIMUM LOT DEPTH:	100'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	5' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	20' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	1,500 s.f.
MINIMUM USABLE OPEN SPACE:	750 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE AND 18' FROM STREET RIGHT OF WAY.	
PARKING RATIO:	2 spaces per lot

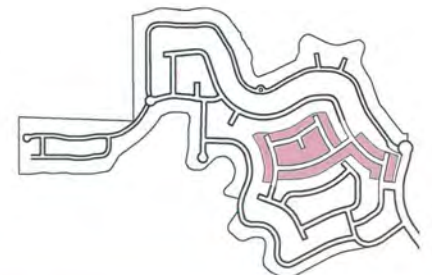
- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 20' setback is preferred, 10' minimum allowed per the San Diego Municipal Code, 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.

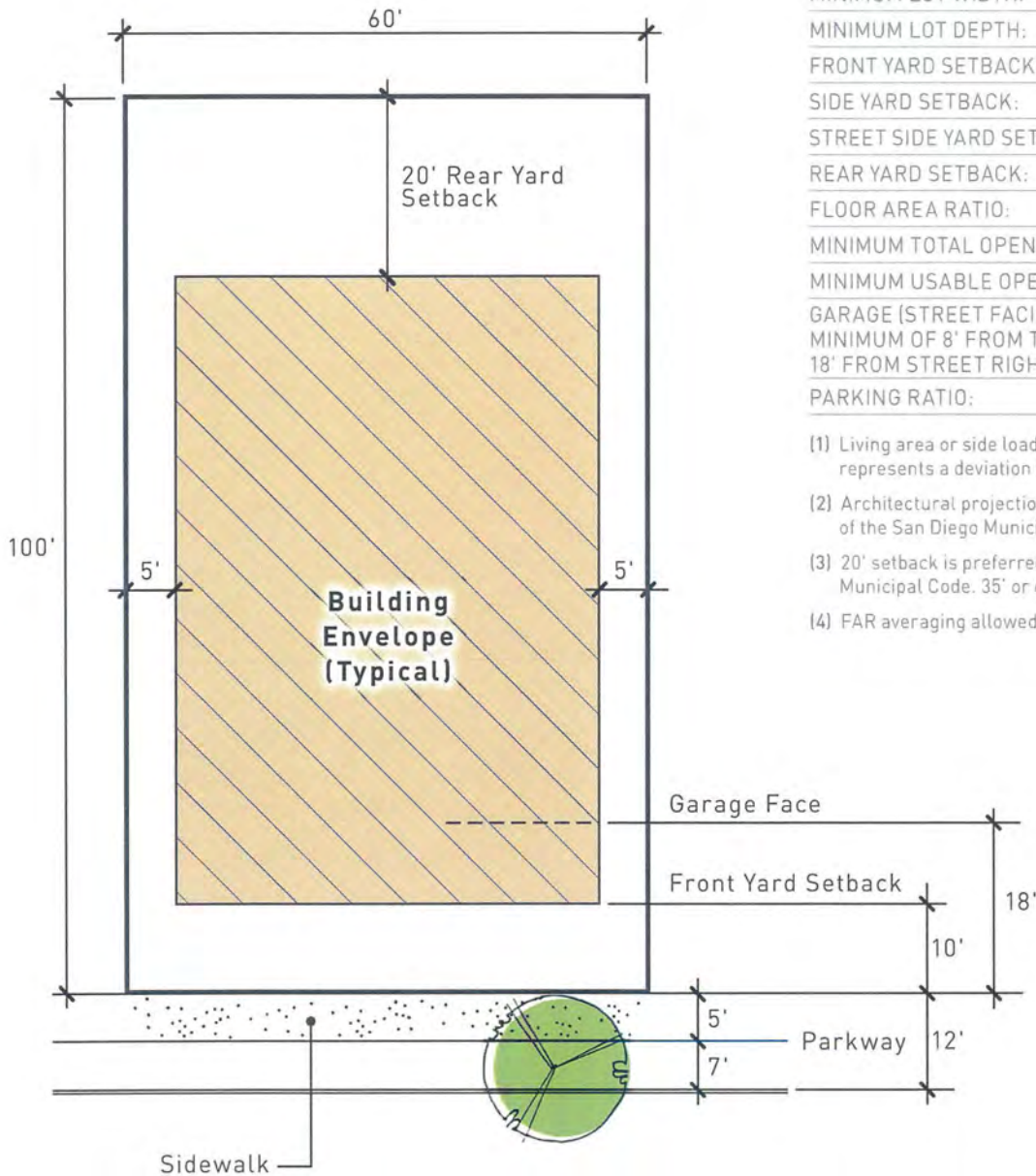




HEIGHT:	35'
MINIMUM LOT AREA:	5,500 s.f.
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	100'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	5' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	20' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	1,500 s.f.
MINIMUM USABLE OPEN SPACE:	750 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE AND 18' FROM STREET RIGHT OF WAY.	
PARKING RATIO:	2 spaces per lot

- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 20' setback is preferred. 10' minimum allowed per the San Diego Municipal Code. 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.

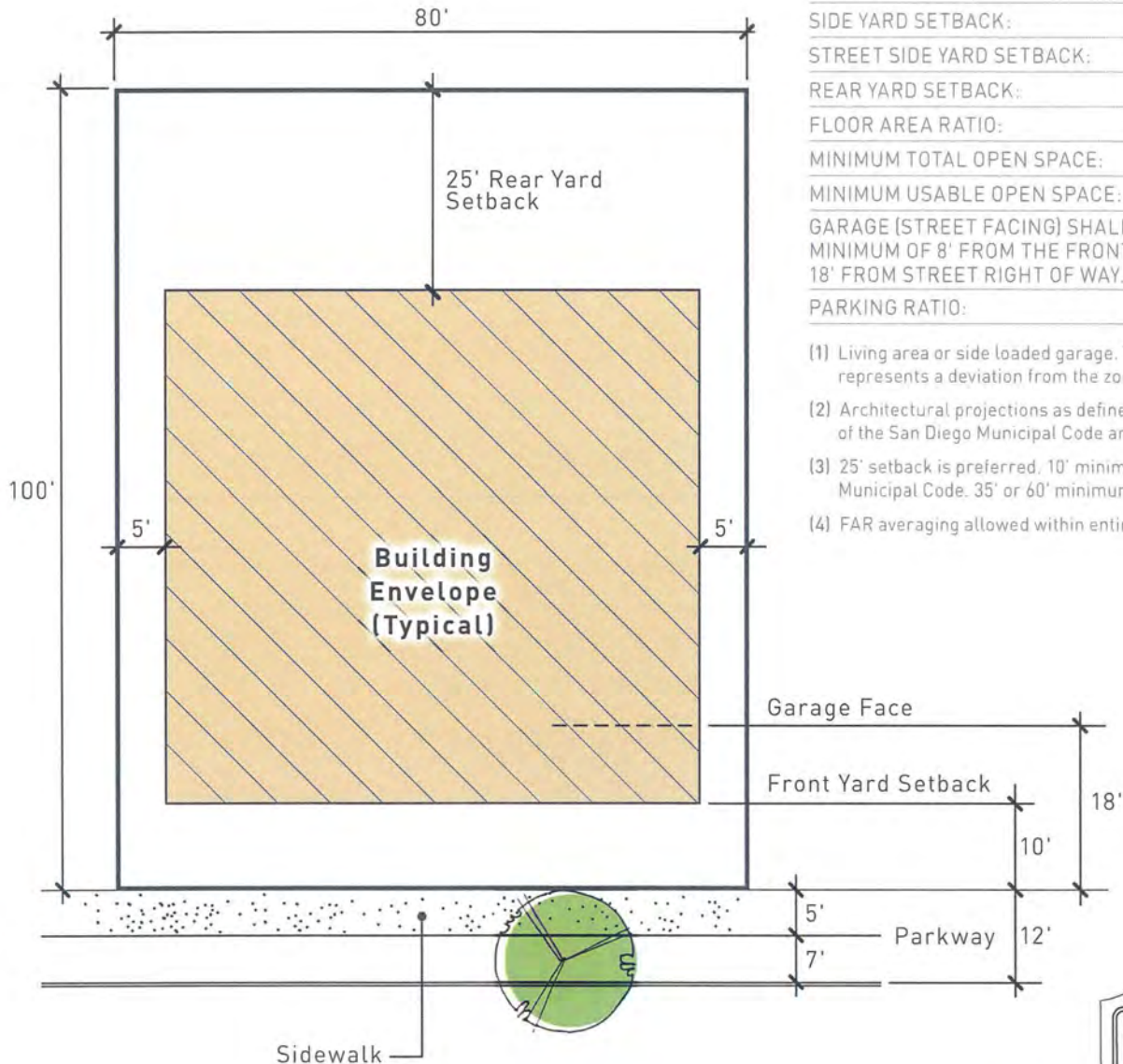




HEIGHT:	35'
MINIMUM LOT AREA:	6,000 s.f.
MINIMUM LOT WIDTH:	60'
MINIMUM LOT DEPTH:	100'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	5' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	20' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	1,800 s.f.
MINIMUM USABLE OPEN SPACE:	900 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE AND 18' FROM STREET RIGHT OF WAY.	
PARKING RATIO:	2 spaces per lot

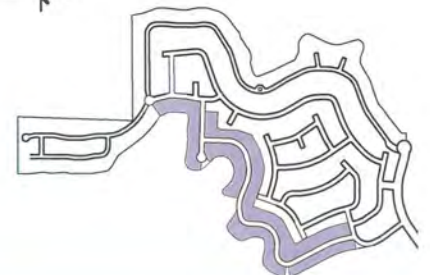
- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 20' setback is preferred. 10' minimum allowed per the San Diego Municipal Code. 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.

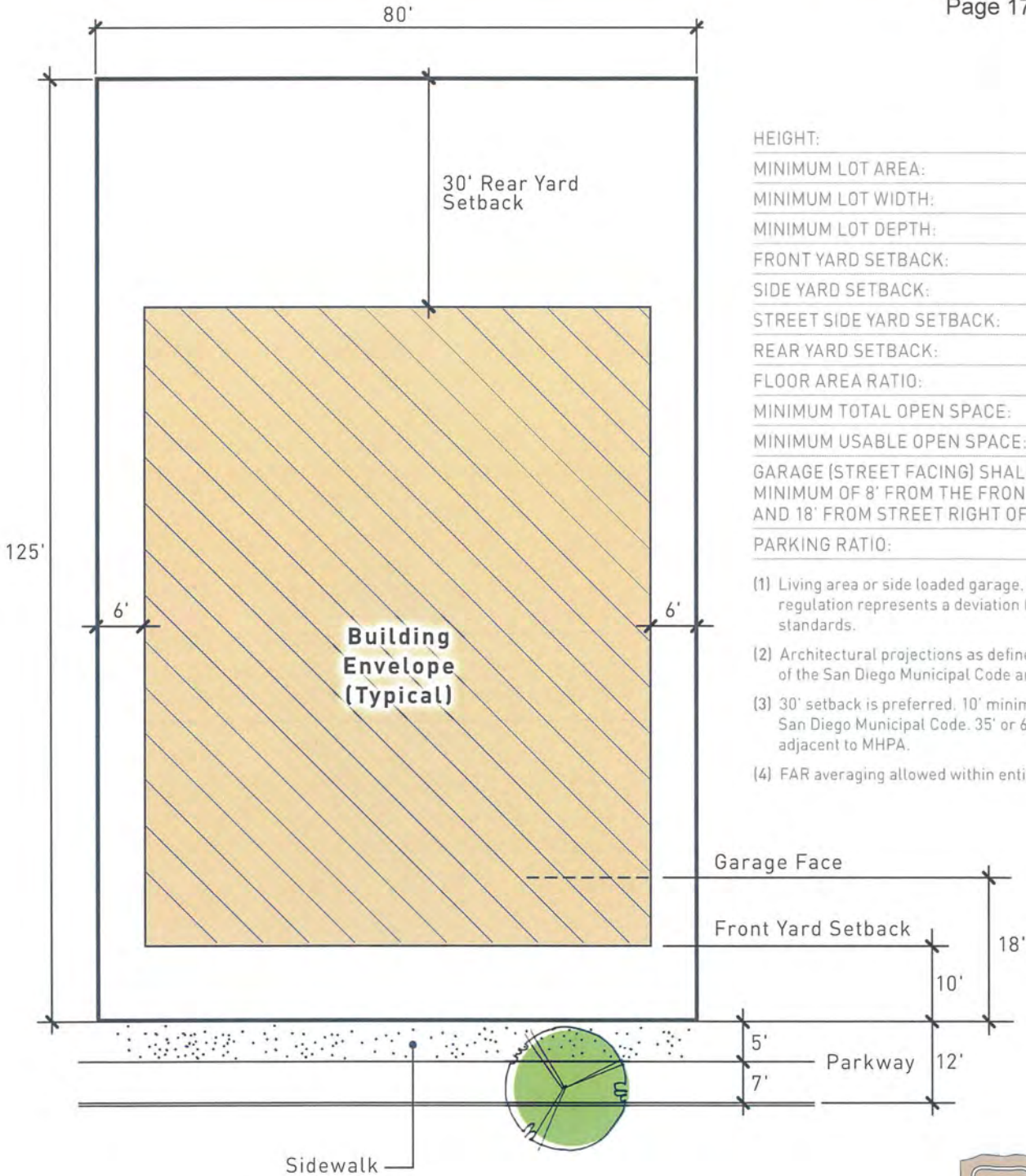




HEIGHT:	35'
MINIMUM LOT AREA:	8,000 s.f.
MINIMUM LOT WIDTH:	80'
MINIMUM LOT DEPTH:	100'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	5' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	25' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	2,400 s.f.
MINIMUM USABLE OPEN SPACE:	1,200 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE AND 18' FROM STREET RIGHT OF WAY.	
PARKING RATIO:	2 spaces per lot

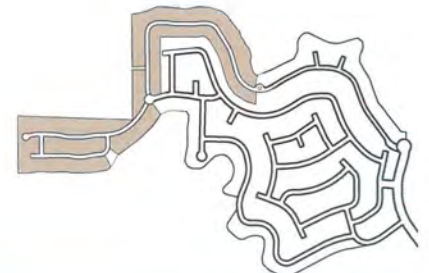
- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 25' setback is preferred, 10' minimum allowed per the San Diego Municipal Code. 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.





HEIGHT:	35'
MINIMUM LOT AREA:	10,000 s.f.
MINIMUM LOT WIDTH:	80'
MINIMUM LOT DEPTH:	125'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	6' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	30' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	3,500 s.f.
MINIMUM USABLE OPEN SPACE:	1,750 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE AND 18' FROM STREET RIGHT OF WAY.	
PARKING RATIO:	2 spaces per lot

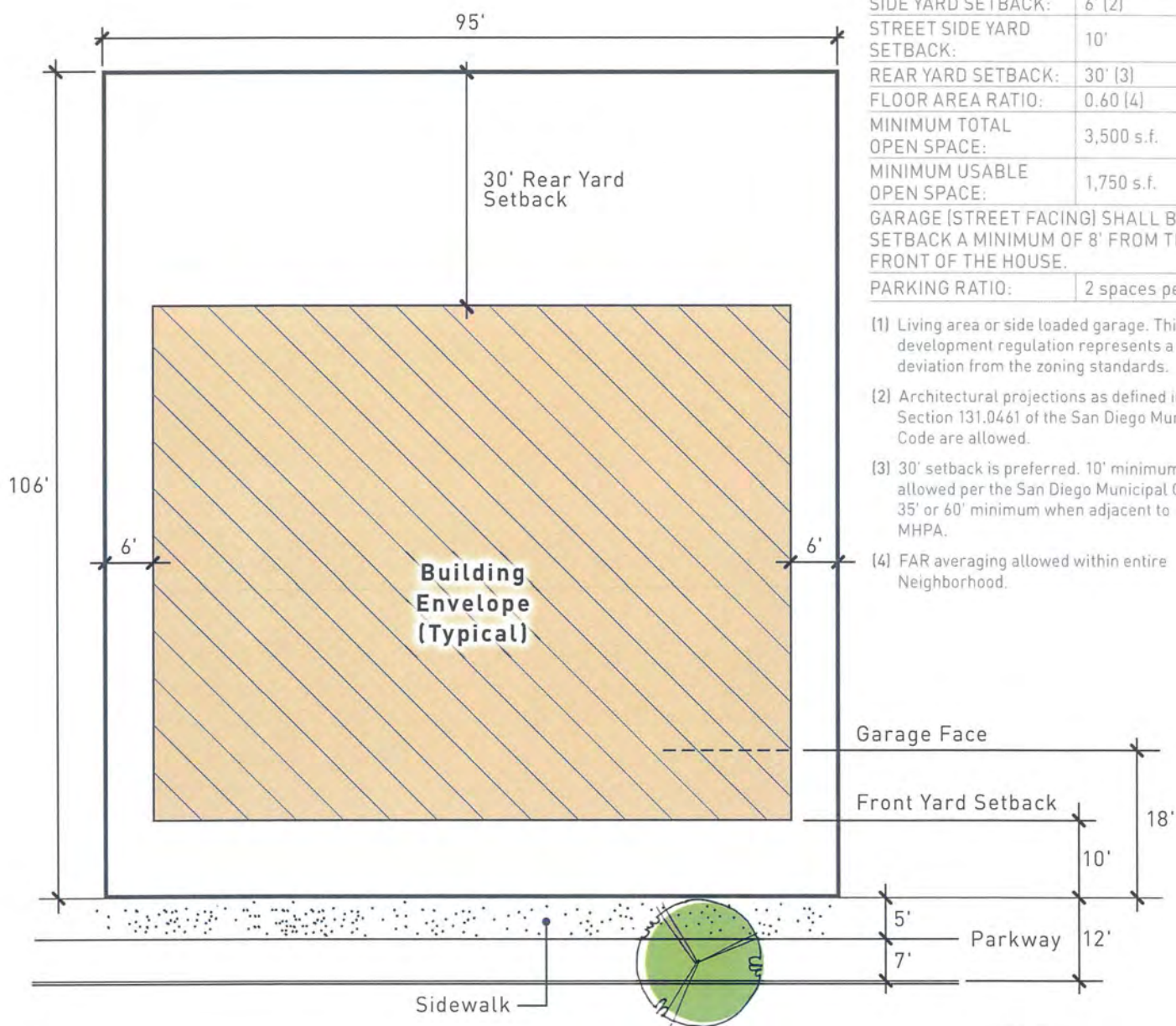
- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 30' setback is preferred. 10' minimum allowed per the San Diego Municipal Code. 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.



Attachment 12
PHR Design Guidelines
Page 18 of 12

HEIGHT:	35'
MINIMUM LOT AREA:	10,000 s.f.
MINIMUM LOT WIDTH:	95'
MINIMUM LOT DEPTH:	106'
FRONT YARD SETBACK:	10' (1)
SIDE YARD SETBACK:	6' (2)
STREET SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	30' (3)
FLOOR AREA RATIO:	0.60 (4)
MINIMUM TOTAL OPEN SPACE:	3,500 s.f.
MINIMUM USABLE OPEN SPACE:	1,750 s.f.
GARAGE (STREET FACING) SHALL BE SETBACK A MINIMUM OF 8' FROM THE FRONT OF THE HOUSE.	
PARKING RATIO:	2 spaces per lot

- (1) Living area or side loaded garage. This development regulation represents a deviation from the zoning standards.
- (2) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.
- (3) 30' setback is preferred. 10' minimum allowed per the San Diego Municipal Code. 35' or 60' minimum when adjacent to MHPA.
- (4) FAR averaging allowed within entire Neighborhood.





5-81-076
B-3477

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 25, 2002 REPORT NO. P-02-107

ATTENTION: Planning Commission, Agenda of August 1, 2002

SUBJECT: PACIFIC HIGHLANDS RANCH UNITS 5-11 - PROJECT NO. 1409:
PROCESS FIVE.

OWNER/
APPLICANT: Pardee Homes.

SUMMARY

Issue(s) - Should the Planning Commission recommend City Council approval of the Pacific Highlands Ranch Units 5-11 project?

Staff Recommendations

1. Recommend City Council Certification that the information contained in LDR No. 41-0185 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that the Units 5-11 Project Findings to the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918) reflect the independent judgement of the City of San Diego as Lead Agency; stating for the record that said Findings to the Pacific Highlands Ranch Subarea Plan Master EIR have been reviewed and considered prior to approving the project; and, adopting the project-specific Mitigation, Monitoring and Reporting Program (MMRP).
2. Recommend City Council approval of the Pacific Highlands Ranch Units 5-11 project, including Vesting Tentative Map (with Street and Easement Vacations) No. 7248; Planned Development Permit No. 7250; Site Development Permit No. 7251; and an MHPA Boundary Line Adjustment.

Community Planning Group Recommendation - There is no City Council recognized Community Planning Group for Subarea III - Pacific Highlands Ranch. For information purposes, plans for the proposed project were forwarded to the Carmel Valley community Planning Group (adjacent community). On July 17, 2002, the applicant met informally with a subcommittee of the Carmel Valley Community Planning Group to discuss the project.



Environmental Impact - The City of San Diego as Lead Agency under CEQA has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918, File No. 41-0185, dated July 18, 2001. Based on an initial study, the City of San Diego has determined that the Pacific Highlands Ranch Units 5-11 project would not cause any significant effect on the environment that was not examined in the previously certified MEIR.

Fiscal Impact - All costs associated with the processing of this project are paid from a deposit account maintained by the applicant

Code Enforcement Impact - None with this action.

BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area Framework Plan. This framework plan established 5 subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Penasquitos and Rancho Bernardo communities. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea III Plan.

The Pacific Highlands Ranch Subarea encompasses approximately 2,652 acres in the central portion of the North City Future Urbanizing Area (Attachment 1). The Pacific Highlands Ranch Subarea land use plan includes approximately 1,300 acres (48 percent) of MHPA open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core (Attachment 2). Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the subarea to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Pacific Highlands Ranch Units 5-11 project site encompasses 451.6-acres and is centrally located within the Subarea, just north of proposed Carmel Valley Road. The project site is designated within the Pacific Highlands Ranch Subarea Plan for a variety of land uses including an Elementary School, Neighborhood Park, an Urban Amenity, Low Density Residential, and Peripheral Residential.

This proposed land development project implements the Pacific Highlands Ranch Subarea Plan. Units 5-11 represent just one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian linkages, community facilities, and residential neighborhoods that provide a mix of housing types.

Previously approved phases include Pacific Highlands Ranch Unit 1 (97 single-family homes) approved on January 20, 2000, and Pacific Highlands Ranch Units 2-4 (287 single-family homes, 92 affordable housing units, and an Elementary School site) approved on July 19, 2001. Other

projects previously approved by the Planning Commission include the Kasai Mondeck Property comprised of 74 dwelling units, the Barczewski Property comprised of 132 dwelling units, and the Cathedral High School Project. Pacific Highlands Ranch Units 12-16 and 17-22 have been submitted, and are currently under review by City staff.

DISCUSSION

The Pacific Highlands Ranch Units 5-11 project includes a Vesting Tentative Map (with Street and Easement Vacations), a Planned Development Permit, a Site Development Permit, and an MHPA Boundary Adjustment, to allow for the development of the following project features (see Attachment 3):

- A. 999 single-family dwelling units;
- B. 108 affordable housing units;
- C. A 15-acre elementary school/neighborhood park site;
- D. A 2.6-acre private community recreation center.

These project features are distributed throughout the 451.6-acre site as follows:

<u>Unit No.</u>	<u>Acreage</u>	<u>Land Uses</u>
Unit 5	52 acres	185 single-family detached homes on lots ranging from 2,600-3000 square feet, with alley access. Unit 5 also includes a 15-acre elementary school/neighborhood park site, and a 4.5-acre portion of the urban amenity.
Unit 6	35 acres	147 single-family detached homes on lots ranging from 4,000-5,000 square feet, with alley access being provided for the 4,000 square-foot lots. Unit 6 also includes pocket parks and a 6.5-acre portion of the urban amenity.
Unit 7	78 acres	123 single-family detached homes on lots ranging from 6,000-9,000 square feet. Unit 7 also includes a 2.6-acre community recreation center. Over 43-acres set aside as MHPA open space.
Unit 8	73 acres	189 single-family detached homes on lots ranging from 6,300-14,000 square-feet. Over 17-acres set aside as MHPA open space
Unit 9	184 acres	262 single-family detached homes on lots ranging from 10,000 to 28,000 square-feet. Over 76-acres set aside as MHPA open space.
Unit 10	21 acres	93 single-family detached homes on lots ranging from 4,000-9,000 square-feet.

Unit 11	8 acres	108 multi-family affordable housing units. 18 one-bedroom, 54 two-bedroom, and 36 three-bedroom units. The Affordable housing project also includes a clubhouse and pool.
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The Pacific Highlands Ranch Units 5-11 project also includes a variety of other recreational and pedestrian-oriented project features including the following: a meandering, non-contiguous pedestrian parkway with enhanced landscaping along the entire length of Street A (see Attachments 3 and 4); numerous overlook park sites with views towards native topographical features of the area and small pocket parks within each neighborhood (see Attachment 5); numerous trails throughout the project site with trail-connections to regional open space areas and the community wide trail system (see Attachment 6). Some of these multi-use trails will include bench seats, theme bollard lighting, information signage, and trailhead plaques. The project also includes an urban amenity feature which is a linear, 150-200-foot wide open space corridor which will include a multi-use trail, paths, and benches within an enhanced landscaped corridor. This urban amenity will provide non-motorized linkage between various neighborhoods, the school and park site, various activity centers, and regional trail connections (See Attachment 8).

PACIFIC HIGHLANDS RANCH SUBAREA PLAN ANALYSIS:

Land Use

The proposed project site is located in the northern portion of the Pacific Highlands Ranch Subarea Plan, immediately north of the future Carmel Valley Road. The project site is designated within the Pacific Highlands Ranch Subarea Plan for residential development at densities ranging from 2-9 dwelling units to the acre. The proposed project covers 451.6-acres of the Pacific Highlands Ranch Subarea Plan. As recommended by the Plan, the project includes a wide variety of housing types and affordability ranges that will be supported by future commercial and mixed-uses. The proposed project includes the development of 999 single-family residences and 108 affordable multi-family residences, for a total of 1,107 dwelling units. The project also includes a 10-acre elementary school site, a 5-acre neighborhood park, and a 2.6-acre private recreation center.

Affordable Housing

Pursuant to the Housing Chapter of the Pacific Highlands Ranch Subarea Plan, the project will provide affordable housing units. The Housing Chapter of the Pacific Highlands Ranch Subarea Plan requires that 20-percent (20%) of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent (65%) of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Chapter and more specifically, the Master Affordable Housing Program entered into by the City, the Housing Commission, and Pardee Homes.

Community Design

Pacific Highlands Ranch is envisioned as a traditional residential community that utilizes pedestrian-oriented development principles. Units 5-11 are true to this planning vision by providing a pedestrian-oriented development pattern that provides alternative modes of travel including sidewalks, neighborhood parkways and trail connections. Based on traditional planning concepts expressed in the Subarea Plan, Units 5-11 will provide a variety of housing options to ensure that residential opportunities are available to a range of incomes. The residential units are organized on a modified grid development pattern that minimizes the use of cul-de-sacs. Each residential unit will be connected to other units and to open space by a system of linked streets, sidewalks, trails, bikeways, and neighborhood parkways. The more traditional and higher density housing is located closer to the future village on smaller lots with alley-loaded garages (see Attachment 8). Further away from the village core, the density becomes less intense, and housing types are predominantly single-family dwellings located on medium to larger lots. To minimize grading, these housing types follow the natural topography. This sense of hierarchy arrangement of land use allows the project to fulfill the Subarea Plan's objective of preserving resources.

Open Space

As recommended by the Subarea Plan, the MHPA provides the backbone for the proposed development plan of Units 5-11. The development of Units 5-11 will preserve 137-acres for the MHPA. The proposed project includes an 11-acre urban amenity located in the development area that will complement the resource based MHPA while providing visual relief. The proposed project will also provide visual and trail access to Gonzales Canyon and will contribute to the linkage of Gonzales Canyon south to McGonigle Canyon. This linkage will create a wildlife passage between the two canyons.

Circulation

The circulation system for Pacific Highlands Ranch Units 5-11 includes Carmel Valley Road, a four-lane major; Street "A", a two-lane collector; several local streets, and alleys. As recommended by the Subarea Plan, the street system for the proposed project serves in concert with the open space system and pedestrian linkages to frame the community and provide visual clarity and a sense of orientation.

Street "A" begins in the village town center and runs north through the proposed project and provides the main linkage for neighborhood local streets. Street "A" includes a 50-foot wide parkway and a culvert crossing of the urban amenity. The culvert crossing of Street "A" will provide a 10-foot high and 20-foot wide clear pedestrian path below Street "A". As depicted in the Subarea Plan, Street "A" will include a 50-foot parkway.

The 50-foot parkway is sited along eastside of the street and runs the entire length of Street "A" (see Attachments 3 and 4). The parkway is a 50-foot wide landscape parkway that includes ten-foot wide trail that will directly connect the neighborhood units to the village town center and the

MHPA. As part of the design of Units 5, dwellings will be oriented to front onto the parkway. The design will include direct pedestrian access from the trail to the front porches of the dwellings. Given that the garages are located to the rear of the lots accessed from an alley, this design will facilitate the pedestrian-oriented development pattern.

Controlled Access

The project proposes the use of controlled access to Unit 9 (see Attachment 3). This unit is located at the northern terminus of Street "A" within the northwestern portion of the Pacific Highlands Ranch Community. Largely surrounded by the MHPA, Unit 9 is topographically separated from neighboring units. The proposed controlled access will not impede circulation to surrounding units. The controlled access will allow open access for pedestrians and bicyclists at all times and limit vehicular access with the use of a gated entry. The controlled access has been designed to provide street access to police, fire, and other emergency vehicles. The proposed controlled access will not impede pedestrian access to open space or trail connection opportunities. The controlled access as proposed and conditioned is consistent with the City Council's Policy (Council Policy 600-42) for Controlled Access Development.

Housing Impact

Pursuant to the Housing Chapter of the Pacific Highlands Ranch Subarea Plan, the proposed project will provide affordable housing units. The Housing Chapter of the Pacific Highlands Ranch Subarea Plan requires that 20-percent (20%) of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65-percent (65%) of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Chapter.

Pardee Homes in conjunction with the Housing Authority and City staff have developed an overall Master Affordable Housing Program for Pardee's ownership within Pacific Highlands Ranch. This Program provides several locations of affordable housing. Rather than a concentration of affordable housing at only one location, the required affordable housing in Pacific Highlands Ranch will be distributed throughout the Subarea. This distribution of affordable housing will create a balanced community.

The Master Affordable Housing Program addresses the affordable housing requirement based on the ultimate build-out of the entire Pardee owned portion of the subarea. As such, the Master Program provides for some flexibility in providing the affordable units at the project-specific level with assurances that full compliance with the affordable housing requirements of the Subarea Plan and the North City Future Urbanizing Area Framework Plan will be achieved.

The proposed project will construct a total of 1,107 dwelling units. The projects overall density of five (5) dwelling units per the acre falls within the density ranges identified in the Subarea Plan. The project will include 999-market rate dwelling units and 108-affordable housing dwelling units. The affordable housing requirement for the project is 190 units. Of the 82 deficit units, 19 units will be met with surplus units from the previously approved Pacific Highlands

Ranch Unit 4 project. The remaining deficiency of 63 affordable units will be met with the development of Units 12 through 16 that have been submitted and will be proceeding to Planning Commission shortly.

The on-site affordable housing project will develop within Unit 11. Unit 11 will consist of 108 affordable units developed within 9, two-story buildings with laundry facilities and storage area in each unit. A Club House consisting of a swimming pool and recreation building will also be provided. Of the 108 dwelling units, there will be 18 one-bedroom, 54 two-bedroom, and 36 three-bedroom units.

OTHER DISCUSSION ITEMS:

MHPA Boundary Line Adjustment

The project proposes an MHPA boundary adjustment, resulting in a net gain of 1.46 acres of Tier I habitat, a net gain of 3.19 acres of Tier II habitat, and a net gain of 2.04 Tier IIIA habitat. A total of 0.09 acres of ruderal/disturbed non-Tier habitat would be removed from the MHPA. The overall net gain to the MHPA would be 6.6 acres.

Street and Easement Vacations

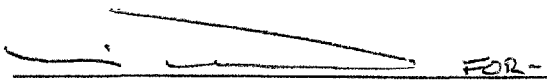
In conjunction with this proposed land development project, several public street and water easements are proposed to be vacated. For very large project sites such as Pacific Highlands Ranch Units 5-11 (451.6 acres), the existence of many old, unused, and unnecessary easements is a common occurrence. City staff have reviewed the proposed street and water easement vacations, and have determined that there is no present or prospective public use for the easements either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated; that the public will benefit from the action through improved use of the land made available by the vacations; that the vacations do not adversely affect any applicable land use plan; and that the vacation will not adversely affect the public facility for which the easements were originally acquired. Implementation of the Pacific Highlands Ranch Units 5-11 project will provide all roadway and water service necessary to serve all anticipated community and regional demand.

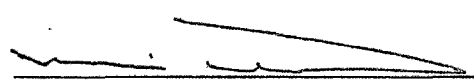
Water Quality

The Master Environmental Impact Report identified potential temporary water quality impacts associated with increased sedimentation from grading, and long-term impacts from runoff over impervious surfaces at project buildout. Short-term construction impacts will be mitigated through implementation of a Storm Water Pollution Prevention Plan which requires erosion and sedimentation features such as straw logs, silt fences, and hydroseeding to be placed adjacent to, and in areas being actively graded. Long term discharge of residential urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease and oil will be managed via collection into public street storm drains, routing through dissipation devices, and holding water in seven detention basins within the MHPA. The basins would clean the water by allowing settlement of

particles and reducing pathogens via solar exposure. Water discharge (through evaporation or water filtering through the soil bottom) will provide ground water recharge and wildlife habitat enhancement. The detention basins will be owned and maintained privately. Access to these facilities will take place using existing trails. The basins will be monitored and maintained by the applicant using a City approved program. Direct impacts to water quality from erosion, sedimentation, and urban runoff during and after development will be mitigated through these measures to below a level of significance.

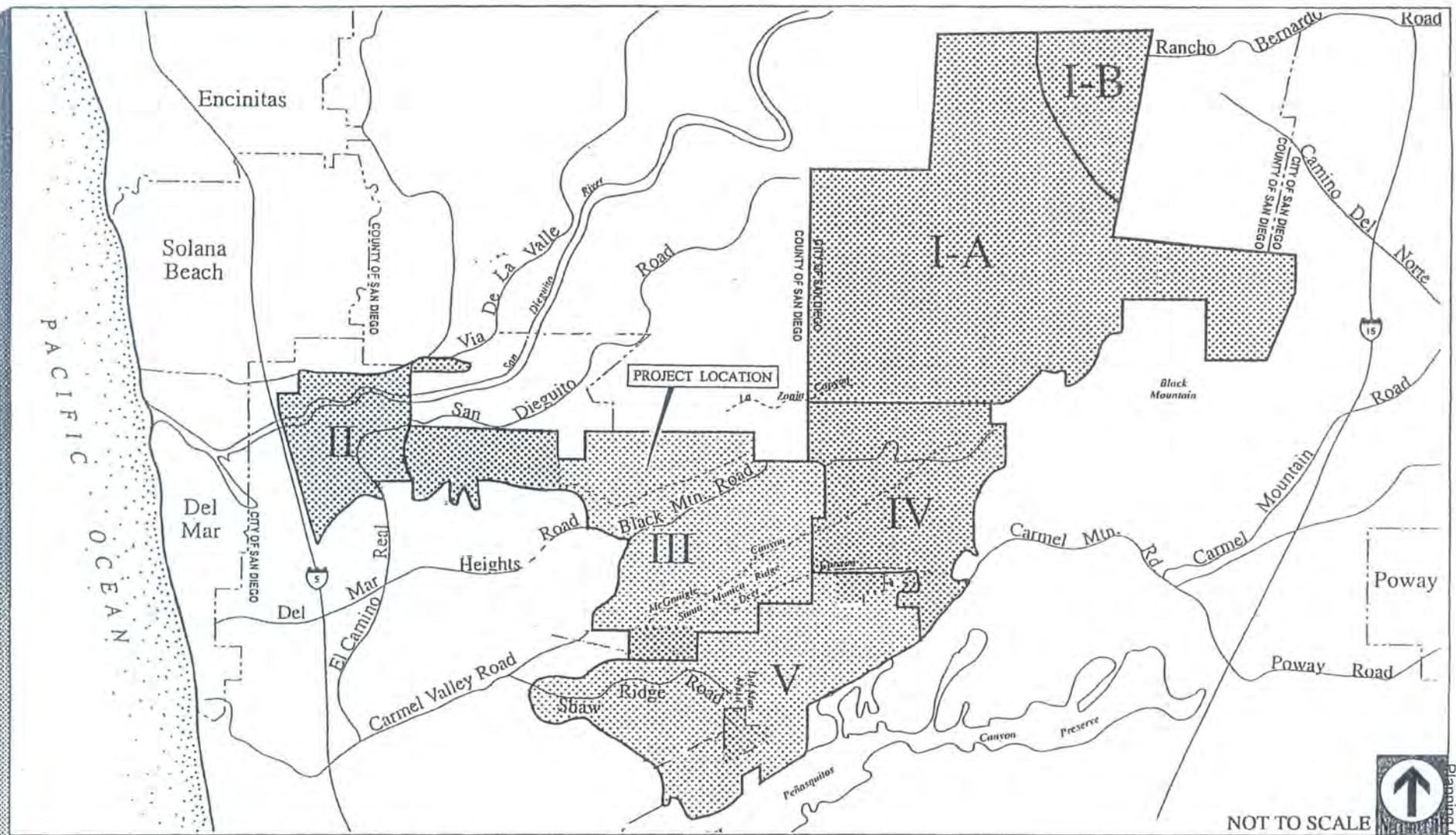
Respectfully submitted,


FOR -
Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department


Mike Westlake
Development Project Manager
Development Services Department

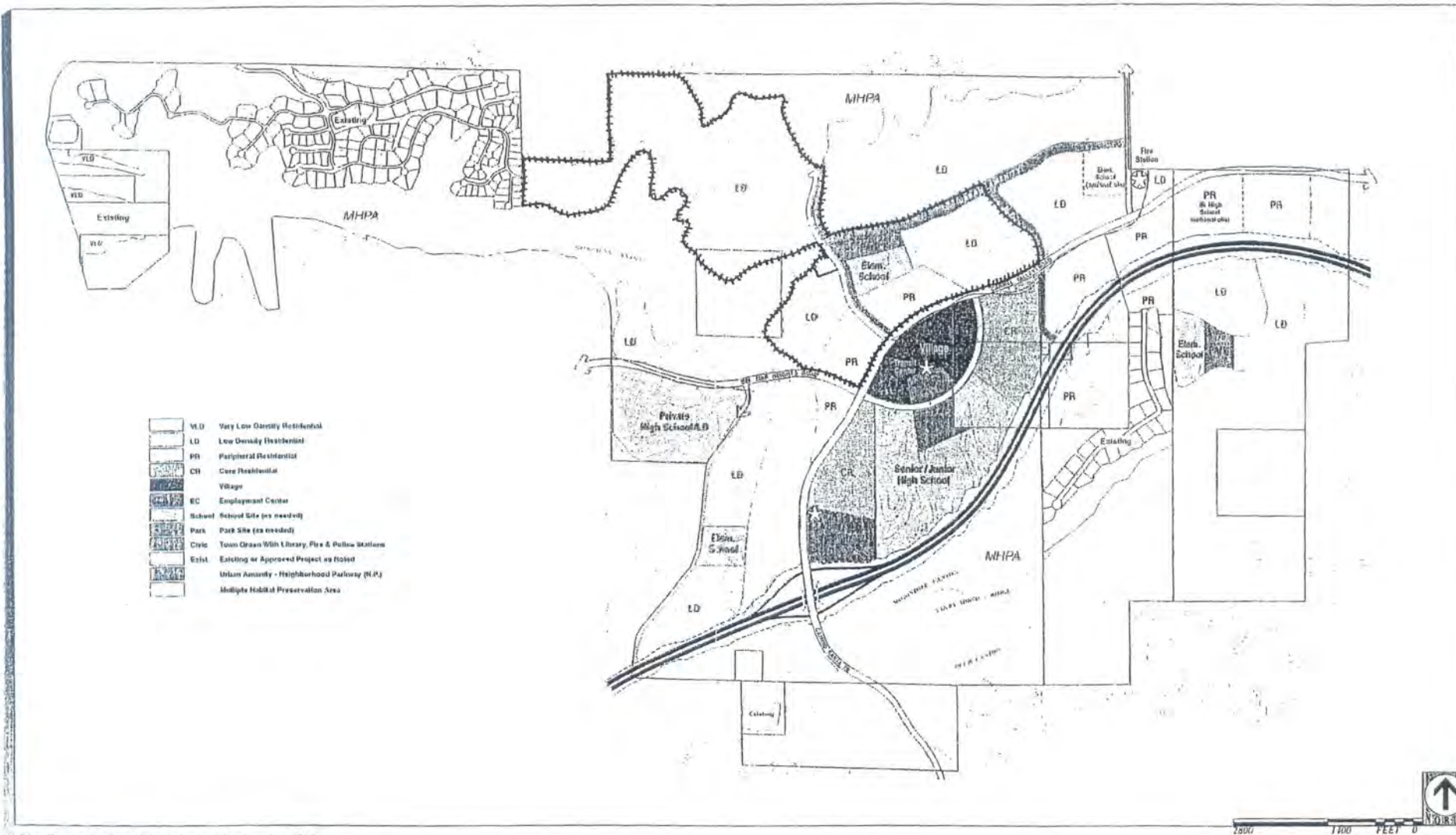
CHRISTIANSEN/MJW

- ATTACHMENTS:
1. Vicinity Map.
 2. Community Plan Land Use Map.
 3. Context Map.
 4. Master Site Plan for Units 5-11.
 5. Units 5, 6, and 11 Site Plan.
 6. Units 7 and 10 Site Plan.
 7. Units 8-9 Site Plan.
 8. Pedestrian Parkway.
 9. View Overlooks and Pocket Parks.
 10. Urban Amenity.
 11. Architecture/Elevations.
 12. Draft Permit and Resolution.
 13. Draft Tentative Map Resolution.



Source: Helix Environmental Planning Inc. 1995

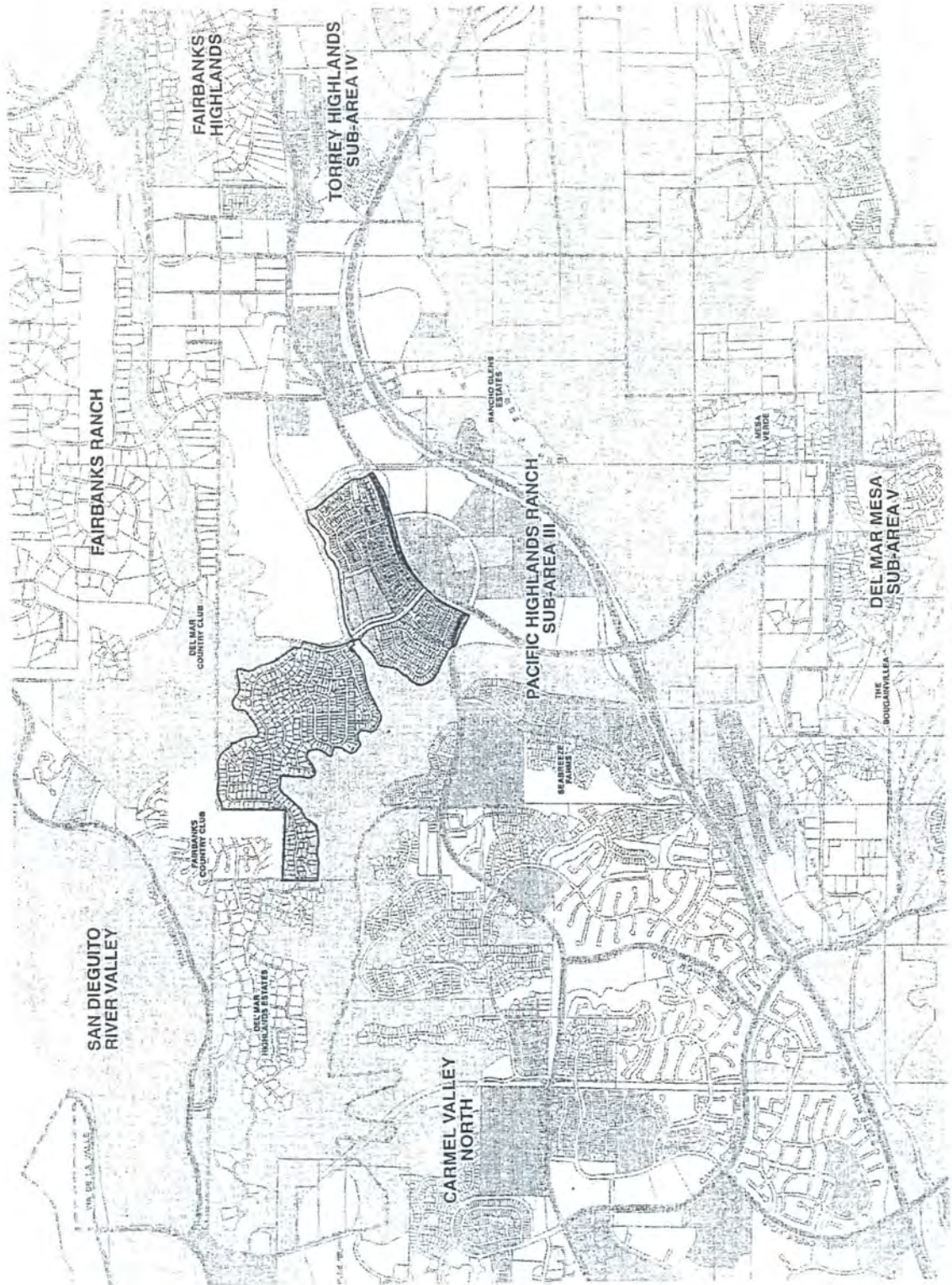
North City Future Urbanizing Area Planning Subareas



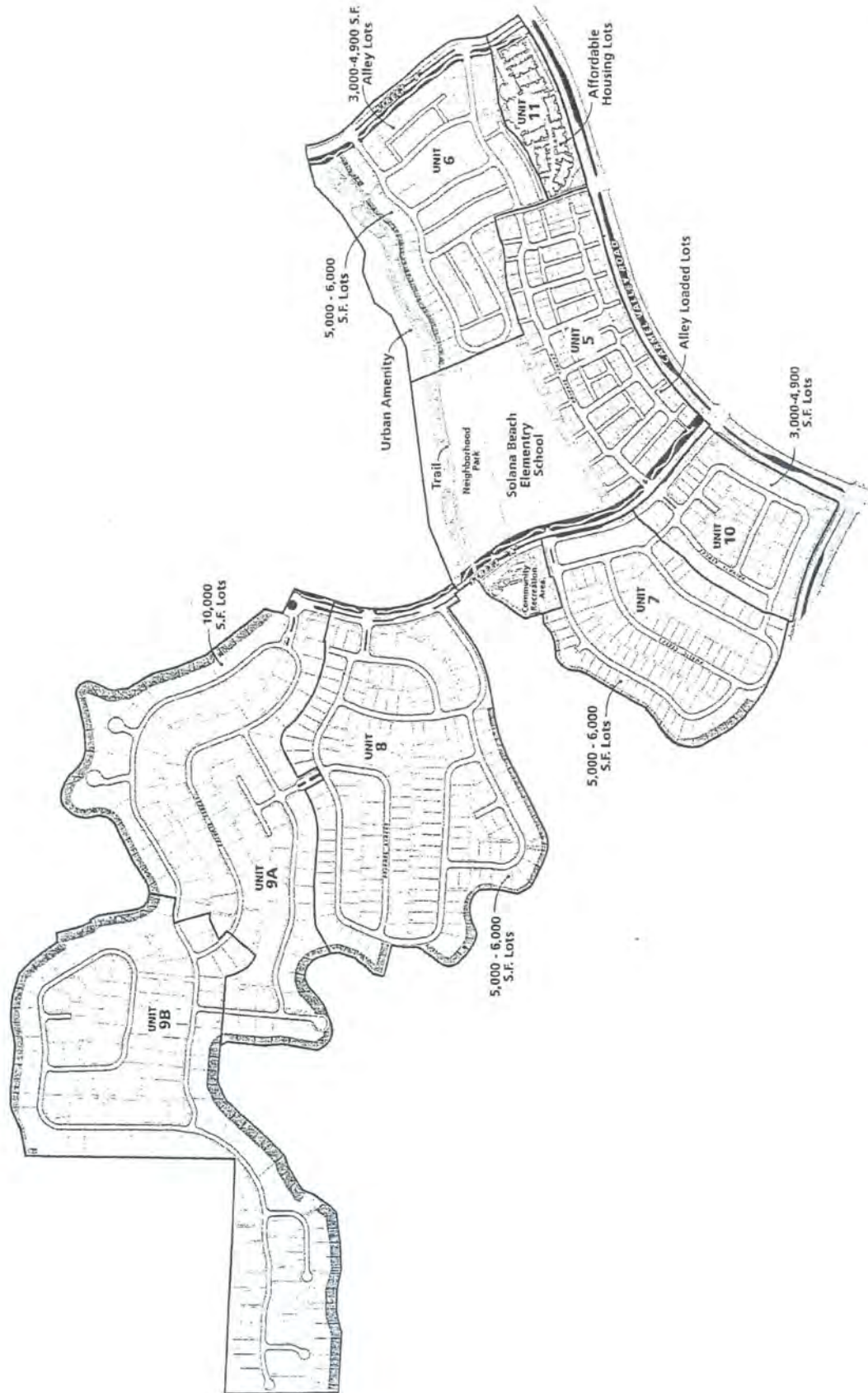
Map Source: Latitude 33 Planning and Engineering 1998

FIGURE 3-
Subarea III Land Uses - Plan

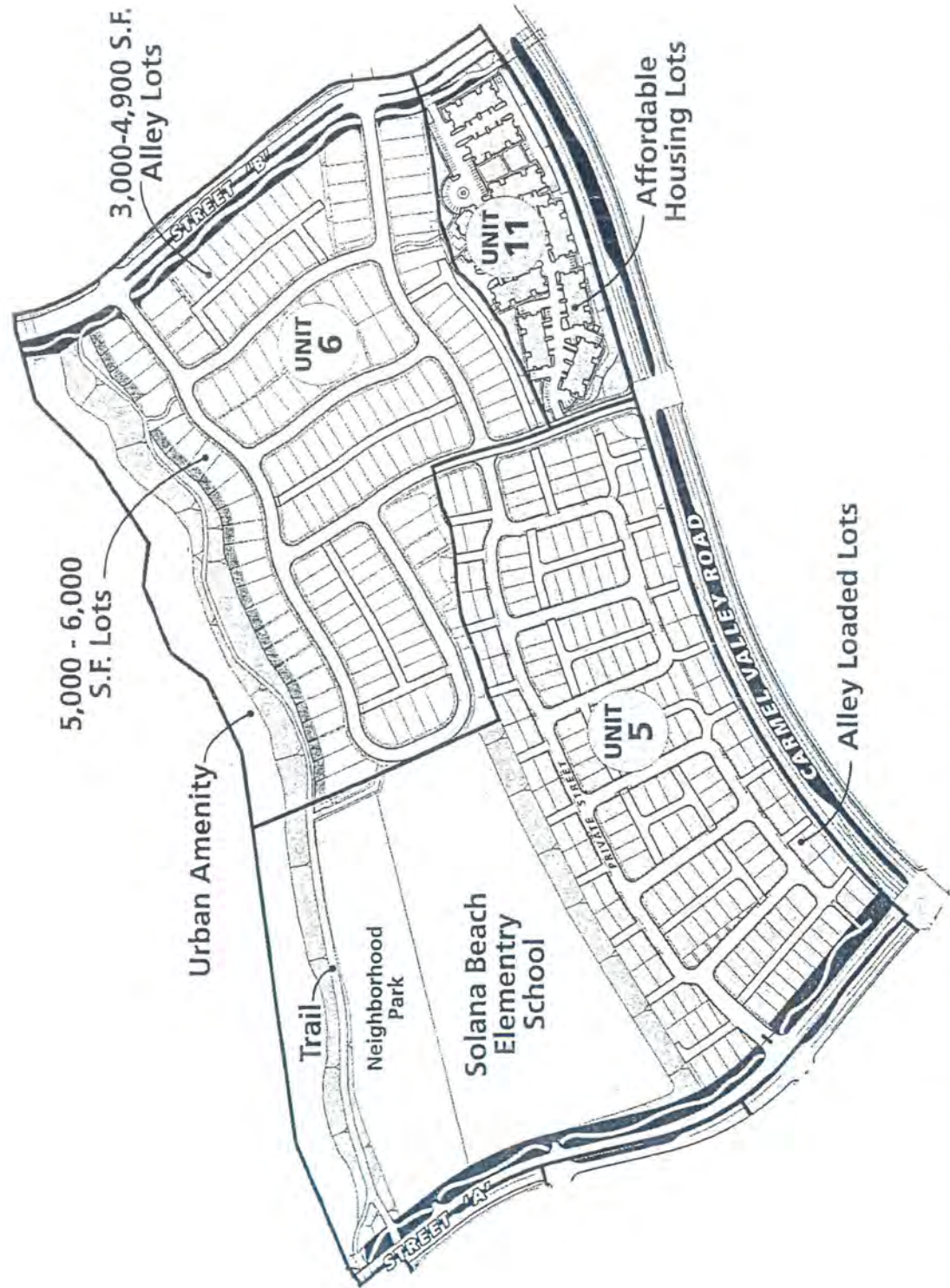
ATTACHMENT 2



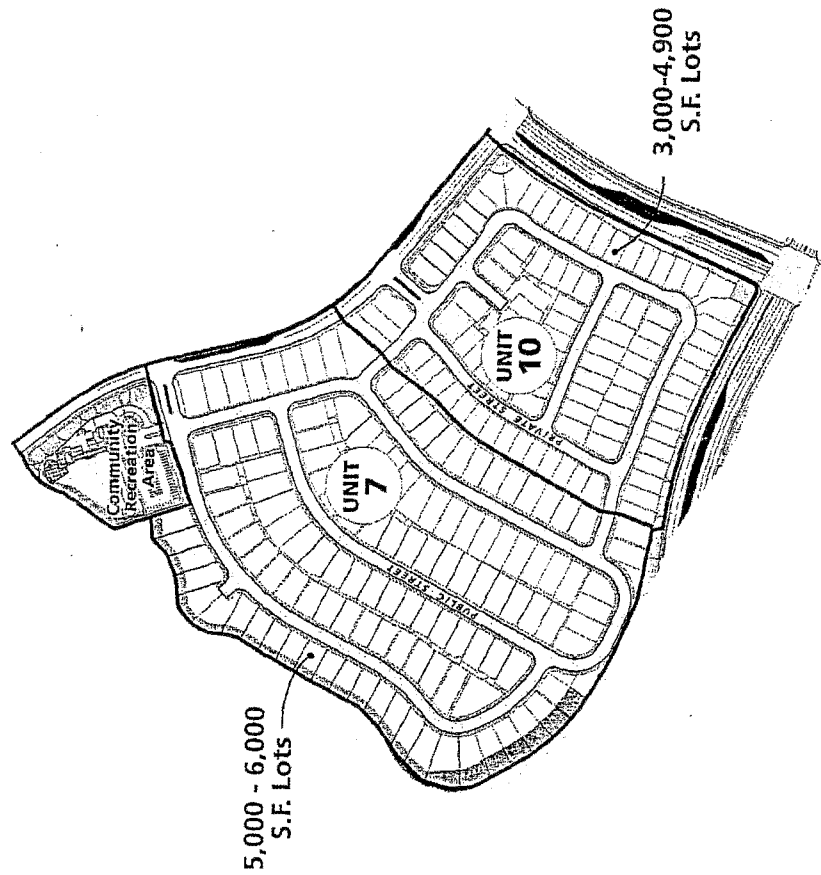
Context Map



Units 5-11



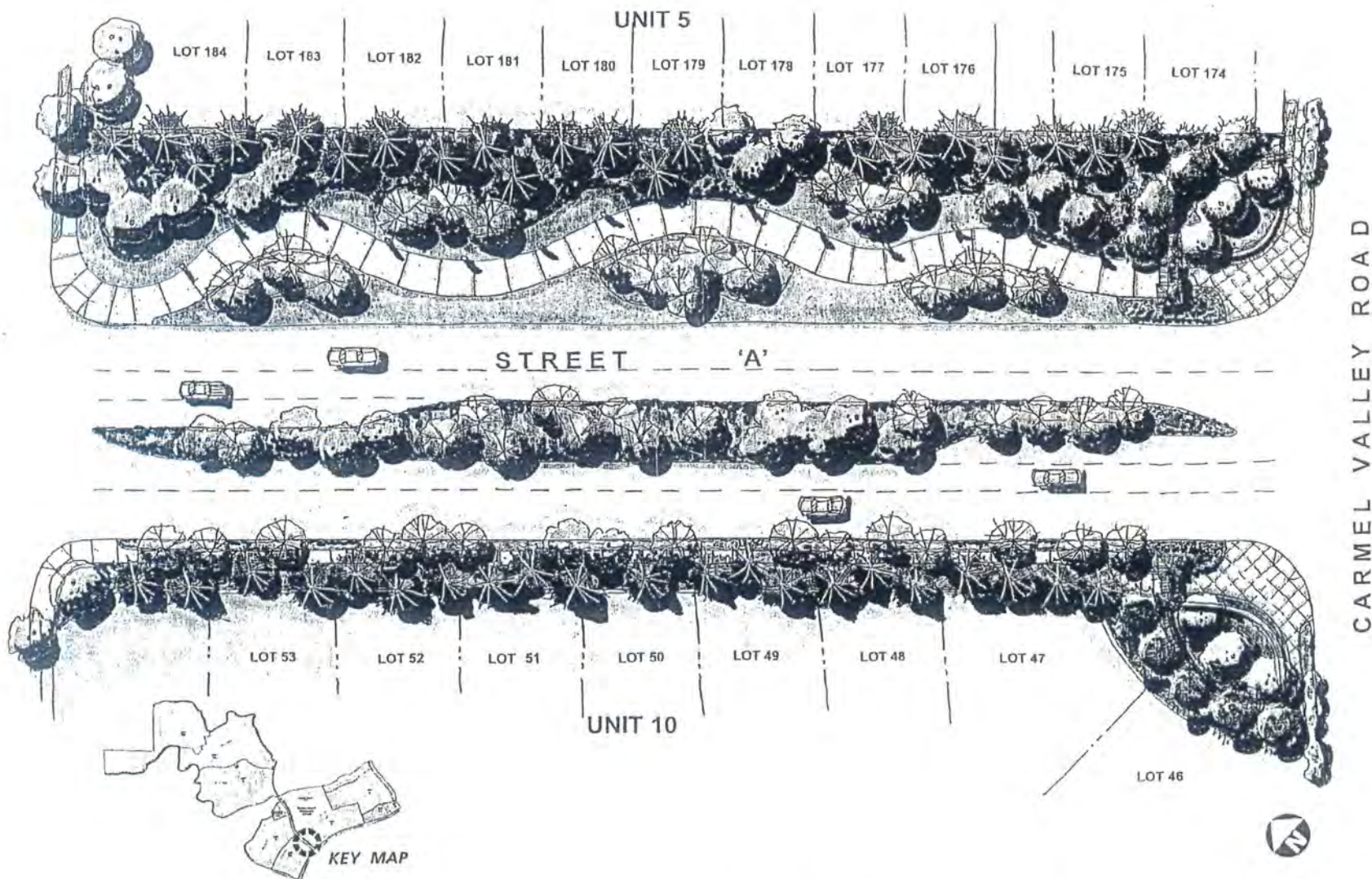
Units 5,6,11, School & Park



Units 7, 10, & Community Recreation Area

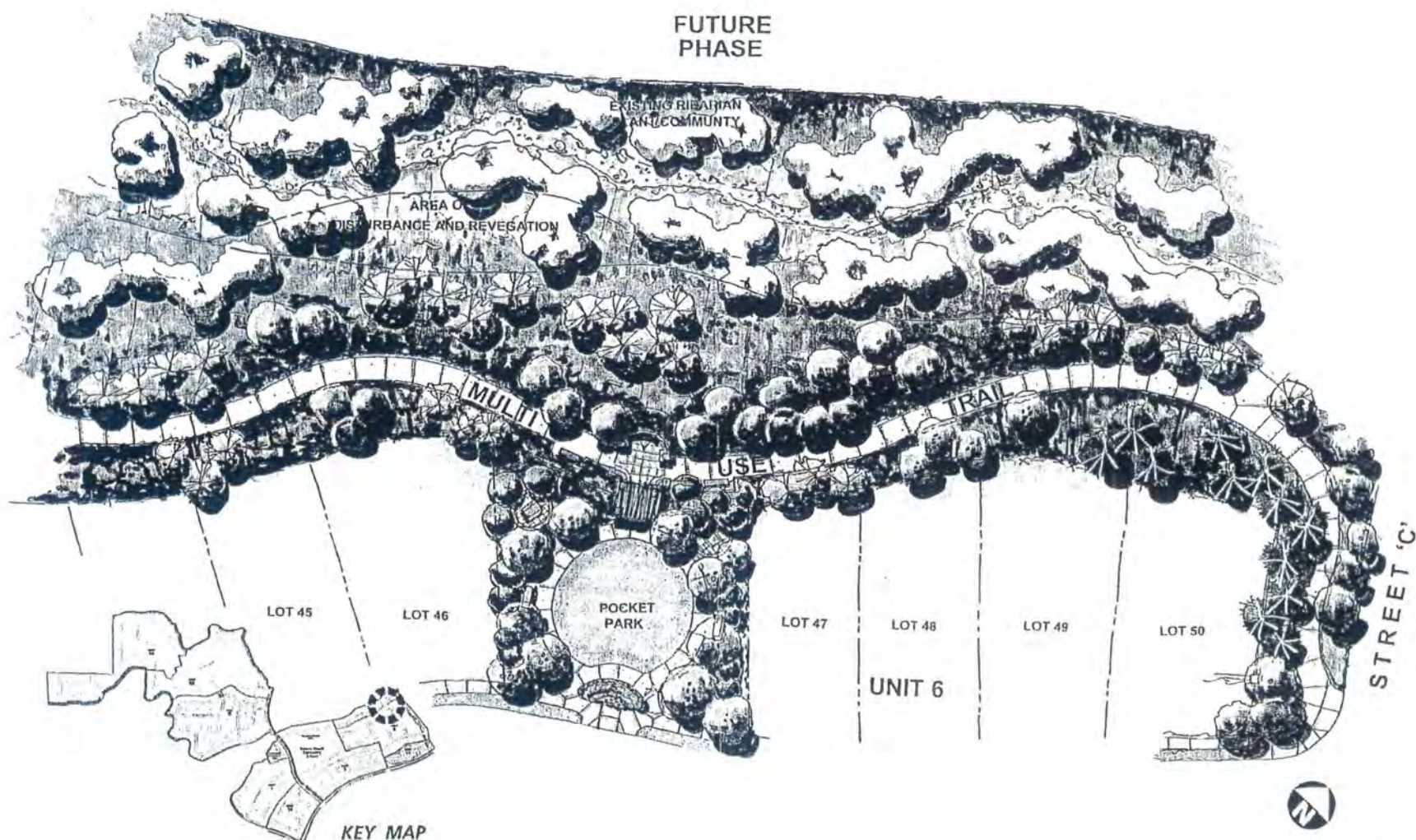


Units 8, 9A, 9B

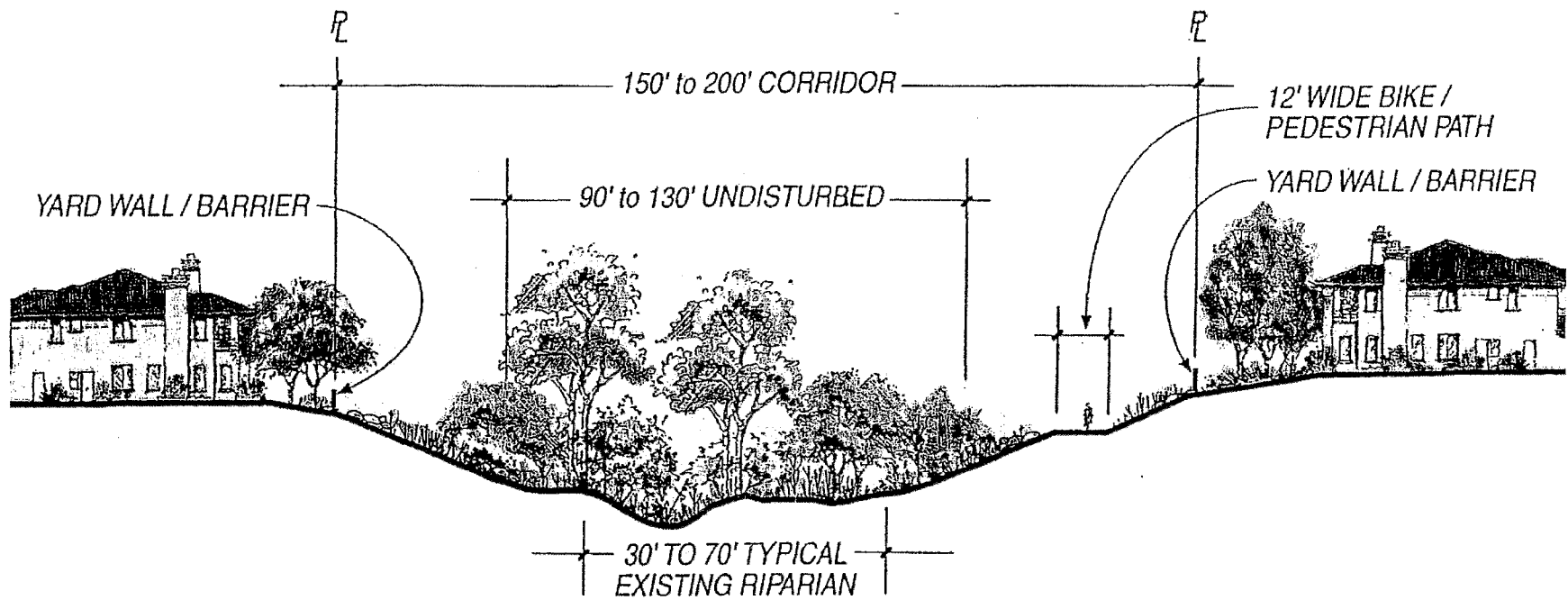


Unit 5 Fronting Street

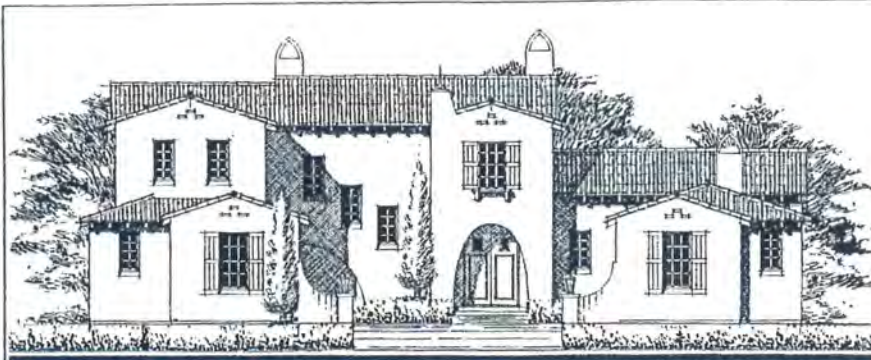




Urban Amenity Plan



Urban Amenity Section



A



B



C

PLAN 2
FRONT ELEVATIONS

Scale 1/8" = 1'-0"



RIGHT



REAR



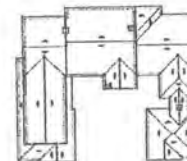
LEFT

Scale 1/8" = 1'-0"

ELEVATION ENHANCEMENTS @
SELECTED LOTS PER SPECIFIC
SITE EXHIBIT.

ELEVATION ENHANCEMENTS SHOWN
MATCH 'A' ELEVATION. ENHANCEMENTS
FOR OTHER SIDE AND REAR ELEVATIONS
WILL BE COMPARABLE.

PLAN 2
ENHANCED SIDE AND REAR
ELEVATIONS



ROOF PLAN

Scale 1/8" = 1'-0"

DESIGNED BY THE OFFICE OF
Latitude 33
Planning and Engineering
4411 Farmington Dr., 2nd Fl.
Fort Worth, TX 76134
Tel: 817-751-1000 Fax: 817-751-1000

PROJECT NAME
PACIFIC HIGHLANDS RANCH
UNIT 5 - UNIT 81

DESIGN BY
UNIT 2A ARCHITECTURE

DATE
10/1/2010

BY
J. M. JENSEN

OWNER: MRS. J. M. JENSEN	DATE: 10/1/2010
PROJECT: PACIFIC HIGHLANDS RANCH	UNIT 5 - UNIT 81
DESIGNER: UNIT 2A ARCHITECTURE	DATE: 10/1/2010
PROJECT ADDRESS: 4411 FARMINGTON DR., 2ND FL., FORT WORTH, TX 76134	
PROJECT NUMBER: 1001	
PROJECT STATUS: 100%	
PROJECT COST: \$100,000	
PROJECT TYPE: RESIDENTIAL	
PROJECT SIZE: 1000 SQ. FT.	
PROJECT LOCATION: PACIFIC HIGHLANDS RANCH	
PROJECT OWNER: MRS. J. M. JENSEN	
PROJECT ARCHITECT: UNIT 2A ARCHITECTURE	
PROJECT ENGINEER: J. M. JENSEN	
PROJECT LANDSCAPE: J. M. JENSEN	
PROJECT INTERIOR: J. M. JENSEN	
PROJECT EXTERIOR: J. M. JENSEN	
PROJECT FURNITURE: J. M. JENSEN	
PROJECT LIGHTING: J. M. JENSEN	
PROJECT SOUND: J. M. JENSEN	
PROJECT VIDEO: J. M. JENSEN	
PROJECT AUDIO: J. M. JENSEN	
PROJECT TELEVISION: J. M. JENSEN	
PROJECT RADIO: J. M. JENSEN	
PROJECT INTERNET: J. M. JENSEN	
PROJECT MOBILE: J. M. JENSEN	
PROJECT WIRELESS: J. M. JENSEN	
PROJECT WIRE: J. M. JENSEN	
PROJECT CABLE: J. M. JENSEN	
PROJECT FIBER: J. M. JENSEN	
PROJECT SATELLITE: J. M. JENSEN	
PROJECT GPS: J. M. JENSEN	
PROJECT RFID: J. M. JENSEN	
PROJECT NFC: J. M. JENSEN	
PROJECT QR: J. M. JENSEN	
PROJECT BAR: J. M. JENSEN	
PROJECT CODE: J. M. JENSEN	
PROJECT IMAGE: J. M. JENSEN	
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PROJECT QR: J. M. JENSEN	
PROJECT BAR: J. M. JENSEN	
PROJECT CODE: J. M. JENSEN	
PROJECT IMAGE: J. M. JENSEN	



MATERIALS AND COLORS

COLOR SCHEME 1

ROCK (1)K DESIGNER W/ARTIST ROOM
STAIRS INTERMEDIATE PAINTS - MONEY BOWSER \$374
ENTRY ROOM AND HALLING INTERMEDIATE PAINTS - SIGNATURE 502-B
BATHROOMS, OFFICE, NEW ADULT STORE, MARCHON PAINT CO - LITTLE MONKEY \$130 M
BRANDS, CARPETS, DOORS, POSTS, INTERMEDIATE PAINTS - PINK COMPANY, WHITE

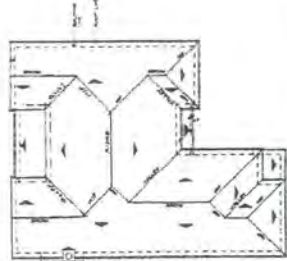
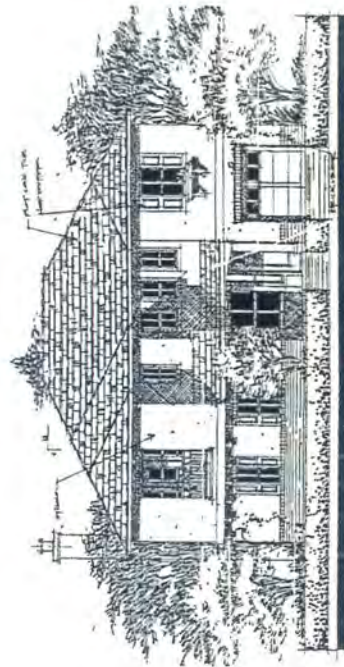
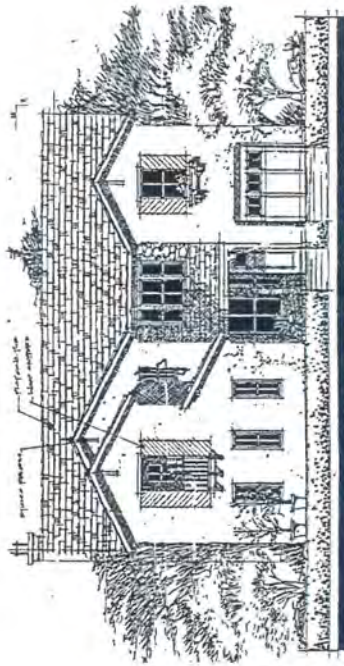
COLOR SCHEME 2

ROOF: TAN BRICKS - W/ANGLED MOULD
SINKED: SHERIDANIAN - HANGER LAMP FIXTURES
ENTRY: ROOF AND WALLS: MONARCH PLANT CO. - BRACKETED BEAM DESIGN
HANGING: HELLUS, WITH ARIAL STONE, AQUICORN PLANT CO. - LIGHT BROWN, 8 1/4" H
FLOOR AND CARPET: DORIS, TROUS, HILLSIDE PLANTS, THREE CHEMIST, LANE



戒

Symbols for Synopses



PLAN 2 • FRONT ELEVATIONS

ROOF PLAN



PLAN 2 • SIDES & REARS

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT**

**WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

Job Order No. 41-0185

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PLANNED DEVELOPMENT PERMIT NO. 7250
SITE DEVELOPMENT PERMIT NO. 7251
PACIFIC HIGHLANDS RANCH UNITS 5-11 - Project No. 1409
CITY COUNCIL**

This Permit is granted by the City Council of the City of San Diego to Pardee Homes, Owner and Permittee, pursuant to the Land Development Code of the City of San Diego. The 451.6-acre site is located at the northeast corner of Black Mountain Road and Carmel Valley Road, between Del Mar Heights Road and Rancho Santa Fe Farms Road, in the RX-1-1, RS-1-14, RS-1-13, RS-1-11, AR-1-1, RT-1-2, and OC-1-1 zones of the Pacific Highlands Ranch Subarea Plan. The project site is legally described as Parcels 1 and 2 of Parcel Map No. 11718; Parcel 1 of Parcel Map No. 9882; and Portions of Sections 8, 9, and 16, Township 14 South, Range 3 West, San Bernardino Meridian, all in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/ Permittee to construct 999 single-family dwelling units, 108 affordable housing units, an elementary school/neighborhood park site, and a private community recreation center described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated _____, 2002 on file in the Office of the Development Services Department. The facility shall include:

- a. 999 single-family dwelling units, 108 affordable housing units, 137-acres of MHPA open space, an elementary school/neighborhood park site, and a private community recreation center;
 - b. Landscaping (planting, irrigation and landscape related improvements);
 - c. Off-street parking facilities;
 - d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.
1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the

ATTACHMENT 12

Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

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

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 ESA and by the California Department of Fish and Game (CDFG) pursuant to Fish and Game 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 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 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant 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 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 CDFG, 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 permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated _____, 2002, on file in the Office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in 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 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.

ENVIRONMENTAL/MSCP REQUIREMENTS:

11. The permittee shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in the Pacific Highlands Ranch Units 5-11 Findings (LDR No. 41-0185) to the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918), to the satisfaction of the Environmental Review Manager and City Manager. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Transportation/Circulation, Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Paleontological Resources, Public Facilities/Services, Water and Sewer Service, Solid Waste, Public Safety, Noise, and Geology/Soils.

12. Prior to recordation of the first final map and/or issuance of any grading permits, the adjusted on-site MHPA shall be conserved and conveyed to the City's MHPA, through either dedication in fee to the City, OR placement in a conservation easement OR covenant of easement, which is then recorded on the property. For areas within the adjusted MHPA that are governed by the Master Restoration Plan for Pacific Highlands Ranch, in accordance with Section 5.2.6 of the Development Agreement, title of said lands shall only be transferred to the City upon successful completion of the restoration program and utilization of all the restoration acreage in the on-site mitigation bank (131 acres).

13. Prior to recordation of the first final map, the applicant shall assure construction of the "Street A" culvert crossing as a single-arched culvert with minimum dimensions of 10-feet-high

by 20-feet-wide, as depicted on Sheet 108 of the approved project plans, satisfactory to the City Engineer.

14. Prior to recordation of the first final map and/or issuance of any grading permits, the applicant shall ensure construction of a six-foot-high fence (combination of view fence, view fence on block wall and block wall) along areas adjacent to the MHPA, satisfactory to the City Manager and the City Engineer, to direct MHPA access to designated areas. Any necessary future fence repairs shall be conducted in a manner which does not result in impacts to sensitive biology resource or wildlife movement.

15. Prior to recordation of the first final map and/or issuance of any grading permits, the Environmental Review Manager of LDR shall verify that all on-site planting within the MHPA is consistent with the Master Restoration Plan for Pacific Highlands Ranch, and that only native or non-invasive species are planted adjacent to the MHPA.

PLANNING/DESIGN REQUIREMENTS:

16. No fewer than two off-street parking spaces for each single-family unit, 228 parking spaces for Unit 11 Affordable Housing Project, and 60 parking spaces for the Unit 7 Recreation Center, shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated _____, on file in the Office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

18. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

19. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

20. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the Development Services Department Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

21. All signage associated with this development shall be consistent with sign criteria established by either of the following:

- a. approved project sign plan (Exhibit "A," dated ____ on file in the Office of the Development Services Department); or
 - b. citywide sign regulations.
22. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
23. The use of textured or enhanced paving shall meet applicable City standards as to location, noise, and friction values.
24. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
25. Prior to the issuance of building permits for the Unit 11 Affordable Housing Project and Unit 7 Recreation Center, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Land Development Code Section No. 142.0801) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A."

TRANSPORTATION REQUIREMENTS:

26. Prior to issuance of any building permit, the project shall conform to the Subarea III/Pacific Highlands Ranch Transportation Phasing Plan and the approved Traffic Study/final EIR.
27. The applicant shall provide a minimum of 100 foot curve radius shown on the site plan for all the proposed residential streets, satisfactory to the City Engineer.
28. The applicant shall construct the private driveways of Units 9A and 9B with a minimum pavement width of 28 feet within 45 feet of parkway, satisfactory to the City Engineer.
29. The applicant shall provide a 20 feet triangular area at the corner of an intersection of two alleys, satisfactory to the City Engineer.
30. The applicant shall provide a physical delineation between public streets and private drives.

LANDSCAPE REQUIREMENTS:

31. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit has been granted by the City. All plan specifications and notes mentioned in the conditions below shall be consistent with the Land Development Code 142.0401 and Landscape Standards, Exhibit "A" Landscape Development Plan, Brush Management Plan, Details and Notes on file in the Office of the Development Services.
32. All required landscape plant materials shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to it's mature height and spread.

33. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards. A Landscape Maintenance Agreement and bond shall be entered into prior to issuance of any grading or construction permit. The agreement and bond shall be renewed each year until such time that another approved entity assumes responsibility such as a home owners association or a Landscape Maintenance District.

34. If any required landscape improvements (including existing or new planning, hardscape, landscape features, etc.) are damaged or removed during demolition or construction, they shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager, within 30 days of damage and prior to any Certificate of Occupancy.

35. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape and irrigation plans on duplicates of improvement plans shall be submitted to the City Manager for approval. Plans, details and specifications (including maintenance specifications), and landscape Improvement plans shall indicate each street tree by station points and staking in the field with a lodge pole tree stake prior to any utilities stub-outs. Tree stakes shall remain in place until trees are planted.

36. Prior to issuance of any engineering permits for grading, landscape construction documents (including irrigation plans) for slope planting, erosion control, re-vegetation and hydroseeding shall be submitted to the City Manager for approval.

37. Immediate installation of slope planting and erosion control, including seeding of all disturbed land (slopes and pads) and associated irrigation systems (temporary and/or permanent) is considered to be in the public's interest. Planting of all graded slopes shall be accomplished prior to any issuance of a build permit for structures. A letter of substantial conformance from the landscape architect or designer shall be submitted to the city manager for approval.

38. In the event that a Foundation Only permit is requested by the Permittee or subsequent Owner, a staking layout plan identifying all landscape areas shall be submitted to the City Manager for approval. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "Planting Area (PA)".

39. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards. A Landscape Maintenance Agreement and bond shall be entered into prior to the issuance of any grading or construction permit. The agreement and bond shall be renewed each year until such time that another approved entity assumes responsibility, such as a home owners association or a Landscape Maintenance District.

40. Prior to issuance of permits or recording of final maps, all easements or right of entry permits for the purpose of Brush Management shall be obtained.

41. Prior to issuance of any engineering permits for grading, complete Brush Management, planting and irrigation plans, details and specifications (including maintenance specifications), shall be submitted to the City Manager for approval. All plans shall indicate the brush management zones depths by dimension.

42. Prior to any grading permit (s) the owner permittee shall provide to the City Manager storm water Construction Best Management Practice (BMP's) and Permanent Best Management Practices (PBMP's).

43. Prior to any grading permit (s) the owner permittee shall provide to the City Manager a schedule for phased grading and construction such that no more the Five Acres (5) shall be graded without the installation of mechanical BMP's and Revegetation for all disturbed lands and slopes.

44. Prior to (final map) any grading permit (s) the owner permittee shall enter into a Bonded Revegetation Installation Agreement for all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.

45. Prior to (final Map) any grading permit (s) the owner permittee shall provide to the City Manager a bonded Landscape Maintenance and Establishment Agreement for the establishment and long term monitoring of all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.

ENGINEERING REQUIREMENTS:

46. A portion of this project has been identified as being within the Floodway of a Special Flood Hazard Area. No increases to base flood elevations are allowed. A Registered Professional Engineer shall submit a no rise certification along with a detailed engineering analysis to substantiate the certification. The analysis is subject to the approval of the City Engineer.

47. No certificates of occupancy will be granted or bonds released for development associated with this project until a Letter of Map Revision (LOMR) is obtained from FEMA. The LOMR is issued based upon as-built site conditions, therefore, the applicant must allow time to complete this process. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

48. All structures built within the Special Flood Hazard Area must have the lowest floor elevated 2 feet above the base flood elevation or if the structure is nonresidential it maybe flood proofed to that same elevation.

49. All fill placed within the Special Flood Hazard Area must be compacted to 95% relative compaction.

50. The developer shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 1 foot.

51. The developer shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

52. The developer shall grant a flowage easement, satisfactory to the City Engineer.

53. The drainage system proposed with this development is subject to approval by the City Engineer.

54. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering 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.

WATER REQUIREMENTS:

55. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of appropriate public potable and recycled water facilities as identified in the accepted water studies, necessary to serve this development, in a manner satisfactory to the Water Department Director and the City Engineer, maintaining potable redundancy throughout phasing of construction.

56. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer. Fire hydrants within easement having no curbs shall have protective posts per SDW-102.

57. Prior to the issuance of any building or engineering permits, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer. Easements, as shown on approved Exhibit "A", will require modification based on standards and final engineering. If sufficient easement area cannot be provided to allow for operation and maintenance of public facilities, then the Owner/Permittee shall install a private water system.

58. Prior to the issuance of any building permits, the Owner/Permittee shall process encroachment maintenance and removal agreements for all acceptable private encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

59. If on site water facilities are to be public and if it is a gated community, then prior to the issuance of any building permits, the Owner/Permittee shall provide keyed access to the Water Operations Division in a manner satisfactory to the Water Department Director and the City Engineer. The City will not be held responsible for any issues that may arise relative to the availability of keys.

60. The Owner/Permittee agrees to design and construct all proposed public water facilities 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. Water facilities, as shown on approved Exhibit "A", will require modification based on standards and final engineering.

61. Prior to the issuance of any certificates of occupancy, the public water facilities, necessary to serve this development, both potable and recycled, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

62. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved tentative maps in this area. If facilities have not been constructed when required for this development, then the construction of certain portions of these

previously approved water facilities, as required by the City Engineer, will become off-site improvements required for this development.

63. The Owner/Permittee agrees to design and construct all irrigation systems to utilize recycled water in a manner satisfactory to the Water Department Director and the City Engineer.

WASTEWATER REQUIREMENTS:

64. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

65. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.

66. The developer agrees to design all proposed public sewer facilities in accordance with established criteria in the City of San Diego's current sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

67. The developer agrees to design all proposed public sewer facilities in accordance with established criteria in the City of San Diego's current sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

AFFORDABLE HOUSING REQUIREMENTS:

68. Prior to the filing of the first final map, Subdivider shall comply with the requirements of the Pacific Highlands Ranch Subarea Plan (the "Affordable Housing Requirements") by satisfaction of the requirements of subparagraph A., below:

A. Subdivider shall assure the construction and occupancy of an on-site "Affordable Housing Project" consisting of one hundred and eight (108) units to be constructed on Unit 11, as shown on the Tentative Map. Subdivider shall execute an agreement ("the Affordable Housing Agreement"), subject to the approval of the Executive Director of the Housing Authority of the City of San Diego, or designee, and the City Manager of the City of San Diego, or designee, addressing the following issues:

1. Performance Security for the construction of (the "Affordable Housing Project") and dedication of land (the "Affordable Housing Site") for the construction of the Affordable Units (the "Affordable Units") on site, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the Executive Director of the Housing Authority of the City of San Diego, or designee ("Executive Director");

2. Approval of the timing of the construction and occupancy of the Affordable Housing Project, acceptable to the Executive Director, provided that the following timetable is incorporated into the Affordable Housing Agreement:

a. Issuance of building permits for the Affordable Housing Project shall occur on or before the earlier of:

(i) the issuance of building permits for construction of the 499th market rate dwelling unit (number of units which represents 50% of market rate units); or, (--date which is eighteen (18) months after the filing of the first final map--);

(ii) In no event shall the issuance of building permits for the construction of the 499th market rate dwelling unit occur until building permits are issued for construction of the one hundred and eight (108) affordable units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Subdivider 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 499th and 749th or greater, market rate unit.

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

(i) Twelve (12) months after the issuance of building permit for the Affordable Project as referenced in Paragraph 2a. hereof; or

(ii) (--date--) (Date shall be two and one-half years after the filing of the first final map).

Further, the issuance of building permits for the construction of the 749th market rate unit (number of units which represents seventy-five percent (75%) of market rate units) shall not occur until the completion of the one hundred and eight (108) affordable units is authorized by the City.

c. Occupancy of the Affordable Project shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in Paragraph 2.b. above.

d. For "good cause" shown to the satisfaction of the Executive Director, the dates referenced herein may be extended for one or more period(s) of up to twelve (12) months, each. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the Executive Director, in her sole discretion.

3. A Declaration of Covenants, Conditions and Restrictions (the "Declaration"), restricting the occupancy and affordability of the Affordable Project for a period of fifty-five (55) years from the date of completion of the Affordable Project, which Declaration shall incorporate the Affordable Housing Agreement by reference, shall be recorded against the Affordable Housing Site, in a first priority position. All Affordable Units shall be for occupancy by and at rates affordable to, families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities. However, in the case of affordable rental units, in which provisions of the State Density Bonus Statute ("Government Code Section 65915") applies, rental rates shall not exceed sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities.

4. Additional security for the performance by the Subdivider of the Affordable Housing Requirements shall be provided by a deed of trust in favor of the Executive Director, recorded against the Affordable Housing Site, in second lien priority, (junior only to the Declaration) assuring the timely performance of the Agreement referenced in Paragraph A, hereof. The deed(s) of trust in favor of the Housing Authority may be subordinated to

PLANNING COMMISSION RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 7250
SITE DEVELOPMENT PERMIT NO. 7251
PACIFIC HIGHLANDS RANCH UNITS 5-11 - PROJECT NO. 1409

WHEREAS, PARDEE HOMES, Owner/Permittee, filed an application with the City of San Diego for a permit and an MHPA boundary line adjustment to construct 999 single-family dwelling units, 108 affordable housing units, an elementary school/neighborhood park site, and a community recreation center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits), on portions of a 451.6-acre site and;

WHEREAS, the project site is located at the northeast corner of Black Mountain Road and Carmel Valley Road, between Del Mar Heights Road and Rancho Santa Fe Farms Road, in the RX-1-1, RS-1-14, RS-1-13, RS-1-11, AR-1-1, RT-1-2, and OC-1-1 zones of the Pacific Highlands Ranch Subarea Plan and;

WHEREAS, the project site is legally described as Parcels 1 and 2 of Parcel Map No. 11718; Parcel 1 of Parcel Map No. 9882; and Portions of Sections 8, 9, and 16, Township 14 South, Range 3 West, San Bernardino Meridian, all in the City of San Diego, County of San Diego, State of California and;

WHEREAS, on August 1, 2002, the Planning Commission of the City of San Diego considered Planned Development Permit No. 7250 and Site Development Permit No. 7251 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:
That the Planning Commission adopts the following written Findings, dated July 11, 2002.

FINDINGS FOR PLANNED DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT APPROVAL:

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

At the time that the Pacific Highlands Ranch land use plan was considered and adopted by the City Council, a Council Policy site suitability analysis was also prepared addressing development impacts to environmentally sensitive resources in the plan area. Development impact was directed to the least sensitive portions of the plan area, preserving the more sensitive parts as open space. Subsequent discretionary actions to implement the land use plan are reviewed for consistency with earlier land use plan/site suitability approvals. If suitable conformance with the plan is established, future Site Development Permits shall be granted without requiring additional deviation findings.

construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the Executive Director, in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Project, upon such terms and conditions as she/he may impose.

5. Such other and further conditions as may be reasonably required by the Executive Director to assure satisfaction of the Affordable Housing Requirements, and such modification of existing condition(s), as may be granted by the Executive Director in her/his sole discretion.

6. Subdivider, and their successors, heirs and assigns shall execute such other and further documents and shall perform such acts, as shall be requested by the Executive Director and the City Manager and as may, from time to time, be required to effectuate the provisions of Affordable Housing as contemplated by these condition(s) of approval.

Pardee Homes' Pacific Highlands Ranch Affordable Housing Program for Units 5-11 is attached to this Permit and is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the Affordable Housing Program shall not in any way modify or change any provisions of the Affordable Housing requirements. To the extent that there is any inconsistency between the two, the terms of the condition shall prevail.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map (SELECT), may protest the imposition within 90 days of the approval of this development permit/tentative map (SELECT) by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the City Council of the City of San Diego on _____, 2002.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. The proposed 1,107 dwelling unit project implements the Subarea Plan by providing a low-density and peripheral residential development consistent with the Subarea Plan's land use density designation (LOW DENSITY RESIDENTIAL and PERIPHERAL RESIDENTIAL) of 2.1 to 5 and 5.1 to 9 dwelling units per acre. The proposed development also provides for its fair share of the construction of Del Mar Heights Road and Carmel Valley Road in the alignment and grade shown in the Subarea plan. The proposed development will also result in the dedication of MHPA open space and the construction of a multi-use trail system consistent with the Subarea Plan. As such, the proposed development will not adversely affect the applicable Land Use Plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed 1,107 dwelling unit development includes the dedication of right-of-way and contribution of its fair share cost towards construction of Del Mar Heights Road and Carmel Valley Road. The proposed development also constructs detention basins necessary to handle project storm runoff. The proposed development will construct sound attenuation walls thereby reducing noise impacts from Del Mar Heights Road and Carmel Valley Road and provide necessary sewer and water facilities to serve the residents. A fire station is proposed in the easterly portion of the Subarea, which will provide a response time of approximately five minutes. A police substation is proposed for construction in Carmel Valley immediately south of Del Mar Heights Road, which will also provide a response time of approximately five minutes. The development will also provide for the health, safety, and welfare of the residents by locating virtually all brush management outside of the MHPA while increasing the setback of houses from the fuel sources. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE.

With the exception of the deviations requested with this application, which are appropriate for this location (see finding no. 5), the proposed development in all other respects complies with the Land Development Code. The proposed development contains seven sub-development units with five zone designations. Unit 5 is designated as RT-1-2 in the approved Subarea Plan. The RT-1-2 zone allows lots with a minimum size of 3,000 square feet. Units 6 and 7 are designated as RS-1-14 in said plan. The RS-1-14 zone allows lots with a minimum size of 5,000 square feet. Unit 8 is designated as RS-1-13 in said plan. The RS-1-13 zone allows lots with a minimum lot size of 6,000 square feet. Unit 9 is designated as RS-1-11 in said plan. The RS-1-11 zone allows lots with a minimum lot size of 10,000 square feet. Units 10 and 11 are designated as RX-1-1 in said plan. The RX-1-1 zone allows lots with a minimum lot size of 4,000 square feet. The proposed development has lots ranging from 2,600 square feet to 40,000 square feet. All other requirements including building setbacks, density, and parking requirements will comply with

the regulations of the Land Development Code, reflecting the desired development patterns of the neighborhood and accommodating the need for future growth.

4. THE PROPOSED DEVELOPMENT WHEN CONSIDERED AS A WHOLE, WILL BE BENEFICIAL TO THE COMMUNITY.

The proposed development, when considered as a whole, will be beneficial to the community. The development will dedicate open space into the regional open space system (MHPA); it will dedicate right-of-way for public streets and construct a portion of Del Mar Heights Road and Carmel Valley Road; it will construct a portion of the multi-use trail system and will provide for detention basins capable of handling all project-related storm runoff. The development will also contribute to the region's housing supply by constructing 1,107 residential units, and it will pay all applicable public facilities financing and schools fees. The development will provide approximately 108 affordable housing units as "turn-key" dwelling units. Such affordable units will be provided in Unit 11, located at the northwest corner of Carmel Valley Road and the eastern terminus of the Village Loop Road, near the future Village Site, school, employment center, and a transportation corridor.

5. ANY PROPOSED DEVIATION PURSUANT TO SECTION 126.0602(b)(1) ARE APPROPRIATE FOR THIS LOCATION AND WILL RESULT IN A MORE DESIRABLE PROJECT THAN WOULD BE ACHIEVED IF DESIGNED IN STRICT CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF THE APPLICABLE ZONE.

Units 5-10 - Deviation for Floor Area Ratio ("FAR") calculation, use of an average FAR.

Max Floor Area Ratios, according to zone development regulations are as follows: Unit 5: 0.95; Units 6-9: 0.60; Units 10-11: 0.70 averaging to be approximately 0.68 max floor area ratio across the entire project. The development proposes to utilize a lot averaging Floor Area Ratio (FAR). This is appropriate for this large development due to the property's unique shape and the wide variety of lot sizes offered within each project site. As a result, lot size for the parcels coterminous with the City's MHPA preserve (primarily Units 7, 8 and 9) will be considerably larger (because of the brush management requirements adjacent to the MHPA) than the minimum 5,000 square feet allowed by the RS-1-14 zone for Unit 7; 6,000 square feet allowed by the RS-1-13 zone for Unit 8, and 10,000 square feet allowed by the RS-1-11 zone for Unit 9. By permitting house sizes to be averaged over the entire development, a more desirable neighborhood project design will result as opposed to designing each house within its sub-development in strict conformance with the development's designated zone regulations of the five zoning designations throughout the development (RT-1-2, R S-1-14, RS-1-13, RS-1-11, and RX-1-1).

Units 5-10 - deviation from the street frontage requirements:

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. In accordance with the land use plan, this project has been designed to preserve natural topographic features, providing pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential. In order to comply with the density designations of 2.1 to 5 (LOW DENSITY RESIDENTIAL) and 5.1 to 9 (PERIPHERAL RESIDENTIAL) dwelling units per acre, it was necessary to design the lots with the dwellings located to the rear of the lots, with longer driveways leading from the street to the dwelling, resulting in less street frontage for each lot throughout the development. Strict conformance with the street frontage requirements, ranging from 25 feet to 65 feet, would deprive the neighborhood of sensible planning techniques and generally reasonable use of the land. Moreover, Units 5, 9, and 10 do not contain any public streets, thus in order to satisfy the street frontage requirements, it would significantly reduce the number of dwelling units and create a monotonous subdivision design, which constitutes a less desirable neighborhood project design.

Unit 5 - Deviation from the 100-foot Lot Depth Requirements.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. Unit 5 consists of a total of 185 single family detached dwelling units. The designated density requirement is 9 units per acre, in order to comply with the density requirements, and contribute the maximum number of units to the City's overall housing need. The average lot depth is approximately 80 feet, where 100 feet is required. The lot widths, however are at least 37 feet, where only 25 feet is required, making up for the shortage in lot depth with increased lot widths, thus not creating smaller than average lot sizes for this area. The use of alley access provides off street access to many units, reducing the amount of traffic throughout the development. The widths of the alleys decrease the overall lot sizes, reducing the depth of each lot to provide alleys. By combining density requirements with the City Council's stated need for greater numbers of housing units and the Subarea requirement for a fine-grain development pattern, this development satisfies the goals and objectives of the City's General Plan and Progress Guide and the Pacific Highlands Ranch Subarea Plan.

Units 5 and 6 - Deviations for substandard lot area.

The proposed development complies with the general intent and purpose of the Pacific Highlands Ranch Subarea Plan by creating a neighbor-friendly community with quality housing while making efficient use of the land available. Unit 5 provides 185 single family dwelling units, satisfying the density requirements as designated. Twenty-one of the 185 units are situated such that they provide 2,600-3,000 square feet of lot area where 3,000 square feet is required. These units provide the best use of the land, while creating a fine-grain pattern of housing, mixing in slightly varied lot sizes within a higher density area.

The required lot area for Unit 6 is 5,000 square feet. In order to provide a blending of housing products and lot sizes within the development, these units have lot sizes ranging from 4,000 to 5,000 square feet. When the 4,000 square-foot lots are mixed with the larger lots (5,000 square-foot), as required, these home sites blend with the surrounding areas, to create a more diverse and fine-grain community.

Providing alley access to the development in both Units 5 and 6 decreases the lot area on either side of the alley. The alleys provide an alternative route for vehicles, creating less street traffic, more intimacy throughout the community.

Units 6-10 - Deviation from the front yard setback requirements.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For Units 6, 7, 8, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. For Unit 9, the development has a front setback line at 10 feet, where 20 feet is required. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. Adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements.

**SUPPLEMENTAL SITE DEVELOPMENT PERMIT 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 entire Subarea has been designed to be consistent with the City's adopted MSCP and to preserve the maximum area for the MHPA. The proposed project is less impactful to Environmentally Sensitive Lands than the adopted Pacific Highlands Ranch Subarea Plan. Development footprints have been located on the least sensitive area of the Subarea. Additionally, nearly all brush management for this project has been located outside of the MHPA, thus further minimizing impacts to sensitive resources. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized.

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 Subarea has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. Development complies with the Subarea-wide erosion control plan. The plan exceeds the otherwise Citywide applicable requirements related to storm water runoff and best management practices as related to storm water runoff. Specifically, the development area is located out of the floodway and on the flatter portions of the property. Virtually all brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.

Consistent with the adopted Subarea Plan, the development footprint has been sited on the flatter portion of the site, which was previously used for agricultural purposes. Increased brush management will be provided which further minimizes impacts to adjacent environmentally sensitive lands. The proposed detention basins have also been located in previously disturbed area thereby avoiding any further reducing impacts to environmentally sensitive lands. The proposed development will therefore be 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 Subarea Plan for Subarea III established the boundary of the MHPA within the Subarea. "Hard lines" were adopted for the MPA when the Subarea Plan was approved. The project proposes an MHPA boundary line adjustment to remove approximately 1.93 acres of primarily Tier I and II habitats from the MHPA, and add 5.27 acres of Tier I and II habitats to the MHPA based on site-specific engineering. The proposed MHPA adjustment has been evaluated by City staff and the wildlife agencies and determined to meet the six functional equivalency criteria required for MHPA adjustments. The project also includes project features and mitigation measures to implement the City's MSCP land use adjacency guidelines. These measures include prohibiting invasives and requiring lights to be shielded adjacent to the MHPA, incorporating a filtration system to prevent pollutants from entering the canyon and the MHPA, requiring pre-construction surveys for the California gnatcatcher for area adjacent to the MHPA, and siting all brush management within the development area and outside the MHPA where required by the

Development Agreement (September 8, 1998). All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

5. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY.

The proposed development is located several miles inland from public beaches and local shoreline and therefore it is unlikely that on-site development will contribute to erosion of public beaches or adversely impact shoreline sand supply. Moreover, detention/desiltation basins are provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

In addition to a Subarea-wide environmental impact analysis, the Master EIR for the Subarea Plan for Subarea III included a site specific impact analysis for this proposed development. An initial study has been conducted for the proposed development on this site and has concluded that all environmental impacts analyzed in the MEIR for this site have not been exceeded and that no new or additional environmental impacts will occur with this proposed development. Findings to support the initial study's conclusion have also been made and are part of this project's record. In addition, all mitigation measures identified in the MEIR that are associated with this proposed development have been adopted and will be incorporated in to the planned development permit. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated in to the conditions of the development permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 7250 and Site Development Permit No. 7251 are hereby recommended for City Council approval by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 7250 and Site Development Permit No. 7251, a copy of which is attached hereto and made a part hereof.

Mike Westlake
Development Project Manager
Development Services

Adopted on: August 1, 2002.

Job Order No. 41-0185.

VESTING TENTATIVE MAP NO. 7248
PLANNING COMMISSION RESOLUTION NO. ____ (MMRP)
PACIFIC HIGHLANDS RANCH UNITS 5-11 - PROJECT NO. 1409

WHEREAS, PARDEE HOMES, Applicant, and LATITUDE 33 PLANNING & ENGINEERING, Engineer, filed an application for a Vesting Tentative Map, located on the north east corner of Black Mountain Road and Carmel Valley Road between Del Mar Heights Road and Rancho Santa Fe Farms Road, and described as portions of Section 8, 9, and 16, township 14 south, range 3 west, San Bernardino Meridian, in the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OC-1-1, AR-1-1 Zone; and

WHEREAS, on August 1, 2002, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 7248, Pacific Highlands Ranch Units 5-11 - Project No. 1409, pursuant to the Municipal Code Sections 125.0430 and 144.0240 of the City of San Diego, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Diego makes the following Findings:

1. The map proposes the subdivision of a 451.6-acre site into 1,000 Residential Lots, 108 affordable housing units in Unit 11, 6 MHPA Open Space Lots, 7 Water Quality Basin Lots, 26 H.O.A/Park Lots, 1 Unit 7 Recreation Center Lot, 1 Unit 5 Elementary School Lot, 1 Unit 5 Park Lot, 5 Monument Sign Lots, 2 Urban Amenity Open Space Lots for residential and associated development. This type of development is consistent with the General Plan and the Pacific Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area (NCFUA) Community Plan, which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OC-1-1 and AR-1-1 zone that:
 - a. All lots have minimum frontage on dedicated streets which are open to and usable by vehicular traffic, as allowed under Planned Development Permit (PDP) No. 7250 and Site Development Permit (SDP) No. 7251.
 - b. All lots meet the minimum dimension requirements of the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OX-1-1, AR-1-1 zone as allowed under a PDP and SDP.
 - c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as

allowed under a PDP and SDP.

- d. Development of the site is controlled by PDP No. 7250 and SDP No. 7251.
3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 and San Diego Municipal Code Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating or cooling opportunities.
4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.
6. The permittee shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in the Pacific Highlands Ranch Units 5-11 Findings (LDR No. 41-0185) to the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918), to the satisfaction of the Environmental Review Manager and City Manager. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Transportation/Circulation, Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Paleontological Resources, Public Facilities/Services, Water and Sewer Service, Solid Waste, Noise Levels and Public Safety.
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems, in as much as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities, as well as other related public services.
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision, as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
9. The Planning Commission has reviewed the adopted Housing Element, the Progress Guide, and the General Plan of the City of San Diego, and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.
10. A portion of Old Survey No. 57, known as Black Mountain Road, dedicated by County of San Diego Board of Supervisors Minutes in Book 7, Page 200, dated February 27, 1886,

Page 3

and a portion of the public street, granted to the City of San Diego by grant deeds recorded September 1, 1982, as file No. 82-271463 and file No. 82-271466 are no longer needed for the public purpose for which they are granted; and whereas, the City Council finds that:

- a. There is no present or prospective public use for the public right-of-way, either for the facility 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 use of the land made available by the vacation;
- c. The vacation does not adversely affect any applicable land use plan or; and
- d. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

A portion of the water easement granted to the City of San Diego per document recorded January 7, 1972, as file no. 72-5264, a portion of the water easement granted to the City of San Diego per document recorded March 31, 1971 as file no. 61545, and a portion of the water easement granted to the City of San Diego per documents recorded March 17, 1971, as file numbers 50373, 50374, 50375 and 50376, are no longer needed for the public purpose for which they are granted.

11. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 7248, Pacific Highlands Ranch unit 5-11, is hereby RECOMMENDED FOR APPROVAL, subject to the following conditions:

1. Unless otherwise extended, this vesting tentative map will expire August 1, 2005.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
3. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this vesting tentative map, may protest the imposition within 90 days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
4. The final map shall conform to the provisions of PDP No. 7250 and SDP No. 7251.

5. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the 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. 769830.

6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
7. "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."
8. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit
9. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
10. Every 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.

11. The approval of this vesting tentative map by 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 Section 1531 et seq.).

10. ENGINEERING CONDITIONS

- a. The subdivider 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.
- b. The preliminary drainage system for this development is approved per condition of approval of the "Runoff Management Plan" provided that, in the final design, the following requirement is satisfied:

A hydrology report must be developed using the Rational and Modified Rational Method for each unit within Pacific Highlands Ranch, subject to the approval of the City Engineer.

- c. All drainage facilities within this subdivision and outside of the public right-of-way shall be private and privately maintained.
- d. A portion of this project has been identified as being within the Floodway of a Special Flood Hazard Area (Gonzales Canyon). No increases to base flood elevations are allowed. A Registered Professional Engineer shall submit a no rise certification along with a detailed engineering analysis to substantiate the certification. The analysis is subject to the approval of the City Engineer.
- e. If the engineering analysis shows the development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer must obtain a Conditional Letter of Map Revision (CLMR) from the Federal Emergency Management Agency prior to issuance of any grading, engineering, or building permits. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- f. No certificates of occupancy will be granted or bonds released for development associated with this project for those portions that lie within the Floodway of a Special Flood Hazard Area until a Letter of Map Revision (LOMR) is obtained from FEMA. The LOMR is issued based upon as-built site conditions, therefore, the applicant must allow time to complete this process. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

- g. All fill placed within the Special Flood Hazard Area must be compacted to 95% relative compaction.
- h. The developer shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 1 foot.
- i. The developer shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
- j. The developer shall grant a flowage easement, satisfactory to the City Engineer.

11. TRANSPORTATION CONDITIONS

- a. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of Del Mar Heights Road from Old Carmel Valley Road to Carmel Valley Road as a four lane modified major street. The applicant shall dedicate 122 feet of right-of-way, and shall provide 102 feet of curb to curb, curb, gutter and a 5 foot sidewalk within a 10 feet curb to property line distance satisfactory to the city engineer..
- b. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of Carmel Valley Road from SR-56 to Subarea IV/Torrey Highlands boundary as a six lane/four lane modified major street with a minimum curb to curb width of 126 feet within 146 feet of right-of-way then transitioning to a minimum curb to curb width of 102 feet within 128 feet of right-of-way east of Del Mar Heights Road, satisfactory to the City Engineer.
- c. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "A", satisfactory to the City Engineer.
- d. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.
- e. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "B", satisfactory to the City Engineer.
- f. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "C", satisfactory to the City Engineer.

- g. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, satisfactory to the City Engineer.
- h. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the traffic signal at the intersection of Old Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.
- i. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the traffic signal at the intersection of Street "A" and Elementary School access, satisfactory to the City Engineer. The applicant shall also assure the establishment of a school zone in the vicinity of the school's site, satisfactory to the City Engineer. The school zone should include appropriate pavement markings, signage, signing and traffic control devices.
- j. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" from Carmel Valley Road to private drive "A" as a modified 4-lane collector street. The applicant shall dedicate 148 feet of right-of-way and shall provide 78 feet of pavement including curb, gutter and a 5 foot sidewalk with a 15-50 foot curb to property line distance, satisfactory to the City Engineer.
- k. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" as a two-lane modified collector street north of private drive A . The applicant shall provide 70 feet curb to curb pavement width within 140 feet of right-of-way including curb, gutter and a 5' sidewalk with 15-55 foot curb to property line distance, satisfactory to the City Engineer
- l. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the cul-de-sac at the northern end of Street "A" with a minimum pavement radius of 50' including curb, gutter and a 5 feet sidewalk within a 60 feet right-of-way radius satisfactory to the City Engineer.
- m. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "B" from Carmel Valley Road to north for a distance of at least 150 feet as a two lane collector street. The applicant shall dedicate 60 feet of right-of-way, an additional 5 feet General Utility Easement (GUE) and shall provide 40 feet of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- n. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "C" from Carmel Valley Road to Street "O" as a modified two lane collector street. The applicant shall dedicate 106 feet of right-of-way and shall provide 52 feet curb to curb pavement including a 12 feet median, curb, gutter and a 5 foot sidewalk

with a 12-42 foot curb to property line distance, satisfactory to the City Engineer.

- o. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "C" from Street "O" to Street "S" as a modified two lane collector street. The applicant shall dedicate 114 feet of right-of-way and shall provide 52 feet curb to curb pavement including a 12 feet median, curb, gutter and a 5 foot sidewalk within a 20-42 foot curb to property line distance, satisfactory to the City Engineer.
- p. The applicant shall provide a minimum of 100 foot curve radius shown on the site plans for all proposed public residential streets, satisfactory to the City Engineer.
- q. The applicant shall construct the private driveways of Units 9A and 9B with a minimum pavement width of 28 feet within 45 feet of parkway, satisfactory to the City Engineer.
- r. The applicant shall provide and pave a 20 feet triangular area at the corner of any intersection of two alleys, satisfactory to the City Engineer.
- s. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" north of the Urban Amenity, Street "B" north of private drive "G", Street "D", Street "E", Street "F", Street "G", Street "H", Street "I" and Street "J" as a two lane residential street. The applicant shall dedicate 54' of right-of-way and shall provide 34' of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- t. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of street "K", street "L", Street "M", Street "O", Street "P", Street "Q", Street "R", Street "S", Street "T", Street "U", Street "V", and Street "X", as two lane residential streets. The applicant shall dedicate 54' of right-of-way and shall provide 34' of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- u. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "G" from Street "A" to Street "D" as a modified two-lane collector with a 50' curb to curb pavement within 90 feet of right-of-way including curb, gutter and a 5 foot sidewalk within 20 curb to property line distance, satisfactory to the City Engineer.

12. WATER REQUIREMENTS:

- a. Prior to the approval of any public improvement drawings, the Subdivider shall provide an acceptable water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and water facilities necessary to serve this development consistent with previously accepted studies in this area maintaining redundancy throughout phasing of

construction. If phasing of the development is proposed, then a phasing plan shall be included in the study with the affordable housing site in the first phase.

- b. Prior to the approval of any public improvement drawings, the Subdivider shall provide an acceptable recycled water study, consistent with previously accepted studies in this area, satisfactory to the Water Department Director.
- c. The Subdivider shall design and construct all potable and recycled water facilities as required in the accepted water studies for this area, necessary to serve this development in a manner satisfactory to the Water Department Director. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies and standards.
- d. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the Subdivider shall design and construct a redundant water system satisfactory to the Water Department Director.
- e. The Subdivider shall, if required, install parallel water facilities with a minimum separation of 20-feet, satisfactory to the Water Department Director.
- f. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director. Easements shall be located within single lots.
- g. Grants of water easements shall have the following minimum widths: water mains with no appurtenances including valves - 15 feet; water mains with services or fire hydrants - 30 feet with 24 feet of paving and full height curbs. Easements, as shown on the approved tentative map, will require modification based on standards and final engineering. If sufficient easement area cannot be provided to allow for operation and maintenance of public facilities, then the Subdivider shall install a private water system.
- h. The Subdivider shall process encroachment maintenance and removal agreements for all acceptable private encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- i. If any portion of the subdivision will have gated access, then the Subdivider shall provide keyed access to the Water Operations Division in a manner satisfactory to the Water Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.

- j. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards, and practices pertaining thereto. Water facilities, as shown on the approved tentative map, shall be modified at final engineering to conform to standards.

13. WASTEWATER CONDITIONS

- a. The developer shall enter into a Participation Agreement with the City to contribute their fair share cost for upgrading Sewer Pump Station No. 79 to accommodate sewer flows from the proposed development.
- b. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed. Re-design may include, but is not limited to, land form modification and changes to street alignments.

14. AFFORDABLE HOUSING CONDITION

- a. The affordable housing requirements of PDP No. 7250 and SDP No. 7251 on file with the Development Services Department, are hereby incorporated by reference into this vesting tentative map. Prior to the recordation of any final map, the subdivider shall enter into an agreement with the Executive Director of the Housing Authority of the City of San Diego, or designee. The Affordable Housing Requirements are more thoroughly described through conditions of the accompanying PDP No. 7250 and SDP No. 7251, such permit becoming utilized upon recordation of this vesting tentative map.

15. LANDSCAPE CONDITIONS

- a. Prior to (final map) any grading permit(s) the owner permittee shall enter into a Bonded Revegetation Installation Agreement for all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.
- b. Prior to (final Map) any grading permit (s) the owner permittee shall provide to the City Manager a bonded Landscape Maintenance and Establishment Agreement for the establishment and long term monitoring of all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.

RESOLUTION NUMBER R-297088

ADOPTED ON SEPTEMBER 24, 2002

WHEREAS, Pardee Homes, Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit [PDP] No. 7250, Site Development Permit [SDP] No. 7251, and Multiple Habitat Planning Area [MHPA] boundary line adjustment to construct 999 single-family dwelling units, 108 affordable housing units, an elementary school/ neighborhood park site and a community recreation center known as the Pacific Highlands Ranch Units 5-11 project, located at the northeast corner of Black Mountain Road and Carmel Valley Road, between Del Mar Heights Road and Rancho Santa Fe Farms Road, and legally described as Parcels 1 and 2 of Parcel Map No. 11718, Parcel 1 of Parcel Map 9882 and portions of Sections 8, 9, and 16, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the Pacific Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area [NCFUA], in the RX-1-1, RS-1-14, RS-1-13, RS-1-11, AR-1-1, RT-1-2, and OC-1-1 zones; and

WHEREAS, on August 1, 2002, the Planning Commission of the City of San Diego considered PDP No. 7250/SDP No. 7251/MHPA boundary line adjustment, and pursuant to Resolution No. 3290-2-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on September 24, 2002, 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 PDP No. 7250/SDP No. 7251:

A. PLANNED DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT:

1. The proposed development will not adversely affect the applicable land use plan. At the time that the Pacific Highlands Ranch land use plan was considered and adopted by the City Council, a Council Policy site suitability analysis was also prepared addressing development impacts to environmentally sensitive resources in the plan area. Development impact was directed to the least sensitive portions of the plan area, preserving the more sensitive parts as open space. Subsequent discretionary actions to implement the land use plan are reviewed for consistency with earlier land use plan/site suitability approvals. If suitable conformance with the plan is established, future Site Development Permits shall be granted without requiring additional deviation findings.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. The proposed 1,107 dwelling unit project implements the Subarea Plan by providing a low-density and peripheral residential development consistent with the Subarea Plan's land use density designation (LOW DENSITY RESIDENTIAL and PERIPHERAL RESIDENTIAL) of 2.1 to 5 and 5.1 to 9 dwelling units per acre. The proposed development also provides for its fair share of the construction of Del Mar Heights Road and Carmel Valley Road in the alignment and grade shown in the Subarea plan. The proposed development will also result in the dedication of MHPA open space and the construction of a multi-use trail system consistent with the Subarea Plan. As such, the proposed development will not adversely affect the applicable Land Use Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed 1,107 dwelling unit development includes the dedication of right-of-way and contribution of its fair share cost towards construction of Del Mar Heights Road and Carmel Valley Road. The proposed development also constructs detention basins necessary to handle project storm runoff. The proposed development will construct sound attenuation walls thereby reducing noise impacts from Del Mar Heights Road and Carmel Valley Road and provide necessary sewer and water facilities to serve the residents. A fire station is proposed in the easterly portion of the Subarea, which will provide a response time of approximately five minutes. A police substation is proposed for construction in Carmel Valley immediately south of Del Mar Heights Road, which will also provide a response time of approximately five minutes. The development will also provide for the health, safety, and welfare of the residents by locating virtually all brush management outside of the MHPA while increasing the setback of houses from the fuel sources. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code. With the exception of the deviations requested with this application, which are appropriate for this location (see finding no. 5), the proposed development in all other respects complies with the Land Development Code. The proposed development contains seven sub-development units with five zone designations. Unit 5 is designated as RT-1-2 in the approved Subarea Plan. The RT-1-2 zone allows lots with a minimum size of 3,000 square feet. Units 6 and 7 are designated as RS-1-14 in said plan. The RS-1-14 zone allows lots with a minimum size of 5,000 square feet. Unit 8 is designated as RS-1-13 in said plan. The RS-1-13

zone allows lots with a minimum lot size of 6,000 square feet. Unit 9 is designated as RS-1-11 in said plan. The RS-1-11 zone allows lots with a minimum lot size of 10,000 square feet. Units 10 and 11 are designated as RX-1-1 in said plan. The RX-1-1 zone allows lots with a minimum lot size of 4,000 square feet. The proposed development has lots ranging from 2,600 square feet to 40,000 square feet. All other requirements including building setbacks, density, and parking requirements will comply with the regulations of the Land Development Code, reflecting the desired development patterns of the neighborhood and accommodating the need for future growth.

4. The proposed development when considered as a whole, will be beneficial to the community. The proposed development, when considered as a whole, will be beneficial to the community. The development will dedicate open space into the regional open space system (MHPA); it will dedicate right-of-way for public streets and construct a portion of Del Mar Heights Road and Carmel Valley Road; it will construct a portion of the multi-use trail system and will provide for detention basins capable of handling all project-related storm runoff. The development will also contribute to the region's housing supply by constructing 1,107 residential units, and it will pay all applicable public facilities financing and schools fees. The development will provide approximately 108 affordable housing units as "turn-key" dwelling units. Such affordable units will be provided in Unit 11, located at the northwest corner of Carmel Valley Road and the eastern terminus of the Village Loop Road, near the future Village Site, school, employment center, and a transportation corridor.

5. Any proposed deviation pursuant to San Diego Municipal Code [SDMC] section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Units 5-10 - Deviation for Floor Area Ratio [FAR] calculation, use of an average FAR.

Max Floor Area Ratios, according to zone development regulations are as follows: Unit 5: 0.95; Units 6-9: 0.60; Units 10-11: 0.70 averaging to be approximately 0.68 max floor area ratio across the entire project. The development proposes to utilize a lot averaging Floor Area Ratio [FAR]. This is appropriate for this large development due to the property's unique shape and the wide variety of lot sizes offered within each project site. As a result, lot size for the parcels coterminous with the City's MHPA preserve (primarily Units 7, 8 and 9) will be considerably larger (because of the brush management requirements adjacent to the MHPA) than the minimum 5,000 square feet allowed by the RS-1-14 zone for Unit 7; 6,000 square feet allowed by the RS-1-13 zone for Unit 8, and 10,000 square feet allowed by the RS-1-11 zone for Unit 9. By permitting house sizes to be averaged over the entire development, a more desirable neighborhood project design will result as opposed to designing each house within its sub-development in strict conformance with the development's designated zone regulations of the five zoning designations throughout the development (RT-1-2, R S-1-14, RS-1-13, RS-1-11, and RX-1-1).

Units 5-10 - deviation from the street frontage requirements:

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. In accordance with the land use plan, this project has been designed to preserve natural topographic features, providing pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential. In order to comply with the density designations of 2.1 to 5 (LOW DENSITY RESIDENTIAL) and 5.1 to 9 (PERIPHERAL RESIDENTIAL) dwelling units per acre, it was necessary to design the lots with the dwellings located to the rear of the lots, with longer driveways leading from the street to the dwelling, resulting in less street frontage for each lot throughout the development. Strict conformance with the street frontage requirements, ranging from 25 feet to 65 feet, would deprive the neighborhood of sensible planning techniques and generally reasonable use of the land. Moreover, Units 5, 9, and 10 do not contain any public streets, thus in order to satisfy the street frontage requirements, it would significantly reduce the number of dwelling units and create a monotonous subdivision design, which constitutes a less desirable neighborhood project design.

Unit 5 - Deviation from the 100-foot Lot Depth Requirements.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. Unit 5 consists of a total of 185 single family detached dwelling units. The designated density requirement is nine units per acre, in order to comply with the density requirements, and contribute the maximum number of units to the City's overall housing need. The average lot depth is approximately 80 feet, where 100 feet is required. The lot widths, however are at least 37 feet, where only 25 feet is required, making up for the shortage in lot depth with increased lot widths, thus not creating smaller than average lot sizes for this area. The use of alley access provides off street access to many units, reducing the amount of traffic throughout the development. The widths of the alleys decrease the overall lot sizes, reducing the depth of each lot to provide alleys. By combining density requirements with the City Council's stated need for greater numbers of housing units and the Subarea requirement for a fine-grain development pattern, this development satisfies the goals and objectives of the City's General Plan and Progress Guide and the Pacific Highlands Ranch Subarea Plan.

Units 5 and 6 - Deviations for substandard lot area.

The proposed development complies with the general intent and purpose of the Pacific Highlands Ranch Subarea Plan by creating a neighbor-friendly community with quality housing while making efficient use of the land available. Unit 5 provides 185 single family dwelling units, satisfying the density requirements as designated. Twenty-one of the 185 units are situated such that they provide 2,600-3,000 square feet of lot area where 3,000 square feet is required. These units provide the best use of the land, while creating a fine-grain pattern of housing, mixing in slightly varied lot sizes within a higher density area.

The required lot area for Unit 6 is 5,000 square feet. In order to provide a blending of housing products and lot sizes within the development, these units have lot sizes ranging from 4,000 to 5,000 square feet. When the 4,000 square-foot lots are mixed with the larger lots (5,000 square-foot), as required, these home sites blend with the surrounding areas, to create a more diverse and fine-grain community.

Providing alley access to the development in both Units 5 and 6 decreases the lot area on either side of the alley. The alleys provide an alternative route for vehicles, creating less street traffic, more intimacy throughout the community.

Units 6-10 - Deviation from the front yard setback requirements.

The proposed development is consistent with the approved Pacific Highlands Ranch Subarea Land Use Plan. For Units 6, 7, 8, and 10 the front setbacks within this development are 10 feet, where 15 feet is required for their respective zoning designations. For Unit 9, the development has a front setback line at 10 feet, where 20 feet is required. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower; thus reducing the chance for traffic accidents. Adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements.

B. SUPPLEMENTAL SITE DEVELOPMENT PERMIT 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 [ESL]. The entire Subarea has been designed to be consistent with the City's adopted Multiple Species Conservation Program [MSCP] and to preserve the maximum area for the MHPA. The proposed project is less impactful to ESL than the adopted Pacific Highlands Ranch Subarea Plan. Development footprints have been located on the least sensitive area of the Subarea. Additionally, nearly all brush management for this project has been located outside of the MHPA, thus further minimizing impacts to sensitive resources. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized.
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 Subarea has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. Development complies with the Subarea-wide erosion control plan. The plan exceeds the otherwise Citywide applicable requirements related to storm water runoff and best management practices as related to storm water runoff. Specifically, the development area is located out of the floodway and on the flatter portions of the property. Virtually all brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. Consistent with the adopted Subarea Plan, the development footprint has been sited on the flatter portion of the site, which was previously used for agricultural purposes. Increased brush management will be provided which further minimizes impacts to adjacent environmentally sensitive lands. The proposed detention basins have also been located in previously disturbed area thereby avoiding any further reducing impacts to environmentally sensitive lands. The proposed development will therefore be 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 MSCP Subarea Plan. The Subarea Plan for Subarea III established the boundary of the MHPA within the Subarea. "Hard lines" were adopted for the MHPA when the Subarea Plan was approved. The project proposes an MHPA boundary line adjustment to remove approximately 1.93 acres of primarily Tier I and II habitats from the MHPA, and add 5.27 acres of Tier I and II habitats to the MHPA based on site-specific engineering. The proposed MHPA adjustment has been evaluated by City staff and the wildlife agencies and determined to meet the six functional equivalency criteria required for MHPA adjustments. The project also includes project features and mitigation measures to implement the City's MSCP land use adjacency guidelines. These measures include prohibiting invasives and requiring lights to be shielded adjacent to the MHPA, incorporating a filtration system to prevent pollutants from entering the canyon and the MHPA, requiring pre-construction surveys for the California gnatcatcher for area adjacent to the MHPA, and siting all brush management within the development area and outside the MHPA where required by the Development Agreement (September 8, 1998). All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed development is located several miles inland from public beaches and local shoreline and therefore it is unlikely that on-site development will contribute to erosion of public beaches or adversely impact shoreline sand supply. Moreover, detention/desiltation basins are provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. In addition to a Subarea-wide environmental impact analysis, the Master EIR for the Subarea Plan for Subarea III included a site specific impact analysis for this proposed development. An initial study has been conducted for the proposed development on this site and has concluded that all environmental impacts analyzed in the MEIR for this site have not been exceeded and that no new or additional environmental impacts will occur with this proposed development. Findings to support the initial study's conclusion have also been made and are part of this project's record. In addition, all mitigation measures identified in the MEIR that are associated with this proposed development have been adopted and will be incorporated in to the planned development permit. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated in to the conditions of the development permit.

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

BE IT FURTHER RESOLVED, that for purposes of access to the school site, in addition to the signalized access point at the intersection of Streets A and G, the Solana Beach School district shall have up to two additional driveway access points for vehicular bus access, to the satisfaction of the District and the City Engineer. Should both access points be needed, one access point shall be sited north of the signalized intersection at Streets A and G, as depicted on Exhibit A, dated September 24, 2002, on file in the Office of the Development Services Department. The District and the Park and Recreation Department shall consider redesign of the combined 15-acre school/park site and incorporation of access to address the needs of both the school and park sites. Emergency vehicular access shall be made available to the school site on the east side of the site from Street T. The 5-acre park site shall retain independent access off Street A south of the Urban Amenity.

BE IT FURTHER RESOLVED, that the project's trail system shall include signs that identify the location of the trails and state that the trails are available for public use.

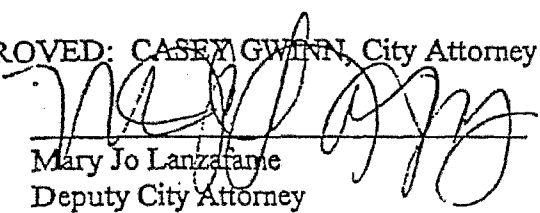
BE IT FURTHER RESOLVED, that if the City adopts a new Street Design Manual prior to the issuance of grading permits for this project, the Applicant may design the street(s) in accordance with the new Street Design Manual and to the extent permitted by law.

BE IT FURTHER RESOLVED, that within ninety days of approval of the permit, the boundaries of the proposed project shall be demarcated such that they are visible upon inspection to residents of the Del Mar Country Club.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit No. 7250/Site Development Permit No. 7251 is granted to Pardee Homes, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:pev

10/09/02

Or.Dept:Clerk

R-2003-460

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Reviewed by Mike Westlake

AYS: FRYL

NOT PRESENT: WEAR, MADAFFER

AUTHENTICATED BY:

DICK MURPHY

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Manuel E. Ketcham, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R-297088 passed and adopted by the Council of The City of San Diego,
California on September 24, 2002.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Manuel E. Ketcham, Deputy

ORIGINAL

CLERK'S FILE COPY

(R-2003-305)

RESOLUTION NUMBER R-297087

ADOPTED ON SEP 24 2002

WHEREAS, Pardee Homes, Applicant, and Latitude 33 Planning and Engineering, Engineer, submitted by an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 7248 for the Pacific Highlands Ranch Units 5-11 project) and street and easement vacations, located on the north east corner of Black Mountain Road and Carmel Valley Road between Del Mar Heights Road and Rancho Santa Fe Farms Road, and legally described as Sections 8, 9, and 16, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the Pacific Highlands Ranch Subarea Plan area, in the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OC-1-1, and AR-1-1 zones; and

WHEREAS, on August 1, 2002, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 7248, and pursuant to Resolution No. 3290-3-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on SEP 24 2002, 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 Vesting Tentative Map No. 7248:

1. The map proposes the subdivision of a 451.6-acre site into 1,000 Residential Lots, 108 affordable housing units in Unit 11, six Multiple Habitat Planning Area [MHPA] Open Space Lots, seven Water Quality Basin Lots, twenty-six H.O.A./Park Lots, one Unit 7 Recreation Center Lot, one Unit 5 Elementary School Lot, one Unit 5 Park Lot, five Monument Sign Lots, two Urban Amenity Open Space Lots for residential and associated development. This type of development is consistent with the General Plan and the Pacific

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ENGINEERING & GRADUATES

Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area [NCFUA] Community Plan, which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OC-1-1, and AR-1-1 zones in that:
 - a. All lots have minimum frontage on dedicated streets which are open to and usable by vehicular traffic, as allowed under Planned Development Permit [PDP] No. 7250 and Site Development Permit [SDP] No. 7251.
 - b. All lots meet the minimum dimension requirements of the RS-1-11, RS-1-13, RS-1-14, RX-1-1, RT-1-2, OX-1-1, AR-1-1 zones as allowed under a PDP and SDP.
 - c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as allowed under a PDP and SDP.
 - d. Development of the site is controlled by Planned Development Permit No. 7250 and Site Development Permit No. 7251.

3. The design and proposed improvements for the subdivision are consistent with California Government Code section 66473.1 regarding the design of the subdivision for future passive or natural heating or cooling opportunities.
4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.
6. The permittee shall comply with the Mitigation, Monitoring and Reporting Program [MMRP] as specified in the Pacific Highlands Ranch Units 5-11 Findings (LDR No. 41-0185) to the Pacific Highlands Ranch Subarea Plan Master EIR (LDR No. 96-7918), to the satisfaction of the Environmental Review Manager and City Manager. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Transportation/Circulation, Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Paleontological Resources, Public Facilities/Services, Water and Sewer Service, Solid Waste, Noise Levels and Public Safety.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems, in as much as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities, as well as other related public services.
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision, as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
9. The Planning Commission has reviewed the adopted Housing Element, the Progress Guide, and the General Plan of the City of San Diego, and hereby finds, pursuant to Government Code section 66412.3, that the housing needs of the region are being met because residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

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

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), a portion of Old Survey No. 57, known as Black Mountain Road, dedicated by County of San Diego Board of Supervisors Minutes in Book 7, Page 200, dated February 27, 1886, as a portion of the public street, granted to the City of San Diego by grant deeds recorded September 1, 1982, as file No. 82-271463 and file No. 82-271466, located within the project boundaries as shown in Vesting Tentative Map No. 7248, shall be vacated, contingent upon the recordation of the approved final map for the project.

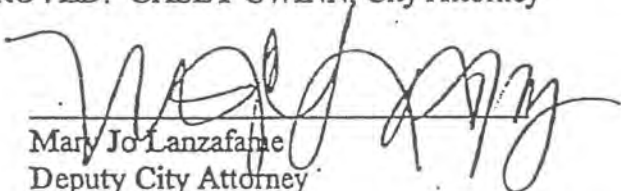
BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), a portion of the water easement granted to the City of San Diego per document recorded January 7, 1972, as file No. 72-5264, a portion of the water easement granted to the City of San Diego per document recorded March 31, 1971, as file No. 6145, and a portion of the water easement granted to the City of San Diego per documents recorded March 17, 1971, as file

numbers 50373, 50374, 50375 and 50376, located within the project boundaries as shown in Vesting Tentative Map No. 7248, shall be vacated, contingent upon the recordation of the approved final map for the project.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 7248 is granted to Pardee Homes, Applicant and Latitude 33 Planning & Engineering, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:pev
8/26/02
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS FOR VESTING TENTATIVE MAP NO. 7248
PACIFIC HIGHLANDS RANCH UNITS 5-11 PROJECT
ADOPTED BY RESOLUTION NO. R-297087 ON SEP 24 2002

1. Unless otherwise extended, this vesting tentative map will expire SEP 24 2005.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
3. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this vesting tentative map, may protest the imposition within ninety days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
4. The final map shall conform to the provisions of Planned Development Permit [PDP] No. 7250 and Site Development Permit [SDP] No. 7251.
5. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the 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. 769830.
6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
7. "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."
8. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit
9. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.

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10. Every 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.

11. The approval of this vesting tentative map by 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.).

12. ENGINEERING CONDITIONS

- 4/29/06
REMOVED
- a. The subdivider 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.
 - b. The preliminary drainage system for this development is approved per condition of approval of the "Runoff Management Plan" provided that, in the final design, the following requirement is satisfied:

A hydrology report must be developed using the Rational and Modified Rational Method for each unit within Pacific Highlands Ranch, subject to the approval of the City Engineer.

- FILED UNDER
- c. All drainage facilities within this subdivision and outside of the public right-of-way shall be private and privately maintained.
 - d. A portion of this project has been identified as being within the Floodway of a Special Flood Hazard Area (Gonzales Canyon). No increases to base flood elevations are allowed. A Registered Professional Engineer shall submit a no rise certification along with a detailed engineering analysis to substantiate the certification. The analysis is subject to the approval of the City Engineer.

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- e. If the engineering analysis shows the development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer must obtain a Conditional Letter of Map Revision [CLMR] from the Federal Emergency Management Agency prior to issuance of any grading, engineering, or building permits. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- f. No certificates of occupancy will be granted or bonds released for development associated with this project for those portions that lie within the Floodway of a Special Flood Hazard Area until a Letter of Map Revision [LOMR] is obtained from FEMA. The LOMR is issued based upon as-built site conditions, therefore, the applicant must allow time to complete this process. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- g. All fill placed within the Special Flood Hazard Area must be compacted to 95% relative compaction.
- h. The developer shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 1 foot.
- i. The developer shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
- j. The developer shall grant a flowage easement, satisfactory to the City Engineer.

13. TRANSPORTATION CONDITIONS

- TRAFFIC
- a. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of Del Mar Heights Road from Old Carmel Valley Road to Carmel Valley Road as a four lane modified major street. The applicant shall dedicate 122 feet of right-of-way, and shall provide 102 feet of curb to curb, curb, gutter and a 5 foot sidewalk within a 10 feet curb to property line distance satisfactory to the city engineer..
 - b. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of Carmel Valley Road from SR-56 to Subarea IV/Torrey Highlands boundary as a six lane/four lane modified major street with a minimum curb to curb width of 126 feet within 146 feet of right-of-way then transitioning to a minimum curb to curb width of 102 feet within 128 feet of

right-of-way east of Del Mar Heights Road, satisfactory to the City Engineer. Construction of Carmel Valley Road off-site from easterly subdivision boundary to Subarea IV/Torrey Highlands boundary will also be required as a condition of approval for any development within this area. The subdivider may request the City Council to establish a Reimbursement District to pay for this portion of construction costs and right-of-way acquisition in accordance with Municipal Code, when the property within the Reimbursement District is subdivided or otherwise developed.

- c. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "A," satisfactory to the City Engineer.
- d. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.
- e. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "B," satisfactory to the City Engineer.
- f. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Street "C," satisfactory to the City Engineer.
- g. Prior to the recordation of the first final map, the applicant shall assure by permit and bond the construction of the traffic signal at the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, satisfactory to the City Engineer.
- h. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the traffic signal at the intersection of Old Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.
- i. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the traffic signal at the intersection of Street "A" and Elementary School access, satisfactory to the City Engineer. The applicant shall also assure the establishment of a school zone in the vicinity of the school's site, satisfactory to the City Engineer. The school zone should include appropriate pavement markings, signage, signing and traffic control devices.
- j. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" from Carmel Valley Road to private

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drive "A" as a modified 4-lane collector street. The applicant shall dedicate 148 feet of right-of-way and shall provide 78 feet of pavement including curb, gutter and a 5 foot sidewalk with a 15-50 foot curb to property line distance, satisfactory to the City Engineer.

- k. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" as a two-lane modified collector street north of private drive A. The applicant shall provide 70 feet curb to curb pavement width within 140 feet of right-of-way including curb, gutter and a 5' sidewalk with 15-55 foot curb to property line distance, satisfactory to the City Engineer
- l. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of the cul-de-sac at the northern end of Street "A" with a minimum pavement radius of 50' including curb, gutter and a 5 feet sidewalk within a 60 feet right-of-way radius satisfactory to the City Engineer.
- m. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "B" from Carmel Valley Road to north for a distance of at least 150 feet as a two lane collector street. The applicant shall dedicate 60 feet of right-of-way, an additional 5 feet General Utility Easement [GUE] and shall provide 40 feet of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- n. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "C" from Carmel Valley Road to Street "O" as a modified two lane collector street. The applicant shall dedicate 106 feet of right-of-way and shall provide 52 feet curb to curb pavement including a 12 feet median, curb, gutter and a 5 foot sidewalk with a 12-42 foot curb to property line distance, satisfactory to the City Engineer.
- o. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "C" from Street "O" to Street "S" as a modified two lane collector street. The applicant shall dedicate 114 feet of right-of-way and shall provide 52 feet curb to curb pavement including a 12 feet median, curb, gutter and a 5 foot sidewalk within a 20-42 foot curb to property line distance, satisfactory to the City Engineer.
- p. The applicant shall provide a minimum of 100 foot curve radius shown on the site plans for all proposed public residential streets, satisfactory to the City Engineer.

- q. The applicant shall construct the private driveways of Units 9A and 9B with a minimum pavement width of 28 feet within 45 feet of parkway, satisfactory to the City Engineer.
- r. The applicant shall provide and pave a 20 feet triangular area at the corner of any intersection of two alleys, satisfactory to the City Engineer.
- s. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "A" north of the Urban Amenity, Street "B" north of private drive "G," Street "D," Street "E," Street "F," Street "G," Street "H," Street "I" and Street "J" as a two lane residential street. The applicant shall dedicate 54' of right-of-way and shall provide 34' of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- t. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of street "K," street "L," Street "M," Street "O," Street "P," Street "Q," Street "R," Street "S," Street "T," Street "U," Street "V," and Street "X," as two lane residential streets. The applicant shall dedicate 54' of right-of-way and shall provide 34' of pavement including curb, gutter and a 5 foot sidewalk within a 10 foot curb to property line distance, satisfactory to the City Engineer.
- u. Prior to the recordation of the first final map, the applicant shall assure by permit and bond, the construction of Street "G" from Street "A" to Street "D" as a modified two-lane collector with a 50' curb to curb pavement within 90 feet of right-of-way including curb, gutter and a 5 foot sidewalk within 20 curb to property line distance, satisfactory to the City Engineer.

14. WATER REQUIREMENTS:

- a. Prior to the approval of any public improvement drawings, the Subdivider shall provide an acceptable water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and water facilities necessary to serve this development consistent with previously accepted studies in this area maintaining redundancy throughout phasing of construction. If phasing of the development is proposed, then a phasing plan shall be included in the study with the affordable housing site in the first phase.
- b. Prior to the approval of any public improvement drawings, the Subdivider shall provide an acceptable recycled water study, consistent with previously accepted studies in this area, satisfactory to the Water Department Director.

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- 420936
- c. The Subdivider shall design and construct all potable and recycled water facilities as required in the accepted water studies for this area, necessary to serve this development in a manner satisfactory to the Water Department Director. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies and standards.
- d. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the Subdivider shall design and construct a redundant water system satisfactory to the Water Department Director.
- e. The Subdivider shall, if required, install parallel water facilities with a minimum separation of 20-feet, satisfactory to the Water Department Director.
- f. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director. Easements shall be located within single lots.
-
- 420936
- g. Grants of water easements shall have the following minimum widths: water mains with no appurtenances including valves - 15 feet; water mains with services or fire hydrants - 30 feet with 24 feet of paving and full height curbs. Easements, as shown on the approved tentative map, will require modification based on standards and final engineering. If sufficient easement area cannot be provided to allow for operation and maintenance of public facilities, then the Subdivider shall install a private water system.
- 420936
- h. The Subdivider shall process encroachment maintenance and removal agreements for all acceptable private encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- i. If any portion of the subdivision will have gated access, then the Subdivider shall provide keyed access to the Water Operations Division in a manner satisfactory to the Water Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- j. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards, and practices

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pertaining thereto. Water facilities, as shown on the approved tentative map, shall be modified at final engineering to conform to standards.

15. WASTEWATER CONDITIONS

- a. The developer shall enter into a Participation Agreement with the City to contribute their fair share cost for upgrading Sewer Pump Station No. 79 to accommodate sewer flows from the proposed development.
- b. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed. Re-design may include, but is not limited to, land form modification and changes to street alignments.

16. AFFORDABLE HOUSING CONDITION

- a. The affordable housing requirements of PDP No. 7250 and SDP No. 7251 on file with the Development Services Department, are hereby incorporated by reference into this vesting tentative map. Prior to the recordation of any final map, the ~~subdivider shall enter into an agreement with the Executive Director of the~~ Housing Authority of the City of San Diego, or designee. The Affordable Housing Requirements are more thoroughly described through conditions of the accompanying PDP No. 7250 and SDP No. 7251, such permit becoming utilized upon recordation of this vesting tentative map.

17. LANDSCAPE CONDITIONS

- a. Prior to (final map) any grading permit(s) the owner permittee shall enter into a Bonded Revegetation Installation Agreement for all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.
- b. Prior to (final Map) any grading permit (s) the owner permittee shall provide to the City Manager a bonded Landscape Maintenance and Establishment Agreement for the establishment and long term monitoring of all disturbed lands and permanent BMP's to the satisfaction of the Development Services Landscape Section.

18. STREET AND EASEMENTS VACATION

- a. The street vacation of a portion of Old Survey No. 57, known as Black Mountain Road, and the street vacation of a portion of the public street, granted to the City of San Diego by grant deed recorded September 1, 1982, as file No. 82-271463,

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within subject Vesting Tentative Map, are conditioned upon approval and recordation of a final map in accordance with the Subdivision Map Act Section 66434(g).

- b. The vacation of a portion of the water easements granted to the City of San Diego per document recorded January 7, 1972, as file No. 72-5264, per document recorded March 31, 1971 as file No. 61545, and per documents recorded March 17, 1971, as file numbers 50373, 50374, 50375 and 50376 are conditioned upon approval and recordation of a final map in accordance with the Subdivision Map Act section 66434(g) and upon determination of the fair market value and compensation as required by the Real Estate Assets Department.

FOR INFORMATION:

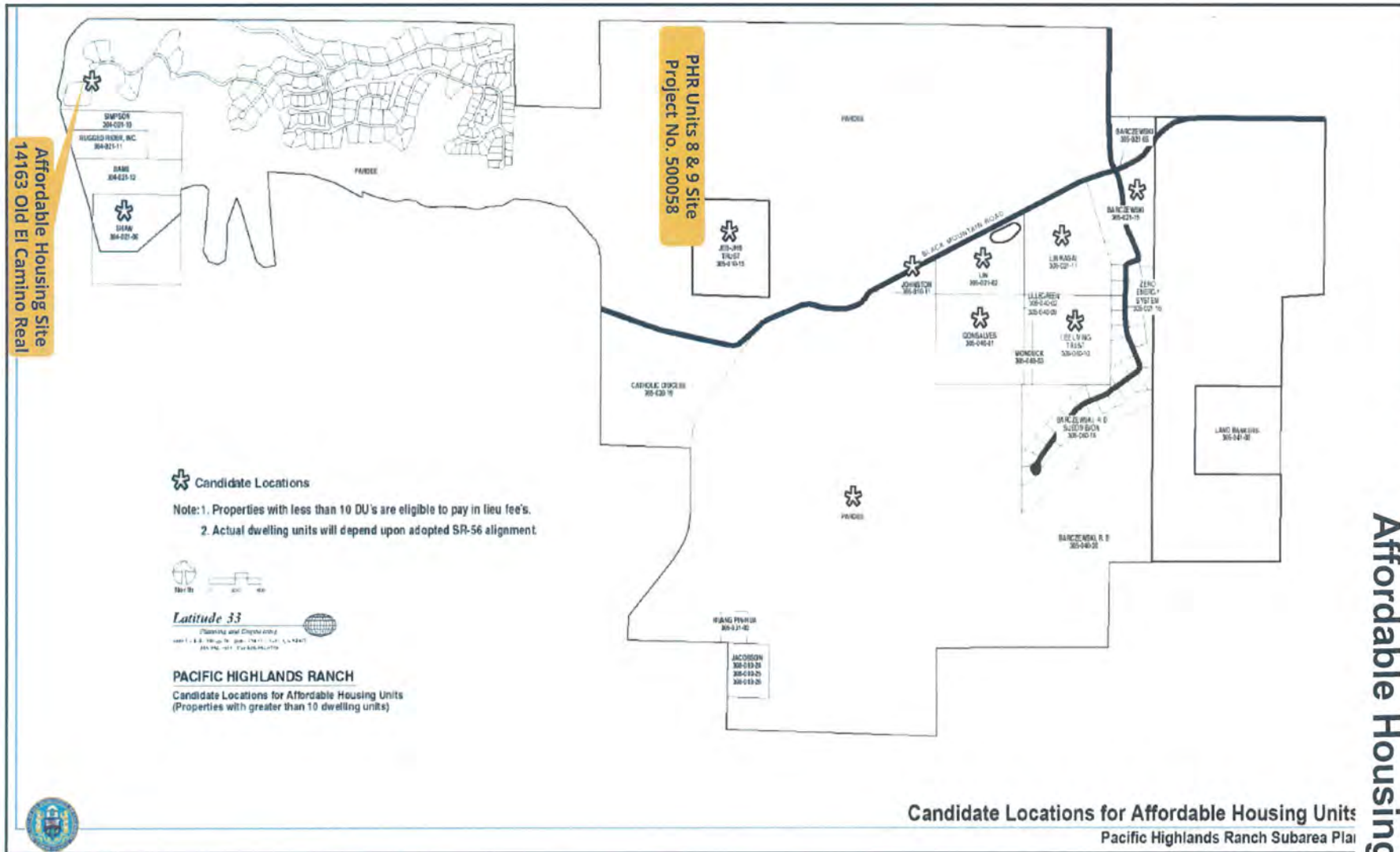
- This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Pacific Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area [NCFUA] Community Plan area.
- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code section 102.0406, et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code section 96.0401, et seq.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code section 53080(b) (Statutes of 1981, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

TABLE 2-2
LAND USES BY PROPERTY OWNERSHIP
DEVELOPMENT EXCLUSIVE OF EXISTING AND PREVIOUSLY APPROVED PROJECTS

PROPERTY OWNER	TOTAL ACREAGE	RESIDENTIAL DESIGNATION	RESIDENTIAL ACREAGE	RESIDENTIAL DWELLING COUNT	NON-RESIDENTIAL DESIGNATION	NON-RESIDENTIAL ACREAGE	NON-RESIDENTIAL SQUARE-FOOTAGE	SCHOOL/PARK DESIGNATION	SCHOOL/PARK ACREAGE
A	77.6	PR	21.0	189	MHPA	40.0	0	NONE	0.0
		LD	3.0	15					
B	54.6	LD*	51.0*	255*	PRIVATE SCHOOL	51.0	0	NONE	0.0
C	40.0	VILLAGE	3.0	75	VILLAGE		20,000 COM/OFF	Junior High School	13.0
		CR**	16.5	231					
D	4.5	NONE	0.0	0	MHPA	4.5	0	NONE	0.0
E	39.7	LD	10.0	50	MHPA	29.7	0	NONE	0.0
F	5.5	VILLAGE	5.0	130	VILLAGE		30,000 COM/OFF	NONE	0.0
G	40.0	NONE	0.0	0	MHPA	40.0	0	NONE	0.0
H	35.3	CR	0.1	1	MHPA	22.0	0	NONE	0.0
		PR	10.5	81	NP	0.3			
I	2.5	CR	0.5	7	NP	0.1	0	NONE	0.0
J	21.5	VILLAGE	5.0	145	VILLAGE		55,000 COM/OFF	NONE	0.0
		CR	14.5	203	NP	0.9			
K	39.1	PR	26.0	234	MHPA	5.0	0	NONE	0.0
		CR	0.2	3	NP	1.0			
L	3.2	CR	0.2	3	NONE		0	NONE	0.0
		PR	0.7	6					
M	1665.0	VILLAGE	20.0	150	VILLAGE		195,000 COM/OFF	CIVIC/FIRE ST.	8.0
		CR	28.0	548	MHPA	710.0		SCHOOLS	88.0
		PR	86.0	588	EC	20.0	300,000 EC	PARKS	24.0
		LD**	526.0	2303	NP	10.0			
N	10.4	VLD	2.8	3	MHPA	7.6	0	NONE	0.0
O	20.4	VLD	4.3	4	MHPA	16.1	0	NONE	0.0
P	20.6	VLD	4.8	5	MHPA	15.8	0	NONE	0.0
TOTALS	2079.8	VILLAGE	33.0	500	VILLAGE		300,000 COM/OFF	CIVIC/FIRE ST.	8.0
		CR**	60.0	996	MHPA	890.7	300,000 EC	HIGH SCHOOLS	70.0
		PR	144.2	1098	EC	20.0		ELEM. SCHOOLS	31.0
		LD**	539.0	2368	NP	12.3		Community PARK	13.0
		VLD	11.9	12	PRIVATE SCHOOL	51.0		Neighborhood PARK	11.0
2102.0***			788.1	4974		974.0			133.0

Assumptions: All figures are based upon rough calculations and are subject to refinement with the submittal of site specific development plans.
The dwelling counts and non-residential square-footages are gross figures and do not include public facilities such as roads.
The dwelling count includes affordable housing units as required by the City of San Diego (20 percent) and the 5 percent bonus permitted by the state.
The commercial and office uses in the village shall not exceed a total of 300,000 square-feet and are allocated as totaled above.
The rights-of-way for SR-56 and major roads are approximate calculations.
*The total number of permitted residences will increase by 255 units in the event the private high school (the intended use) is not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.
**The total number of permitted residences will increase by 134 units in the event the junior high & third elementary school are not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.
***The total acreage is based upon County Assessor Parcel information and is inclusive of existing rights-of-way.
MHPA = Multiple Habitat Preservation Area NP = Neighborhood Parkway COM = Commercial OFF = Office
EC = Employment Center CR = Core Residential PR = Peripheral Residential LD = Low-Density VLD = Very Low-Density

Pacific Highlands Ranch Subarea Affordable Housing Location



Affordable Housing Site (Project No. 500066)
14163 Old El Camino Real



CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

October 28, 2016

Will Zounes, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 302
San Diego, CA 92101

Re: PHR Units 8 and 9
Project # 500058

Dear Will:

The Carmel Valley Community Planning Board considered the proposed amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251 for a Rezone, Vesting Tentative Map, Site Development Permit and Planned Development Permit for a 515-unit single family detached home residential development on approximately 254 acres. The project proposes an increase of 64 single-family dwelling units from the originally approved project.

Pardee indicated that prior specific design agreements that addressed the concerns of adjoining neighbors with the former project have now been detailed as a part of the design guidelines.

After discussion of the proposed amendment the board approved the project by a vote of 9-0 with 1 abstaining.

Sincerely,
Carmel Valley Community Planning Board

A handwritten signature in blue ink, appearing to be 'Frisco White', with a stylized 'A' and a horizontal line extending to the right.

Frisco White, AIA
Chair



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

Ownership Disclosure Statement

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

Project Title

Pacific Highlands Ranch - Units 8 and 9

Project No. For City Use Only

500050

Project Address:

North of Pacific Highlands Ranch Parkway

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:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. C0538474
☐ 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):
Pardee Homes

☒ Owner ☐ Tenant/Lessee

Street Address:
13400 Sabre Springs Parkway, #200

City/State/Zip:
San Diego, CA 92128

Phone No: 858-794-2500 Fax No: 858-794-2560

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

Title (type or print):
Division President

Signature: [Signature] Date: 6/29/16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

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

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

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

Division President – San Diego

Beth Fischer

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

Division President – San Diego

Jimmy Ayala

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


Dated: June 19, 2015



Thomas J. Mitchell



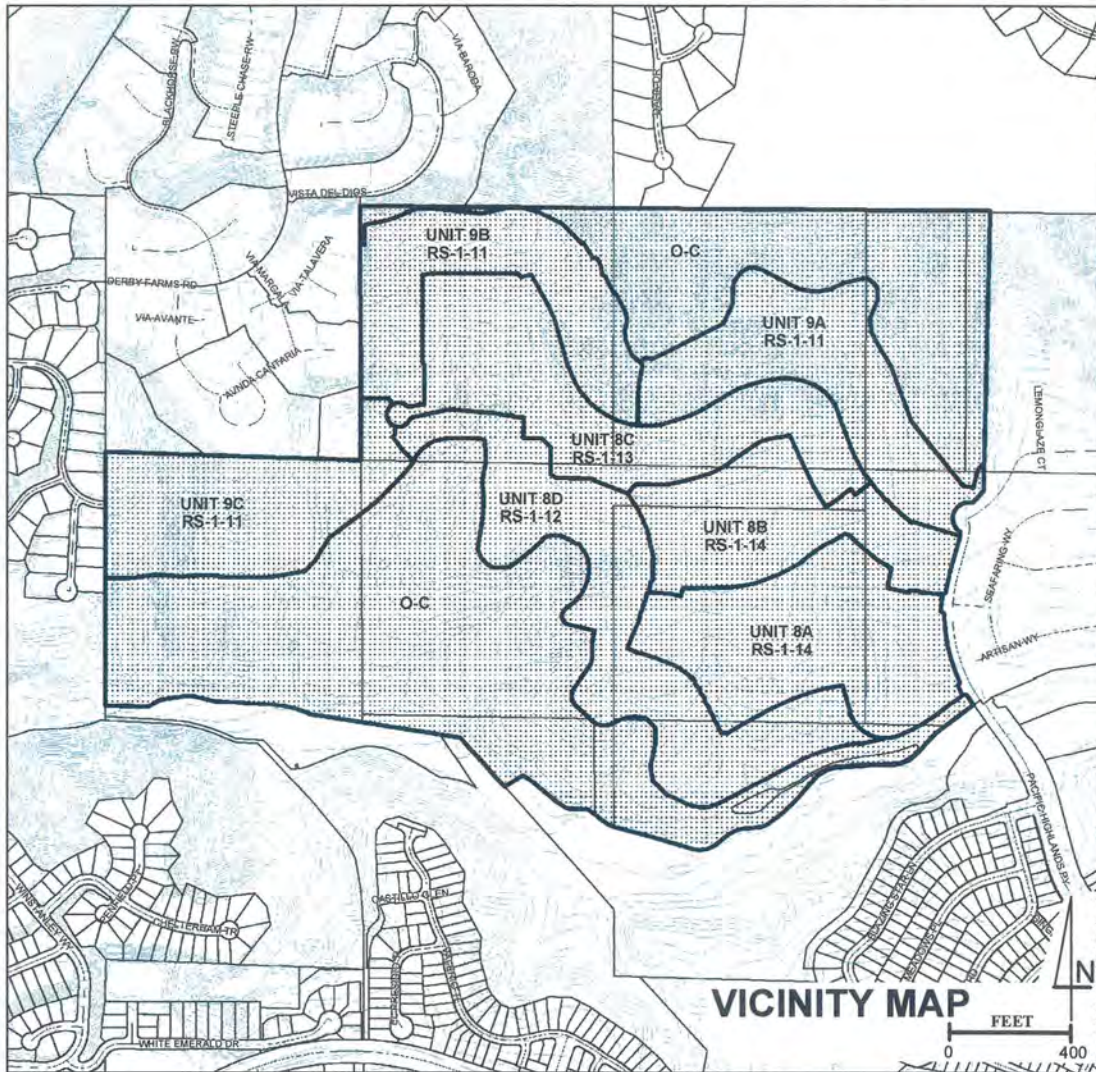
Douglas E. Bauer



Michael D. Grubbs



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



PAR 1&2 SEC 9-14-3W

ORDINANCE NO. _____
EFF. DATE ORD. _____
ZONING SUBJ. TO _____
BEFORE DATE _____
EFF. DATE ZONING _____
MAP NAME AND NO. _____

REQUEST RS-1-11, RS-1-12, RS-1-13 & RS-1-14
PLANNING COMM.
RECOMMENDATION
CITY COUNCIL
ACTION

CASE NO. 500058

DEVELOPMENT SERVICES MANAGER

B- 4322

APN: 305-010-19, 31, 36&37, 305-011-03, 04&05

(292-1707) 1-13-17 ldj

LEGAL DESCRIPTION: PACIFIC HIGHLANDS RANCH UNIT 8 & 9

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE EASTERLY 24 ACRES.

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 11718, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1981 LYING WESTERLY OF THE BOUNDARY OF PACIFIC HIGHLANDS RANCH UNIT 18 PER MAP 16118.

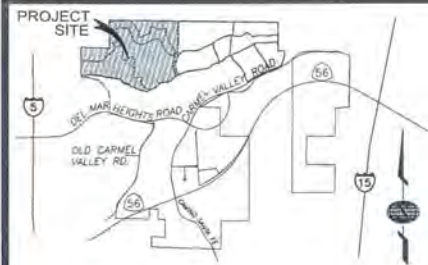
ALL THAT LAND WITHIN THE BOUNDARY OF PACIFIC HIGHLANDS RANCH UNIT 8, MAP NO. 16134 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 13, 2016.

THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF SAID PACIFIC HIGHLANDS RANCH UNIT 8.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE BOUNDARY OF PACIFIC HIGHLANDS RANCH MAP UNIT 17 PER MAP 16118, ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE BOUNDARY OF SAID PACIFIC HIGHLANDS RANCH MAP UNIT 8.

THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPTING THEREFROM ALL THAT PORTION OF THE LAND LYING SOUTHERLY OF THE NORTH BOUNDARY OF PACIFIC HIGHLANDS RANCH MAP UNIT 1 PER MAP 14311.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THOSE PORTIONS OF THE LAND LYING SOUTHERLY OF THE NORTH BOUNDARY OF PACIFIC HIGHLANDS RANCH MAP UNIT 1 PER MAP 14311.



VICINITY MAP

N/E

PACIFIC HIGHLANDS RANCH UNITS 8 & 9 VESTING TENTATIVE MAP (NO. 1817512), SITE DEVELOPMENT PERMIT (1817510), PLANNED DEVELOPMENT PERMIT (NO. 1817515), AND REZONE (NO. 1817514) CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
A VESTING TENTATIVE MAP NO. 41-0184 AMENDMENT, SITE DEVELOPMENT PERMIT NO. 7251 AMENDMENT, A PLANNED DEVELOPMENT PERMIT NO. 7250 AMENDMENT, AND REZONE FOR A 515 SINGLE-FAMILY DWELLING UNITS AND A COMMUNITY RECREATION CENTER.
- STREET ADDRESS:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH PARKWAY AND CARMEL VALLEY ROAD
- SITE AREA:
TOTAL SITE AREA (GROSS): 254.15 ACRES (11,070,774 SQ. FT.)
NET SITE AREA: 154.5 ACRES (6,750,000 SQ. FT.)
(NET SITE AREA EXCLUDES MHPA AREAS)
- ZONING:
EXISTING: RS-1-11, RS-1-12, RS-1-13, RS-1-14
PROPOSED: RS-1-11, RS-1-12, RS-1-13, RS-1-14
- COMMUNITY PLANNING AREA: PACIFIC HIGHLANDS RANCH
- COVERAGE DATA:
TOTAL LANDSCAPE/OPEN SPACE AREA (HQA LOTS ONLY): 1.53 ACRES (66,717 SQ. FT.)
TOTAL HARDSCAPE/PAVED AREA (PARKWAYS): 5.21 ACRES (227,124 SQ. FT.)
GROSS SITE AREA: 254.15 ACRES (11,070,774 SQ. FT.)
FLOOR AREA RATIO PER ZONE (FAR): 0.60
GROSS FLOOR AREA (GFA): PER DESIGN GUIDELINES
- DENSITY:
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 515
- YARD/SETBACK:
REQUIRED PER ZONE:
RS-1-11: MIN. FRONT: 30', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
RS-1-12: MIN. FRONT: 15', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
RS-1-13: MIN. FRONT: 15', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
- PROPOSED:
RS-1-11: MIN. FRONT: 10'/15', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
RS-1-12: MIN. FRONT: 10'/15', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
RS-1-13: MIN. FRONT: 10'/15', MIN. SIDE: 5', MIN. STREET SIDE: 10', MIN. REAR: 10'
- *10' MINIMUM TO SIDE LOADED GARAGE OR LIVING SPACE AND 18' MINIMUM TO ROLL UP GARAGE DOOR
- PARKING (RESIDENTIAL):
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 1,030 SPACES (MINIMUM 2 SPACES/DU)
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 1,030 SPACES
*THE PROPOSED PROJECT PROVIDES LONG DRIVEWAYS FROM GARAGE TO SIDEWALK THAT WILL ACCOMMODATE AN ADDITIONAL 2 PARKING SPACES FOR OFF-STREET PARKING.
- PROPOSED BRUSH MANAGEMENT ZONES:
LOT NO. ZONE 1 ZONE 2
1-9 65' 20'
208-316 65' 65'
317-342 60'(1) 80'
358-359 60'(1) 80'
474-492 60'(1) 20'
448, 504-505 60' 30'-60'
506-514 80'
396-400 60'(1)
402-404 60'(1)
407-409 60'(1)
411-420 60'(1)
455-473 60'(1)
- (1) NOTE: MHPA PERMITTER LOTS PER DEVELOPMENT AGREEMENT BETWEEN CITY OF SAN DIEGO AND PARCELS CONSTRUCTION COMPANY, PACIFIC HIGHLANDS RANCH SUBAREA 18, NORTH CITY URBANIZING AREA DOCUMENT NO. 00-18571 ARE REQUIRED TO PROVIDE BRUSH MANAGEMENT ZONES ON LOT WITH NO ZONE 2 ALLOWED WITHIN MHPA. THE DEVELOPMENT OF THESE LOTS (WHICH WERE APPROVED WITH 60' ZONE 1 AND NO ZONE 2 IN THE ORIGINAL VTM) WOULD BE SEVERELY COMPROMISED BY AN INCREASE IN ANY ZONE AS REQUIRED BY THE NEW CODE. ON THESE LOTS A 6" HIGHER 1-HR FIRE-RATED BLOCK GLASS WALL SHALL BE PROVIDED AS ALTERNATIVE TO FULL BRUSH MANAGEMENT ZONES TYPE.
- LANDS USE:
UNIT NO. LAND USE* NO. OF UNITS NET AC. DU/AC
1A LD 110 16.97 6.49
8B LD 82 12.57 6.51
8C LD 105 18.57 5.66
8D LD 80 22.00 3.53
9A LD 44 16.99 2.59
9B LD 52 16.64 3.04
9C LD 42 16.84 2.62
- *LD = LOW DENSITY
- GEOLOGIC HAZARD CATEGORY: 53, 22, 32, 23, 21
- YEAR CONSTRUCTED OF BUILDINGS ON SITE: N/A (VACANT)
- EXISTING USE: VACANT LAND
PROPOSED USE: SINGLE FAMILY HOMES
- OCCUPANCY CLASSIFICATION: ZONING DESIGNATION TYPE OF CONSTRUCTION
SINGLE FAMILY R-3 SAME AS BEFORE
RECREATION CENTER A-3 SAME AS BEFORE
- OPEN SPACE REQUIREMENTS:
THE PROJECT WILL MEET THE SUPPLEMENTAL PDF REGULATIONS FOR MINIMUM OPEN SPACE REQUIREMENTS PER SDMC SECTION 143.0420.
ZONE MIN. USABLE OPEN SPACE PER DWELLING UNIT MIN. TOTAL OPEN SPACE PER DWELLING UNIT
RS-1-11 1,750 SQ. FT. 3,500 SQ. FT.
RS-1-12 1,700 SQ. FT. 2,400 SQ. FT.
RS-1-13 900 SQ. FT. 1,800 SQ. FT.
RS-1-14 750 SQ. FT. 1,500 SQ. FT.

UNIT NO.	LAND USE*	NO. OF UNITS	NET AC.	DU/AC
1A	LD	110	16.97	6.49
8B	LD	82	12.57	6.51
8C	LD	105	18.57	5.66
8D	LD	80	22.00	3.53
9A	LD	44	16.99	2.59
9B	LD	52	16.64	3.04
9C	LD	42	16.84	2.62

GENERAL NOTES

LOT SUMMARY

- RESIDENTIAL LOTS: 515
MHPA OPEN SPACE LOTS: 2
WATER QUALITY BASIN LOTS: 4
H.O.A./PARK LOTS: 23
UNIT 8 REC. CENTER LOT: 1
PUBLIC RIGHT OF WAY: 1
PRIVATE DRIVEWAY: 2
TOTAL AREA: 120.70 AC.
TOTAL AREA: 84.94 AC.
TOTAL AREA: 7.45 AC.
TOTAL AREA: 10.65 AC.
TOTAL AREA: 0.76 AC.
TOTAL AREA: 21.45 AC.
TOTAL AREA: 8.20 AC.
- TOTAL AREA WITHIN SUBDIVISION IS 254.15 ACRES GROSS.
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: TIME WARNER CABLE
- CABLE TELEVISION: TIME WARNER CABLE
- SEWER, WATER, AND RECYCLED WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGO UNION H.S./SOLANA BEACH ELEMENTARY SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- CONTOUR INTERVAL: 2 FEET
DATUM: GPS PT. NR. 542 - N 1,927,136.88, E 6,267,611.17, ELEV. = 190.83
DATE: 1-5-99
SOURCE: SAN-LO AERIAL SURVEYS
- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED
- MHPA OPEN SPACE LOTS TO BE MAINTAINED BY CITY OF SAN DIEGO
- ALL RESIDENTIAL LOCAL AND PRIVATE STREETS, WITH A GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY STREET DESIGN MANUAL
- ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO
- THIS TENTATIVE MAP INCLUDES MULTIPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF SAID MAP UNITS. A DEVELOPER MAY FILE UP TO A MAXIMUM OF 8 MAP UNITS.
- PROJECT IS NOT ADJACENT TO TRANSIT STOPS
- ALL PRIVATE ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT WILL REQUIRE A ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC FACILITIES AND SERVICES MITIGATION, MONITORING AND REPORTING PROGRAM. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PALEONTOLOGICAL RESOURCE MITIGATION, MONITORING AND REPORTING PROGRAM
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC SAFETY (VECTORS) MITIGATION, MONITORING AND REPORTING PROGRAM

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	EXISTING TOPO AND EASEMENTS
3	SLOPE ANALYSIS
4	NOTES, STREET CROSS SECTIONS AND DETAILS
5-7	GRADING AND UTILITIES UNIT 8
8-10	GRADING AND UTILITIES UNIT 9
11	SITE CROSS SECTIONS
12	EARTHWORK EXHIBIT
13-15	SITE PLAN UNIT 8
16-18	SITE PLAN UNIT 9
19	FIRE PLAN
20	TRAIL PLAN
21-26	LANDSCAPE PLANTING PLANS
27	LANDSCAPE PLANTING LEGEND AND NOTES
28-31	LANDSCAPE ENLARGEMENTS AND DETAILS
32-37	BMZ PLANS
38	BMZ NOTES
39	ADJACENT OPEN SPACE/MHPA PLANT COMMUNITY EXHIBIT


PREPARED IN THE OFFICE OF:

C. JOHN CARROCKSON
ACE 34584

PROFESSIONAL SELF-CERTIFICATION STATEMENT

- HEREBY ACKNOWLEDGE AND CERTIFY THAT:
1.1 AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DESIGN PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DESIGN PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE:  DATE: 07/06/2016
BRAD SONNENBURGOWNER/DEVELOPER: PARCELS HOMES
13400 SAGE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CA 92128
(619)794-2500 FAX(619)794-2599PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
(619) 751-0633
CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
(619) 751-0633
LANDSCAPE ARCHITECT: RICK ENGINEERING
5620 FRANKS ROAD
SAN DIEGO, CA 92116
(619) 291-0707

REQUESTED DEVIATIONS

MUNICIPAL CODE REGULATION	SDMC LANGUAGE	DEVIATION	LOTS REQUESTING DEVIATION	REQUESTED PERMIT
SECTION 131.0431(B), TABLE 131-040	REQUIRED FRONT SETBACKS: RS-1-11 = 20 FEET RS-1-12, RS-1-13, RS-1-14 = 15 FEET	PROPOSED FRONT SETBACKS: RS-1-11, RS-1-12, RS-1-13, RS-1-14 = 10 FEET FOR SIDE-LOADED GARAGE AND 18 FEET FOR FRONT-LOADED GARAGE	ALL LOTS	PDF

SOLAR ACCESS NOTE

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

ASSESSOR'S PARCEL NO.

304-031-17, 305-010-18, 305-010-30, 305-010-31, 305-010-36, 305-010-37, 305-010-38, 305-011-03, 305-011-04, 305-011-05

LAMBERT COORDINATES

288-1705

CCS83 COORDINATES

1928-6283

BENCHMARK

LOCATION: CARMEL VALLEY ROAD/RANCHO SANTA FE FARMS ROAD
1/4" IRON PIPE ON NW CORNER
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 04, 2011 INDEX: NORTHING 2928 EASTING 17155
ELEVATION: 121.0074 DATUM IS: MSL

*ELEVATION UP-DATED PER U.S.G.S. ADJUSTMENT OF 1970. MAY DIFFER FROM PREVIOUS ELEVATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 ZONE 6, EPOCH 1991.35 MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN ON SHEET 2. 'A' AND 'B' ARE ADJUSTED TO GPS STATION 480 AND GPS STATION 542 PER IGS 14492. BEARING 'A' TO 'B' IS N371°32'E.

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM

THE COMBINED GRID FACTOR AT STATION 'A' IS 0.999999905 GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

LEGAL DESCRIPTION:

PARCEL D: (305-011-03, 305-011-04 AND 305-011-05)

THOSE PORTIONS OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED AND 1

PARCEL 1:

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 2:

THE EASTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 3:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

EXCEPTING THEREFROM THE EASTERLY 24 ACRES.

PARCEL A: (305-010-31)

THOSE PORTIONS OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN THE FOLLOWING PARCELS 1 AND 2.

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 2:

THE EASTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 7, ACCORDING TO MAP THEREOF NO. 14816, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCELS 1 OF PARCEL MAP NO. 11718, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 9, 1981.

PARCEL C: (305-010-30)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOGETHER WITH THAT PORTION OF THE WESTERLY 100.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 LYING NORTHERLY OF THE COUNTY ROAD - KNOWN AS BLACK MOUNTAIN ROAD - RUNNING EASTERLY AND WESTERLY THROUGH SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, ACCORDING TO OLD SURVEY NO. 57 ON FILE IN THE OFFICE OF THE COUNTY SUPERVISOR OF SAN DIEGO COUNTY, ALL BEING IN TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, THE EASTERLY 100.00 FEET THEREOF.

EXCEPT THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL B: (305-010-19 AND PORTION OF 305-010-31)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL C: (APN 305-010-38)

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 7, ACCORDING TO MAP THEREOF NO. 14816, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 10, ACCORDING TO MAP THEREOF NO. 14817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 14754, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN PARCEL MAP NO. 20703 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 1, 2009 AS FILE NO. 2009-0490332, OFFICIAL RECORDS.

PARCEL E: (305-010-36 AND 305-010-37)

PARCELS 1 AND 2 OF PARCEL MAP NO. 20703, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 1, 2009

PARCEL A: (304-031-17)
THE EASTERLY HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN N. C. W. NEIGHBORHOOD 4A, UNIT 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12145, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 1988.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR

SAN DIEGO, CA 92131

Phone #: (619) 751-0633

Fax #: (619) 751-0634

Project Address:

NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH

PARKWAY AND CARMEL VALLEY ROAD

Project Name:

PHR UNITS 8&9 VTM, SDP, AND

PDF AMENDMENT & REZONE

Sheet Title:

COVER SHEET

Revision 14:

Revision 13:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:

Original Date: 7-5-2016

Sheet 1 of 39

CIP#

LEGEND:

PACIFIC HIGHLANDS
RANCH PROJECT BOUNDARY

EASEMENT LINE

M.H.P.A. BOUNDARY

UNIT BOUNDARY

EASEMENT NOTE NUMBER

EXISTING FLOOD PLAIN
FEMA MAP PANEL 06073C13296

TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 15205671-000-021

PARCELS
AFFECTED

ITEM NO.

- Q. E. ① AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR PUBLIC
SEWER FACILITIES PER DEC. RECORDED MAY 25, 2004 AS FILE NO.
2004-048000 OF O.R.
- A. ② AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO
SAN DIEGO GAS AND ELECTRIC PER DEC. RECORDED DECEMBER 13,
1950 IN BOOK 3896, PAGE 291 OF O.R.
- Q. E. ③ AN EASEMENT FOR INGRESS AND EGRESS GRANTED TO PACIFIC
HIGHLANDS RANCH MAINTENANCE ASSOCIATION, PER DEC. RECORDED
AUGUST 7, 2015 AS FILE NO. 2015-0420704 OF O.R.
- Q. E. ④ AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO TO
CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, AND REPAIR
SEWER FACILITIES APPURTENANCES THERETO, TOGETHER WITH THE
RIGHT OF INGRESS AND EGRESS PER DEC. RECORDED MAY 25, 2004 AS
FILE NO. 2004-048000 OF O.R.
- Q. E. ⑤ AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR ACCESS PER
DEC. RECORDED MAY 25, 2004 AS FILE NO. 2004-0480474 OF O.R.
- A, B, C, E, D. ⑥ AN COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY
SENSITIVE LANDS PER DEC. RECORDED APRIL 15, 2003 AS FILE NO.
2003-0434603 OF O.R.

NOTE: NO EASEMENTS TO BE VACATED

NO.	DELTA OF BNG	RADIUS	LENGTH	NO.	DELTA OF BNG	RADIUS	LENGTH
1	N87°50'07"W	220.01	104.87	63	N45°54'55"E	104.87	104.87
2	N50°41'43"E	23.04	122.17	64	N41°04'34"E	122.17	122.17
3	N81°12'27"E	123.74	158.63	65	N42°10'21"E	217.28	158.63
4	N12°50'33"E	217.28	158.63	66	N85°43'33"E	158.63	158.63
5	N81°12'27"W	80.11	138.31	67	N70°50'30"E	1080.00	138.31
6	N85°43'33"W	331.47	158.63	68	N30°53'00"E	158.63	158.63
7	N75°19'18"W	530.78	166.33	69	N49°22'07"E	38.51	38.51
8	N81°15'36"W	293.83	148.51	70	N42°13'40"E	148.51	148.51
9	N41°54'30"W	342.20	148.51	71	N53°11'57"E	248.62	148.51
10	N53°11'57"W	110.32	54.44	72	N38°01'01"E	783.00	54.44
11	N55°44'52"W	72.71	33.00	73	N44°40'45"E	20.00	33.00
12	N48°13'18"W	140.37	55.27	74	N23°36'30"W	20.00	55.27
13	N48°11'11"E	153.02	28.19	75	N23°36'30"E	20.00	28.19
14	N53°11'57"E	102.64	96.79	76	N23°36'30"E	783.00	96.79
15	N29°50'43"E	241.83	125.97	77	N44°42'24"E	20.00	125.97
16	N74°32'25"W	86.32	80.01	78	N43°48'25"E	20.00	80.01
17	N75°33'56"W	85.91	30.06	79	N67°07'18"E	20.00	30.06
18	N75°33'56"W	242.37	92.54	80	N41°11'11"E	783.00	92.54
19	N50°32'22"E	153.75	128.61	81	N15°23'37"E	200.81	128.61
20	N50°32'22"E	41.46	23.88	82	N68°24'21"E	20.00	23.88
21	N72°25'45"E	221.63	144.78	83	N63°33'28"E	80.00	144.78
22	N48°11'55"E	62.67	72.63	84	N50°11'25"E	80.00	72.63
23	N52°09'35"E	130.11	75.58	85	N52°09'35"E	20.00	75.58
24	N52°09'35"E	23.59	78.33	86	N41°33'58"E	20.00	78.33

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9908 HEBERT ST. 2ND FLR.

SAN DIEGO, CA 92131

Phone: (619) 751-0633

Fax: (619) 751-0634

Project Address:

NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH

PRYOR AND CARMEL VALLEY ROAD

Project Name:

PFR UNITS 8 & 9 VTM, SDP, AND

PDP AMENDMENT & REZONE

Sheet Title:

EXISTING TOPO AND

EASEMENTS

Original Date: 7-6-2016

Sheet 2 of 39

DATE

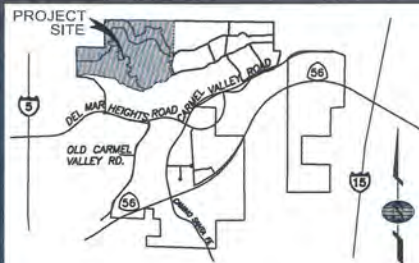
DATE

PREPARED IN THE OFFICE OF:

latitude33
PLANNING & ENGINEERING
1000 Island Street, 4th Floor, San Diego, CA 92101
Tel: 619.751.0633

C. JOHN EMMERSON
RCE 34584

DATE



VICINITY MAP
NTS

LEGAL DESCRIPTION:

PARCEL B: (305-011-03, 305-011-04 AND 305-011-05)

THOSE PORTIONS OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN THE FOLLOWING PARCELS 1, 2 AND 3.

PARCEL 1:

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 2:

THE EASTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 3:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

EXCEPTING THEREFROM THE EASTERLY 24 ACRES.

PARCEL A: (305-010-31)

THOSE PORTIONS OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN THE FOLLOWING PARCELS 1 AND 2.

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL 2:

THE EASTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 7, ACCORDING TO MAP THEREOF NO. 14816, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCELS 1 OF PARCEL MAP NO. 11718, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 8, 1981.

PARCEL C: (305-010-30)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOGETHER WITH THAT PORTION OF THE WESTERLY 100.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 LYING NORTHERLY OF THE COUNTY ROAD - KNOWN AS BLACK MOUNTAIN ROAD - RUNNING EASTERLY AND WESTERLY THROUGH SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, ACCORDING TO OLD SURVEY NO. 57 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY, ALL BEING IN TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, THE EASTERLY 100.00 FEET THEREOF.

EXCEPT THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL B: APR 305-010-19 AND PORTION OF 305-010-31

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL C: (APR 305-010-36)

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 7, ACCORDING TO MAP THEREOF NO. 14816, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 10, ACCORDING TO MAP THEREOF NO. 14817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 14754, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PARCEL MAP NO. 20703 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 1, 2009 AS FILE NO. 2009-0480632, OFFICIAL RECORDS.

PARCEL E: (305-010-36 AND 305-010-37)

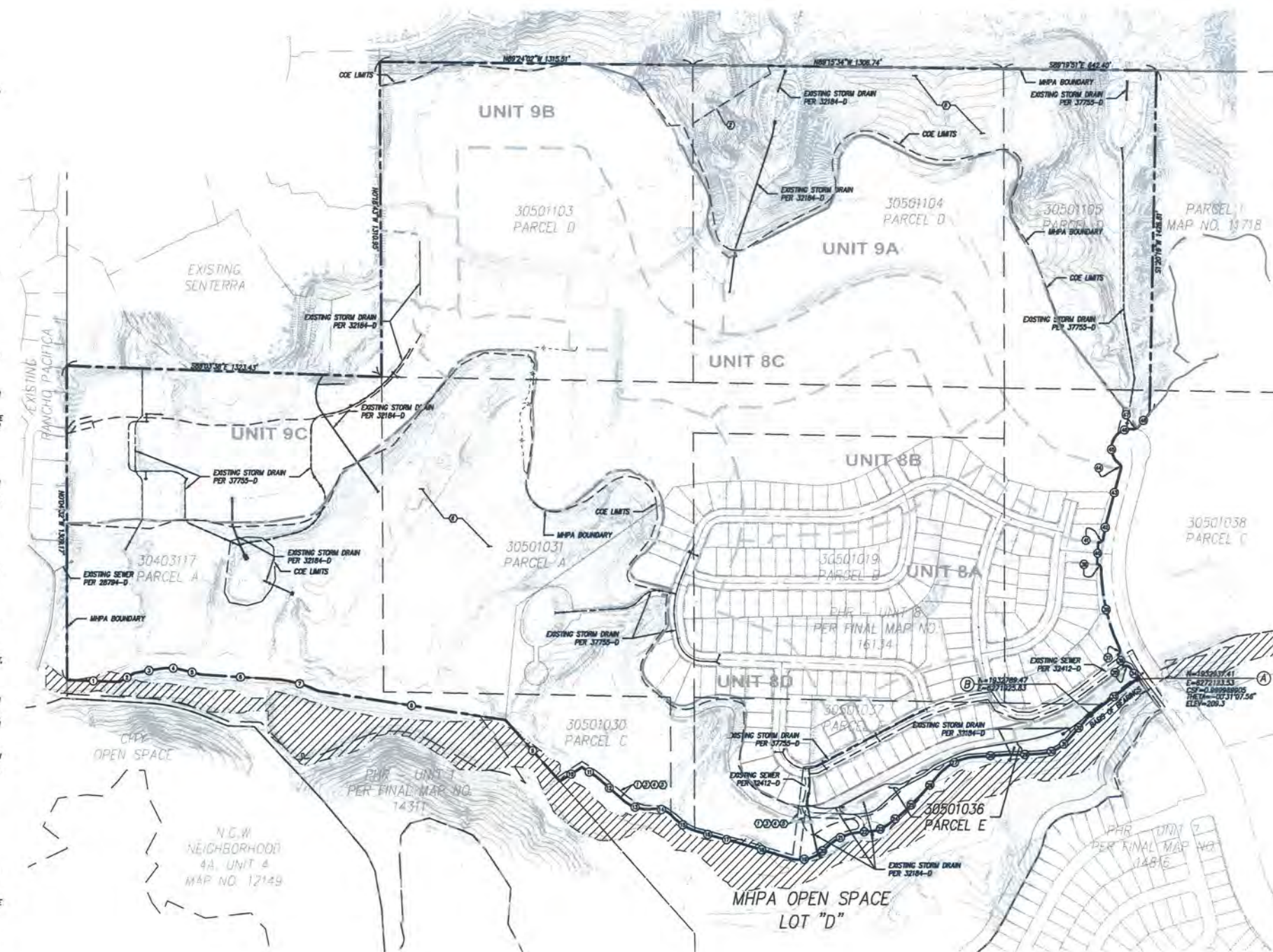
PARCELS 1 AND 2 OF PARCEL MAP NO. 20703, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 1, 2009.

PARCEL A: (304-031-17)

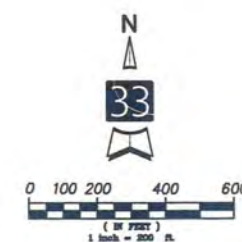
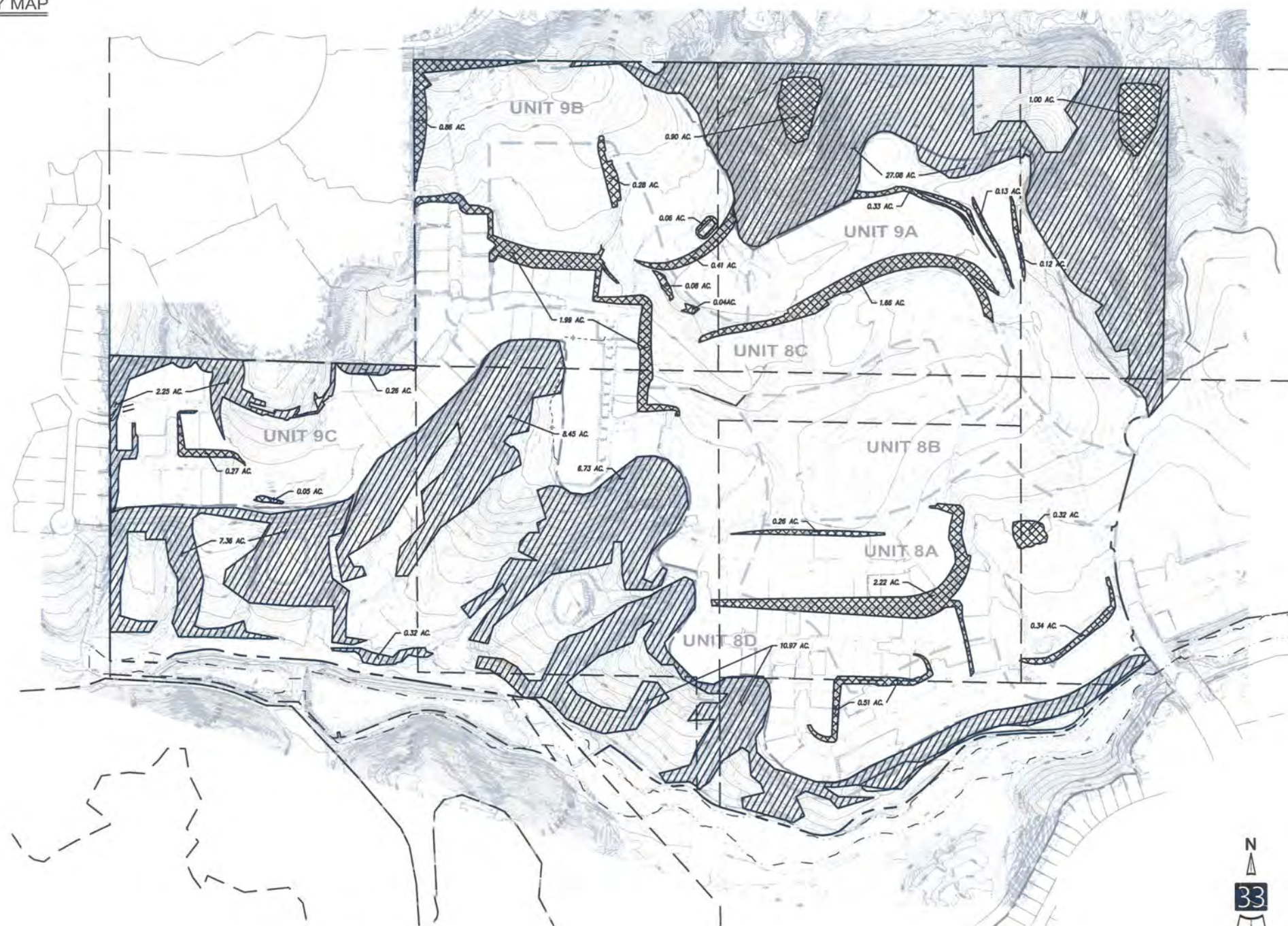
THE EASTERLY HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN N. C. W. NEIGHBORHOOD 4A, UNIT 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12149, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 1988.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PACIFIC HIGHLANDS RANCH UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 14311, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



NTS



latitude **33**
PLANNING & ENGINEERING
5055 Hilgard Street, 2nd Floor, San Diego, CA 92131
Tel: 619.594.0020

515

1. TOTAL AMOUNT OF SITE TO BE GRADED: 151.19 AC.
2. PERCENT OF TOTAL SITE GRADED: 58.48 %
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 75.25 AC.
4. PERCENT OF THE EXIST. NATURAL SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 13.54%
5. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 29.6%
6. AMOUNT OF CUT: 570,000 CUBIC YARDS.
7. AMOUNT OF FILL: 889,000 CUBIC YARDS.
8. MAXIMUM HEIGHT OF FILL SLOPE(S): XX FEET 2:1 SLOPE RATIO.
9. MAXIMUM HEIGHT OF CUT SLOPE(S): XX FEET 2:1 SLOPE RATIO.
10. AMOUNT OF IMPORT SOIL: 328,000 CUBIC YARDS. (IMPORT FROM PHR UNITS 17 & 18)
11. RETAINING/CURB WALLS: HOW MANY: 17
 MAXIMUM LENGTH: 1,325 FEET
 MAXIMUM HEIGHT: 3 FEET

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

PROPOSED UNIT BOUNDARIES
UNIT 8-9
SUBDIVISION BOUNDARY
0 - 25% SLOPES
25% AND GREATER EXISTING
NATURAL SLOPES
25% AND GREATER EXISTING
MANUFACTURED SLOPES

	<u>ACREAGE</u>	<u>PERCENTAGE</u>
0 TO 25% SLOPES	178.90 AC	70.4%
25% AND GREATER SLOPES	75.25 AC	29.6%
TOTAL	254.15 AC	100%

	ACREAGE	PERCENTAGE
25% AND GREATER EXISTING NATURAL SLOPES	63.16 AC	84%
25% AND GREATER EXISTING MANUFACTURED SLOPES	12.09 AC	16%
TOTAL	75.25 AC	100%

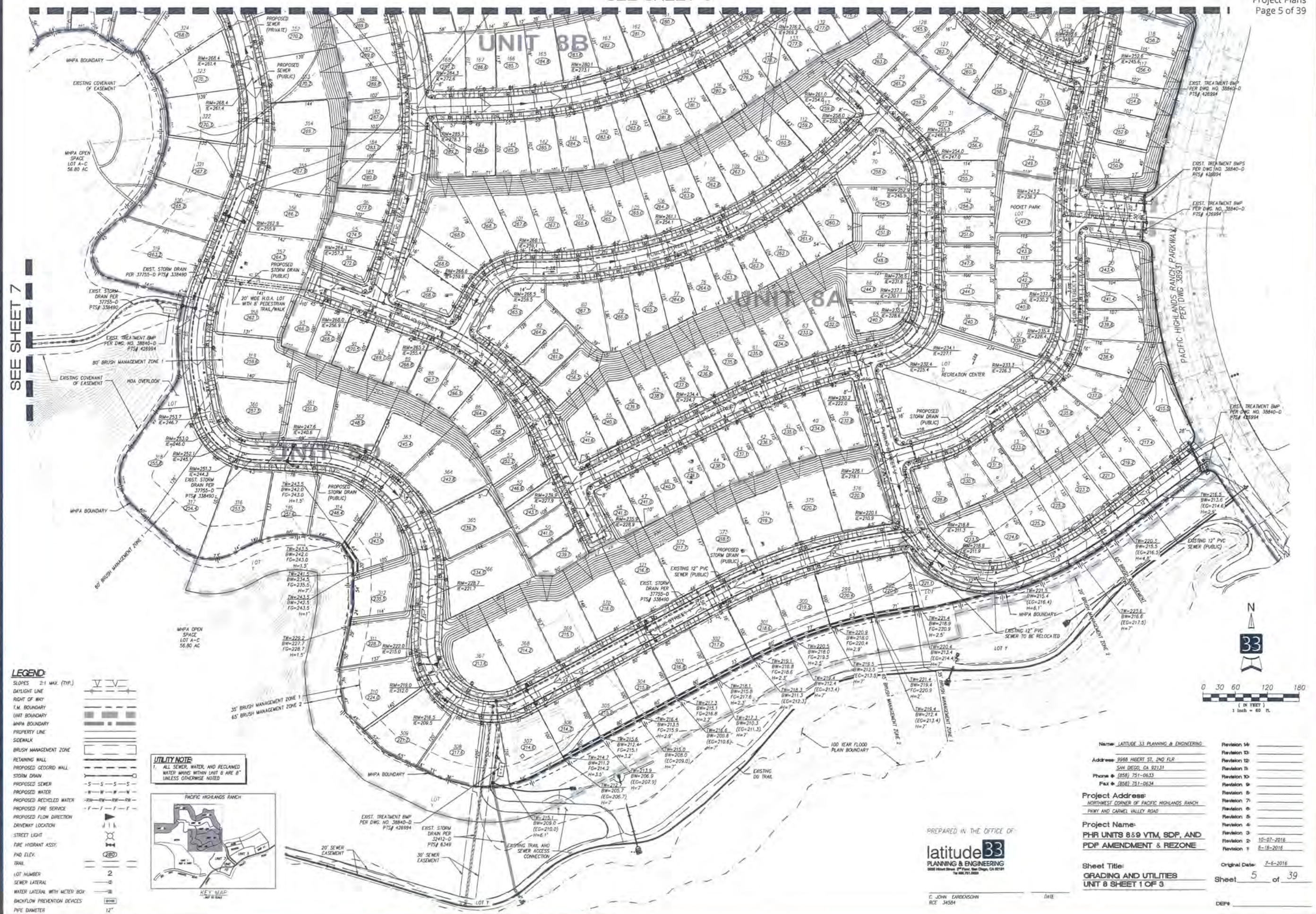
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SLOPE ANALYSIS

Revision 14 _____
 Revision 13 _____
 Revision 12 _____
 Revision 11 _____
 Revision 10 _____
 Revision 9 _____
 Revision 8 _____
 Revision 7 _____
 Revision 6 _____
 Revision 5 _____
 Revision 4 _____
 Revision 3 _____
 Revision 2 _____
 Revision 1 _____

Original Date 7-6-2018
 Sheet 3 of 3

1994

SEE SHEET 7



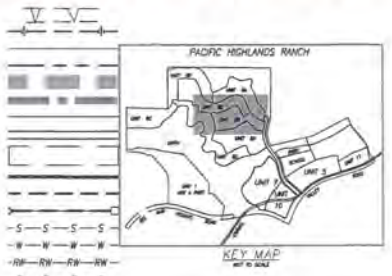
SEE SHEET 7

SEE SHEET 5

UTILITY NOTE
1. ALL SEWER, WATER, AND RECLAIMED
WATER LINES WITHIN UNIT 8 ARE 8"
UNLESS OTHERWISE NOTED

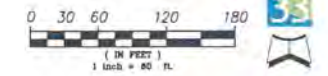
LEGEND:

- SLOPES 2:1 MAX. (TYP.)
- DAYLIGHT LINE
- RIGHT OF WAY
- T.M. BOUNDARY
- UNIT BOUNDARY
- MHPA BOUNDARY
- PROPERTY LINE
- SEWER
- BRUSH MANAGEMENT ZONE
- RETAINING WALL
- PROPOSED GEOTEXT. WALL
- STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED RECYCLED WATER
- PROPOSED FIRE SERVICE
- PROPOSED FLOW DIRECTION
- DRIVEWAY LOCATION
- STREET LIGHT
- FIRE HYDRANT ASST.
- PAID ELEV.
- TRAIL
- LOT NUMBER
- SEWER LATERAL
- WATER LATERAL WITH METER BOX
- BACKFLOW PREVENTION DEVICES
- PIPE DIAMETER



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Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PRIMO AND CARMEL VALLEY ROAD

Project Name:
PFR UNITS 839 VTM, SDP, AND
PDP AMENDMENT & REZONE

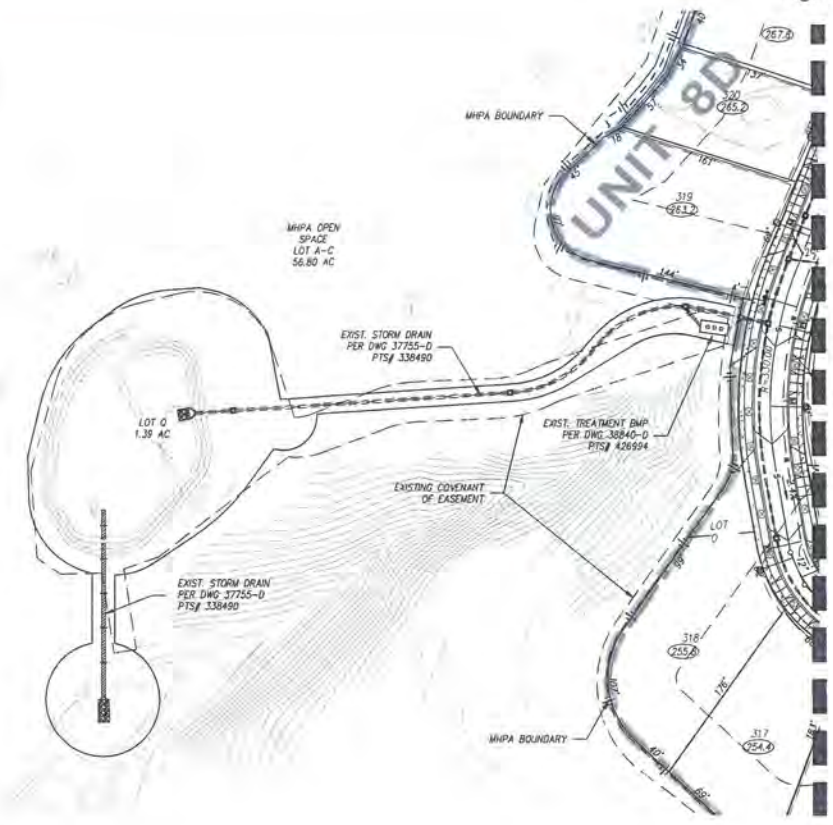
Sheet Title:
GRADING AND
UTILITIES UNIT 8
SHEET 2 OF 3

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	10-07-2016
Revision 1	8-18-2016

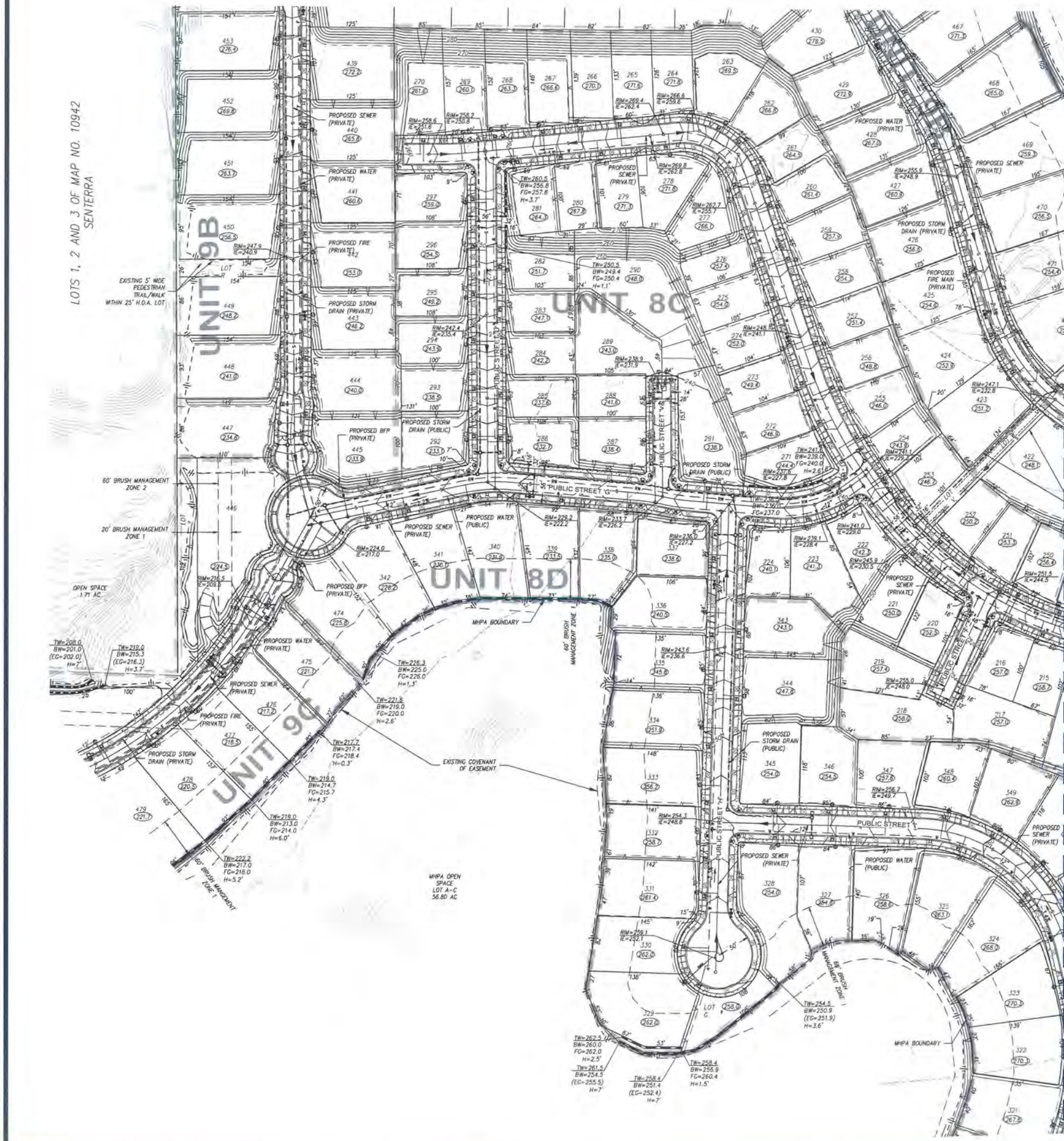
Original Date: **7-8-2016**
Sheet **6** of **39**

DATE

SEE SHEET 5



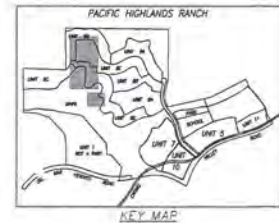
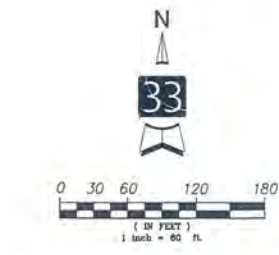
SEE SHEET 6



UTILITY NOTE:
1. ALL SEWER, WATER, AND RECLAIMED WATER MAINS WITHIN UNIT 8 ARE 8" UNLESS OTHERWISE NOTED.

LEGEND:

- SLOPES 2:1 MAX. (TYP.)
- DAYLIGHT LINE
- RIGHT OF WAY
- T.M. BOUNDARY
- UNIT BOUNDARY
- MHPA BOUNDARY
- PROPERTY LINE
- SOILWALK
- BRUSH MANAGEMENT ZONE
- RETAINING WALL
- PROPOSED GEODRID WALL
- STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED RECYCLED WATER
- PROPOSED FIRE SERVICE
- PROPOSED FLOW DIRECTION
- DRIVEWAY LOCATION
- STREET LIGHT
- FIRE HYDRANT ASST.
- PAID ELEV.
- TRAIL
- LOT NUMBER
- SEWER LATERAL
- WATER LATERAL WITH METER BOX
- BACKFLOW PREVENTION DEVICES
- PIPE DIAMETER



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PLANNING & ENGINEERING
3000 Hill Street, 8th Floor, San Diego, CA 92103
Tel: 619.791.2000

C. JOHN EHRICHSON
RCE 34584

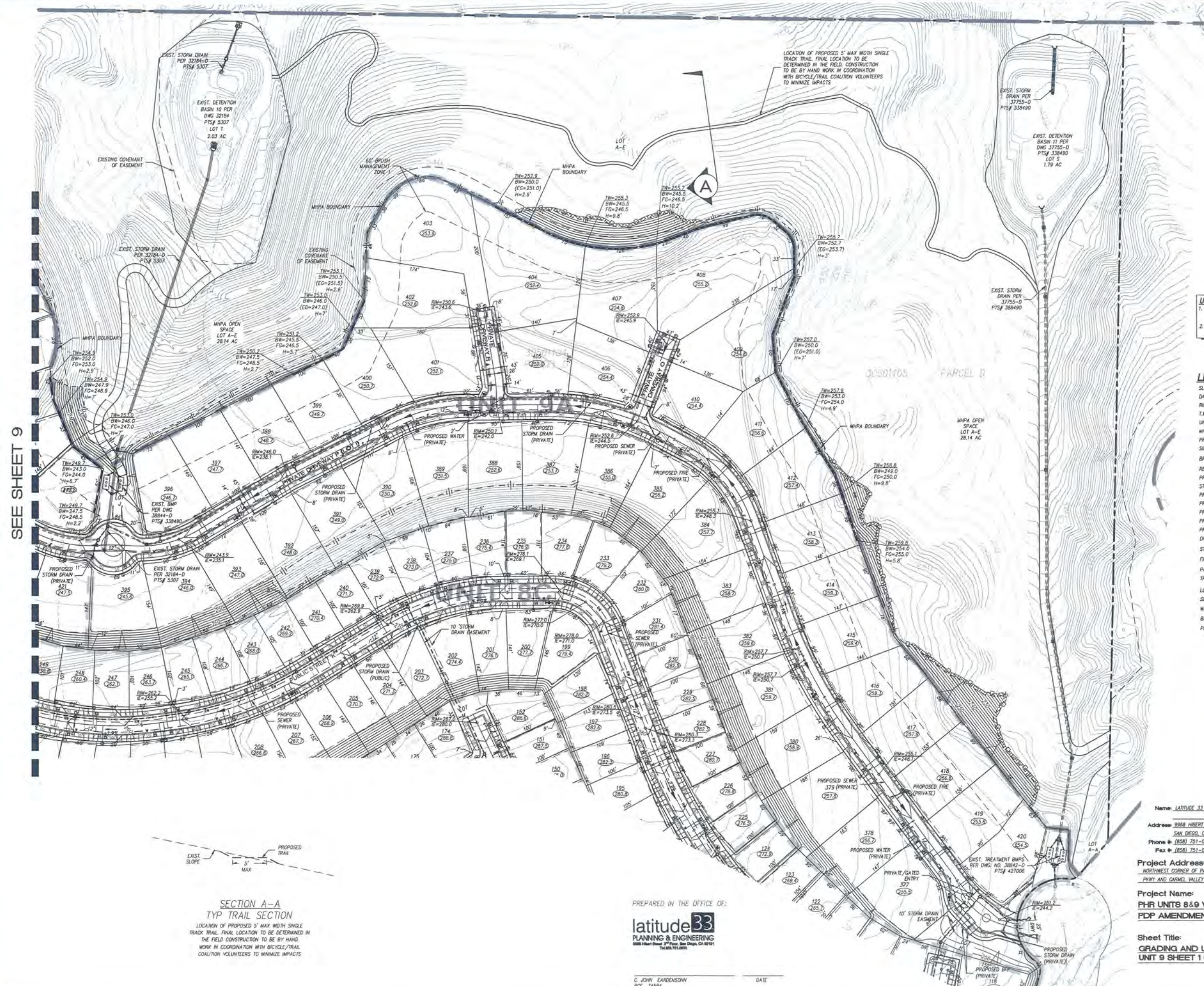
Name: **LATITUDE 33 PLANNING & ENGINEERING**
Address: **3968 HIBERT ST., 2ND FLR.**
SAN DIEGO, CA 92131
Phone: **(619) 251-0633**
Fax: **(619) 251-0634**
Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PONY AND CARMEL VALLEY ROAD
Project Name:
PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Sheet Title:
GRADING AND UTILITIES
UNIT 8 SHEET 3 OF 3

Revision 16:	
Revision 15:	
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: **7-6-2016**
Sheet **7** of **39**

DEP#



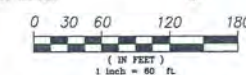
SEE SHEET 9

UTILITY NOTE:

1. ALL FIRE AND SEWER MAINS WITHIN UNIT 9 ARE 8" UNLESS OTHERWISE NOTED
2. ALL WATER MAINS WITHIN UNIT 9 ARE 6" UNLESS OTHERWISE NOTED

LEGEND:

- LEGEND** SLOPE 2:1 MAX. (TYP.)
- DAYLIGHT LINE
RIGHT OF WAY
T.M. BOUNDARY
UNIT BOUNDARY
MHPA BOUNDARY
PROPERTY LINE
SIDEWALK
BRUSH MANAGEMENT ZONE
RETAINING WALL
PROPOSED GEORGIO WALL
STORM DRAIN
PROPOSED SEWER
PROPOSED WATER
PROPOSED RECYCLED WATER
PROPOSED FIRE SERVICE
PROPOSED FLOW DIRECTION
DRAINWAY LOCATION
STREET LIGHT
FIRE HYDRANT ASSY.
PAD ELEV.
TRAIL
- LOT NUMBER
SEWER LATERAL
WATER LATERAL WITH METER BOX
BACKFLOW PREVENTION DEVICES
PIPE DIAMETER
- 12"



Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR
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Phone ☎ (658) 751-0633

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Project Address:
NORTHEAST CORNER OF PACIFIC HIGHLANDS RANCH
PIPPY AND CARNELO VALLEY ROAD

Project Name:
PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Sheet Title:
GRADING AND UTILITIES
UNIT 9 SHEET 1 OF 3

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: 10-07-2016

Revision 1: 8-18-2016

Original Date: 7-6-2016

Sheet 8 of 39

DEP

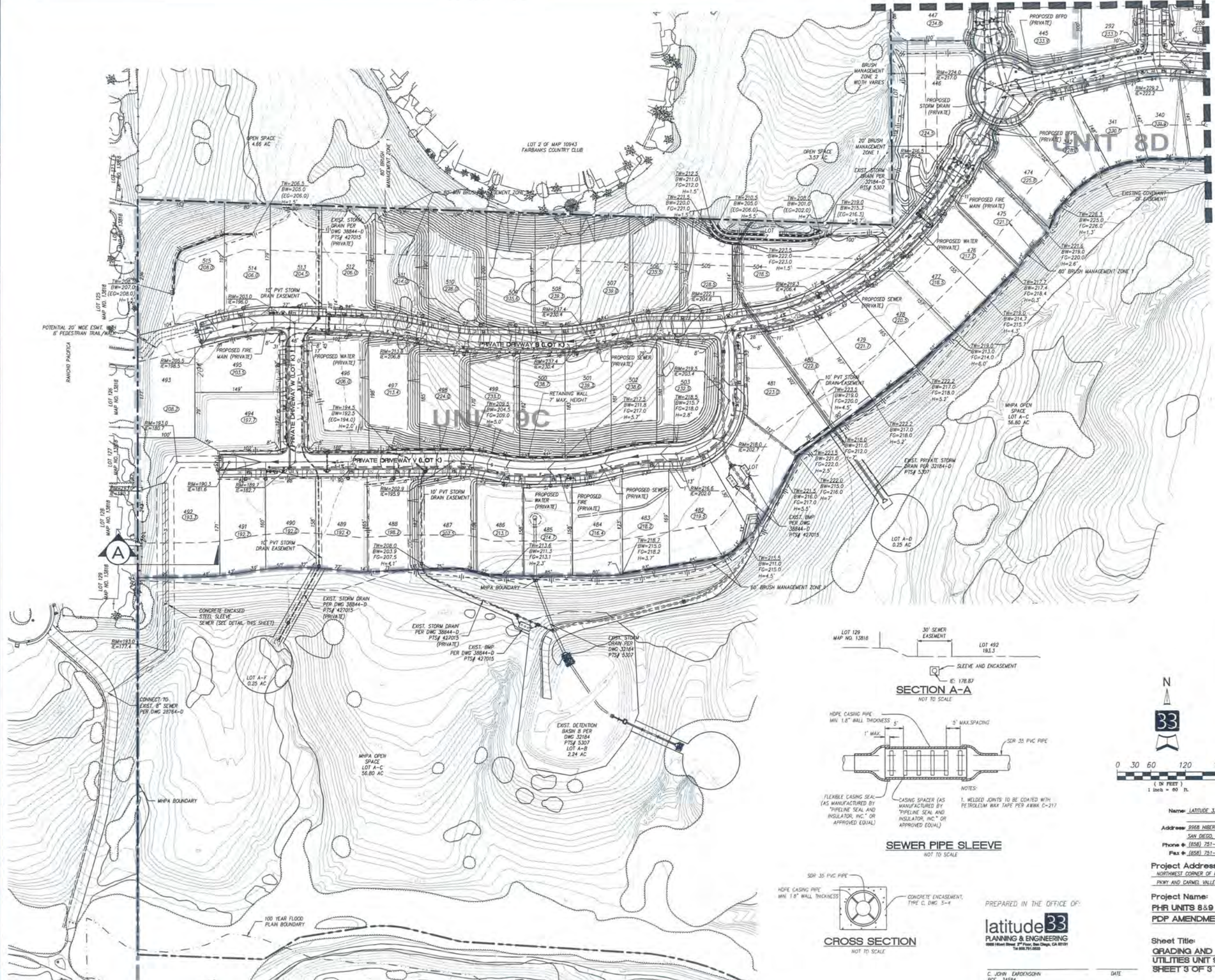
SECTION A-A
TYP TRAIL SECTION
LOCATION OF PROPOSED 5" MAX WIDTH SINGLE
TRACK TRAIL FINAL LOCATION TO BE DETERMINED IN
THE FIELD CONSTRUCTION TO BE BY HAND
WORK IN COORDINATION WITH BICYCLE/TRAIL
COALITION VOLUNTEERS TO MINIMIZE IMPACTS

PREPARED IN THE OFFICE OF:

latitude 33
PLANNING & ENGINEERING
5855 Hilbert Street, 3rd Floor, San Diego, CA 92121

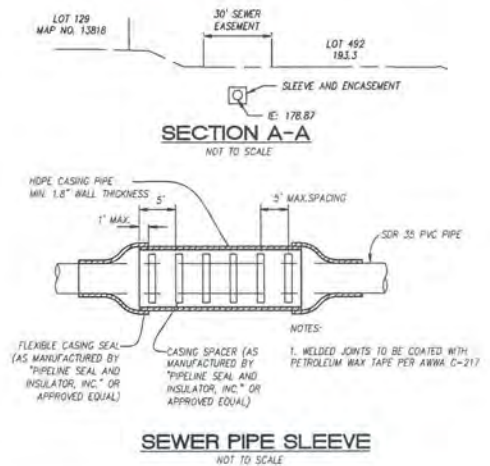
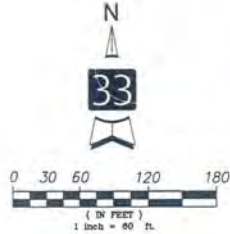
C. JOHN EARDENSOHN
RCE 34584

SEE SHEET 9



UTILITY NOTE:
1. ALL FIRE AND SEWER MAINS WITHIN UNIT 9 ARE 8" UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS WITHIN UNIT 9 ARE 6" UNLESS OTHERWISE NOTED.

- LEGEND:**
- SLOPES 2:1 MAX. (TYP.)
 - DAYLIGHT LINE
 - RIGHT OF WAY
 - T.M. BOUNDARY
 - UNIT BOUNDARY
 - MHPA BOUNDARY
 - PROPERTY LINE
 - SEWER
 - BRUSH MANAGEMENT ZONE
 - RETAINING WALL
 - PROPOSED GEOTEC. WALL
 - STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED RECYCLED WATER
 - PROPOSED FIRE SERVICE
 - PROPOSED FLOW DIRECTION
 - DRIVEWAY LOCATION
 - STREET LIGHT
 - FIRE HYDRANT ASSY.
 - PAD ELEV.
 - TRAIL
 - LOT NUMBER
 - SEWER LATERAL
 - WATER LATERAL WITH METER BOX
 - BACKFLOW PREVENTION DEVICES
 - PIPE DIAMETER



Name: **LATITUDE 33 PLANNING & ENGINEERING**

Address: **9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131**

Phone: **(619) 751-0633**

Fax: **(619) 751-0634**

Project Address: **NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PERRY AND CARMEL VALLEY ROAD**

Project Name: **PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE**

Sheet Title: **GRADING AND
UTILITIES UNIT 9
SHEET 3 OF 3**

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: **10-07-2016**

Revision 1: **8-18-2016**

Original Date: **7-6-2016**

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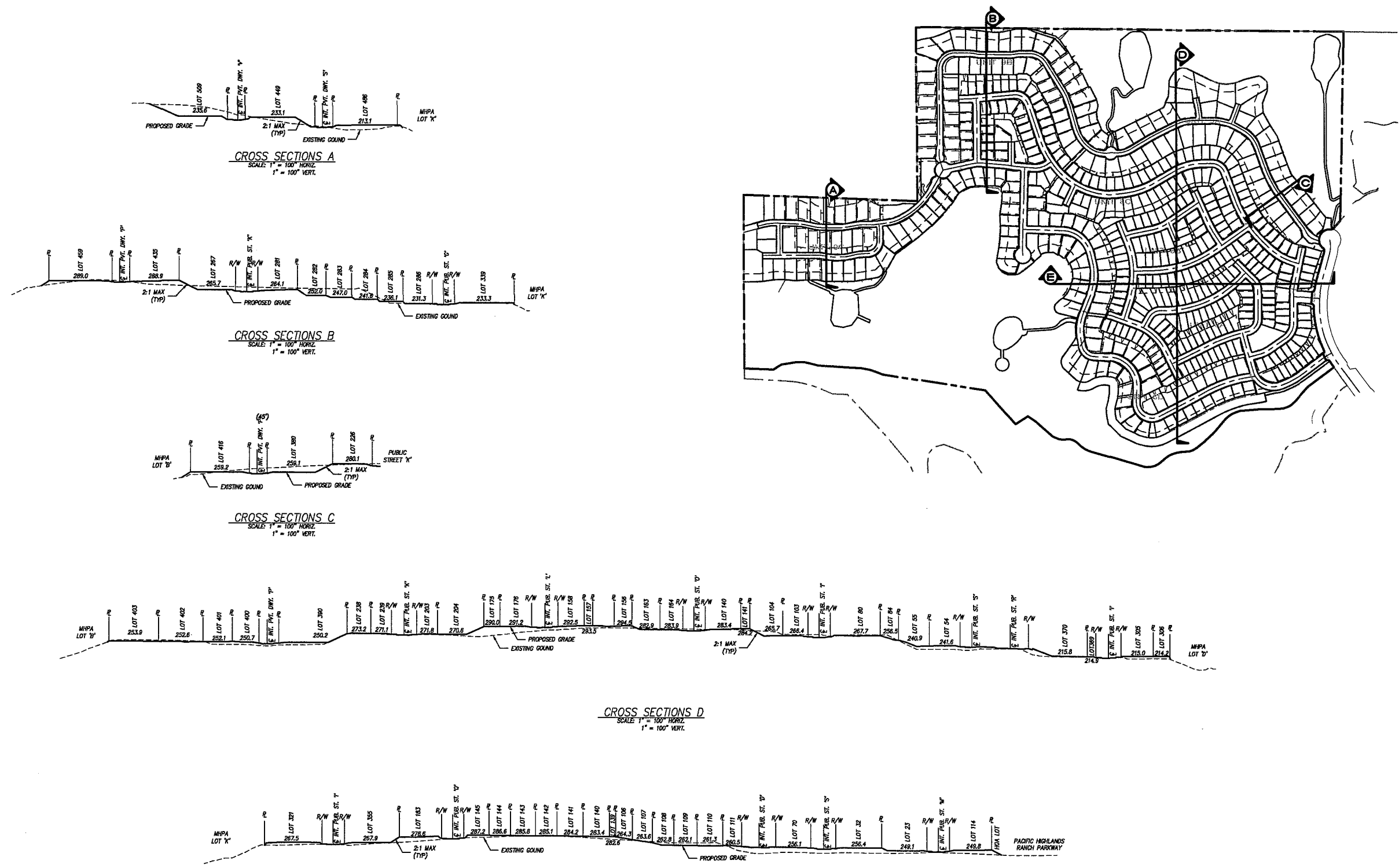
DEF: _____

PREPARED IN THE OFFICE OF:

latitude33
PLANNING & ENGINEERING
8000 Hiram Street, 2nd Floor, San Diego, CA 92121
Tel: 619.751.0633

C. JOHN KARDENSON
RCE 34584

DATE: _____

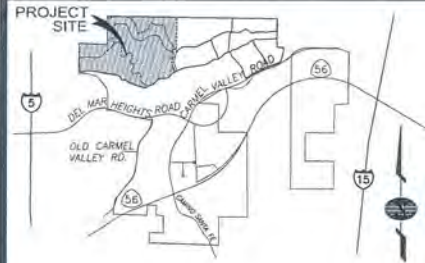


Name: LATITUDE 33 PLANNING & ENGINEERING	Revision 14
Address: 8968 HERBERT ST., 2ND FLR	Revision 13
SAN DIEGO, CA 92131	Revision 12
Phone: (619) 751-0633	Revision 11
Fax: (619) 751-0634	Revision 10
Project Address:	Revision 9
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH	Revision 8
PRIVY AND CHAMBER VALLEY ROAD	Revision 7
Project Name:	Revision 6
PFR UNITS 8&9 VTM, SDP, AND	Revision 5
PDP AMENDMENT & REZONE	Revision 4
Sheet Title:	Revision 3
SITE CROSS	Revision 2
SECTIONS	Revision 1
Original Date: 7-8-2018	
Sheet 11 of 39	
DEFS	

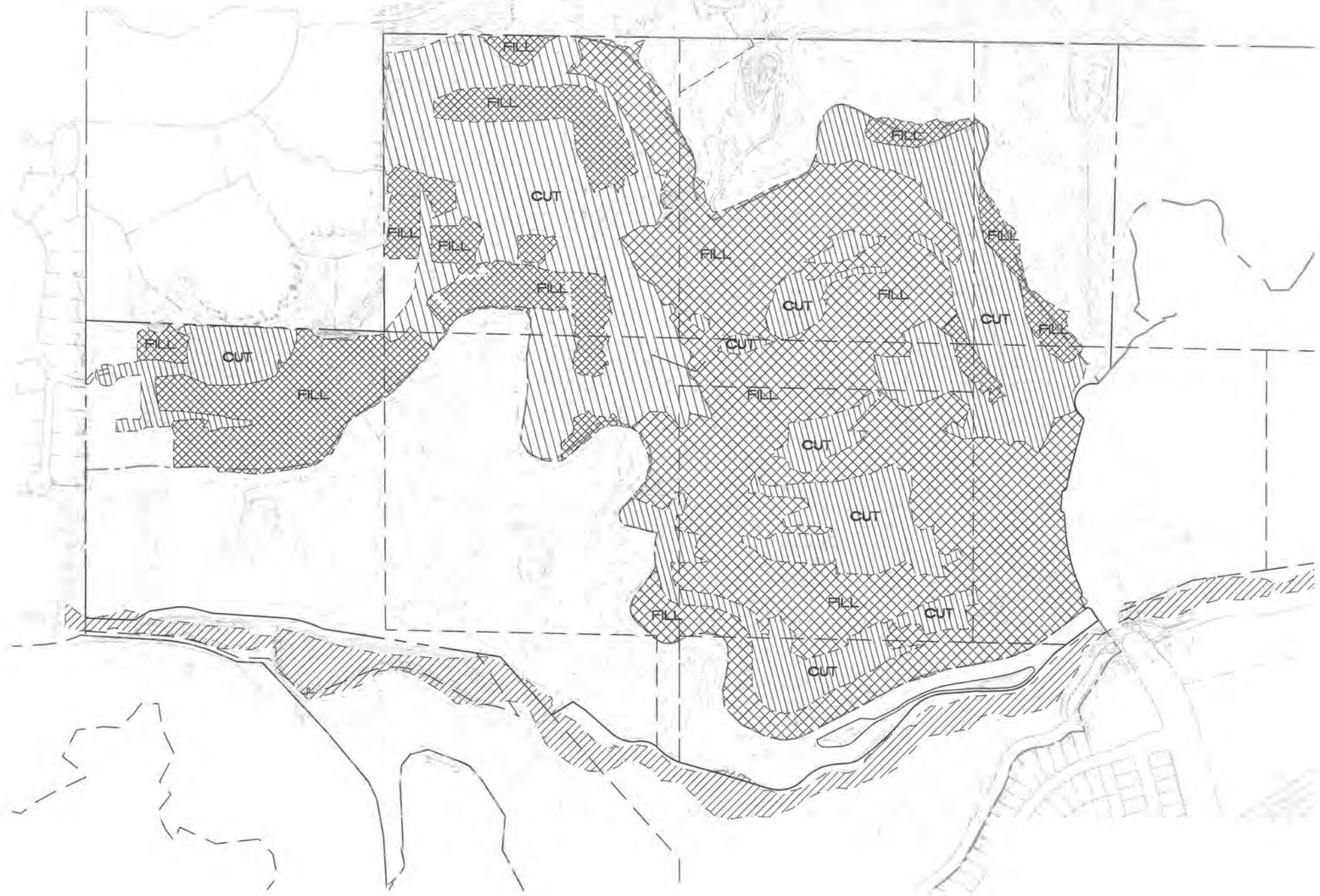
PREPARED IN THE OFFICE OF:
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Tel: 619.751.0633

C. JOHN E. ENDERSON
P.E. 34384

DATE



VICINITY MAP
NTS

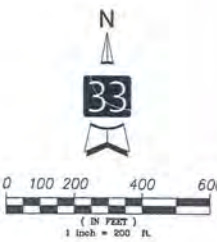


LEGEND

- CUT
- FILL
- CUT/FILL LINE
- SUBMISSION BOUNDARY
- UNIT BOUNDARY

EARTHWORK SUMMARY

TOTAL CUT = 570,000 CY
TOTAL FILL = 898,000 CY
TOTAL IMPORT = 328,000 CY (IMPORT FROM PHR UNITS 17 & 18)
AREA BEING GRADED = 151.19 ACRES



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Fax #: (658) 751-0634
Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PKWY AND CARMEL VALLEY ROAD
Project Name:
PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Revision 14	
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Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	10-07-2016
Revision 1	8-18-2016

Sheet Title:
EARTHWORK EXHIBIT

Original Date: 7-6-2016
Sheet 12 of 39

PREPARED IN THE OFFICE OF:
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8800 La Jolla Village Drive, 17th Floor, San Diego, CA 92037
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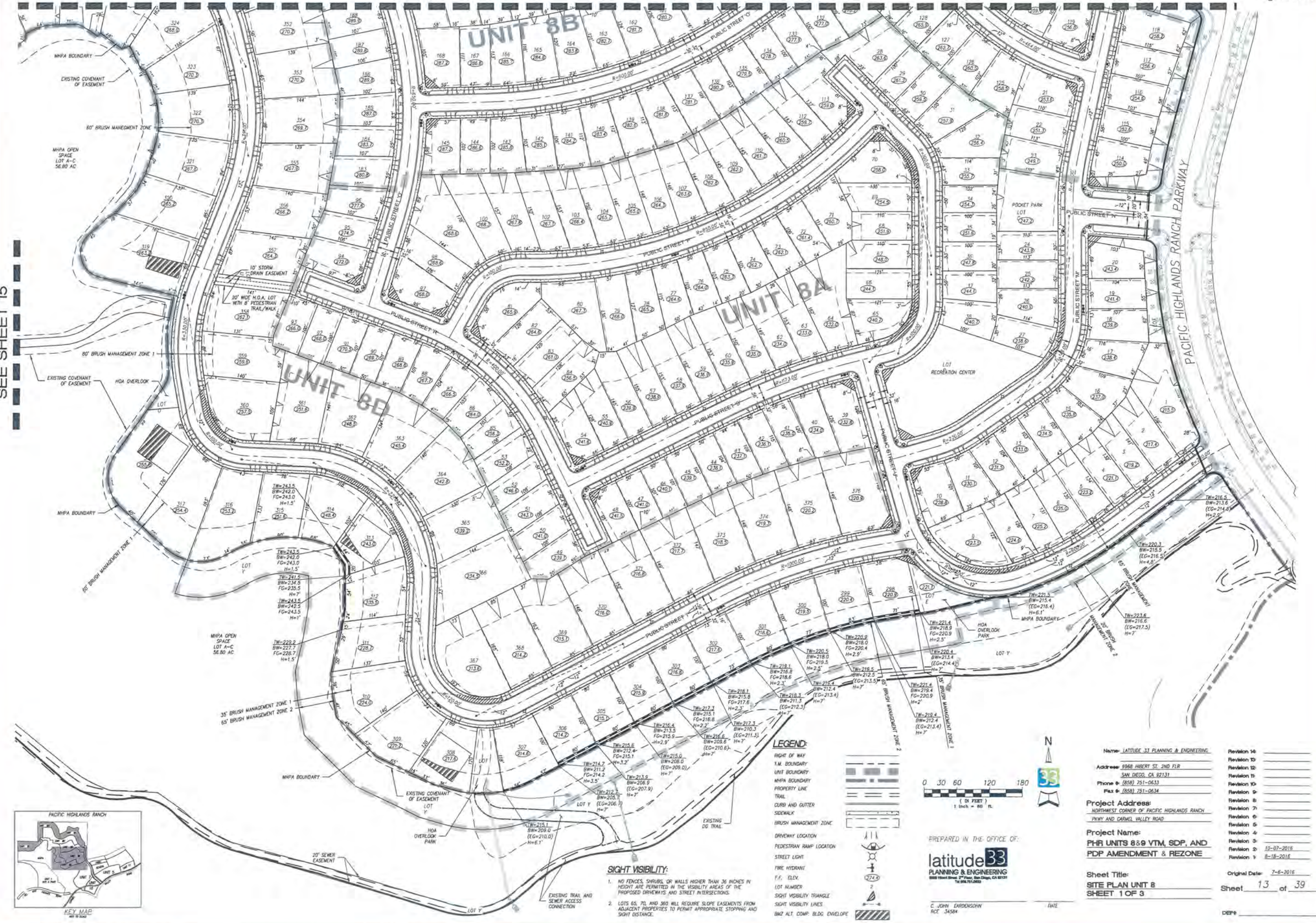
C. JOHN DARDENSON
RCE - 34584

DATE

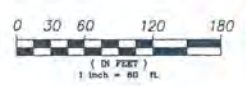
DEP#

SEE SHEET 14

SEE SHEET 15



- LEGEND:**
- RIGHT OF WAY
 - U.M. BOUNDARY
 - UNIT BOUNDARY
 - MHPA BOUNDARY
 - PROPERTY LINE
 - TRAIL
 - CURB AND GUTTER
 - SIDEWALK
 - BRUSH MANAGEMENT ZONE
 - DRIVEWAY LOCATION
 - PEDESTRIAN RAMP LOCATION
 - STREET LIGHT
 - FIRE HYDRANT
 - F.F. ELEV.
 - LOT NUMBER
 - SIGHT VISIBILITY TRIANGLE
 - SIGHT VISIBILITY LINES
 - BM2 ALT. COMP. BLDG. ENVELOPE



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Project Address:
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PONY AND CARREL VALLEY ROAD

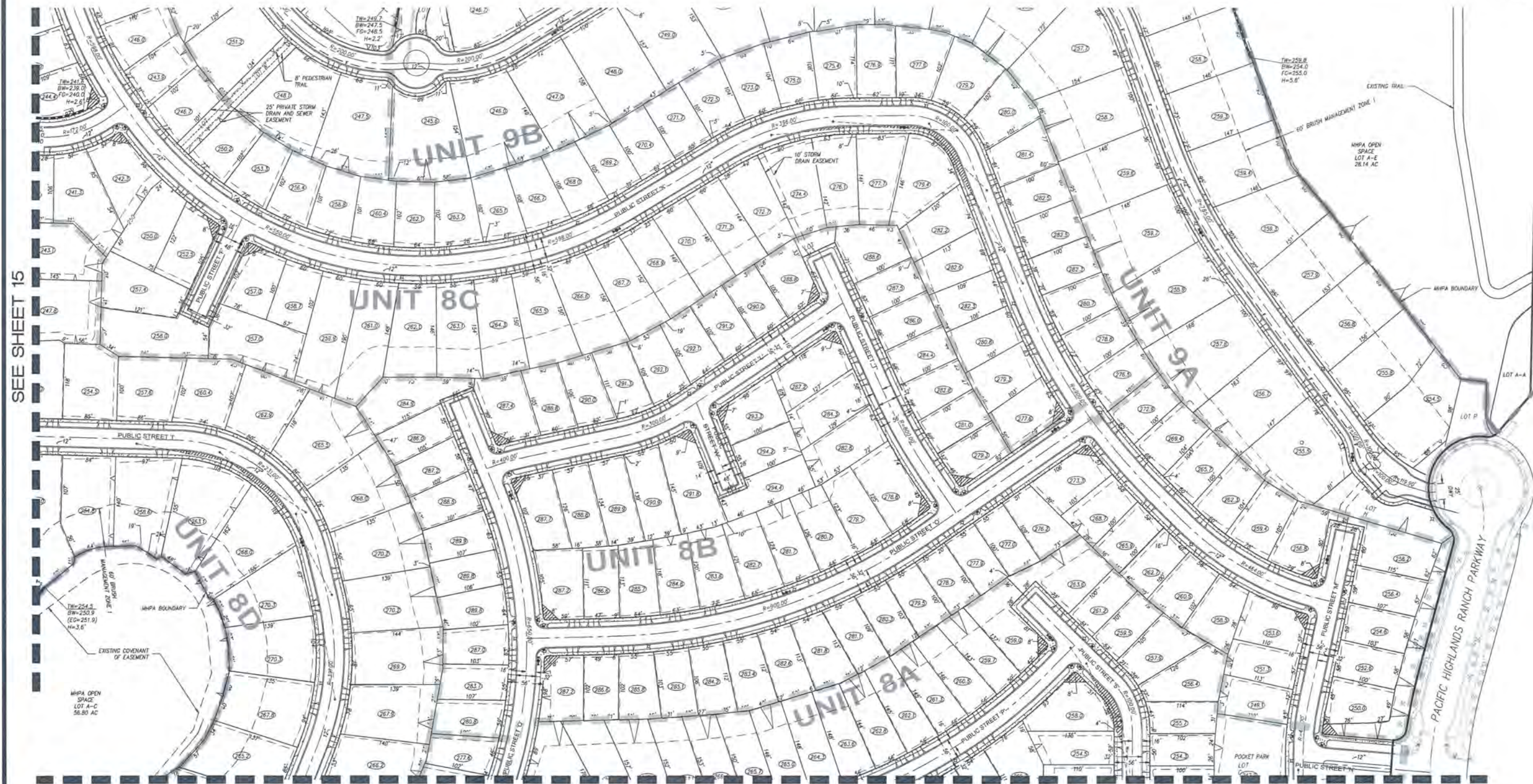
Project Name:
PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Site Plan:
SITE PLAN UNIT 8
SHEET 1 OF 3

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
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Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	10-07-2018
Revision 1	8-18-2016

Original Date: 7-6-2016
Sheet: 13 of 39

DATE: _____
BY: _____

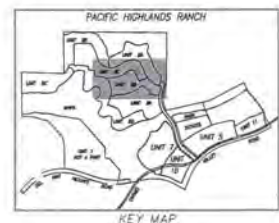
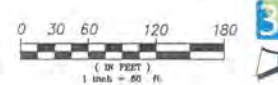


SEE SHEET 15

SEE SHEET 13

LEGEND:

- RIGHT OF WAY
- T.M. BOUNDARY
- UNIT BOUNDARY
- MHPA BOUNDARY
- PROPERTY LINE
- TRAIL
- CURB AND GUTTER
- SIDEWALK
- BRUSH MANAGEMENT ZONE
- DRIVEWAY LOCATION
- PEDESTRIAN RAMP LOCATION
- STREET LIGHT
- FIRE HYDRANT
- F.F. ELEV.
- LOT NUMBER
- SIGHT VISIBILITY TRIANGLE
- SIGHT VISIBILITY LINES
- BMT ALT. COMP. BLDG. ENVELOPE



PREPARED IN THE OFFICE OF:
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3300 Hill Street, Suite 200, San Diego, CA 92103
Tel: 619.791.0033

C. JOHN EARDENSON
RCE 34584

SIGHT VISIBILITY:

- NO FENCES, DRIVERS, OR WALLS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS.
- LOT 70 WILL REQUIRE SLOPE EASEMENTS FROM ADJACENT PROPERTIES TO PERMIT APPROPRIATE STOPPING AND SIGHT DISTANCE.

Name: **LATITUDE 33 PLANNING & ENGINEERING**
Address: **3300 HILL STREET, SUITE 200**
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Phone: **(619) 791-0033**
Fax: **(619) 791-0034**

Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
FRONT AND CARMEL VALLEY ROAD

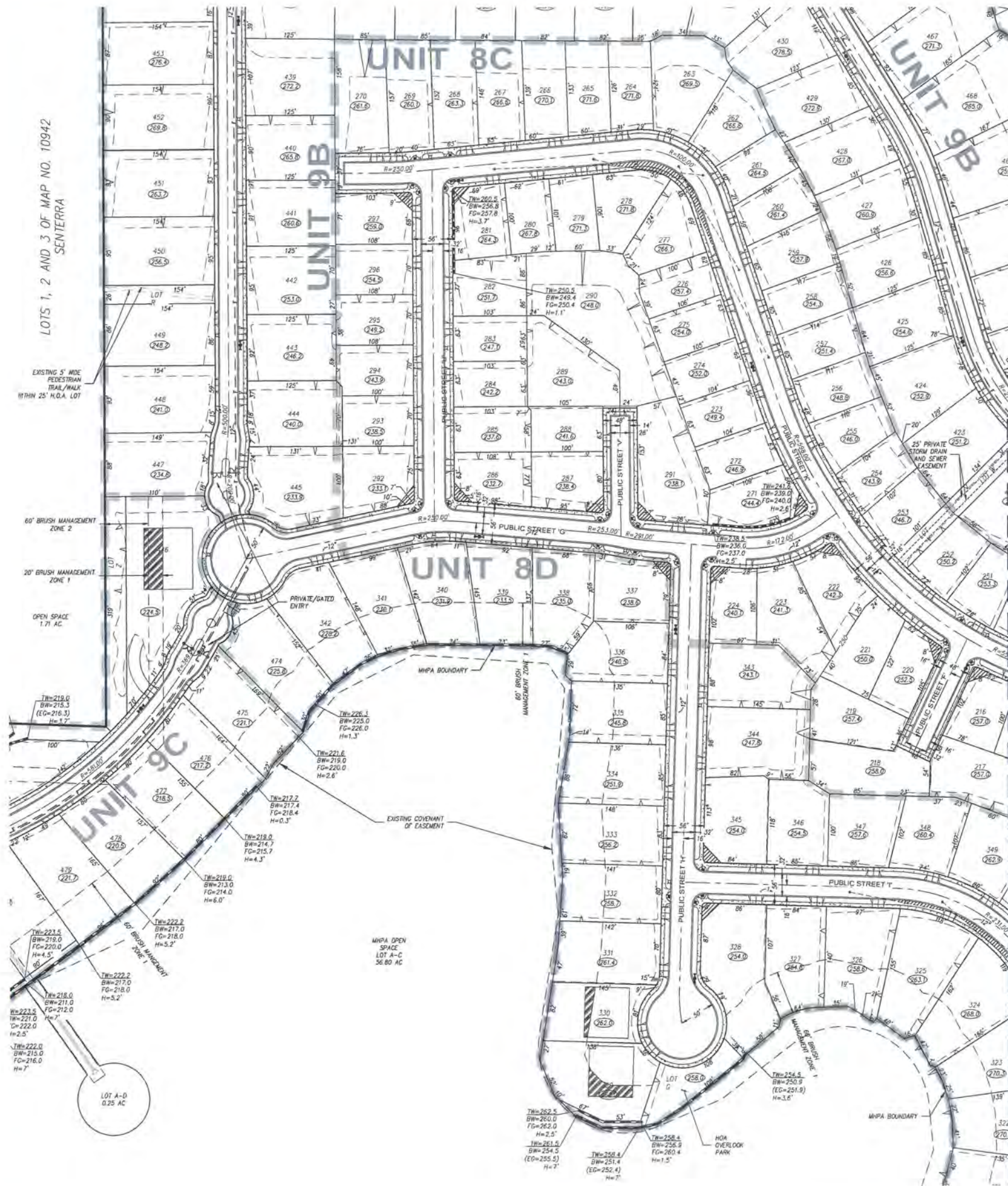
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PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Sheet Title:
SITE PLAN UNIT 8
SHEET 2 OF 3

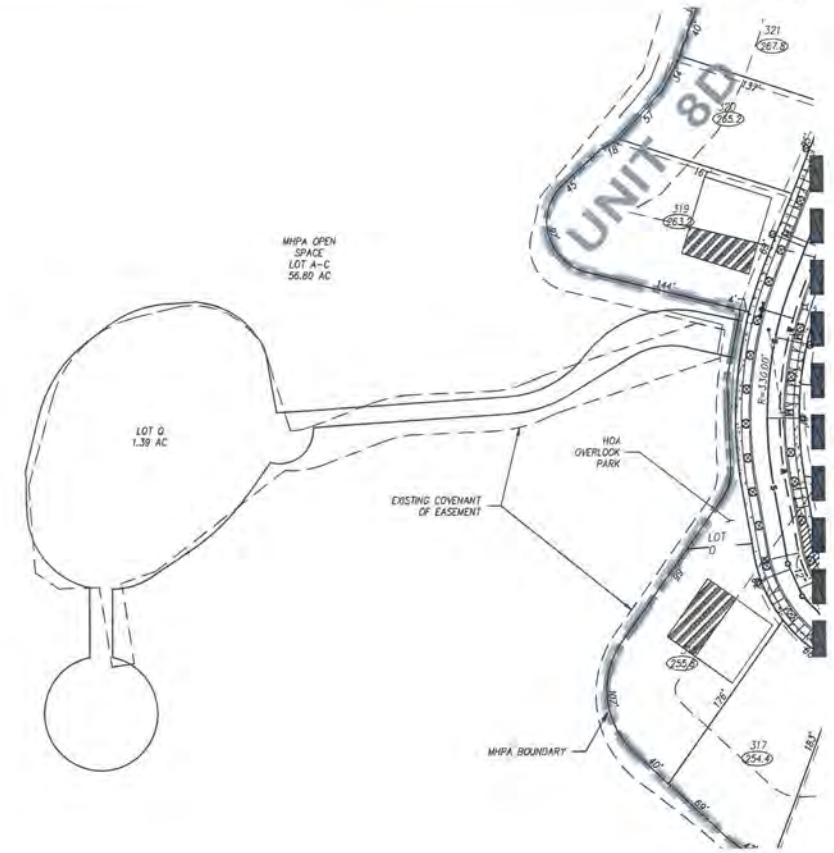
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	10-07-2016
Revision 1	8-18-2016

Original Date: **7-6-2016**
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DEP#



SEE SHEET 14



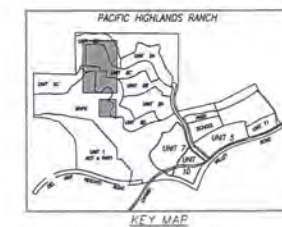
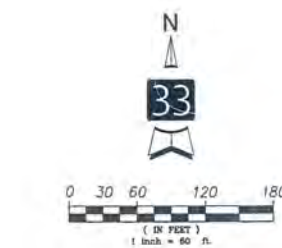
SEE SHEET 13

SIGHT VISIBILITY:

1. NO FENCES, SHRUBS, OR WALLS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS.
2. LOT 278 WILL REQUIRE SLOPE EASEMENTS FROM ADJACENT PROPERTIES TO PERMIT APPROPRIATE STOPPING AND SIGHT DISTANCE.

LEGEND:

-



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PLANNING & ENGINEERING
6060 Howard Street 3rd Floor, San Diego, CA 92121
Tel 619.793.4633

C. JOHN EARDENSOHN
RCE 34564

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PKWY AND CARMEL VALLEY ROAD

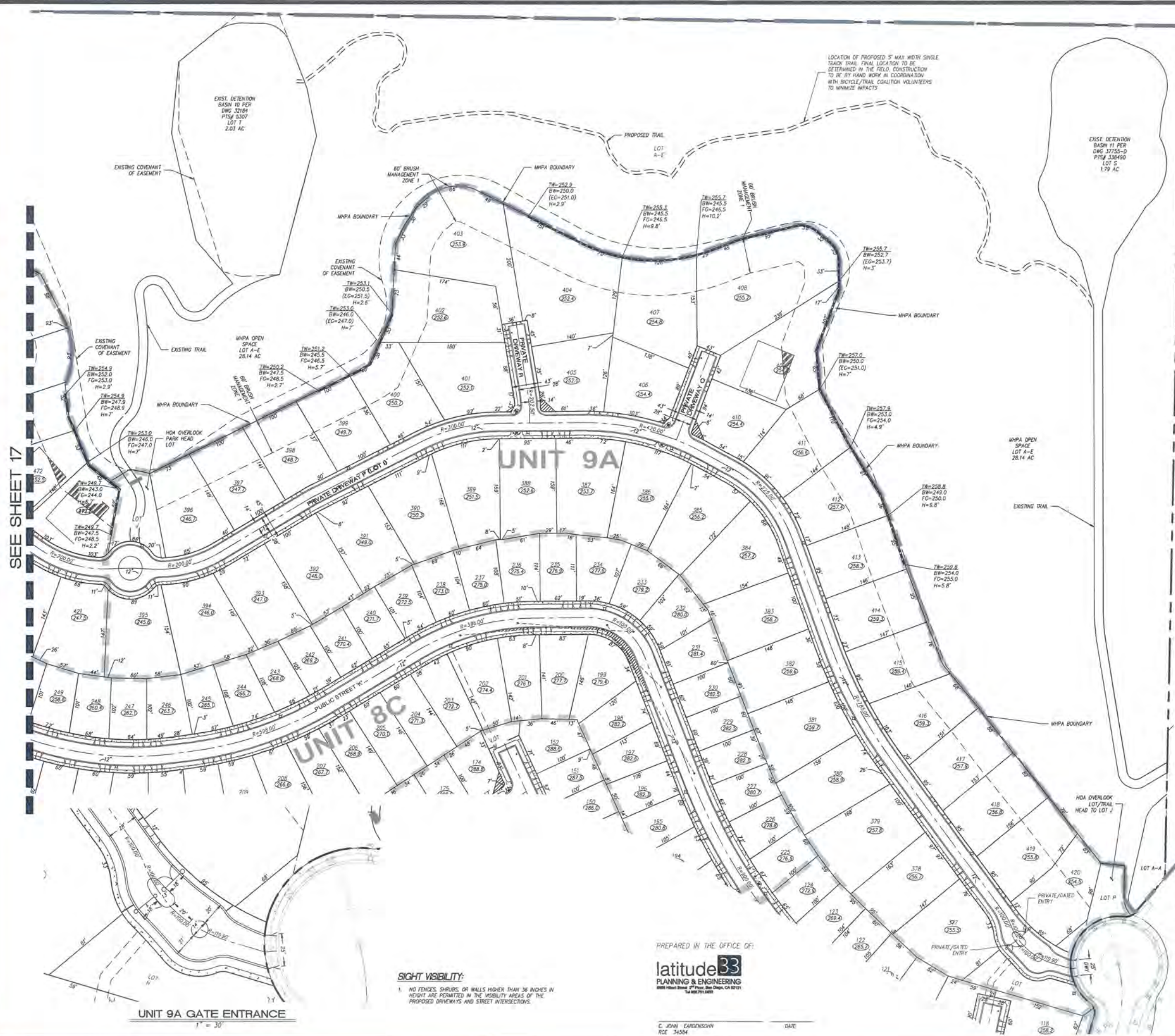
Project Name:
PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE

Sheet Title:
SITE PLAN UNIT 8
SHEET 3 OF 3

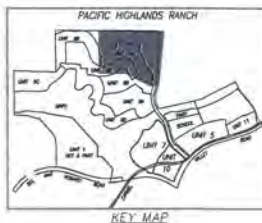
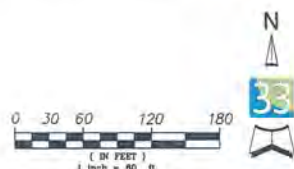
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 10-07-2016
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Original Date: 7-6-2016
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DEPN



- LEGEND:**
- RIGHT OF WAY
 - T.M. BOUNDARY
 - UNIT BOUNDARY
 - MHPA BOUNDARY
 - PROPERTY LINE
 - TRAIL
 - CLUB AND GUTTER
 - SIDEWALK
 - BRUSH MANAGEMENT ZONE
 - DRIVEWAY LOCATION
 - PEDESTRIAN RAMP LOCATION
 - STREET LIGHT
 - FIRE HYDRANT
 - F.F. ELEV.
 - LOT NUMBER
 - SIGHT VISIBILITY TRIANGLE
 - SIGHT VISIBILITY LINES
 - ENCL. ALT. COMP. BLDG. ENVELOPE



Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 3958 HERBERT ST. 2ND FLR
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Phone #: (619) 751-0633
Fax #: (619) 751-0634

Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PINNY AND CARMEL VALLEY ROAD

Project Name:
PHR UNITS 889 VTM, SDP, AND
PDP AMENDMENT & REZONE

Sheet Title:
SITE PLAN UNIT 9
SHEET 1 OF 3

Original Date: 7-6-2016
Sheet: 16 of 39
CSP#

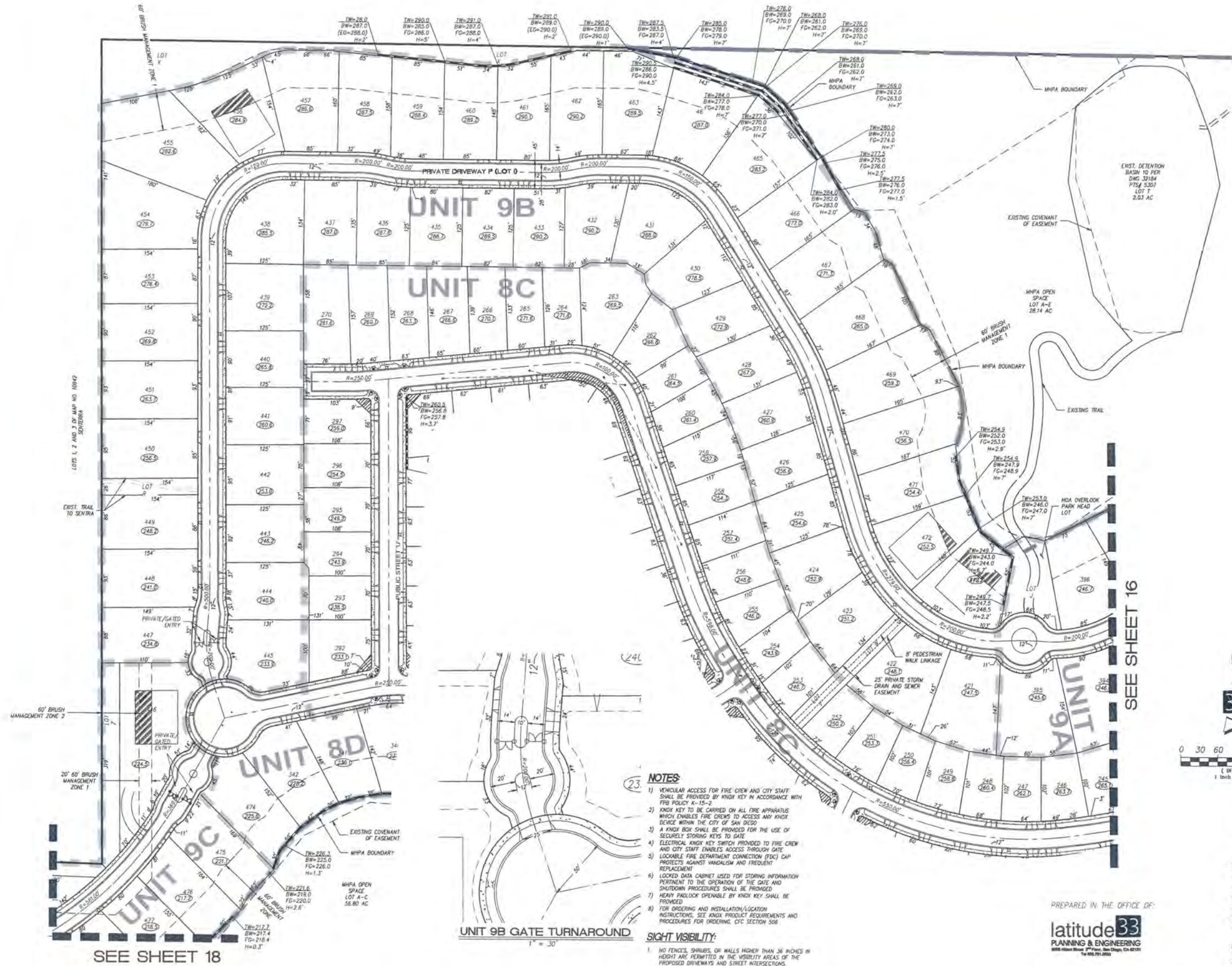
Revision	By	Date
Revision 14		
Revision 13		
Revision 12		
Revision 11		
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Revision 8		
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Revision 4		
Revision 3		
Revision 2		
Revision 1		

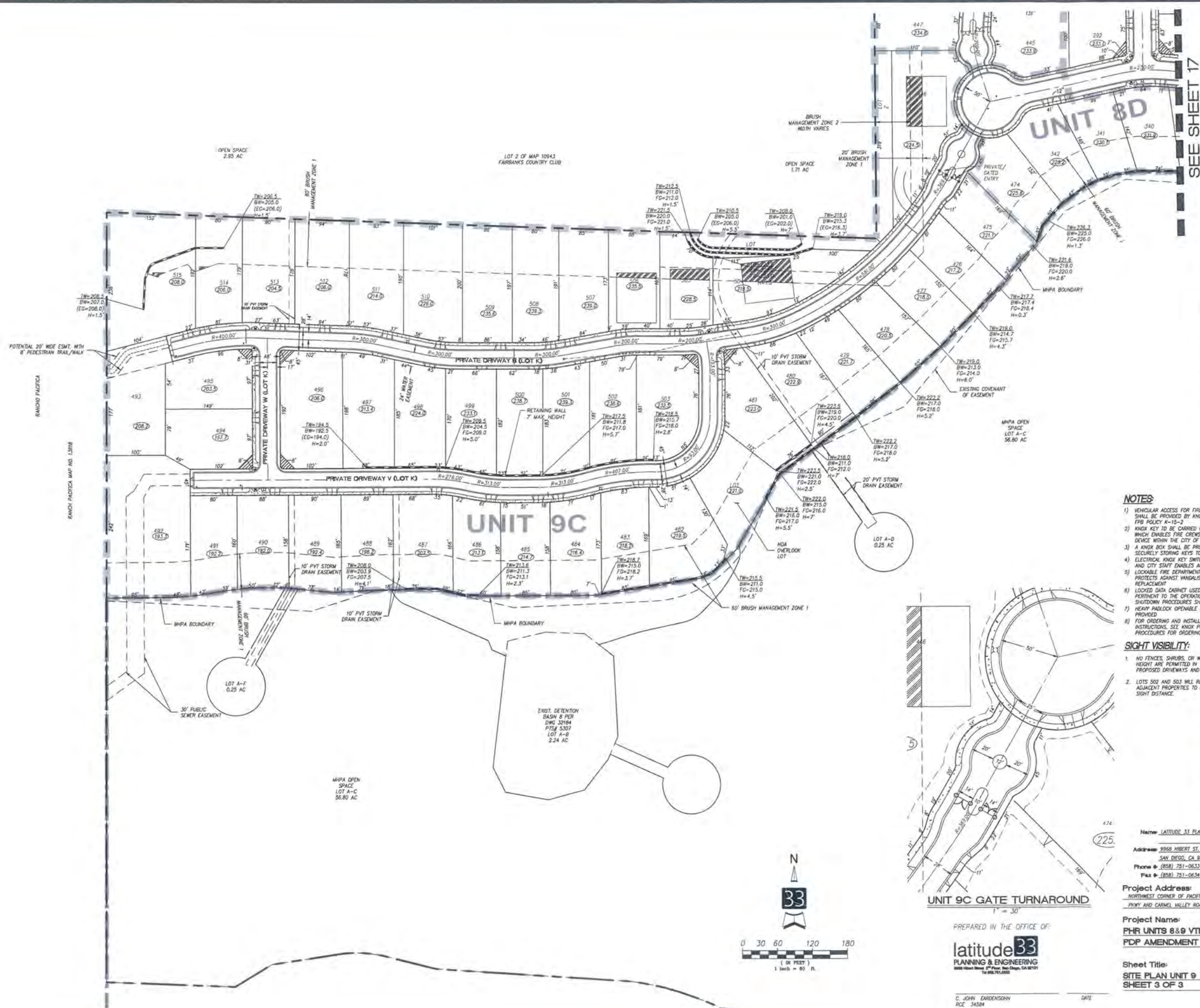
SIGHT VISIBILITY:

1. NO FENCES, SHRUBS, OR WALLS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS.

PREPARED IN THE OFFICE OF:
latitude33
PLANNING & ENGINEERING
3958 Herbert Street, 2nd Floor, San Diego, CA 92131
Tel: 619.751.0633

C. JOHN EARDENSON
RCE 34554
DATE:





LEGEND:

- RIGHT OF WAY
T.M. BOUNDARY
UNIT BOUNDARY
MAPPA BOUNDARY
PROPERTY LINE
TRAIL
CURB AND GUTTER
SIDEWALK
BRUSH MANAGEMENT ZONE
DRIVEWAY LOCATION
PEDESTRIAN RAMP LOCATION
STREET LIGHT
FIRE HYDRANT
F.F. ELEV.
LOT NUMBER
SIGHT VISIBILITY TRIANGLE
SIGHT VISIBILITY LINES
SMZ ALT. COMP. BLDG. ENVELOPE

NOTES:

- 1) VEHICULAR ACCESS FOR FIRE CREW AND CITY STAFF SHALL BE PROVIDED BY KNIX KEY IN ACCORDANCE WITH FIRE POLICY #A-15-2.
- 2) KNIX KEY BE CARRIED ON ALL FIRE APPARATUS WHICH ENABLES FIRE CREWS TO ACCESS ANY KNIX DEVICE UNDER SHALL BE PROVIDED.
- 3) A KNIX BOX SHALL BE DESIGNATED FOR THE USE OF SECURITY PERSONNEL KEYS TO:
- 4) ELECTRICAL KNIX KEY SWITCH PROVIDED TO FIRE CREW AND CITY STAFF ENABLES ACCESS THROUGH GATE.
- 5) LOCKABLE FIRE DEPARTMENT COMMUNICATIONS (CAP) CAR PROTECTS AGAINST UNLAWFUL AND FREQUENT RE-ENTRY.
- 6) LOCKED DATA CABINET USED FOR STORING INFORMATION PERTINENT TO THE OPERATION OF THE GATE.
- 7) SHUTDOWN PROCEDURES SHALL BE PROVIDED.
- 8) HEAVY PADLOCK OPERABLE BY KNIX KEY SHALL BE PROVIDED.
- 9) FOR ORDERING AND INSTALLATION/LOCATION INSTRUCTIONS, SEE KNIX PRODUCT REQUIREMENTS AND PROCEDURES FOR ORDERING, OCT SECTION 50.

SIGHT VISIBILITY:

1. NO FENCES, SHRUBS, OR WALLS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS.
2. LOTS 502 AND 503 WILL REQUIRE SLOPE EASEMENTS FROM ADJACENT PROPERTIES TO PERMIT APPROPRIATE STOPPING AND SIGHT DISTANCE.

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH
PKWY AND CARMEL VALLEY ROAD

Project Name:
**PHR UNITS 8&9 VTM, SDP, AND
PDP AMENDMENT & REZONE**

Sheet Title:
SITE PLAN UNIT 9
SHEET 3 OF 3

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 10-07-2015
Revision 1: 8-18-2016

Original Date: 7-6-2016

Sheet 18 of 39

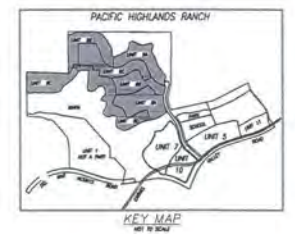
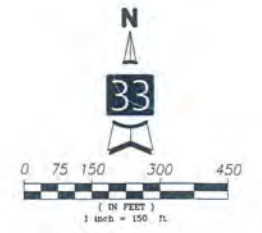
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NOTES:

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE 1
INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC
501.4.
2. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE
MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE
REQUIRED OR APPROVED.
3. SAN DIEGO MUNICIPAL CODE SECTION 805.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE
IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS
SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS
AND AT A RIGHT ANGLE TO THE HYDRANT.
4. CFC 507.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND
WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR
OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
5. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW
IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL
STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS,
AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR
BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR HINDER THE FUNCTIONING
OF ALARM BELLS, HORNS OR STROBES.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL
COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
7. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE
APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL
RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT
RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.



FIRE STATION MAP
DISTANCE: 1.25 MILES
TRAVEL TIME: 3-4 MINUTES



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Fax #: (656) 751-0634	Revision 10: _____
Project Address:	Revision 9: _____
NORTHWEST CORNER OF PACIFIC HIGHLANDS RANCH	Revision 8: _____
PNBY AND CARMEL VALLEY ROAD	Revision 7: _____
Project Name:	Revision 6: _____
PHR UNITS 8&9 VTM, SDP, AND	Revision 5: _____
PDP AMENDMENT & REZONE	Revision 4: _____
Sheet Title:	Revision 3: _____
FIRE PLAN	Revision 2: 10-07-2016
	Revision 1: 8-18-2016
Sheet 19 of 39	Original Date: 7-6-2016

PREPARED IN THE OFFICE OF:
latitude33
PLANNING & ENGINEERING
8800 Island Street, 2nd Floor, San Diego, CA 92121
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C. JOHN ENROCKSON
PCE 34584

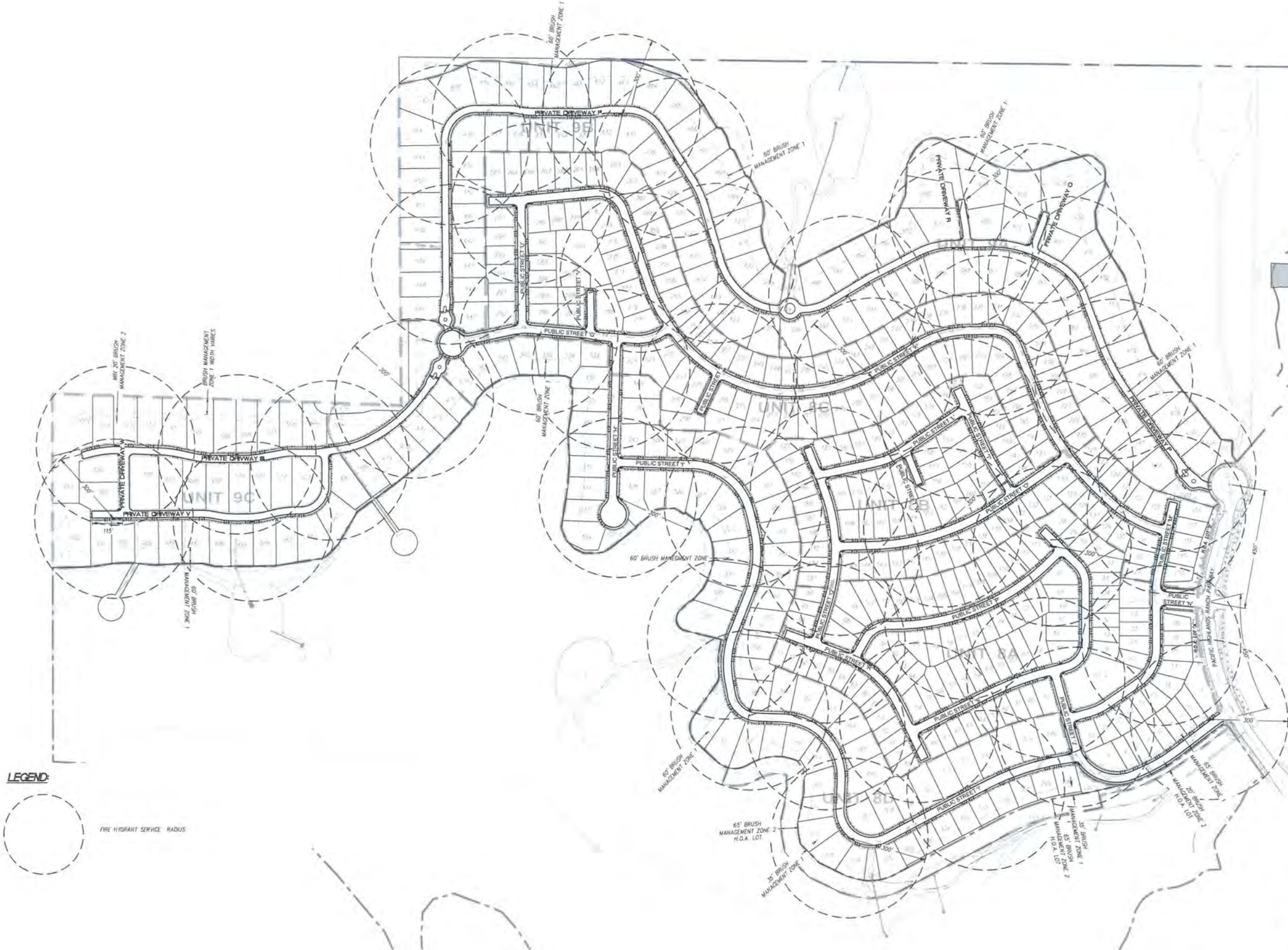
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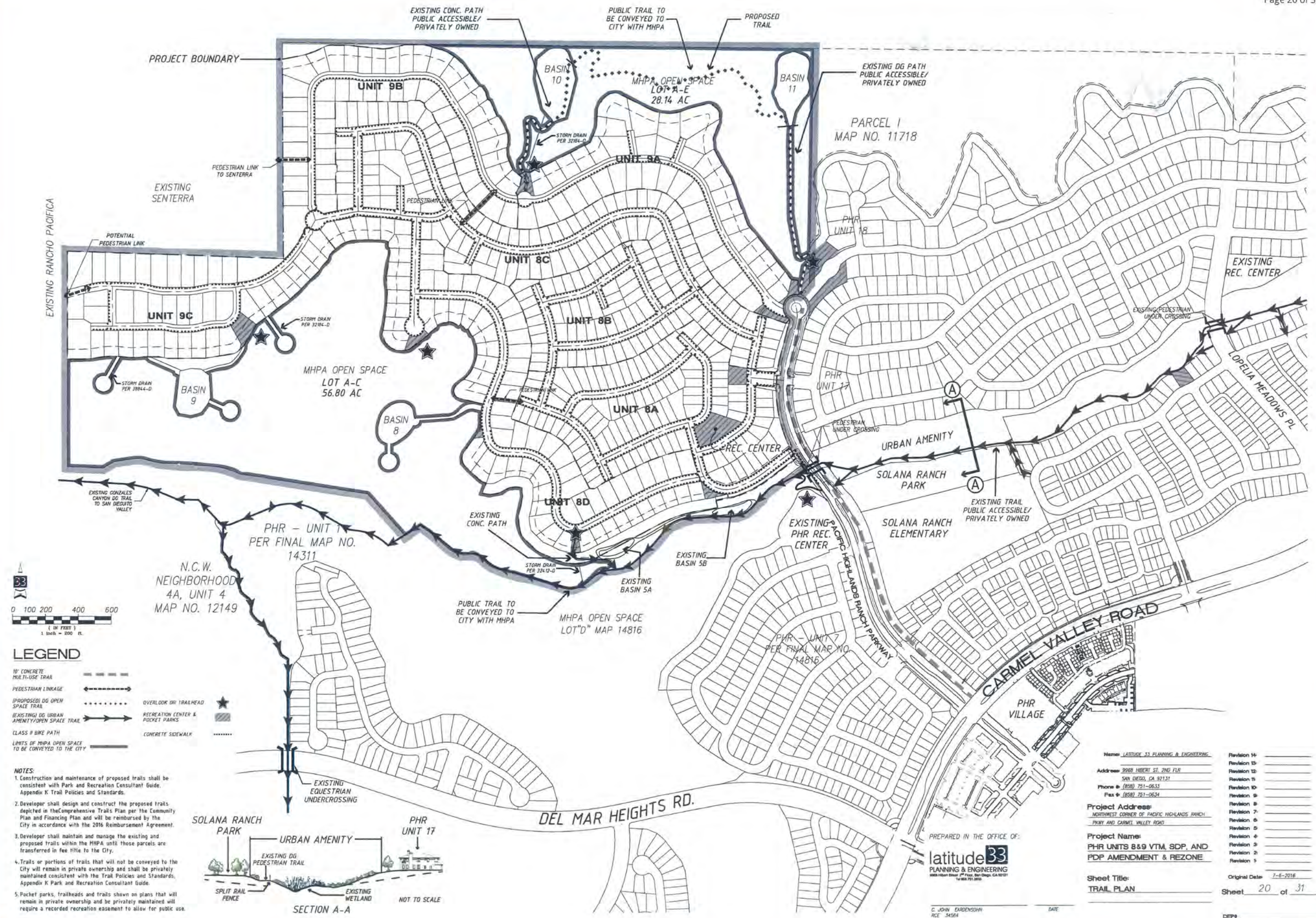
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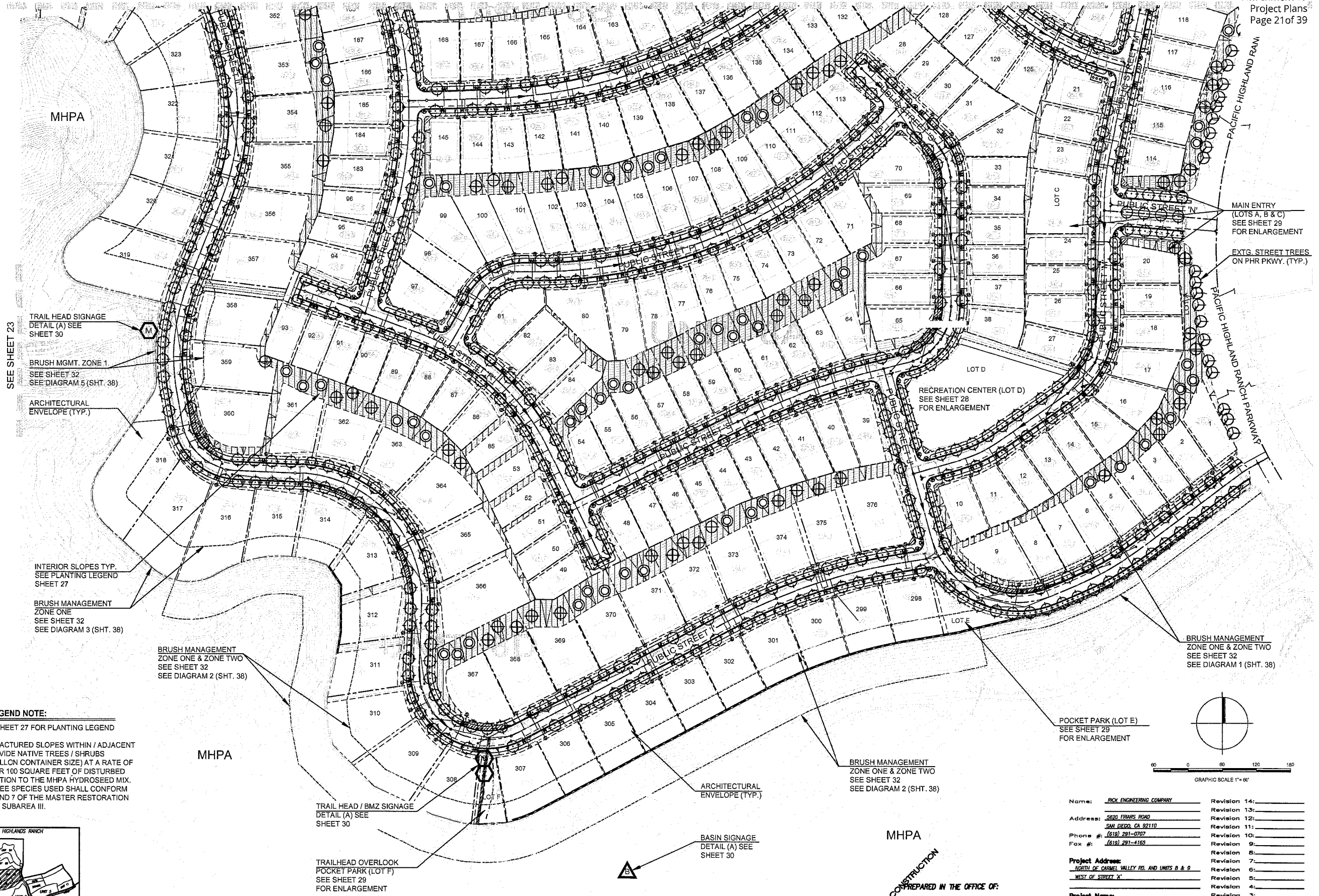
LEGEND:



FIRE HYDRANT SERVICE RADIUS

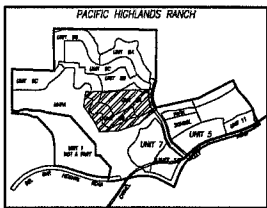




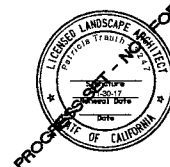


PLANTING LEGEND NOTE:

1. REFER TO SHEET 27 FOR PLANTING LEGEND AND NOTES.
2. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES / SHRUBS (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX. THE SHRUB/TREE SPECIES USED SHALL CONFORM TO TABLES 6 AND 7 OF THE MASTER RESTORATION PLAN FOR PHR SUBAREA III.



PACIFIC HIGHLANDS RANCH



MHPA

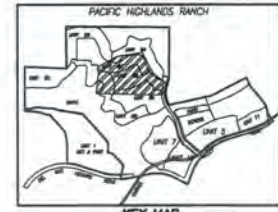
FOR CONSTRUCTION

RICK
ENGINEERING COMPANY

PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017

POCKET PARK (LOT E)
SEE SHEET 29
FOR ENLARGEMENT

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Phone #: <u>(619) 291-6707</u>	Revision 11: _____
Fax #: <u>(619) 291-4165</u>	Revision 10: _____
Project Address: <u>NORTH OF CARNEGIE VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'N'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 8 - LANDSCAPE PLAN</u>	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Original Date: _____	
Sheet <u>21</u> of <u>39</u>	
DEP# _____	

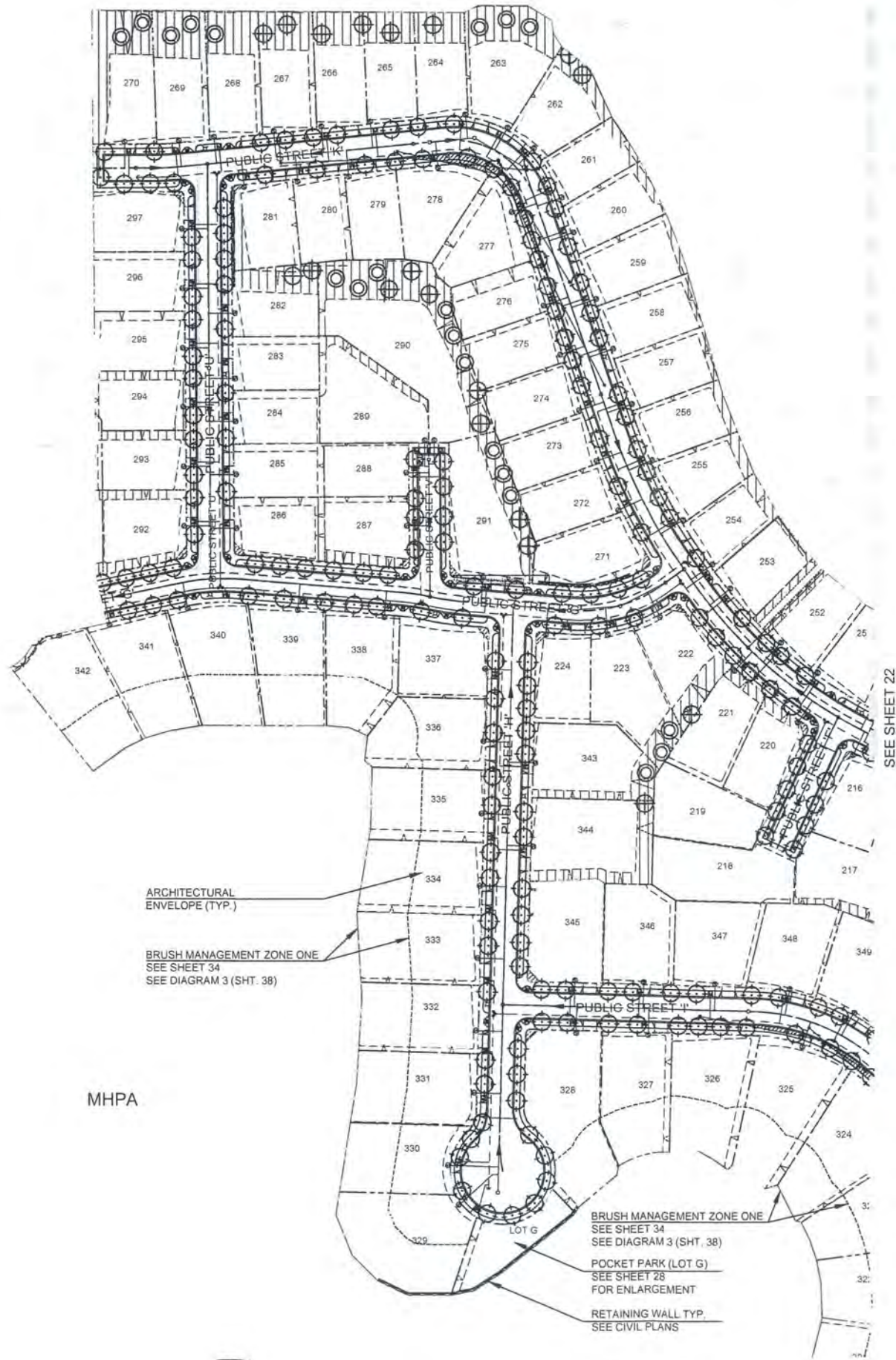


PACIFIC HIGHLANDS RANCH

PLANTING LEGEND NOTE:
1. REFER TO SHEET 27 FOR PLANTING LEGEND AND NOTES.
2. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES / SHRUBS (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX. THE SHRUB/TREE SPECIES USED SHALL CONFORM TO TABLES 6 AND 7 OF THE MASTER RESTORATION PLAN FOR PHR SUBAREA III.

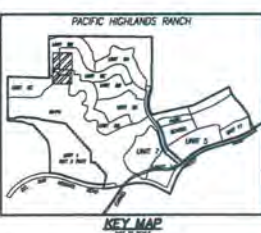
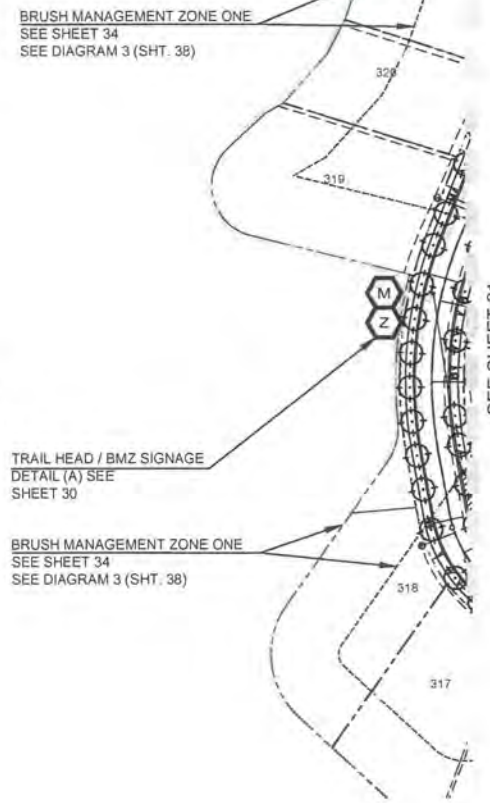
FOR CONSTRUCTION
PREPARED IN THE OFFICE OF:
RICK
ENGINEERING COMPANY
PATRICIA TRAUTH
PLA 3347 EXP. 11-30-2017
DATE

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<u>SAN DIEGO, CA 92110</u>	Revision 12: _____
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Fax #: <u>(619) 291-4165</u>	Revision 10: _____
Project Address: <u>NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'A'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 8 - LANDSCAPE PLAN</u>	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Original Date: _____	
Sheet <u>22</u> of <u>39</u>	
DEP# _____	



PLANTING LEGEND NOTE:

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PACIFIC HIGHLANDS RANCH

FOR CONSTRUCTION

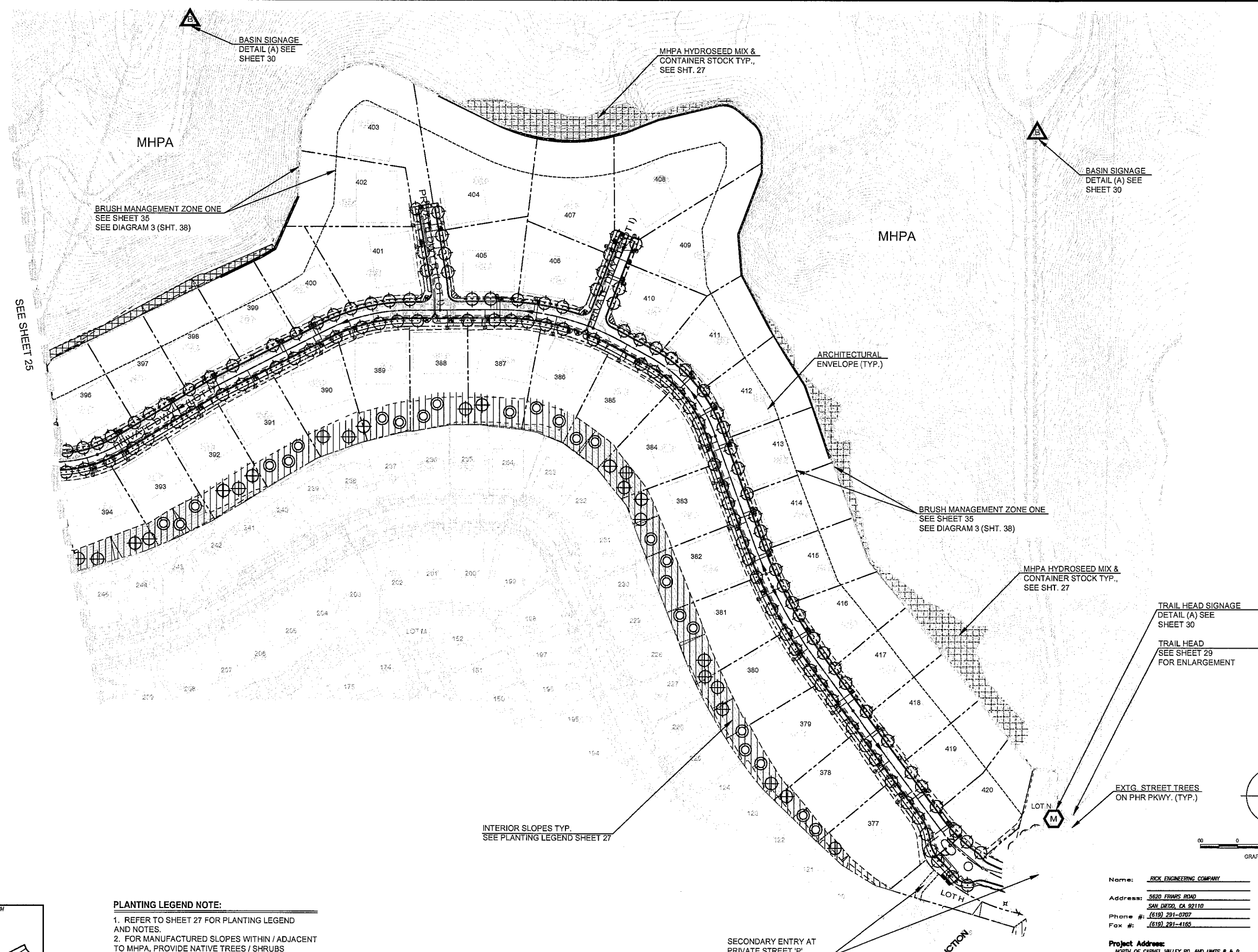
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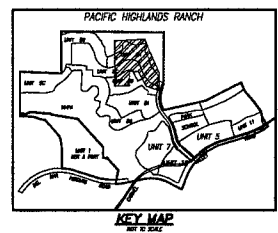
DATE: _____

Name: <u>RICK ENGINEERING COMPANY</u>	Revision 14: _____
Address: <u>5620 FRANKS ROAD</u>	Revision 13: _____
Address: <u>SAN DIEGO, CA 92110</u>	Revision 12: _____
Phone #: <u>(619) 291-0707</u>	Revision 11: _____
Fax #: <u>(619) 291-4165</u>	Revision 10: _____
Project Address: <u>NORTH OF GARNET VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 8: _____
Units: <u>UNITS 8-9</u>	Revision 7: _____
Sheet Title: <u>UNIT 8 - LANDSCAPE PLAN</u>	Revision 6: _____
Original Date: _____	Revision 5: _____
Sheet <u>23</u> of <u>39</u>	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____



PLANTING LEGEND NOTE:

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PACIFIC HIGHLANDS RANCH

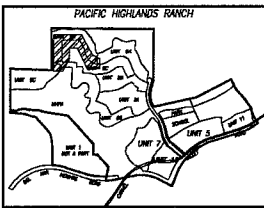
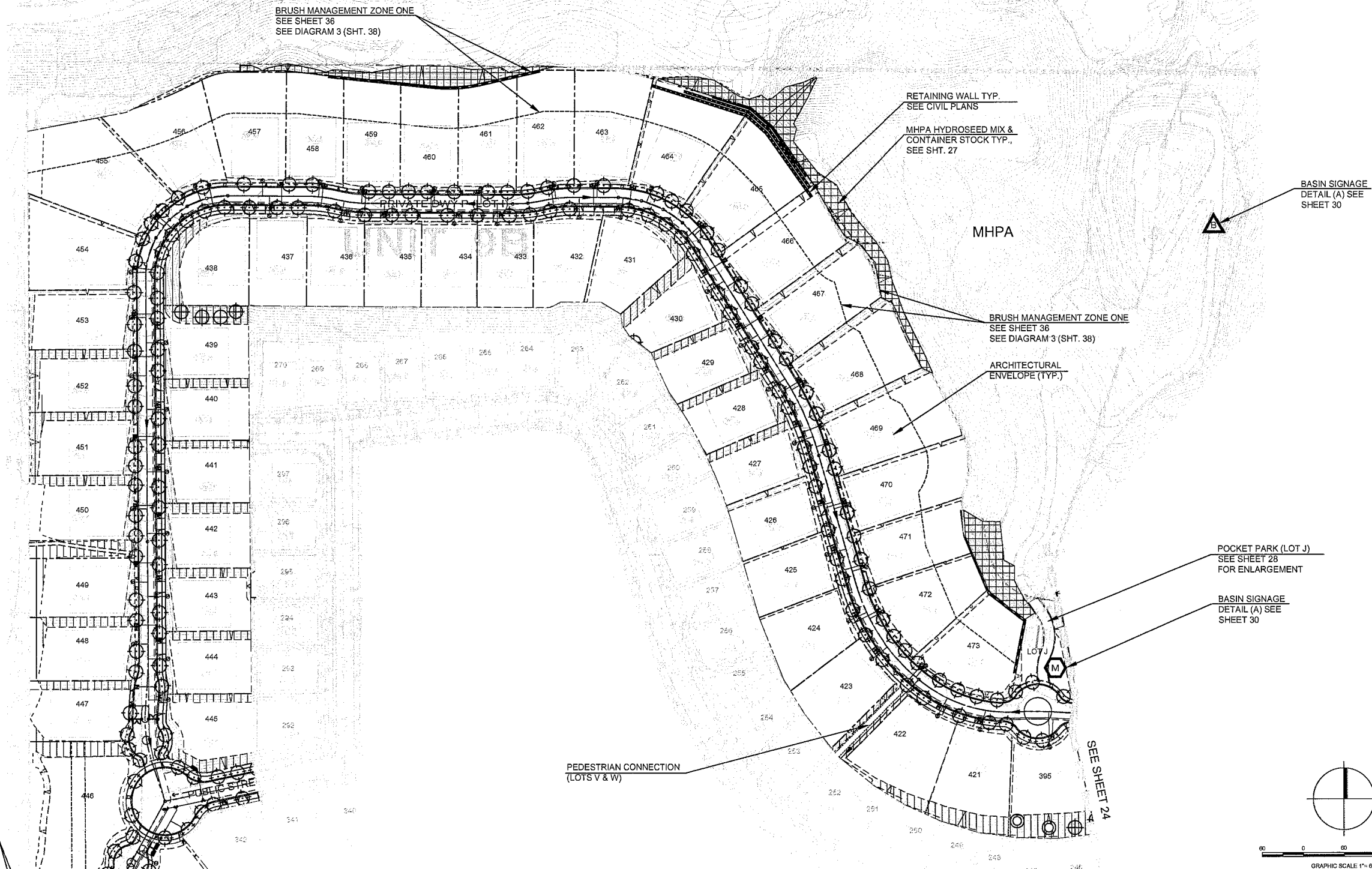
PREPARED IN THE OFFICE OF:

RICK ENGINEERING COMPANY

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
No. 10170
Exp. 12/31/2017

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PLA 3247 EXP. 11-30-2017

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Address: <u>5620 FRANKS ROAD</u>	Revision 13: _____
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Project Address: <u>NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'A'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 9 - LANDSCAPE PLAN</u>	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Original Date: _____	
Sheet <u>24</u> of <u>39</u>	
DEP# _____	



PLANTING LEGEND NOTE:
1. REFER TO SHEET 27 FOR PLANTING LEGEND AND NOTES.
2. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES / SHRUBS (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX. THE SHRUB/TREE SPECIES USED SHALL CONFORM TO TABLES 6 AND 7 OF THE MASTER RESTORATION PLAN FOR PHR SUBAREA III.

FOR CONSTRUCTION
PREPARED IN THE OFFICE OF:
RICK
ENGINEERING COMPANY
PACIFIC HIGHLANDS RANCH
UNIT 9 - LANDSCAPE PLAN
DATE: _____
PATRICIA TRALTH
FLA 3247 EXP. 11-30-2017

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Address: 5620 FRANKS ROAD	Revision 13: _____
SAN DIEGO, CA 92110	Revision 12: _____
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Fax #: (619) 291-4153	Revision 10: _____
Project Address: NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9	Revision 9: _____
WEST OF STREET 'A'	Revision 8: _____
Project Name: PACIFIC HIGHLANDS RANCH	Revision 7: _____
UNIT 9 - LANDSCAPE PLAN	Revision 6: _____
Sheet Title: UNIT 9 - LANDSCAPE PLAN	Revision 5: _____
Original Date: _____	Revision 4: _____
Sheet 25 of 39	Revision 3: _____
DEF# _____	Revision 2: _____
	Revision 1: _____

PACIFIC HIGHLANDS RANCH

PLANTING LEGEND NOTE:

1. REFER TO SHEET 27 FOR PLANTING LEGEND AND NOTES.
2. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES / SHRUBS (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX. THE SHRUB/TREE SPECIES USED SHALL CONFORM TO TABLES 6 AND 7 OF THE MASTER RESTORATION PLAN FOR PHR SUBAREA III.

RETAINING WALL TYP.
SEE CIVIL PLANS

PEDESTRIAN CONNECTION
(LOT R)

BRUSH MANAGEMENT
ZONE ONE
SEE SHEET 37
SEE DIAGRAM 4A (SHT. 38)

BRUSH MANAGEMENT
ZONE ONE & ZONE TWO
SEE SHEET 37
SEE DIAGRAM 4B (SHT. 38)

BRUSH MANAGEMENT ZONE ONE
SEE SHEET 37
SEE DIAGRAM 5 (SHT. 38)

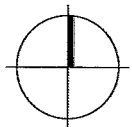
ARCHITECTURAL
ENVELOPE (TYP.)

BRUSH MANAGEMENT ZONE ONE
SEE SHEET 37
SEE DIAGRAM 3 (SHT. 38)

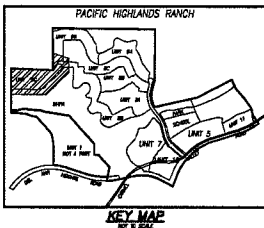
POCKET PARK (LOT L)
SEE SHEET 28
FOR ENLARGEMENT

TRAILHEAD SIGNAGE
DETAIL (A) SEE
SHEET 30

BASIN SIGNAGE
DETAIL (A) SEE
SHEET 30



GRAPHIC SCALE 1"= 60'



PACIFIC HIGHLANDS RANCH



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Fax #: <u>(619) 281-4163</u>	Revision 10: _____
Project Address: <u>NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'A'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 9 - LANDSCAPE PLAN</u>	Revision 5: _____
Original Date: _____	Revision 4: _____
Sheet <u>26</u> of <u>39</u>	Revision 3: _____
DEP# _____	Revision 2: _____
	Revision 1: _____

PLANT LEGEND

INTERIOR NEIGHBORHOOD LEGEND
(HOA MAINTAINED)

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>Abies julifloria</i>	Mimosa	30 x 40	L
<i>Cinnamomum camphora</i>	Camphor Tree	20 x 20	M
<i>Lagerstroemia indica</i>	Crape Myrtle	25 x 12	M
<i>Gesneria parviflora</i>	Australian Willow	20 x 18	L
<i>Tipuana tipu</i>	Tipu Tree	25 x 25	L
<i>Olea 'Swan Hill'</i>	Frutillous Olive	25 x 25	L
<i>Quercus ilex</i>	Italian Oak	25 x 20	L
<i>Pseudotsuga gracilis</i>	Yew Pine	20 x 15	M
<i>Parsonsia aculeata</i>	Palo Verde	20 x 20	L
<i>Platanus chinensis</i>	Chinese Platanus	40 x 40	M
SHRUBS (50% 5 gal. / 40% 5 gal.) such as:			
<i>Agave attenuata</i>	Fox Tail Agave	3 x 3	L
<i>Argemone flavida</i>	Kangaroo Paw	2 x 3	M
<i>Boerhaavia diffusa</i>	Croton Bush	3 x 3	L
<i>Cistus spp.</i>	Rodrose	4 x 4	L
<i>Dietes bicolor</i>	Fortnight Lily	3 x 3	L
<i>Hesperaloe parviflora</i>	Red Yucca	3 x 3	L
<i>Ligustrum 'Texanum'</i>	Texas Privet	6 x 4	M
<i>Aloe barbadensis</i>	Aloe Vera	3 x 3	L
<i>Salvia leucantha 'Midnight'</i>	Mexican Bush Sage	2 x 3	L
<i>Rhus ovata</i>	Sugar Bush	6 x 6	VL
GROUND COVER (Pots @ 12" o.c.) such as:			
<i>Carex pens.</i>	California Meadow Sedge	1 x 1	M

INTERIOR SLOPE PLANTING LEGEND
(HOA MAINTAINED)

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>Jacaranda mimosifolia</i>	Jacaranda	25 x 30	M
<i>Magnolia grandiflora</i>	Southern Magnolia	60 x 40	M
<i>Platanus racemosa</i>	Western Sycamore	60 x 50	M
<i>Quercus agrifolia</i>	Costa Live Oak	50 x 45	VL
<i>Schinus molle</i>	California Pepper	35 x 35	VL
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:			
<i>Cistus spp.</i>	Rodrose	4 x 4	L
<i>Escallonia frutescens</i>	Escallonia	4 x 4	M
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	6 x 4	M
<i>Ligustrum 'Texanum'</i>	Texas Privet	6 x 4	M
<i>Raphanopis indica</i>	Indian Hawthorn	4 x 4	L
<i>Pittosporum spp.</i>	Mock Orange	3 x 4	M
<i>Rosemarinus 'Prostratus'</i>	Prostrate Rosemary	1 x 3	L
VINES (100% 5 gal.) such as:			
<i>Calliandra spp.</i>	Bottle Brush	4 x 4	L
<i>Ficus pumila</i>	Creeping Fig	4 x 4	M
<i>Parthenocissus tricuspidata</i>	Boston Ivy	4 x 4	M
GROUND COVER (1 gal. Min.) such as:			
<i>Coprosma kilia</i>	N.C.N.	2 x 4	M
<i>Lonicera Halliana</i>	Half Honeyuckle	4 x 4	M
<i>Trachelospermum jasminoides</i>	Star Jasmine	4 x 4	M

STREET ENTRY LEGEND
(HOA MAINTAINED)

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>Abies julifloria</i>	Mimosa	35 x 35	M
<i>Lagerstroemia indica</i>	Crape Myrtle	25 x 30	M
<i>Magnolia grandiflora</i>	Southern Magnolia	60 x 40	M
<i>Parsonsia aculeata</i>	Palo Verde	20 x 20	L
<i>Platanus racemosa</i>	Western Sycamore	60 x 50	M
<i>Quercus agrifolia</i>	Costa Live Oak	50 x 45	VL
<i>Rhus lancea</i>	African Sumac	25 x 25	VL
<i>Schinus molle</i>	California Pepper	35 x 35	VL
PALMS			
<i>Phoenix canariensis</i>	Canary Island Date Palm	80 x 40	L
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	20 x 20	M
<i>Washingtonia filifera</i>	California Fan Palm	40 x 10	L
<i>Trachycarpus fortunei</i>	Windmill Palm	20 x 10	M
<i>Brahea armata</i>	Mexican Blue Palm	25 x 8	L
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:			
<i>Agave attenuata</i>	Fox Tail Agave	3 x 3	L
<i>Aloe barbadensis</i>	Aloe Vera	3 x 3	L
<i>Aloe saponaria</i>	African Aloe	3 x 3	L
<i>Argemone flavida</i>	Kangaroo Paw	2 x 3	M
<i>Cistus spp.</i>	Rodrose	4 x 4	L
<i>Daylily wheelier</i>	Desert Spoon	5 x 6	VL
<i>Escallonia frutescens</i>	Escallonia	4 x 4	M
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	6 x 4	M
<i>Ligustrum 'Texanum'</i>	Texas Privet	6 x 4	M
<i>Pleomorphum 'Maori Maiden'</i>	New Zealand Flax	4 x 4	L
<i>Pittosporum spp.</i>	Mock Orange	3 x 4	M
<i>Rosemarinus 'Prostratus'</i>	Prostrate Rosemary	1 x 3	L
<i>Salvia leucantha 'Midnight'</i>	Mexican Bush Sage	3 x 3	M
VINES (100% 15 gal.)			
<i>Cyrtostoma callistegodes</i>	Violet Trumpet Vine	4 x 4	M
<i>Ficus pumila</i>	Creeping Fig	4 x 4	M
<i>Passiflora alatacaerulea</i>	Passion Vine	4 x 4	M
GRASSES such as:			
<i>Chondropetalum tectorum</i>	Cape Rush	3 x 3	L
<i>Festuca glauca</i>	Blue Fescue	1 x 1	L
<i>Helictotrichon sempervirens</i>	Blue Cat Grass	1 x 1	M
<i>Muhlenbergia rigens</i>	Deergrass	4 x 5	L
GROUND COVER (1 gal. Min.) such as:			
<i>Carex pens.</i>	California Meadow Sedge	1 x 1	M
<i>Dymondia margaritae</i>	Silver Carpet	3" x 2	L
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 x 3	M
<i>Verbena peruviana</i>	N.C.N.	2 x 2	L

POCKET PARK PLANTING LEGEND (HOA MAINTAINED)

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>Crape Myrtle</i>	Crape Myrtle	25 x 12	M
<i>Lagerstroemia indica</i>	Crape Myrtle	25 x 12	M
<i>Platanus chinensis</i>	Chinese Platanus	40 x 40	M
<i>Quercus agrifolia</i>	Costa Live Oak	50 x 45	VL
<i>Schinus molle</i>	California Pepper	35 x 35	VL
<i>Tipuana tipu</i>	Tipu Tree	25 x 25	L
PALMS			
<i>Phoenix canariensis</i>	Canary Island Date Palm	80 x 40	L
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	20 x 20	M
<i>Washingtonia filifera</i>	California Fan Palm	40 x 10	L
<i>Trachycarpus fortunei</i>	Windmill Palm	20 x 10	M
<i>Brahea armata</i>	Mexican Blue Palm	25 x 8	L
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:			
<i>Agave attenuata</i>	Fox Tail Agave	3 x 3	L
<i>Aloe barbadensis</i>	Aloe Vera	3 x 3	L
<i>Aloe saponaria</i>	African Aloe	3 x 3	L
<i>Argemone flavida</i>	Kangaroo Paw	2 x 3	M
<i>Cistus spp.</i>	Rodrose	4 x 4	L
<i>Daylily wheelier</i>	Desert Spoon	5 x 6	VL
<i>Dietes bicolor</i>	Fortnight Lily	3 x 3	L
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	6 x 4	M
<i>Ligustrum 'Texanum'</i>	Texas Privet	6 x 4	M
<i>Pleomorphum 'Maori Maiden'</i>	New Zealand Flax	4 x 4	L
<i>Pittosporum spp.</i>	Mock Orange	3 x 4	M
<i>Rosemarinus 'Prostratus'</i>	Prostrate Rosemary	1 x 3	L
<i>Salvia leucantha 'Midnight'</i>	Mexican Bush Sage	3 x 3	M
VINES (100% 15 gal.)			
<i>Cyrtostoma callistegodes</i>	Violet Trumpet Vine	4 x 4	M
<i>Ficus pumila</i>	Creeping Fig	4 x 4	M
<i>Passiflora alatacaerulea</i>	Passion Vine	4 x 4	M
<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea	4 x 4	M
GRASSES such as:			
<i>Chondropetalum tectorum</i>	Cape Rush	3 x 3	L
<i>Festuca glauca</i>	Blue Fescue	1 x 1	L
<i>Helictotrichon sempervirens</i>	Blue Cat Grass	1 x 1	M
<i>Muhlenbergia rigens</i>	Deergrass	4 x 5	L
GROUND COVER (1 gal. Min.) such as:			
<i>Carex pens.</i>	California Meadow Sedge	1 x 1	M
<i>Dymondia margaritae</i>	Silver Carpet	3" x 2	L
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 x 3	M

TRAILHEAD PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>African Sumac</i>	African Sumac	25 x 25	L
<i>Strawberry Tree</i>	Strawberry Tree	25 x 25	L
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:			
<i>California Glory Flannel Bush</i>	California Glory Flannel Bush	15 x 15	VL
<i>Western Redbud</i>	Western Redbud	20 x 20	L
<i>Compact Coffeeberry</i>	Compact Coffeeberry	8 x 8	L
<i>Artemisia californica</i>	Artemisia	3 x 5	VL
<i>Deer Grass</i>	Deer Grass	3 x 3	VL
<i>Cleveland Sage</i>	Cleveland Sage	2 x 3	VL
<i>Autumn Sage</i>	Autumn Sage	2 x 2	VL
<i>Coast Monkey Flower</i>	Coast Monkey Flower	2 x 2	VL
<i>Fuchsia 'Flaming Gooseberry'</i>	Fuchsia 'Flaming Gooseberry'	2 x 2	VL
<i>Berkeley Sedge</i>	Berkeley Sedge	1 x 1	L
<i>Juniper 'Le Blue'</i>	Juniper 'Le Blue'	3 x 3	L
<i>Common Yarrow</i>	Common Yarrow	3 x 3	L
<i>Island Alum Root</i>	Island Alum Root	1 x 1	L
<i>Manzanita</i>	Manzanita	1 x 5	VL
<i>Dwarf Coyote Bush</i>	Dwarf Coyote Bush	1 x 5	VL
<i>Ceanothus 'Purpurea'</i>	Ceanothus	1 x 5	VL
GRASSES such as:			
<i>Chondropetalum tectorum</i>	Cape Rush	3 x 3	L
<i>Festuca glauca</i>	Blue Fescue	1 x 1	L
<i>Helictotrichon sempervirens</i>	Blue Cat Grass	1 x 1	M
<i>Muhlenbergia rigens</i>	Deergrass	4 x 5	L
GROUND COVER (1 gal. Min.) such as:			
<i>Carex pens.</i>	California Meadow Sedge	1 x 1	M
<i>Dymondia margaritae</i>	Silver Carpet	3" x 2	L
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 x 3	M
<i>Verbena peruviana</i>	N.C.N.	2 x 2	L

RECREATION CENTER PLANTING LEGEND
(HOA MAINTAINED)

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	WUCOLS
TREES (24" Box, Min.) such as:			
<i>Mimosa</i>	Mimosa	30 x 40	M
<i>Crape Myrtle</i>	Crape Myrtle	25 x 12	M
<i>Brahea armata</i>	Brahea	25 x 8	L
<i>Platanus chinensis</i>	Chinese Platanus	40 x 40	M
<i>Quercus agrifolia</i>	Costa Live Oak	50 x 45	VL
<i>Rhus lancea</i>	African Sumac	25 x 25	VL
<i>Schinus molle</i>	California Pepper	35 x 35	VL
<i>Tipuana tipu</i>	Tipu Tree	25 x 25	L
PALMS			
<i>Phoenix canariensis</i>	Canary Island Date Palm	80 x 40	L
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	20 x 20	M
<i>Washingtonia filifera</i>	California Fan Palm	40 x 10	L
<i>Trachycarpus fortunei</i>	Windmill Palm	20 x 10	M
<i>Brahea armata</i>	Mexican Blue Palm	25 x 8	L
SHRUBS (25% 15 gal. / 50% 5 gal. / 25% 1 gal.) such as:			
<i>Agave attenuata</i>	Fox Tail Agave	3 x 3	L
<i>Aloe barbadensis</i>	Aloe Vera	3 x 3	L
<i>Aloe saponaria</i>	African Aloe	3 x 3	L
<i>Argemone flavida</i>	Kangaroo Paw	2 x 3	M
<i>Cistus spp.</i>	Rodrose	4 x 4	L
<i>Daylily wheelier</i>	Desert Spoon	5 x 6	VL
<i>Dietes bicolor</i>	Fortnight Lily	3 x 3	L
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	6 x 4	M
<i>Ligustrum 'Texanum'</i>	Texas Privet	6 x 4	M
<i>Pleomorphum 'Maori Maiden'</i>	New Zealand Flax	4 x 4	L
<i>Pittosporum spp.</i>	Mock Orange	3 x 4	M
<i>Rosemarinus 'Prostratus'</i>	Prostrate Rosemary	1 x 3	L
<i>Salvia leucantha 'Midnight'</i>	Mexican Bush Sage	3 x 3	M
VINES (100% 15 gal.)			
<i>Cyrtostoma callistegodes</i>	Violet Trumpet Vine	4 x 4	M
<i>Ficus pumila</i>	Creeping Fig	4 x 4	M
<i>Passiflora alatacaerulea</i>	Passion Vine	4 x 4	M
<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea	4 x 4	M
GRASSES such as:			
<i>Chondropetalum tectorum</i>	Cape Rush	3 x 3	L
<i>Festuca glauca</i>	Blue Fescue	1 x 1	L
<i>Helictotrichon sempervirens</i>	Blue Cat Grass	1 x 1	M
<i>Muhlenbergia rigens</i>	Deergrass	4 x 5	L
GROUND COVER (1 gal. Min.) such as:			
<i>Carex pens.</i>	California Meadow Sedge	1 x 1	M
<i>Dymondia margaritae</i>	Silver Carpet	3" x 2	L
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 x 3	M

MHPA HYDROSEED MIX
FOR MANUFACTURED SLOPES WITHIN MHPA

SPESIES	APPLICATION RATE LBS. PLS/ACRE
<i>Ammannia glabra</i>	0.5
<i>Artemisia californica</i>	2
<i>Astragalus trichopodus leucos</i>	0.5
<i>Platanus californica</i>	1
<i>Eriogonum fasciculatum</i>	0.5
<i>Gutierrezia californica</i>	0.5
<i>Isocarpos merriamii</i>	1
<i>Malvastrum laurina</i>	0.25
<i>Nassella pulchra</i>	3
<i>Rhus integrifolia</i>	0.25
<i>Salvia apiana</i>	1
<i>Salvia mellifera</i>	1
TOTAL	13

- NOTES:
- Seed source should originate within coastal regions of San Diego. Substitutions to this list are acceptable as long as the species are specified in the Master Restoration Plan for PHR (RECON 1999).
 - Restoration for any graded areas of the MHPA are required to be restored per the adopted Master Restoration Plan for PHR - SA II, RECON, October, 2007.
 - Provide native trees/shrubs (minimum 1 gallon container size) at a rate of one plant per 100 square feet of disturbed area in addition to the MHPA hydroseed mix. The shrub species used shall conform to tables 6 and 7 of the Master Restoration Plan for PHR Subarea III.

TABLE 6
RECOMMENDED CONTAINER AND SALVAGED PLANT DENSITIES
FOR SOUTHERN MARITIME CHAPARRAL

Scientific Name	Number Per Acre	Container Size (if not from salvage)
<i>Adenostoma fasciculata</i>	150	1-gallon
<i>Chamaecyparis</i>		
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>	20	1-gallon
<i>Del Mar manzanita</i>		
<i>Ceanothus leucodermis</i>	75	1-gallon
<i>Wickströmia cuneata</i>		
<i>Ceanothus leucodermis</i>	25	1-gallon
<i>Conocarpus elaeagnifolius</i> ssp. <i>diversifolius</i>	10	1-gallon
<i>diversifolius</i>		
<i>Summer isilly</i>		
<i>Lesqueria flagellifolia</i> var. <i>flagellifolia</i>	10	4-inch
<i>Del Mar sand aster</i>		
<i>Mimulus aurantiacus</i>	20	1-gallon
<i>Bush monkeyflower</i>		
<i>Nassella pulchra</i>	50	Flat
<i>Purple needlegrass</i>		
<i>Quercus dumosa</i>	10	1-gallon
<i>Nuttall's scrub oak</i>		
<i>Salvia mellifera</i>	50	1-gallon
<i>Black sage</i>		
<i>Ferocactus wislizeni</i>	20	4-inch
<i>Cost barrel cactus</i>		
<i>Scaligeria chinensis</i>	10	Flats
<i>Ashy spike moss</i>		
<i>Morah macrocarpa</i>	10	1-gallon
<i>Wild cucumber</i>		
<i>Xylococcus bicolor</i>	20	1-gallon
<i>Mission manzanita</i>		
<i>Yucca schottigera</i>	20	4-inch
<i>Mojave yucca</i>		

TABLE 7
RECOMMENDED CONTAINER PLANT SPECIES FOR
SOUTHERN MIXED CHAPARRAL

Scientific Name	Number Per Acre	Container Size
<i>Adenostoma fasciculata</i>	150	1-gallon
<i>Chamaecyparis</i>		
<i>Ceanothus leucodermis</i>	25	1-gallon
<i>Ramona illece</i>		
<i>Cercocarpus miniiflorus</i>	25	1-gallon
<i>San Diego mountain mahogany</i>		
<i>Heteromeles arbutifolia</i>	50	1-gallon
<i>Togay</i>		
<i>Malacothamnus fasciculatus</i>	10	1-gallon
<i>Bush willow</i>		
<i>Malvastrum laurina</i>	50	1-gallon
<i>Leucodermis</i>		
<i>Quercus dumosa</i>	25	1-gallon
<i>Nuttall's scrub oak</i>		
<i>Rhamnus crocea</i>	25	1-gallon
<i>Spiny redberry</i>		
<i>Rhus integrifolia</i>	20	1-gallon
<i>Lemonadeberry</i>		
<i>Ribes speciosum</i>	25	1-gallon
<i>Fuchsia-flowered gooseberry</i>		
<i>Xylococcus bicolor</i>	50	1-gallon
<i>Mission manzanita</i>		
<i>Yucca schottigera</i>	50	4-inch
<i>Mojave yucca</i>		

LANDSCAPE & IRRIGATION MAINTENANCE NOTES:

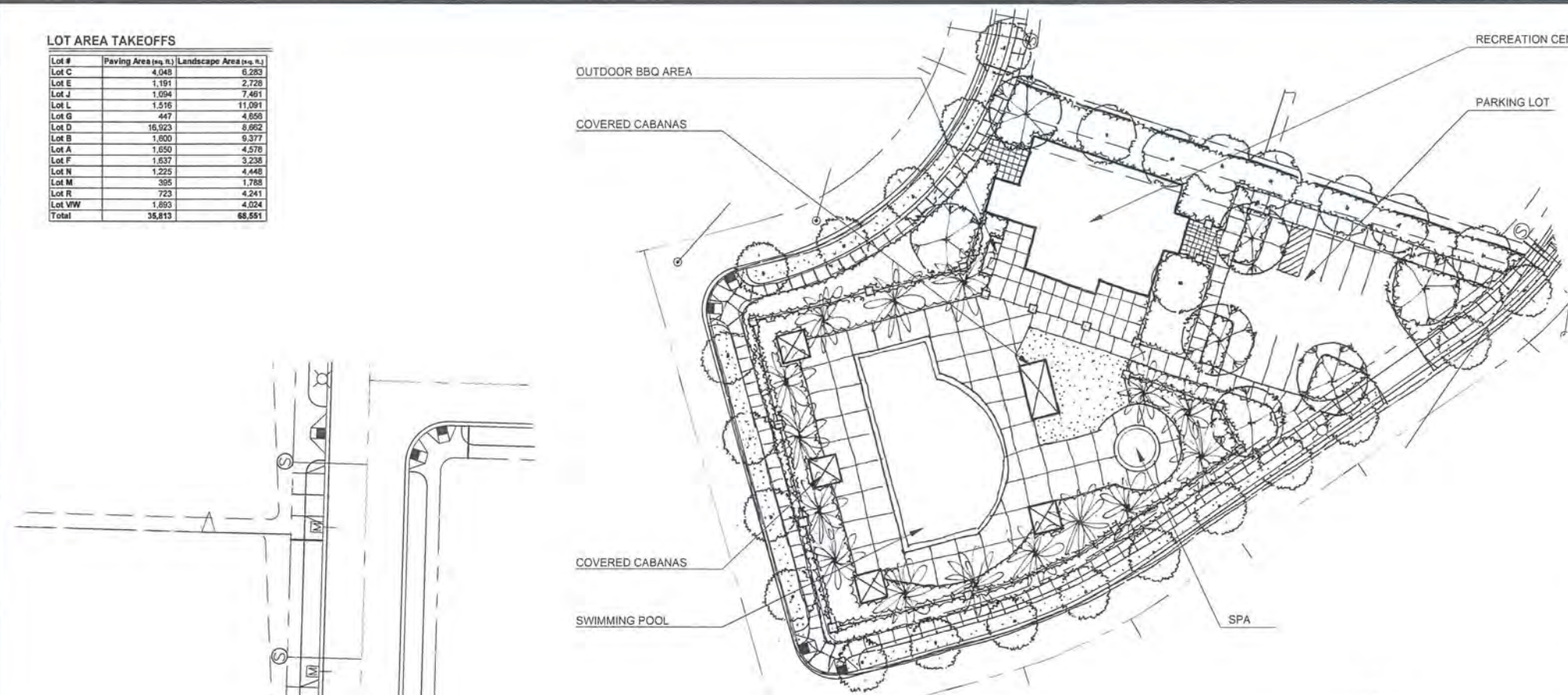
LOT AREA TAKEOFFS

Lot #	Paving Area (sq. ft.)	Landscape Area (sq. ft.)
Lot C	4,048	6,283
Lot E	1,191	2,726
Lot J	1,094	7,461
Lot L	1,516	11,091
Lot G	447	4,650
Lot D	16,923	8,662
Lot B	1,800	9,377
Lot A	1,650	4,576
Lot F	1,637	3,236
Lot N	1,225	4,446
Lot M	305	1,788
Lot R	723	4,241
Lot VW	1,693	4,024
Total	35,813	68,551

PLANTING LEGEND CHART

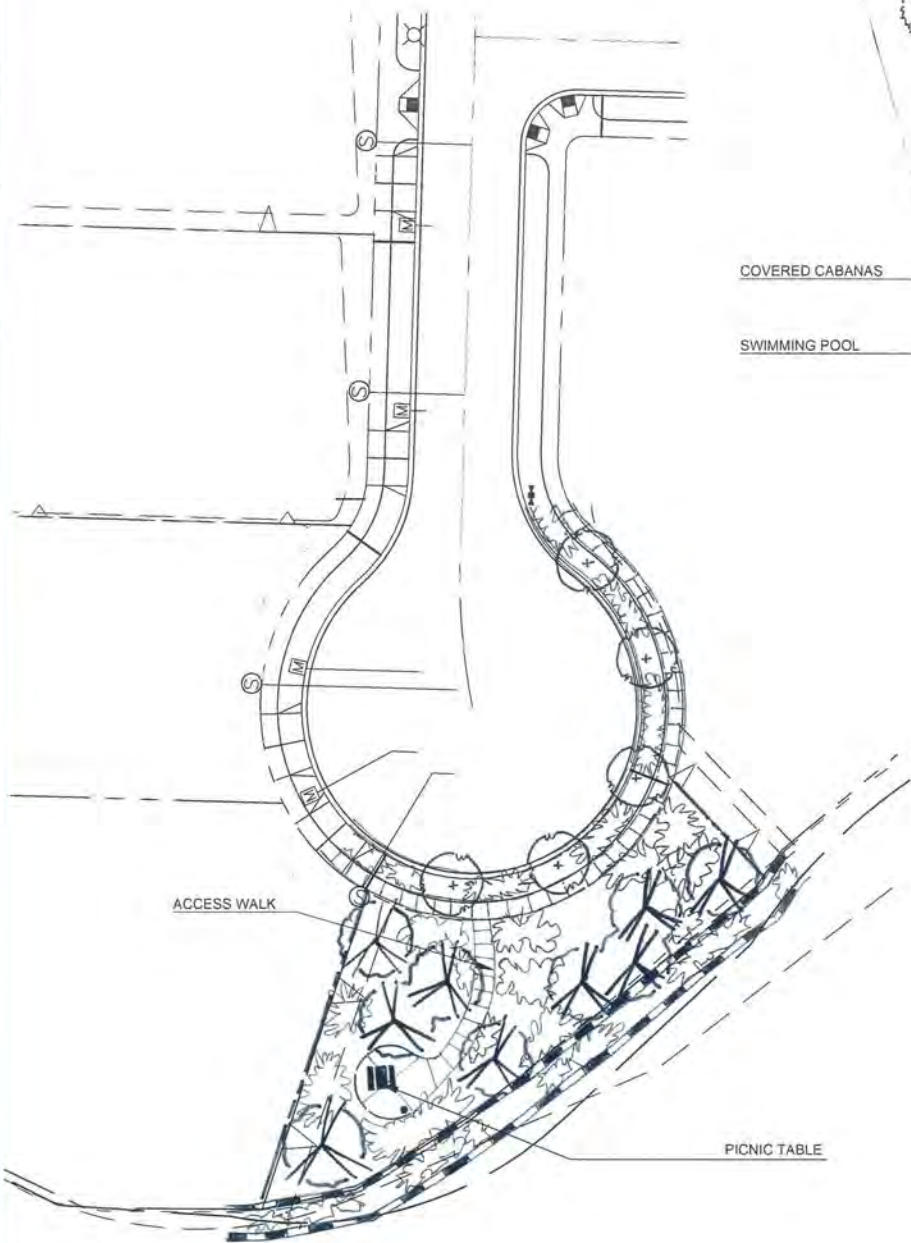
	Street Entry	Trail Head	Pocket Park	Recreation Center	Pedestrian Connection
Lot A	X				
Lot B	X				
Lot C	X		X		
Lot D				X	
Lot E			X		
Lot F		X			
Lot G			X		
Lot H	X				
Lot J		X			
Lot L		X			
Lot M			X		
Lot N	X				
Lot P	X	X			
Lot R					X
Lot V & W					X

REFER TO TABLE ABOVE FOR ENLARGEMENT TO PLANTING
LEGEND IDENTIFICATION
SEE SHEET 27 FOR FULL PLANTING LEGEND



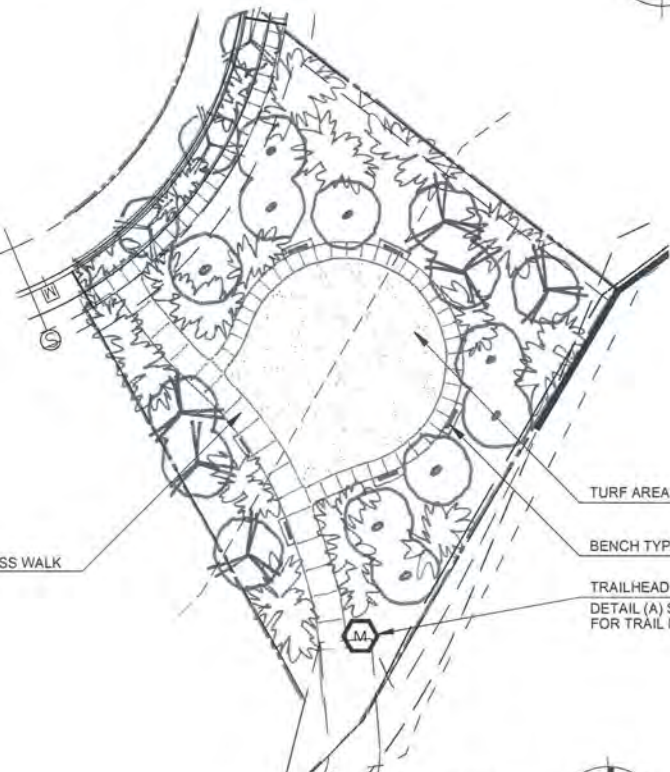
LOT D - FUTURE RECREATION CENTER

SCALE: 1"=20'



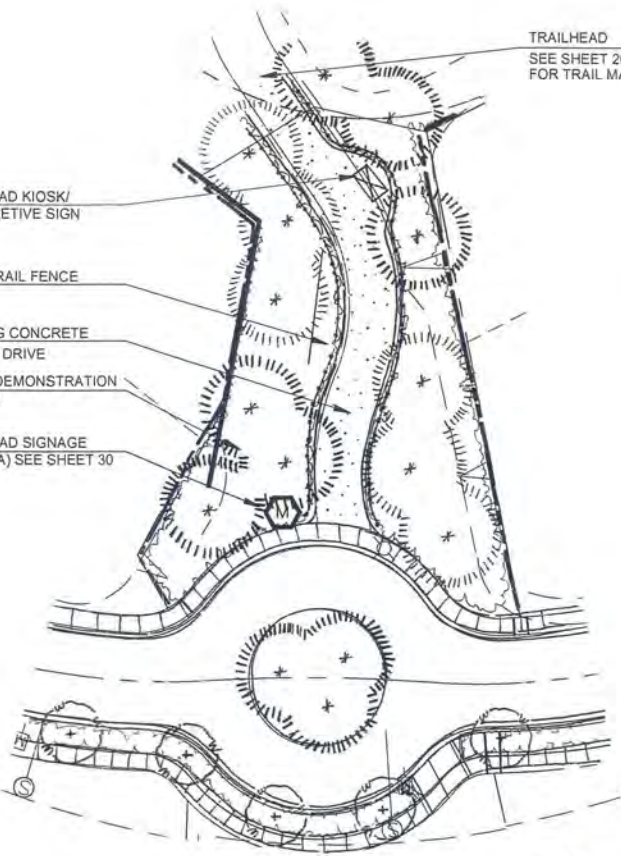
LOT G - POCKET PARK

SCALE: 1"=20'



LOT L - POCKET PARK

SCALE: 1"=20'



LOT J - POCKET PARK

SCALE: 1"=20'

PACIFIC HIGHLANDS RANCH

LEGEND NOTE:
REFER TO SHEET 27 FOR PLANT LEGEND

PREPARED IN THE OFFICE OF:

RICK
ENGINEERING COMPANY

PATRICIA TRAUTMAN
PLA 3247 EXP. 11-30-2017

DATE: _____

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS ROAD
SAN DIEGO, CA 92110

Phone #: (619) 291-0707

Fax #: (619) 291-4165

Project Address: NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9
WEST OF STREET 'A'

Project Name: PACIFIC HIGHLANDS RANCH
UNITS 8-9

Sheet Title: PARK ENLARGEMENTS

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: _____

Original Date: _____

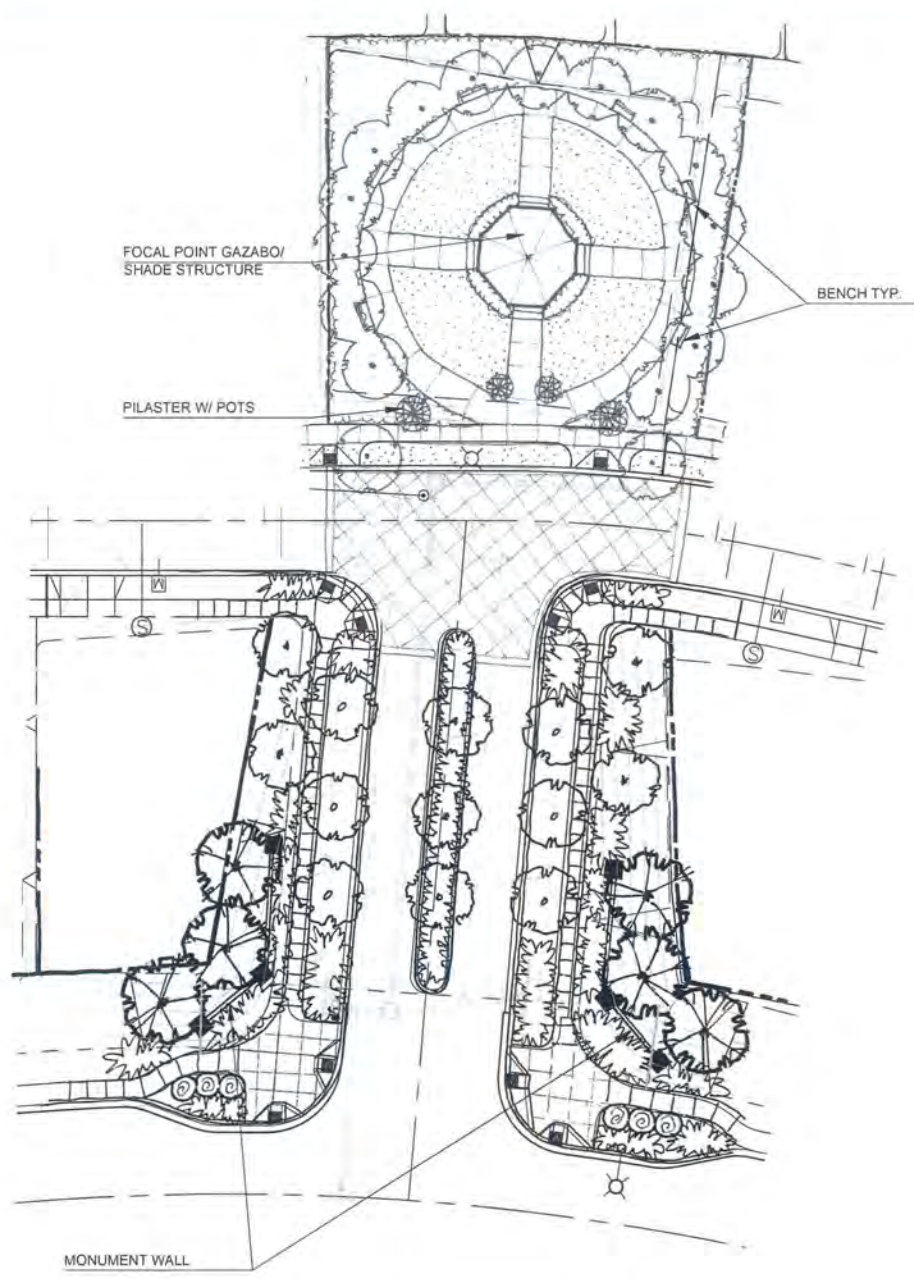
Sheet 28 of 39

DEP# _____

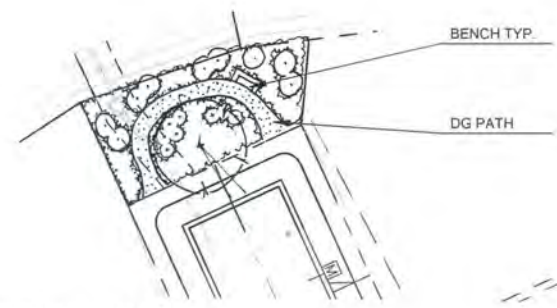
PLANTING LEGEND CHART

	Street Entry	Trail Head	Pocket Park	Recreation Center	Pedestrian Connection
Lot A	X				
Lot B	X				
Lot C	X		X		
Lot D				X	
Lot E			X		
Lot F		X			
Lot G			X		
Lot H	X				
Lot J		X			
Lot L		X			
Lot M			X		
Lot N	X				
Lot P	X	X			
Lot R					X
Lot V & W					X

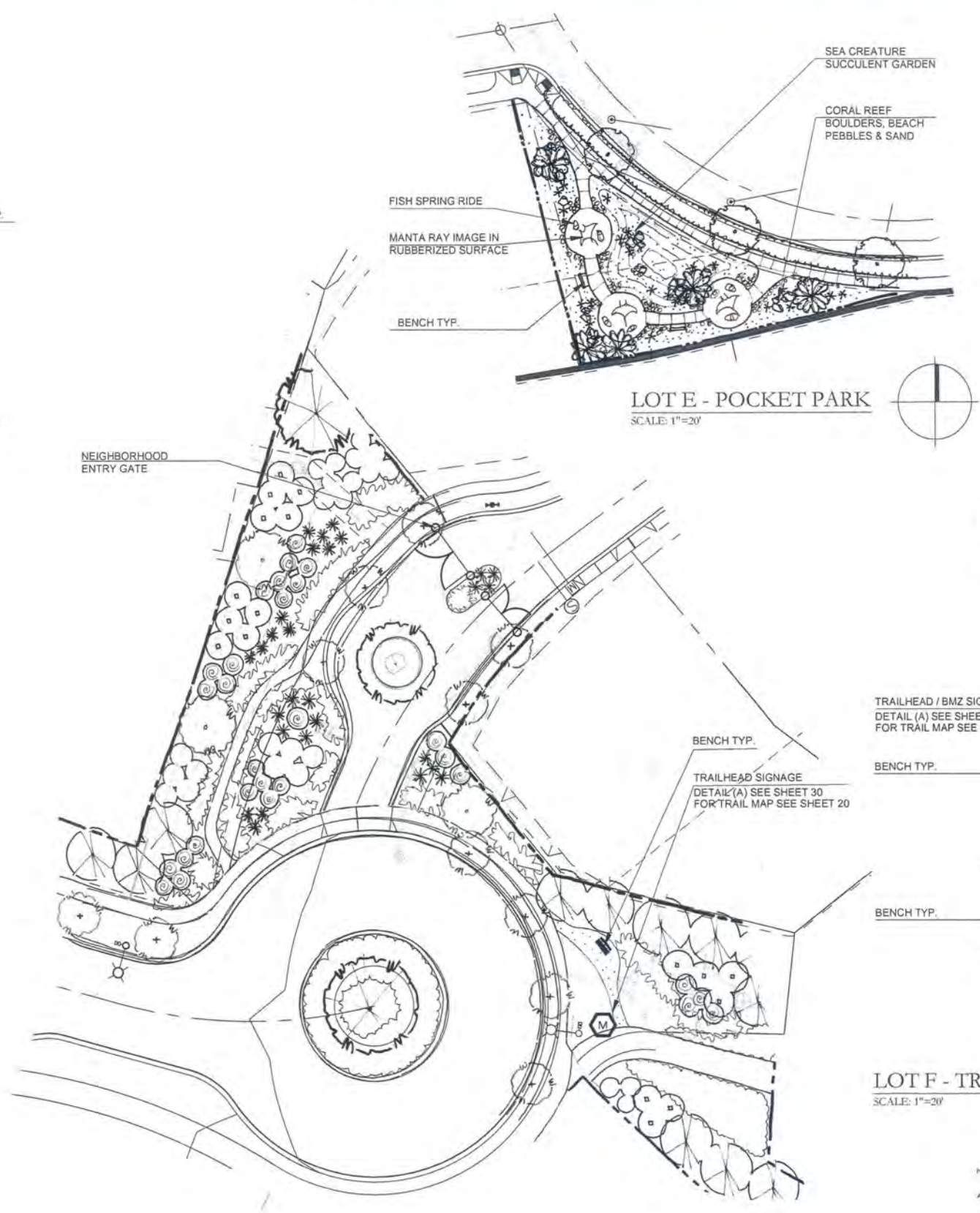
REFER TO TABLE ABOVE FOR ENLARGEMENT TO PLANTING LEGEND IDENTIFICATION
SEE SHEET 27 FOR FULL PLANTING LEGEND



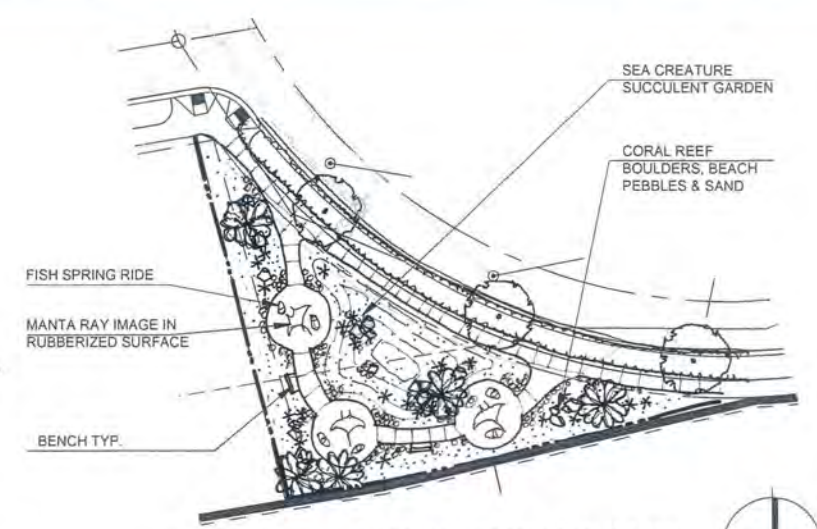
MAIN ENTRY @ PUBLIC STREET "N"
SCALE: 1"=20'



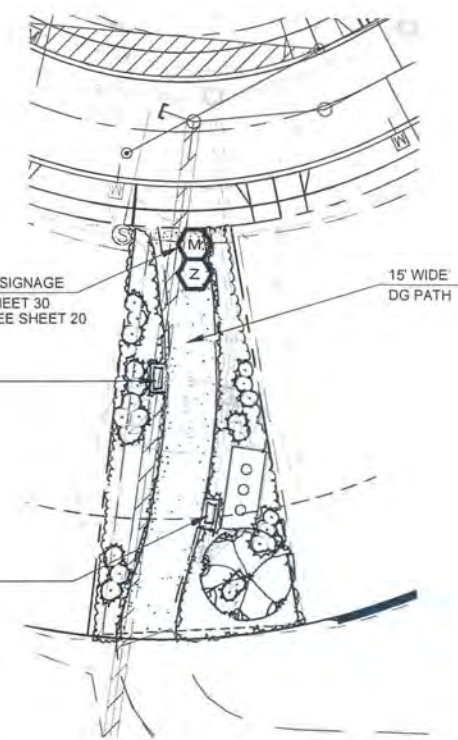
LOT M- POCKET PARK
SCALE: 1"=20'



SECONDARY ENTRY AT PRIVATE STREET "P"
SCALE: 1"=20'



LOT E - POCKET PARK
SCALE: 1"=20'



LOT F - TRAILHEAD OVERLOOK
SCALE: 1"=20'

PACIFIC HIGHLANDS RANCH

LEGEND NOTE:
REFER TO SHEET 27 FOR PLANT LEGEND

FOR CONSTRUCTION

PREPARED IN THE OFFICE OF:

RICK
ENGINEERING COMPANY

PATRICIA TRAUT
PLA 3247 EXP. 11-30-2017

Name: RICK ENGINEERING COMPANY

Address: 5620 TRIUMPH ROAD
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Project Address: NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9
WEST OF STREET "A"

Project Name: PACIFIC HIGHLANDS RANCH
UNITS 8-9

Sheet Title: PARK & REC CTR ENLARGEMENTS

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____


Revision 2: _____

Revision 1: _____

Original Date: _____

Sheet 29 of 39

DEP# _____



FOR CONSTRUCTION
PREPARED

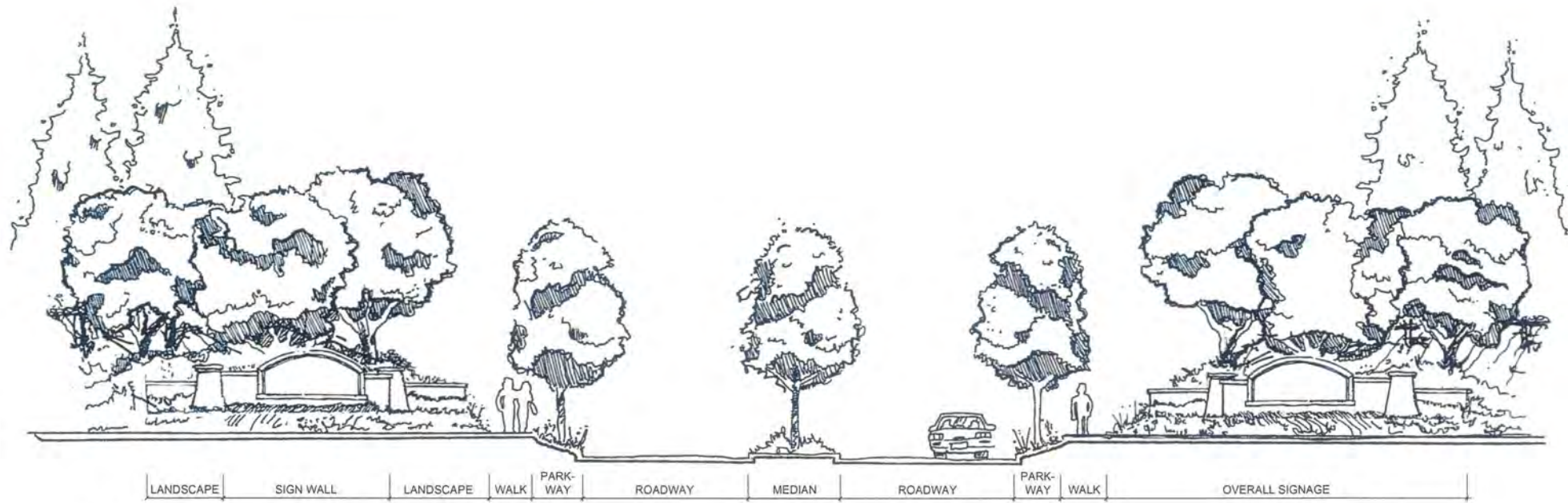
R
ENGINEERING

PATRICK TRAHAN
PLA 3247 E

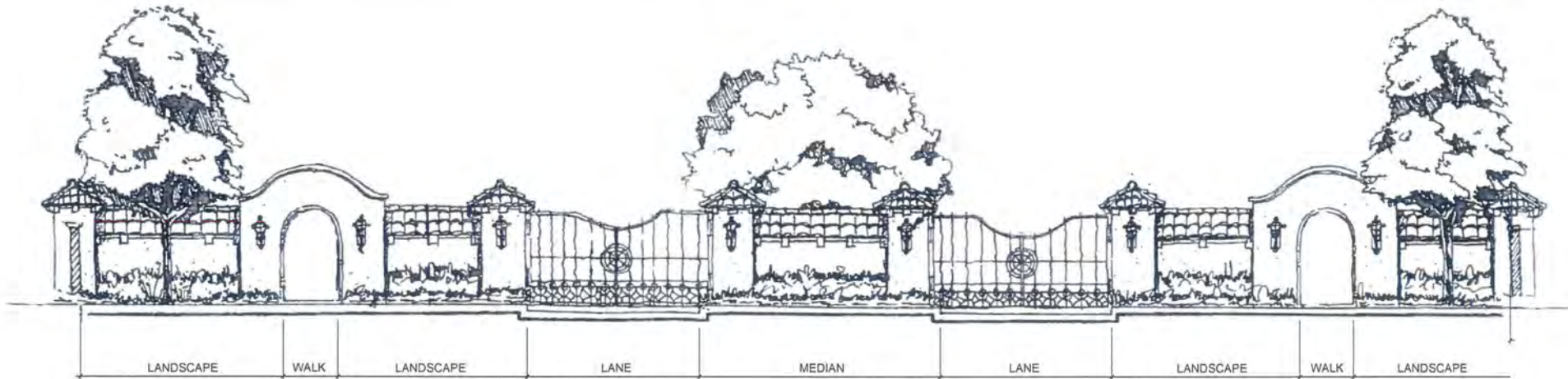
RICK
ENGINEERING COMPANY

PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017

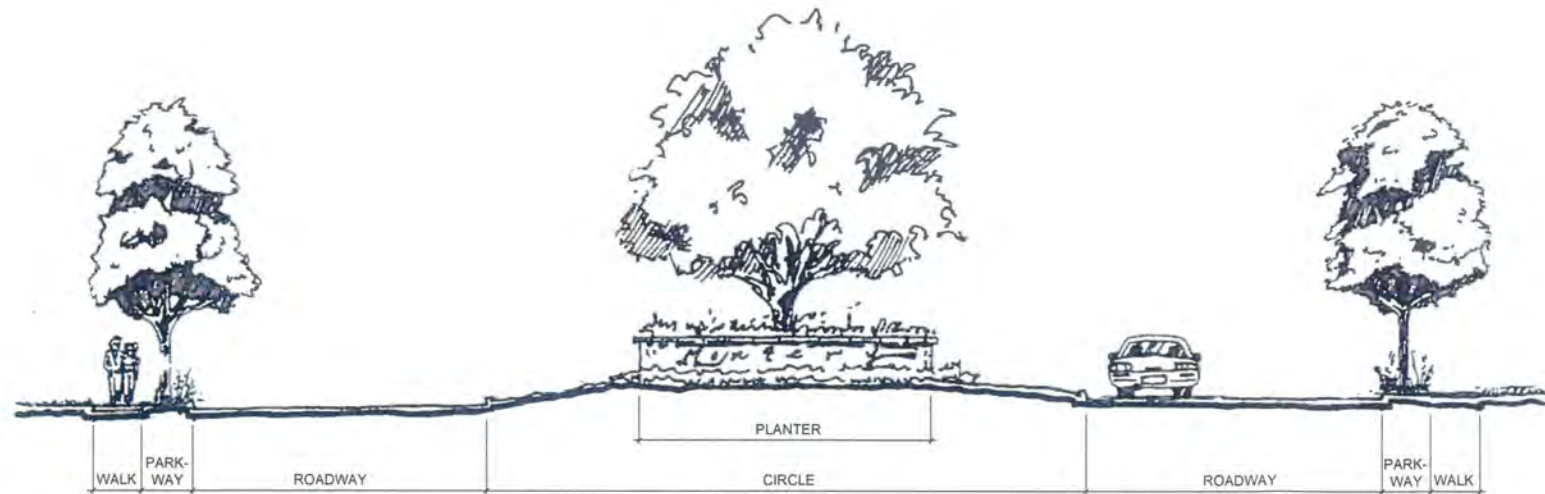
DEPT _____



PUBLIC STREET N - MAIN ENTRY

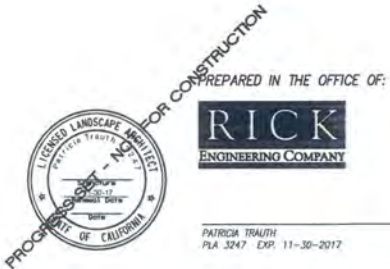


PRIVATE DRIVE P - SECONDARY ENTRY



PRIVATE DRIVE P - ROUNDABOUT

PACIFIC HIGHLANDS RANCH



Name: RICK ENGINEERING COMPANY	Revision 14: _____
Address: 5820 TRIARS ROAD	Revision 13: _____
SAN DIEGO, CA 92110	Revision 12: _____
Phone #: (619) 291-0707	Revision 11: _____
Fax #: (619) 291-4165	Revision 10: _____
Project Address: NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9	Revision 9: _____
WEST OF STREET 'A'	Revision 8: _____
Project Name: PACIFIC HIGHLANDS RANCH	Revision 7: _____
UNITS 8-9	Revision 6: _____
Sheet Title: ELEVATIONS	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
	Original Date: _____
	Sheet 31 of 39
	DEP# _____

SEE SHEET 33



ARCHITECTURAL NOTES:

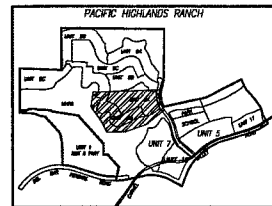
A) ALL DECKS IN BRUSH MANAGEMENT ZONE 1 SHALL BE CONSTRUCTED WITH A MINIMUM FIRE RATING OF ONE HOUR OR MORE OF NON-COMBUSTIBLE MATERIAL

B) ALL STRUCTURES SHALL COMPLY WITH THE FOLLOWING ARCHITECTURAL FEATURES AND THESE FEATURES SHALL BE NOTED ON ALL BUILDING PLANS

- 1) ROOF MATERIAL SHALL BE FIRE RETARDANT, WOOD SHAKE SHINGLES, WHETHER FIRE RETARDANT TREATED OR UN-TREATED, ARE NOT PERMITTED
- 2) WALLS, EAVES, AND OVERHANGS SHALL BE ONE-HOUR FIRE-RESISTIVE
- 3) ALL EAVE VENTS SHALL BE COVERED WITH WIRE SCREEN NOT TO EXCEED 1/4 INCH MESH

MHPA NOTE:

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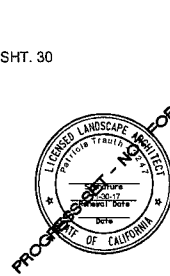


PACIFIC HIGHLANDS RANCH

EXTERIOR WALL LEGEND

- 1 HOUR FIRE RATED WALL, DTL. C, SEE SHT. 30
- 6" MASONRY WALL, DTL. B, SEE SHT. 30
- STANDARD MHPA VIEW FENCE, DTL. E SEE SHT 30

REFER TO SHEET 38 FOR BRUSH MANAGEMENT NOTES



PREPARED IN THE OFFICE OF:

RICK
ENGINEERING COMPANY

PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017

Name: <u>RICK ENGINEERING COMPANY</u>	Revision 14: _____
Address: <u>3620 FRANKS ROAD</u>	Revision 13: _____
<u>SAN DIEGO, CA 92110</u>	Revision 12: _____
Phone #: <u>(619) 291-0707</u>	Revision 11: _____
Fax #: <u>(619) 291-4165</u>	Revision 10: _____
Project Address: <u>NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'A'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 8 - BRUSH MGMT PLAN</u>	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Original Date: _____	
Sheet <u>32</u> of <u>39</u>	
DEP# _____	

ARCHITECTURAL NOTES:

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FIRE RATED WALL
(DETAIL C) SHT. 30

COASTAL SAGE
SCRUB

60' WIDE BMZ 1
DIAGRAM 3 (SHT. 38)

ARCHITECTURAL
ENVELOPE (TYP.)

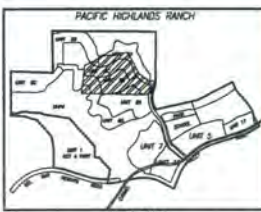
SEE SHEET 32

EXTERIOR WALL LEGEND

- 1 HOUR FIRE RATED WALL, DTL. C, SEE SHT. 30
- 6' MASONRY WALL, DTL. B, SEE SHT. 30
- STANDARD MHPA VIEW FENCE, DTL. E SEE SHT 30



GRAPHIC SCALE 1" = 80'



PACIFIC HIGHLANDS RANCH

REFER TO SHEET 38 FOR BRUSH
MANAGEMENT NOTES

FOR CONSTRUCTION

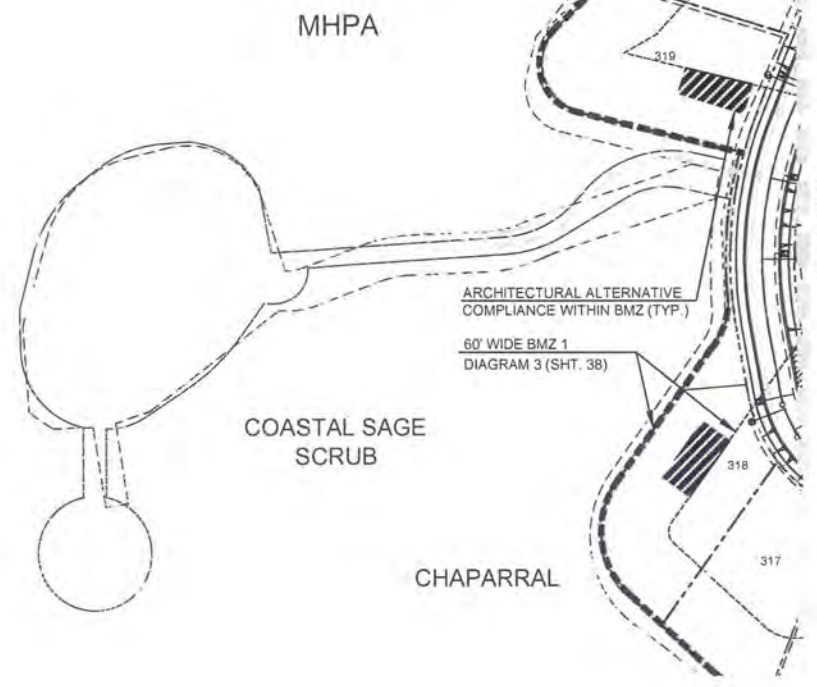
PREPARED IN THE OFFICE OF:

RICK
ENGINEERING COMPANY

PATRICIA TRAUT
PLA 3247 EXP. 11-30-2017

Name:	RICK ENGINEERING COMPANY	Revision 14:	
Address:	3620 FRANKS ROAD SAN DIEGO, CA 92110	Revision 13:	
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Fax #:	(619) 291-4165	Revision 11:	
Project Address:	NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9 WEST OF STREET 'A'	Revision 10:	
Project Name:	PACIFIC HIGHLANDS RANCH UNITS 8-9	Revision 9:	
Sheet Title:	UNIT 8 - BRUSH MGMT PLAN	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Original Date:			
Sheet	33	of	39
DEP#			

60' WIDE BMZ 1
DIAGRAM 3 (SHT. 38)



SEE SHEET 32

ARCHITECTURAL NOTES:

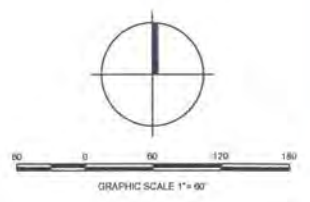
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Fax #:	(619) 291-4163	Revision 11:	
Project Address:	NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9 WEST OF STREET 'A'	Revision 10:	
Project Name:	PACIFIC HIGHLANDS RANCH UNITS 8-9	Revision 9:	
Sheet Title:	UNIT 8 - BRUSH MGMT PLAN	Revision 8:	
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		Original Date:	
		Sheet	34 of 39
		DEP#	

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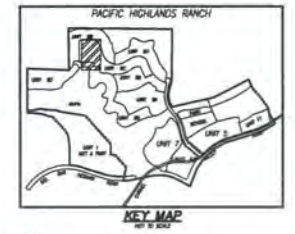
RICK
ENGINEERING COMPANY

PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
PATRICIA TRAUT
PLA 3247 EXP. 11-30-2017

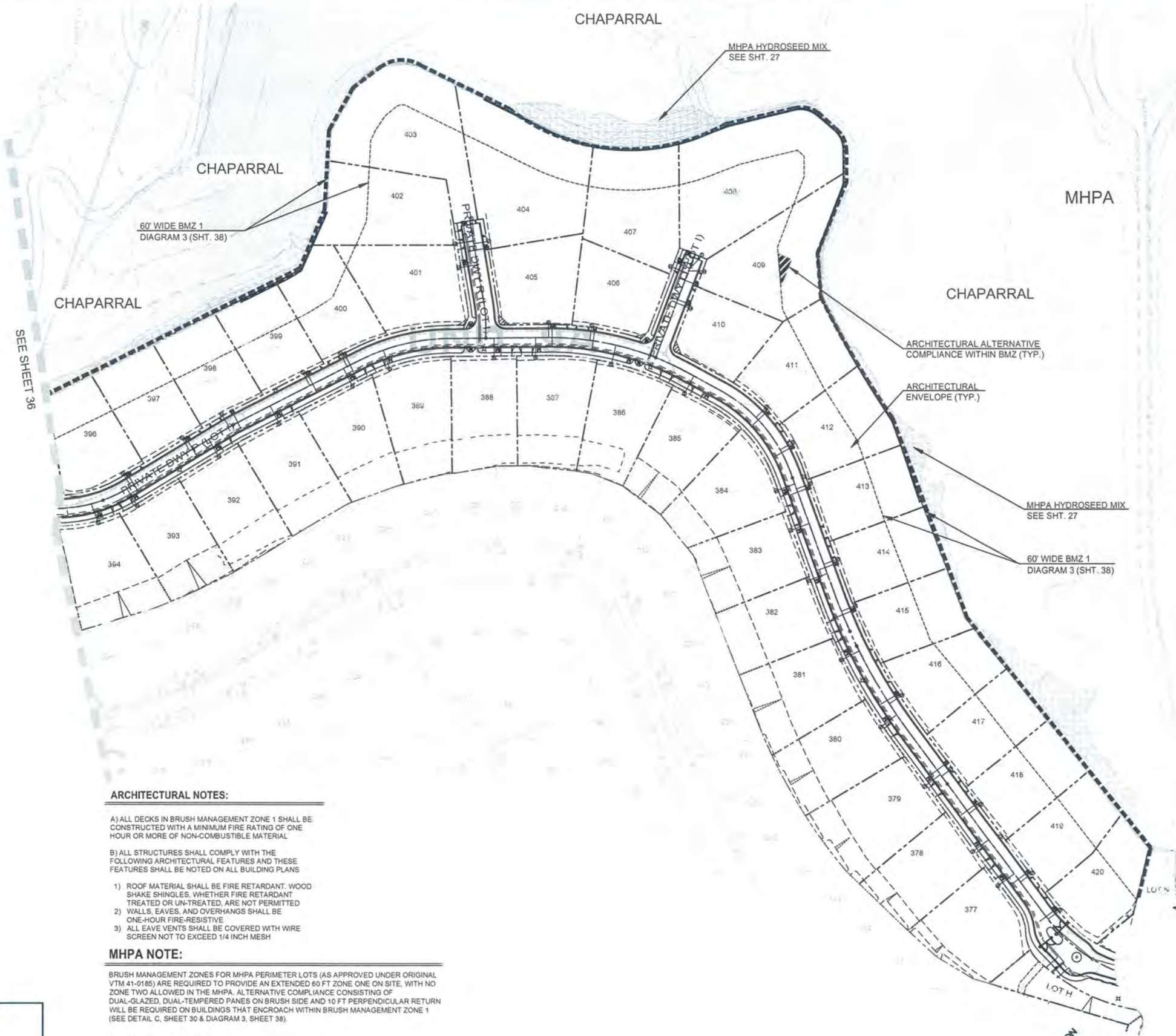


SEE SHEET 33

REFER TO SHEET 38 FOR BRUSH MANAGEMENT NOTES



PACIFIC HIGHLANDS RANCH



ARCHITECTURAL NOTES:

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PACIFIC HIGHLANDS RANCH

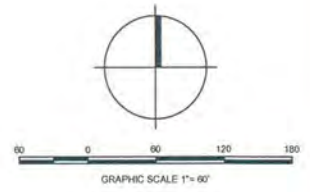
REFER TO SHEET 38 FOR BRUSH MANAGEMENT NOTES

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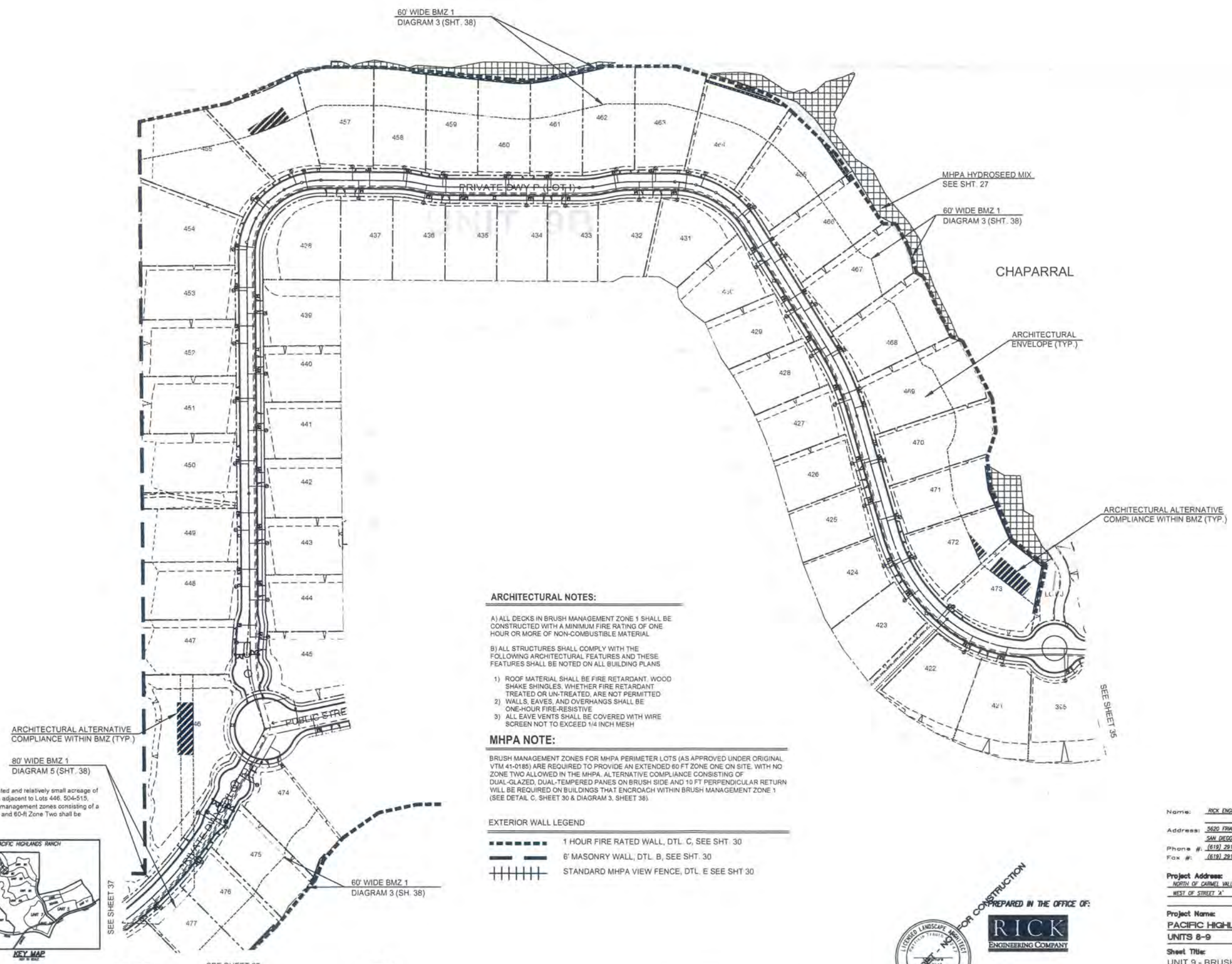
RICK
ENGINEERING COMPANY

PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
NO. 11347
DATE: 11-30-2017

PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017



Name: <u>RICK ENGINEERING COMPANY</u>	Revision 14: _____
Address: <u>3620 FIRMS ROAD</u>	Revision 13: _____
San Diego, CA 92110	Revision 12: _____
Phone #: <u>(619) 291-0707</u>	Revision 11: _____
Fax #: <u>(619) 291-4165</u>	Revision 10: _____
	Revision 9: _____
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	Revision 7: _____
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	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Project Address: <u>NORTH OF CAMEL VALLEY RD. AND UNITS 8 & 9</u>	Original Date: _____
<u>WEST OF STREET 'A'</u>	Sheet <u>35</u> of <u>39</u>
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	
Units 8-9	
Sheet Title: <u>UNIT 9 - BRUSH MGMT PLAN</u>	DEP# _____



ARCHITECTURAL NOTES:

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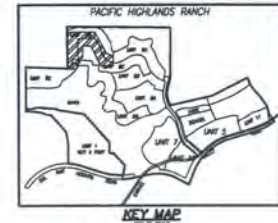
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- 6" MASONRY WALL, DTL. B, SEE SHT. 30
- STANDARD MHPA VIEW FENCE, DTL. E SEE SHT 30

Due to the isolated and relatively small acreage of the open space adjacent to Lots 446, 504-515, modified brush management zones consisting of a 20-ft Zone One and 60-ft Zone Two shall be provided



PACIFIC HIGHLANDS RANCH

REFER TO SHEET 38 FOR BRUSH MANAGEMENT NOTES

FOR CONSTRUCTION
PREPARED IN THE OFFICE OF:
RICK
ENGINEERING COMPANY
PACIFIC HIGHLANDS RANCH
UNIT 9 - BRUSH MGMT PLAN
DATE: _____
PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017

Name: RICK ENGINEERING COMPANY	Revision 14:
Address: 5620 FRANKS ROAD	Revision 13:
SAN DIEGO, CA 92110	Revision 12:
Phone #: (619) 291-0707	Revision 11:
Fax #: (619) 291-6165	Revision 10:
Project Address: NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9	Revision 9:
WEST OF STREET 21	Revision 8:
Project Name: PACIFIC HIGHLANDS RANCH	Revision 7:
UNIT 9 - BRUSH MGMT PLAN	Revision 6:
Sheet Title: UNIT 9 - BRUSH MGMT PLAN	Revision 5:
Original Date: _____	Revision 4:
Sheet 36 of 39	Revision 3:
DEF#	Revision 2:
	Revision 1:

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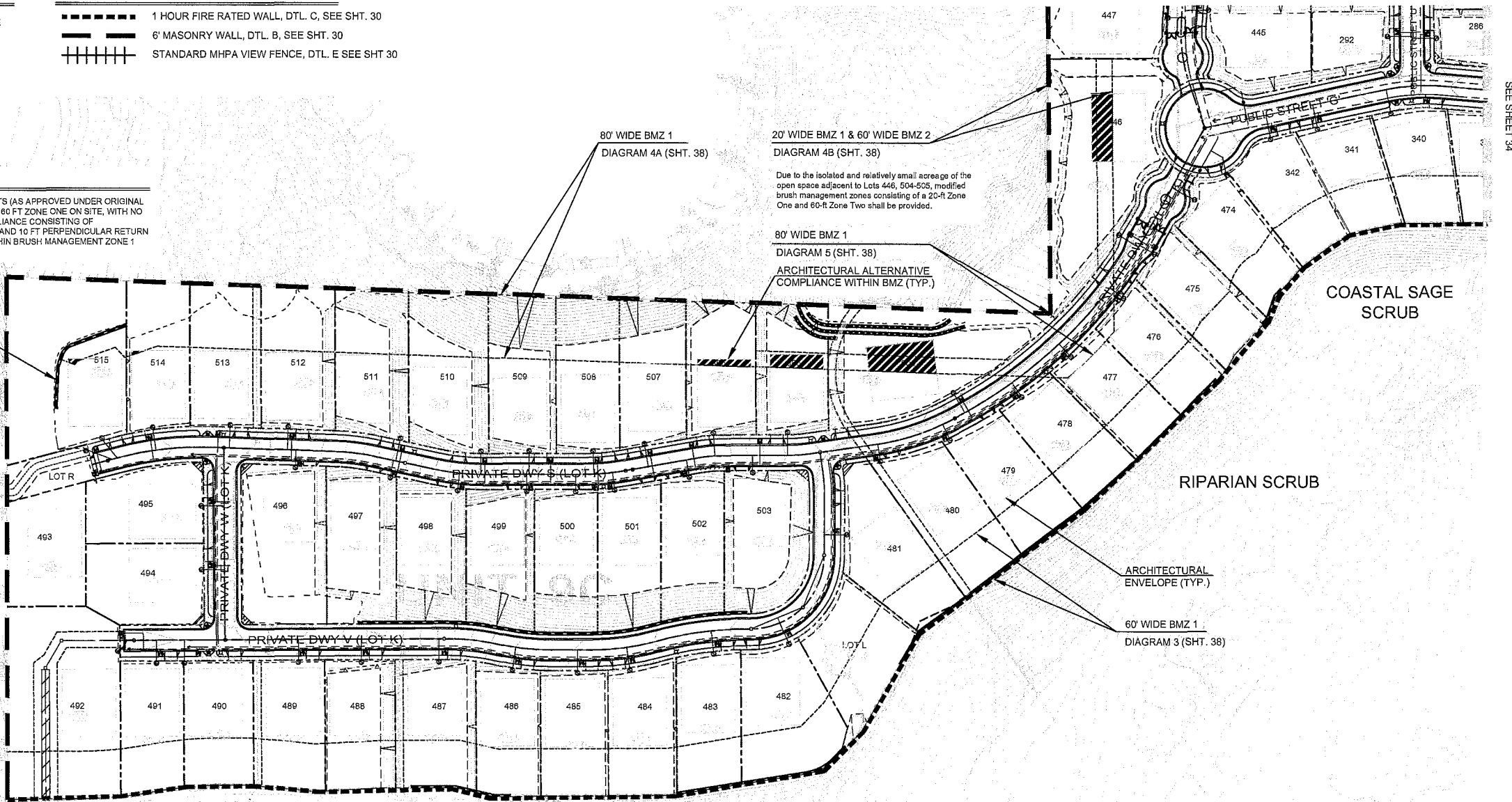
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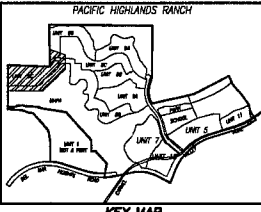
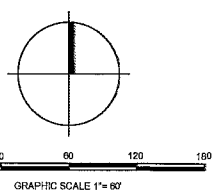
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- 6" MASONRY WALL, DTL. B, SEE SHT. 30
- +++++ STANDARD MHPA VIEW FENCE, DTL. E SEE SHT 30

RETAINING WALL TYP.
SEE CIVIL PLANS



SEE SHEET 34



PACIFIC HIGHLANDS RANCH

REFER TO SHEET 38 FOR BRUSH
MANAGEMENT NOTES

FOR CONSTRUCTION

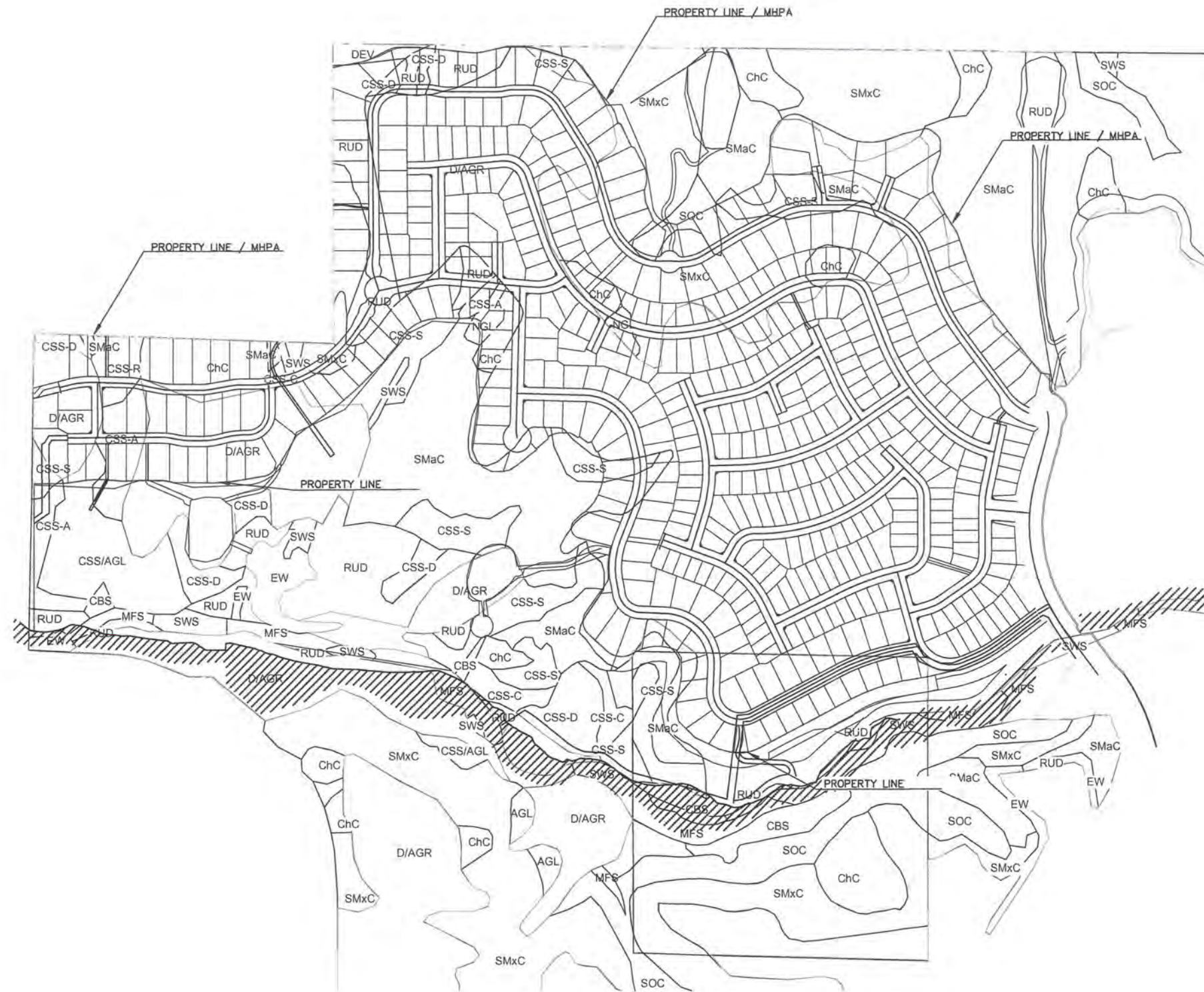
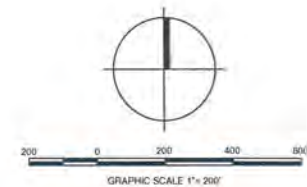
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RICK
ENGINEERING COMPANY

PATRICIA TRAUTH
PLA 3247 EXP. 11-30-2017

DATE

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Project Address: <u>NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9</u>	Revision 9: _____
<u>WEST OF STREET 'A'</u>	Revision 8: _____
Project Name: <u>PACIFIC HIGHLANDS RANCH</u>	Revision 7: _____
<u>UNITS 8-9</u>	Revision 6: _____
Sheet Title: <u>UNIT 9 - BRUSH MGMT PLAN</u>	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Original Date: _____	
Sheet <u>37</u> of <u>39</u>	
DEP# _____	

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Revision 8: _____
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Revision 5: _____
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Project Address:
NORTH OF CARMEL VALLEY RD. AND UNITS 8 & 9
WEST OF STREET "A"

Project Name:
PACIFIC HIGHLANDS RANCH
UNITS 8-9

Sheet Title:
ADJACENT & MHFA
PLANT COMMUNITY PLAN

Original Date: _____
Sheet 39 of 39

DEP# _____