



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 18, 2017 REPORT NO. PC-17-047

HEARING DATE: May 25, 2017

SUBJECT: Laterra at Pacific Highlands Ranch. Process Four.

REFERENCE: [Report to the Planning Commission No. PC-13-128 \(Att 1, 2, 3\)](#) and [Report No. PC-09-086 \(Attachments\)](#)

PROJECT NUMBER: [388894](#)

OWNER/APPLICANT: Pacific Carmel AFG, LLC, and Pacific Carmel MAG, LLC, Owners/
KB Home Coastal, Inc., Applicant

SUMMARY

Issue: Should the Planning Commission approve the construction of 69 dwelling units located north of Pacific Place and Village Center Loop Road at a 3.49-acre site in the CC-1-3 zone of the Pacific Highlands Ranch Community Plan area?

Staff Recommendations:

1. Affirm the Findings pursuant to the California Environmental Quality Act that the project was adequately analyzed in the Pacific Highlands Ranch Subarea III Plan Master Environmental Impact Report and related findings; and Adopt the project-specific Mitigation, Monitoring and Reporting Program;
2. Approve Vesting Tentative Map No. 1434093, amending Vesting Tentative Map No. 433521;
3. Approve Planned Development Permit No. 1434095, amending Planned Development Permit No. 12852; and
4. Approve Neighborhood Development Permit No. 1434098.

Community Planning Group Recommendation: On July 23, 2015 the Carmel Valley Community Planning Board voted 10:0:0 to recommend approval of the project without recommendations.

Environmental Review: The City of San Diego as Lead Agency under CEQA has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918, Project No. 388894, dated May 25, 2016. Based on an initial study, the City of San Diego has determined the Laterra at Pacific Highlands Ranch project would not cause any significant effect on the environment not examined in the previously certified MEIR.

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

Housing Impact Statement: Pursuant to the Housing Element of the Pacific Highlands Ranch Subarea III Plan, the proposed project would provide 11 affordable housing units and 58 market-rate housing units. The Housing Element of the Pacific Highlands Ranch Subarea Plan requires twenty percent of the units be provided for occupancy by, and at rates affordable to, families earning no more than 65 percent of the Area Median Income (AMI). The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Element and more specifically, the Master Affordable Housing Program entered into by the City, the Housing Commission and Pardee Homes.

BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area (NCFUA) Framework Plan. This framework plan established 5 subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Peñasquitos and Rancho Bernardo communities. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea Plan (Subarea Plan). The State Coastal Commission modified and certified the Subarea Plan on March 10, 1999. The San Diego City Council accepted and approved the State action on July 20, 1999 by Resolution Number R-291920.

The Pacific Highlands Ranch Subarea Plan is located in the northwest portion of the NCFUA and is bounded on the north by Black Mountain Ranch Subarea I, Del Mar Mesa Subarea V to the south, Torrey Highlands Subarea IV lies to the east, and the Carmel Valley community is to the west. Pacific Highlands Ranch encompasses approximately 2,652 acres in the central portion of the NCFUA. The Subarea Plan land use plan includes approximately 1,300 acres (or 48 percent) of Multi-Habitat Planning Area (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. 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 3.49-acre project site is in the CC-1-3 and Urban Village Overlay Zone within the Pacific Highlands Ranch Community Plan. The site is located primarily in the west-central portion of the Subarea Plan (Attachment 3). The site is designated by the Subarea Plan for a mixed use project. The existing elevations on-site range from approximately 267 feet above mean sea level (MSL) on the

southern end of the site to approximately 300 feet above MSL at the northern portion of the site. To the north are two undeveloped properties, one owned by the Tryangle Farms LTD Partnership and the other by the Lin Family Trust. To the west is the Village at Pacific Highlands Ranch in various stages of completion. To the south across Village Center Loop Road is the yet-to-be constructed 13.49-acre community park. To the east across Village Center Loop Road is a multi-family dwelling unit development. The project site has been graded and is presently vacant (Attachment 4).

The site was approved for development as part of the original Village at Pacific Highlands Ranch project in 2010 and is located within the Village mixed-use designation. The Village at Pacific Highlands Ranch approval included 294 residential units, 195,000 square feet of retail space, 20,000 square feet of office space, and a parcel for a future public library and public use area. The Village at Pacific Highlands Ranch was subsequently amended by the Planning Commission on December 12, 2013. The amendment retained the overall mix of uses on-site, but increased the number of dwellings by transferring 112 dwelling units from nearby properties within the Town Center area of the Subarea Plan. The transfer of dwelling units was memorialized through Planned Development Permits approved for each donor site as well as the receiving site. This ensured the total dwelling unit cap for the Town Center as identified in the Subarea Plan would not be exceeded.

The 2013 amendment to the Village at Pacific Highlands Ranch applied to four of the original five development units at the Village at Pacific Highlands Ranch project. The remaining unit, Unit 5, retained its original approved intensity of 75 dwelling units and 20,000 square feet of office space (see [Report No. PC-09-086](#)).

DISCUSSION

Project Description

The Laterra at Pacific Highlands Ranch project (Project) proposes to amend Unit 5 by reducing the number of proposed dwelling units from 75 to 69 and eliminating 20,000 square feet of commercial office space from previously approved entitlements and proposes tandem parking spaces for 16 of the 69 dwelling units.

Required Actions

The Project requires the approval of a Vesting Tentative Map, amending VTM No. 43335 to subdivide the property into condominium interests. A Planned Development Permit, amending PDP No. 12852, is required to allow deviations from the development regulations. A Neighborhood Development Permit is required to allow tandem parking for residential units outside of the Tandem Parking Overlay Zone.

Deviations

The Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other relevant requirements of the CC-1-3 zone, with six deviations as allowed through the Planned Development Permit and Neighborhood Development Permit process. These deviations include:

1. No commercial component.
2. Residential uses on the ground floor and front half of the lot.
3. A variable side yard setback for buildings 9, 10 and 11.
4. A variable distance to the property line of 3 to 9 feet for private open spaces at building 6.

5. Retaining walls 9- to 12-foot-high on the northwest property edge.
6. Allow tandem parking for 16 dwelling units.

A design strictly adhering to the CC-1-3 regulations would result in a project with fewer dwelling units, fewer affordable dwelling units, an increased dwelling unit cost, and would result in a site with less open space land, fewer pedestrian pathways, and less landscaping. Allowing the deviations would result, therefore, in a better project, and one that would remain consistent with the goals and recommendations of the Pacific Highlands Ranch Community Plan and the General Plan.

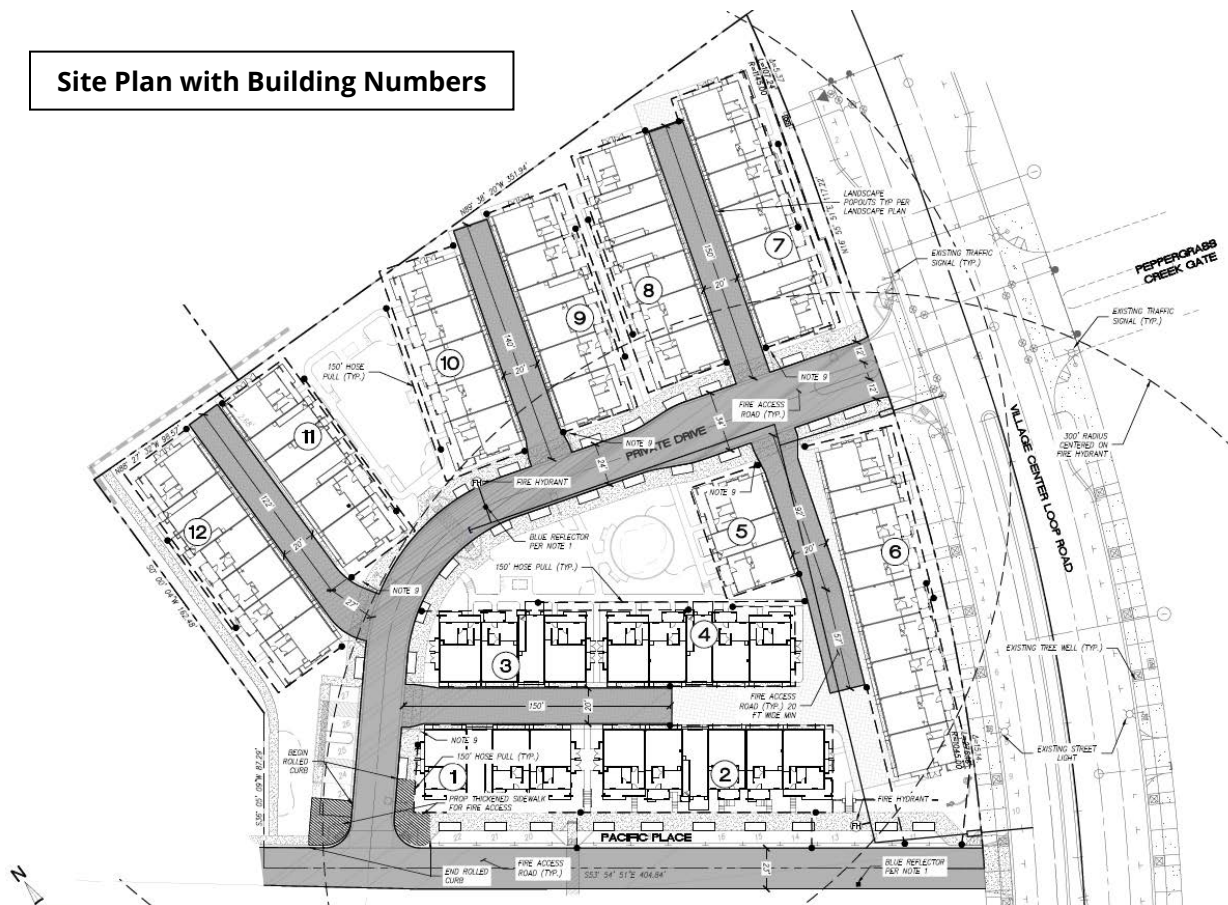
Through the granting of the following requested deviations from the CC-1-3 regulations, the project is designed with the most efficient use of land. The six deviations are as follows:

CC-1-3 REGULATIONS SDMC SECTION 131.0531(c), Table 131-05E				
No.	SDMC Development Standard	Requirement	Proposed	Location
1	§131.0540 (b); Supplemental Residential Regulations (Table131-05E): Mixed-Use or Multi-Use Requirement	Residential development is permitted only when a commercial structure exists/or is a part of the proposed development.	No commercial component.	All Buildings
2	§131.0540(c)(1); Supplemental Residential Regulations (Table131-05E): Ground Floor Restriction	Residential use and residential parking are prohibited on the ground floor in the front half of the lot.	Residential use and residential parking permitted on the ground floor.	All Buildings
3	Table 131-05E; Minimum Side Yard Setback	10'	Variable 3 to 10 foot minimum side yard setback.	Buildings 9, 10 & 11
4	§131.0455(b); Private exterior open space	At least 75 percent of the dwelling units shall have at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in required front and rear yards, but shall be no closer than 9 feet to the front property line.	Private exterior open space location variable distance of 3 to 9 feet from the front property line.	Building 6

No.	SDMC Development Standard	Requirement	Proposed	Location
5	§142.0340(e) & §142.0340(f)(3); Retaining Wall Height	In commercial zones, a retaining wall not exceeding 9 feet in height is permitted in the required side and rear yards with no horizontal separation between walls.	Allow a retaining wall height of 9 to 12 feet high.	Rear and northern side yard
6	§142.0525; Supplemental Regulations: Tandem Parking	Tandem parking not allowed outside of Tandem Parking Overlay Zone.	Allow tandem parking.	All Buildings

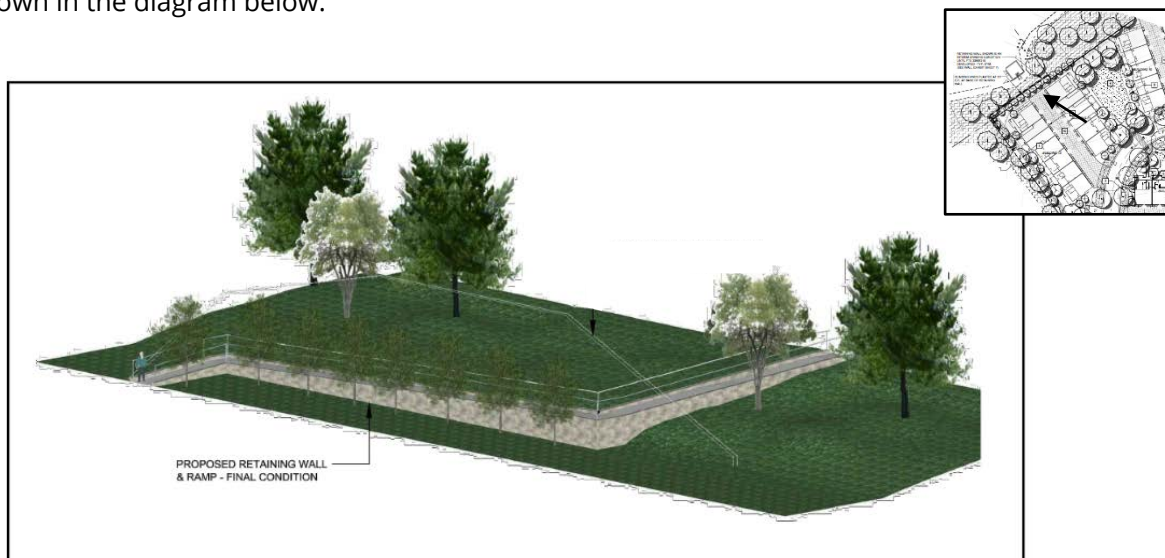
Residential Without Commercial - The Project requests two deviations (Nos. 1 and 2) for residential use without the required commercial component in the CC-1-3 zone and residential uses on the ground floor and front half of the lot. Although the project would not provide the commercial component on the site, it is located adjacent to the Village at Pacific Highlands Ranch project which offers retail, office and civic uses, including the future library. Because of the project's location in the Village, the requested deviations would not adversely affect the project's conformance with the Subarea Plan's goals and objectives for creating the retail, commercial, employment and social hub of the community.

Site Plan with Building Numbers



Standard Setbacks - The Project site is unique. The site is an irregularly shaped lot designed with internal private drives aligned to the surrounding street pattern as recommended by the Pacific Highlands Ranch Community Plan. With the street pattern as the guiding factor, the buildings are sited to maximize open space and optimum use of the site with minimal grading. To provide this building siting, the Project requests to deviate (No. 3) from the standard 10-foot side yard setbacks and propose variable, 3- to 10-foot setbacks along the northern edge (buildings 9, 10, and 11) of the site. At building six, at the southeastern edge of the site, private open spaces will be located at a variable 3- to 9-foot distance from the property line instead of the required 9 feet (No. 4).

Retaining Wall - At the northwest corner of the property, a 9- to 12-foot-high retaining wall is proposed where the CC-1-3 regulations allow a 9-foot retaining wall. The proposed condition is a result of the change in grade between the Project site and the property to the north. The final condition will be a 9- to 12-foot-high retaining wall and ramp, with landscaping and treatment as shown in the diagram below.



PROPOSED RETAINING WALL

Tandem Parking - To accommodate the housing needs of the area and provide housing types of different variety, including affordable units, the Project requests tandem parking to be counted outside of the Residential Tandem Parking Overlay Zone, as allowed through a Neighborhood Development Permit. Sixteen units will provide tandem parking interspersed throughout the project, which helps create a functional Project while offering differing housing variety types to the neighborhood.

Community Plan Analysis

The Pacific Highlands Ranch Subarea Plan (Subarea Plan) serves as the City's adopted land use plan for this community and contains the more detailed area-specific land use recommendations required by the General Plan. The Subarea Plan guides future development of the planning area designating a mix of residential densities around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program (MSCP) preserve. The Subarea Plan's main objectives are: preservation and enhancement of natural resources; development of a walkable, mixed-use commercial Town Center with a public use element; and provision of a variety of housing types, including an affordable housing component.

The project site is located within the central portion of the planning area identified in the Subarea Plan as the Town Center. The Town Center includes approximately 205 acres intended to serve as the “retail, commercial, employment and social hub of the community.” The land uses planned for the Town Center include Core Residential, Employment Center, Senior/Junior High School, Community Park, Village and Civic Use Area with Library.

The Laterra project site is located entirely within the Village mixed-use designation. The Village is the residential, commercial and civic core of the Town Center. The Subarea Plan specifically allocates 500 residential units, 150,000 square feet of retail space and 150,000 square feet of office space within the Village divided proportionally among four property ownerships. The actual square footage of retail and office space may be modified to adjust to market demands, as long as a total of 300,000 square feet is not exceeded and a minimum of 100,000 square of retail space is provided. A five-acre Civic Use Area is identified for open air public gatherings and civic activities which would include a public library. The Project represents one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian circulation, community facilities, and residential neighborhoods that provide a variety of housing types.

Community Design

The Pacific Highlands Ranch community is based on planning concepts that emphasize bicycle, equestrian and pedestrian paths, and focus community activities around a central radial development pattern. The Subarea Plan identifies the following community design goal for the Village: “to create a pedestrian-oriented environment which will feature a mix of residential and commercial uses. A main street will serve as the central spine for the village and lead directly to the major focal point, the civic use area. Integration of the community park and main street is the central organizing element of the village.” To accomplish this goal, building intensities and densities in the Village are higher to encourage an active center, support transit and reduce automobile use. Buildings are to address the streets and sidewalks with entries, architectural features and pedestrian oriented activities.

The proposed amendment would implement the design concept as envisioned by the Subarea Plan by orienting dwelling units along the Village Center Loop Road and an internal private drive along the project’s southwestern boundary with direct access to pedestrian sidewalks. Internal pedestrian paths and public sidewalks would provide connections to adjacent uses within the Village, including retail, office and the civic use area, as well as connections to adjacent residential developments.

The project requests a deviation for residential use only without a commercial component in the CC-1-3 zone. Although the project would eliminate the commercial component from the site, it is located within the Village mixed-use designation adjacent to the approved Village at Pacific Highlands Ranch project offering retail, office and civic uses, which includes the future library. Because of the project’s location in the Village, the requested deviation would not adversely affect the project’s conformance with the Subarea Plan’s goals and objectives for creating the retail, commercial, employment and social hub of the community.

Conclusion

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

ALTERNATIVES

1. Approve Vesting Tentative Map No. 1434093, Planned Development Permit No. 1434095 and Neighborhood Development Permit No. 1434098, with modifications.
2. Deny Vesting Tentative Map No. 1434093, Planned Development Permit No. 1434095 and Neighborhood Development Permit No. 1434098, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

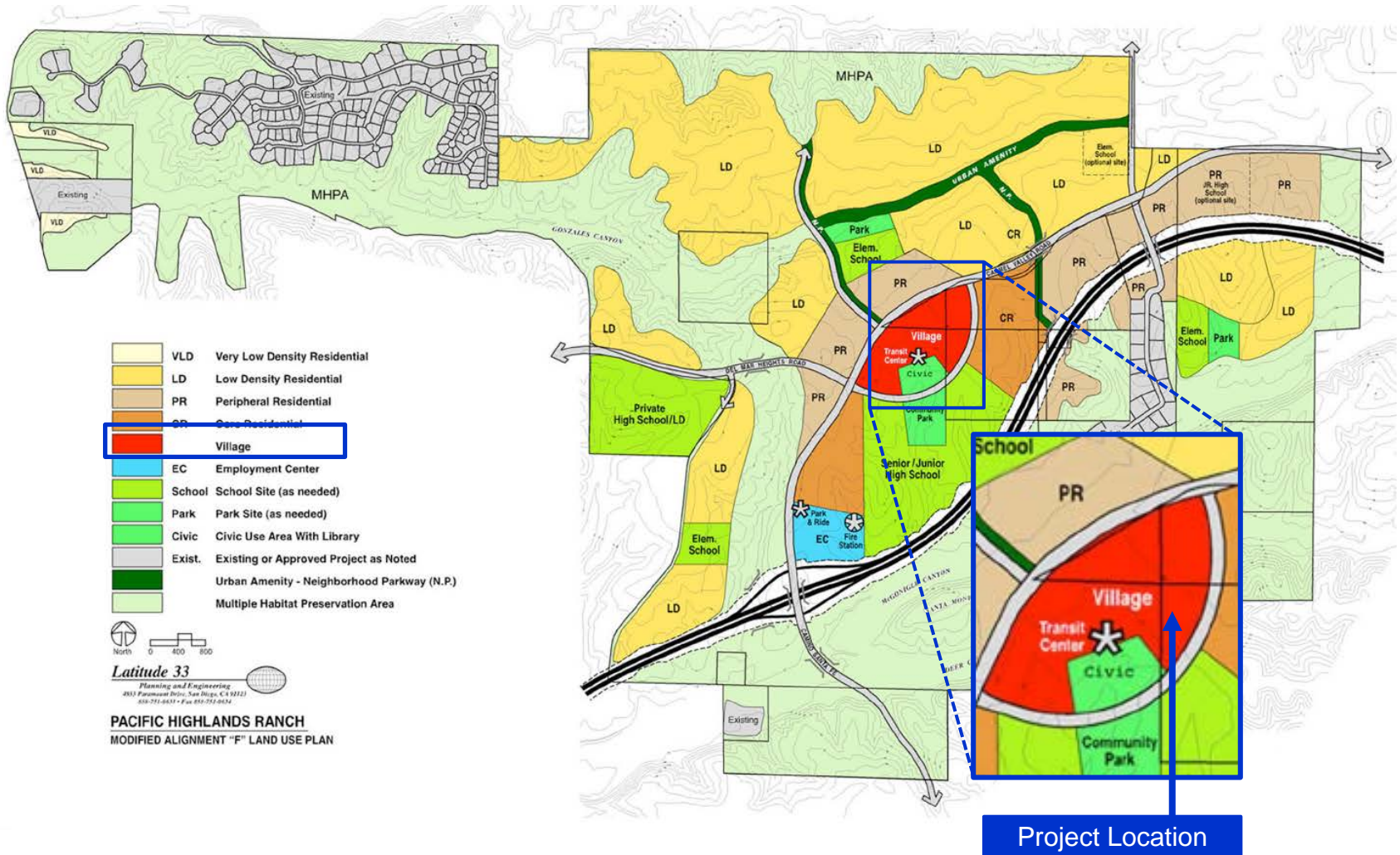


Francisco Mendoza
Development Project Manager
Development Services Department

VACCHI/FJM

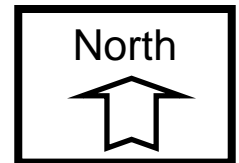
Attachments:

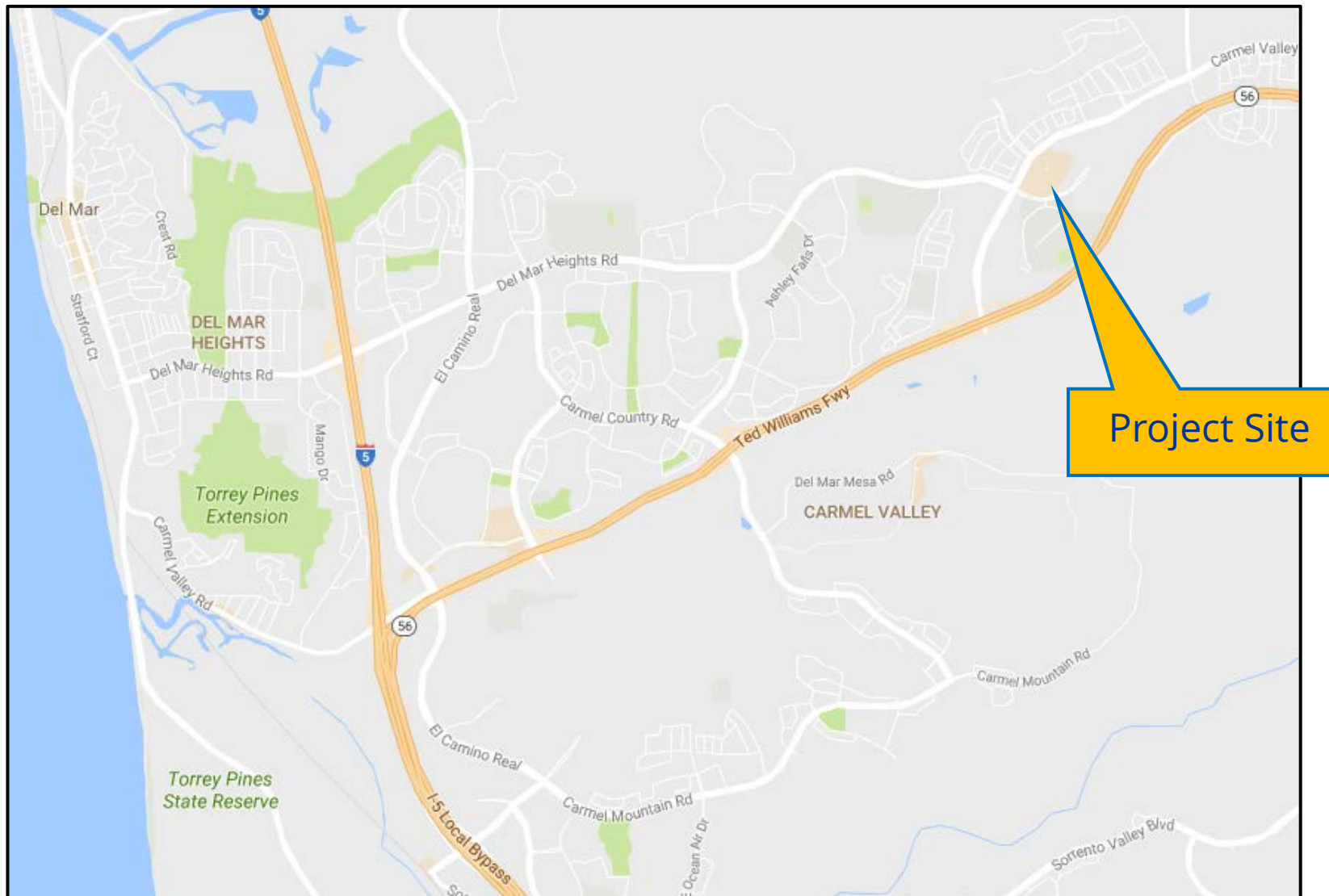
1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photographs
4. Project Site Plan
5. Draft Permit Resolution with Findings
6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Environmental Resolution
8. Draft Permit with Conditions
9. Draft Vesting Tentative Map with Conditions
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Data Sheet
13. Remaining Project Plans



Land Use Map

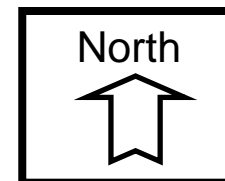
Laterra at PHR / 6002 1/3 Village Center Loop Road
PROJECT NO. 388894





Project Location Map

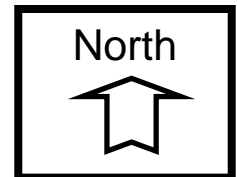
Laterra at PHR / 6002 1/3 Village Center Loop Road
PROJECT NO. 388894



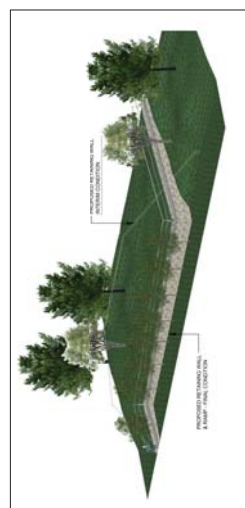


Aerial Photograph

Laterra at PHR / 6002 1/3 Village Center Loop Road
PROJECT NO. 388894

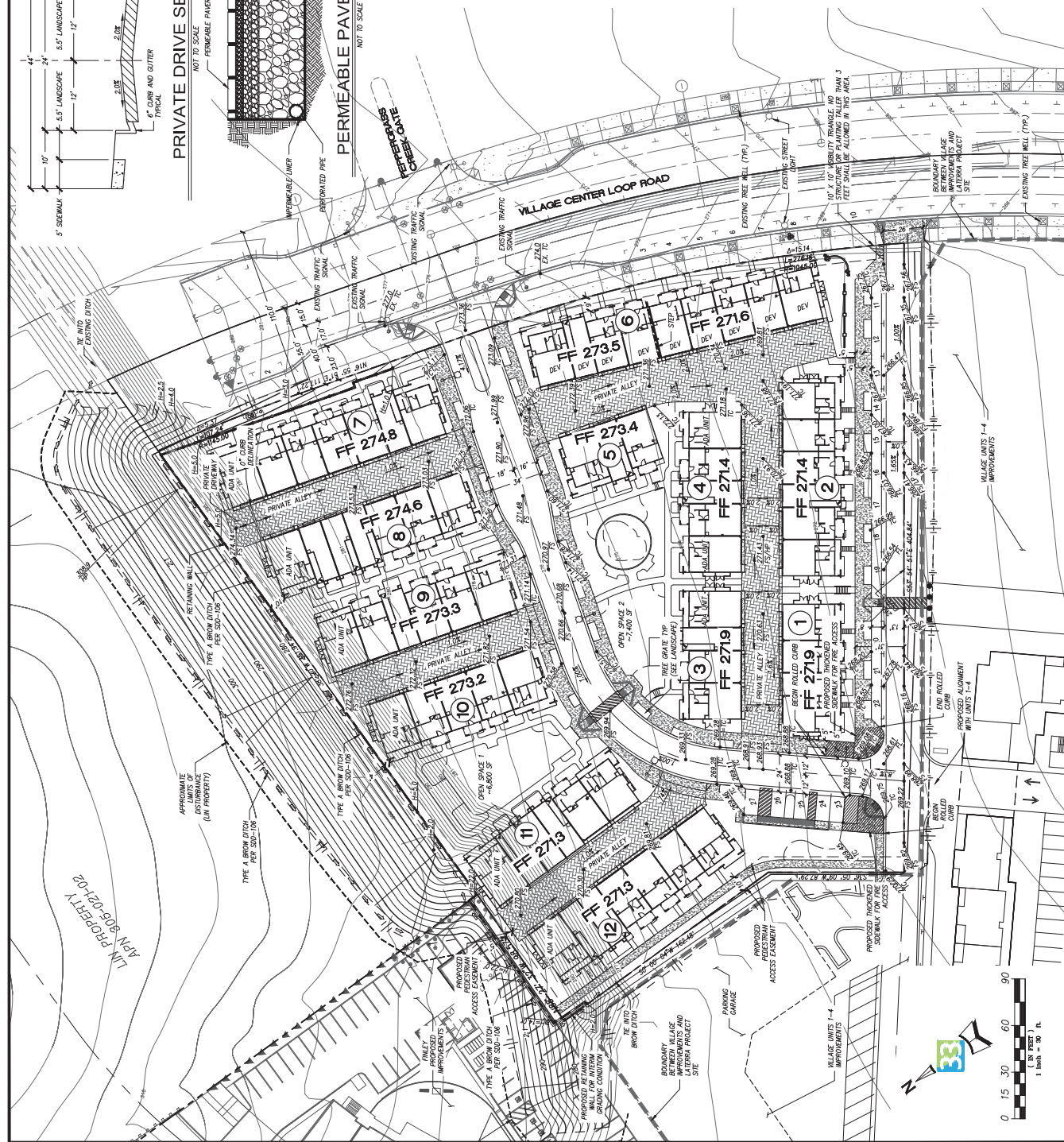


ATTACHMENT 4 - SITE PLAN



PROPOSED RETAINING WALL INTERIM AND FINAL CONDITION

LEGEND	
PROJECT BOUNDARY	
PROPOSED CONTOURS	
PROPOSED DAYLIGHT LINE	
PROPOSED CURB AND GUTTER	
PROPOSED SIDEWALK	
PROPOSED PERMEABLE PAVEMENT	
PROPOSED BROW DITCH	
PROPOSED SIDEWALK FOR FIRE ACCESS	
Prepared By:	
Name:	LATITUDE 33 PLANNING AND ENGINEERING
Address:	5908 AUBURN STREET, 2ND FLOOR SAN DIEGO, CA 92111
Phone #:	(619) 751-0633
Fax #:	(619) 751-0634
Project Address:	INTERSECTION OF WALSH CIRCLE LOOP ROAD AND PERRINWOOD STREET, DATE
Project Name:	LATERRA AT PACIFIC HIGHLANDS RANCH
Sheet Title:	TM AMENDMENT - PDP AMENDMENT & NDP - SITE GRADING PLAN



latitude
PLANNING & ENGINEERING
33 YEARS OF SERVICE

Project Name:
LATERRA AT
PACIFIC HIGHLANDS RANCH

Sheet Title:
TM AMENDMENT, PDP AMENDMENT,
& NDP - SITE GRADING PLAN

PLANNING COMMISSION RESOLUTION NO. _____

PLANNED DEVELOPMENT PERMIT NO. 1434095 and

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1434098

LATERRA AT PACIFIC HIGHLANDS RANCH PROJECT NO. 388894 [MMRP]

(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 12852/SITE DEVELOPMENT PERMIT NO. 433515)

WHEREAS, PACIFIC CARMEL AFG, LLC, and PACIFIC CARMEL MAG, LLC, Owners, and KB HOME COASTAL, INC., Permittee, filed an application with the City of San Diego for a permit to construct 69 multi-family units with 16 tandem parking spaces, with deviations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1434095 and 1434098), on portions of a 3.49-acre site;

WHEREAS, the project site is located at north of Pacific Place and Village Center Loop Road in the CC-1-3 zone of the Pacific Highlands Ranch Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 20796, filed July 6, 2010 as File No. 2010-0338283;

WHEREAS, on May 25, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1434095, amendment to Planned Development Permit No. 12852, and Neighborhood Development Permit No. 1434098, 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 May 25, 2017.

FINDINGS:

Planned Development Permit – Section 126.0604

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

The Laterra at Pacific Highlands Ranch (Project) site is located within the central portion of the planning area identified in the Pacific Highlands Ranch Subarea Plan as the Town Center. The Subarea Plan guides future development of the planning area designating a mix of residential densities around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program preserve. The Subarea Plan's main objectives are: preservation and enhancement of natural resources; development of a walkable, mixed-use commercial Town Center with a public use element; and provision of a variety of housing types, including an affordable housing component.

The Town Center includes approximately 205 acres intended to serve as the "retail, commercial, employment and social hub of the community." The land uses planned for the Town Center include Core Residential, Employment Center, Senior/Junior High School, Community Park, Village and Civic Use Area with Library.

The Project site is located entirely within the Village mixed-use designation. The Village is the residential, commercial and civic core of the Town Center. The Pacific Highlands Ranch Subarea Plan specifically allocates 500 residential units, 150,000 square feet of retail space and 150,000 square feet of office space within the Village divided proportionally among four property ownerships. The actual square footage of retail and office space can be modified to adjust to market demands, as long as a total of 300,000 square feet is not exceeded and a minimum of 100,000 square of retail space is provided. A five-acre Civic Use Area is identified for open air public gatherings and civic activities which would include a public library. The Project represents one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian circulation, community facilities, and residential neighborhoods that provide a variety of housing types.

The Pacific Highlands Ranch community is based on planning concepts that emphasize bicycle, equestrian and pedestrian paths, and focus community activities around a central radial development pattern. The Pacific Highlands Ranch Subarea Plan identifies the following community design goal for the Village: "to create a pedestrian-oriented environment which will feature a mix of residential and commercial uses. A main street will serve as the central spine for the village and lead directly to the major focal point, the civic use area. Integration of the community park and main street is the central organizing element of the village." To accomplish this goal, building intensities and densities in the Village are higher to encourage an active center, support transit and reduce automobile use. Buildings are to address the streets and sidewalks with entries, architectural features and pedestrian oriented activities.

The proposed Project will implement the design concept as envisioned by the Pacific Highlands Ranch Subarea Plan by orienting dwelling units along the Village Center Loop Road and an internal private drive along the Project's southwestern boundary with direct access to pedestrian sidewalks. Internal pedestrian paths and public sidewalks would provide connections to adjacent uses within the Village, including retail, office and the civic use area, as well as connections to adjacent residential developments.

The Project requests a deviation for residential use only without a commercial component in the CC-1-3 zone. Although the Project would eliminate the commercial component from the site, the commercial use will be located within the Village mixed-use designation adjacent to the approved Village at Pacific Highlands Ranch project and offer retail, office and civic uses, which includes the future library. Because of the Project's location in the Village, the requested deviation would not adversely affect the Project's conformance with the Subarea Plan's goals and objectives for creating the retail, commercial, employment and social hub of the community. 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 proposed development as designed will not be detrimental to the public health, safety, and welfare. The proposed development has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the public's health, safety and welfare. The proposed development will construct necessary sewer and water facilities to serve the occupants. All

structures constructed will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed development has been reviewed by City staff and is consistent with the City's policies and requirements. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, or 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 Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other relevant requirements of the CC-1-3 zone, with six deviations as allowed through the Planned Development Permit and Neighborhood Development Permit processes.

Through the granting of the following requested deviations from the CC-1-3 regulations, the project is designed with the most efficient use of land. The six deviations from the CC-1-3 regulations are as follows:

SDMC SECTION 131.0531(c), Table 131-05E CC-1-3 REGULATIONS			
No.	Regulation	Requirement	Proposed
1	§131.0540 (b); Supplemental Residential Regulations (Table 131-05E):	Mixed-Use or Multi-Use Requirement Residential development is permitted only when a commercial structure exists/or is a part of the proposed development.	No commercial component. All Buildings
2	§131.0540(c)(1); Supplemental Residential Regulations (Table 131-05E): Ground Floor Restriction	Residential use and residential parking are prohibited on the ground floor in the front half of the lot.	Residential use and residential parking permitted on the ground floor. All Buildings

ATTACHMENT 5

No.	Regulation	Requirement	Proposed
3	Table 131-05E; Minimum Side Yard Setback	10' Minimum Side Yard Setback	Variable 3 to 10 foot minimum side yard setback (Buildings 9, 10, & 11)
4	§131.0455(b); Private exterior open space	At least 75 percent of the dwelling units shall have at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in required front and rear yards, but shall be no closer than 9 feet to the front property line.	Private exterior open space location variable distance of 3 to 9 feet from the front property line. Building 6
5	142.0340(e) & §142.0340(f)(3); Retaining Wall Height	In commercial zones, a retaining wall not exceeding 9 feet in height is permitted in the required side and rear yards with no horizontal separation between walls.	Allow a retaining wall height 9 - 12 feet: Rear and northern side yard.
6	§142.0525; Supplemental Regulations: Tandem Parking	Tandem parking not allowed outside of Tandem Parking Overlay Zone.	Allow tandem parking All Buildings (16 units interspersed)

The Project requests two deviations (Nos. 1 and 2) for residential use without the required commercial component in the CC-1-3 zone and residential uses on the ground floor and front half of the lot. Although the project would eliminate the commercial component from the site, it is located within the Village mixed-use designation adjacent to the approved Village at Pacific Highlands Ranch project offering retail, office and civic uses, which includes the future library. Because of the project's location in the Village, the requested deviations would not adversely affect the project's conformance with the Subarea Plan's goals and objectives for creating the retail, commercial, employment and social hub of the community.

The Project site is an irregularly shaped lot designed with internal private drives aligned to the surrounding street pattern as recommended by the Pacific Highlands Ranch Community Plan. With the street pattern as the guiding factor, the buildings are sited to maximize open space and optimum use of the site with minimal grading. To provide this building siting, the Project requests to deviate (no. 3) from the standard 10-foot side yard setbacks and propose variable, 3- to 10-foot setbacks along the northern edge (buildings 9, 10, and 11) of the site. At building six, at the southeastern edge of the site, private open spaces will be located at a variable 3- to 9-foot distance from the property line instead of the required 9 feet (deviation no. 4).

At the northwest corner of the property, the project requests to deviate from the standard 9-foot retaining wall height (deviation no. 5) and propose a 9- to 12-foot-high retaining wall with

landscaping and treatment as shown in the project Exhibit "A" Landscaping drawings. This proposed retaining wall transitions the change in elevation and allows the siting of the buildings.

To accommodate the housing needs of the area and provide housing types of different variety, including affordable units, the project requests tandem parking to be counted outside of the Residential Tandem Parking Overlay Zone as allowed through a Neighborhood Development Permit (No. 6). Sixteen units will provide tandem parking interspersed throughout the project, which helps create a functional Project while offering differing housing variety types to the neighborhood.

Without these deviations, the project would result in a less functional design. A design strictly adhering to the CC-1-3 regulations would result in a project with fewer dwelling units, fewer affordable dwelling units, an increased dwelling unit cost, and would result in a site with less open space land, fewer pedestrian pathways, and less landscaping. Allowing the deviations would result, therefore, in a better project, and one that would remain consistent with the goals and recommendations of the Pacific Highlands Ranch Community Plan and the General Plan.

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

Findings for all Neighborhood Development Permits – Section 126.0404

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

The Laterra at Pacific Highlands Ranch site is located within the central portion of the planning area identified in the Pacific Highlands Ranch Subarea Plan as the Town Center. The Subarea Plan guides future development of the planning area designating a mix of residential densities around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program preserve. For additional information supporting the finding, see Planned Development Permit Finding No. 1 above.

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

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

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

The Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other relevant requirements of the CC-1-3 zone, with six deviations as allowed through the Planned Development Permit and Neighborhood Development Permit process. These deviations would allow; a variable side yard setback for buildings 9, 10 and 11; no commercial component; residential use and residential parking permitted on the ground floor; variable distance of 3 to 9 feet location of private exterior open space; a retaining wall 9- to 12-foot-high; and allow tandem parking for 16 dwelling units. These tandem units allow a greater variety of housing types in the Project and a more functional project. For additional information supporting the finding, see Planned Development Permit Finding No. 3 above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1434095/Neighborhood Development Permit No. 1434098 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1434095 and 1434098, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 25, 2017

IO#: 24005112

PLANNING COMMISSION RESOLUTION NO. PC-_____

VESTING TENTATIVE MAP NO. 1434093
(AMENDING VESTING TENTATIVE MAP NO. 433521)
LATERRA AT PACIFIC HIGHLANDS RANCH
PROJECT NO. 388894 [MMRP].

WHEREAS, PACIFIC CARMEL AFG, LLC, and PACIFIC CARMEL MAG, LLC, Subdividers, and Bradley D. Sager, Engineer, submitted an application to the City of San Diego for a vesting tentative map, amending Vesting Tentative Map No. 433521, for the subdivision of the site and development of sixty-nine multi-family units with 16 tandem parking spaces for 16 dwelling units, with deviations, known as Laterra at Pacific Highlands Ranch. The project site is located north of Pacific Place and Village Center Loop Road in the CC-1-3 zone of the Pacific Highlands Ranch Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 20796, filed July 6, 2010 as File No. 2010-0338283; and

WHEREAS, the Map proposes the Subdivision of a 3.49-acre site into 1 lot for 69 units residential condominium development; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is sixty-nine; and

WHEREAS, on May 25, 2017, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1434093 and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations,

evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1434093:

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

The Pacific Highlands Ranch Community Plan is the applicable land use plan for the project area along with the City's General Plan. Overall the Project implements the goals and policies of the Pacific Highlands Ranch Community Plan and General Plan by creating a planned residential development that accommodates a portion of the residential needs within the community, while minimizing the environmental impacts of the development.

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 design and proposed improvements for the subdivision are consistent with the zoning and development regulations of the CC-1-3 zone in that:

The development provides the minimum frontage on a dedicated street which is open to and usable by vehicle traffic, as allowed through a Planned Development Permit, the development, as a whole, meets the minimum lot area requirements of the CC-1-3 zone, the development provides the required off-street vehicle parking spaces of the CC-1-3 zone, all lots are designed so that required improvements result in conforming lots in respect to building area, setbacks, side yards, and rear yard regulations, except where a deviation has been allowed under the Planned Development Permit, and all lots meet the maximum height regulations for the CC-1-3 zone.

The six deviations from the CC-1-3 regulations are as follows:

1. Variable 3 to 10 foot minimum side yard setback at Buildings 9, 10 & 11
2. No commercial component.
3. Residential use and residential parking permitted on the ground floor.
4. Private exterior open space location variable distance of 3 to 9 feet from the front property line at Building 6.
5. Allow a retaining wall height of 9-12 feet at the Rear and northern side yards.
6. Allow tandem parking for 16 units interspersed.

The project has been designed to comply with the development regulations of the Land Development Code, including requirements for floor area ratio, open space, grading, landscaping, etc., and all other requirements of the development criteria, as allowed through deviations granted by a Planned Development Permit.

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

The site is physically suitable for residential development and its location and scale are consistent with the City's General Plan and the Pacific Highlands Ranch Community Plan, and is consistent in types and intensity of use with surrounding residential developments. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship with surrounding properties. Technical studies were prepared for the proposed subdivision, a Storm Water/Hydrology, Noise and Geology reports, by individuals licensed by the state to practice in these technical specialties and reviewed by city staff have been deemed adequate according to all professional standards. These technical studies conclude the site is physically suitable for the design and siting of the proposed project and for the type and density of development. Furthermore, the site will be served by water, wastewater services, all necessary dry utilities, and police and fire protection. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Project specific analyses were prepared for Storm Water/Hydrology, Noise and Geology. Based upon the reports and compliance with the City's development regulations and the California Environmental Quality Act, the project will not result in significant direct impacts and are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site has been mass graded and is designated by the Pacific Highlands Ranch Community Plan for the type of development proposed. There are no sensitive habitats present on or adjacent to the site. Implementation of the project design features will be in accordance with the Land Development Code. In addition, water quality measures and storm water detention facilities are incorporated into the project's design to avoid off-site impacts to fish or wildlife and their habitats to the maximum extent feasible. 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 design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development, provision of roadways, utilities, drainage infrastructure, preservation of open space, et cetera, in the Pacific Highlands Ranch Community Plan has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The design of the subdivision and type of improvements includes standards and conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations, together with permit conditions and implementation of project design features, will result in a project which does not adversely affect the public health, safety, and welfare.

The grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, scarring, or any other geological instability, which would affect

public health, safety, and welfare. Conditions included within the accompanying development permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The project will have adequate levels of essential public services available to future residents, including police, fire, and medical. Other services, such as schools, public parks and library resources, would be available to the residents of the project, as would necessary utilities such as electricity, water, and sewer. The project would pay its fair share of the cost of all of these services through impact fees, ad-hoc fees, in-kind contributions, and/or property taxes. 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.

There are no easements granted to the City over the property that are impacted by the proposed development. Therefore, 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 because none exist at the proposed site of the subdivision.

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

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the design of the proposed subdivision each structure will provide for, to the extent feasible, future passive or natural heating and cooling opportunities through use of building materials, site orientation, architectural treatments, and placement and selection of plant materials.

The development will provide opportunities for natural ventilation strategies in areas of the buildings by incorporating operable windows and high performance building materials. The project also incorporates drought resistant and native plant materials. Considered in total, these design features and the proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and SDMC Section 125.0440(g) as the design and proposed improvements will promote passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project proposes to develop 69 multi-family dwelling units within the CC-1-3 zone, consistent with the Pacific Highlands Ranch Community Plan and the surrounding neighborhood. All appropriate public services, including fire, police, medical, schools, public parks, and libraries, as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the project prior to occupancy. The effects of the proposed subdivision on the housing needs of the

ATTACHMENT 6

region have been considered, and the need for housing is balanced against the need for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act Section 66412.3 and the San Diego Municipal Code.

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

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Amended Vesting Tentative Map No. 1434093, is hereby granted to PACIFIC CARMEL AFG, LLC, and PACIFIC CARMEL MAG, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005112

RESOLUTION NUMBER PC-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION ADOPTING FINDINGS AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
LATERRA PROJECT, PROJECT NO. 388894.

WHEREAS, on February 19, 2015 Pacific Carmel Mountain LLC, Owner, submitted an application to the Development Services Department for an VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT (Laterra at Pacific Highlands Ranch project) (Project No. 388894); and

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

WHEREAS, the issue was heard by the Planning Commission on May 25, 2017; and

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

WHEREAS, the project was analyzed within the scope of the MEIR; and

WHEREAS, in connection with the consideration of the Laterra at Pacific Highlands Ranch project, the City of San Diego Planning Commission considered MEIR No. 96-7918 / SCH No. 97111077, Findings No. 388894, and the Initial Study prepared for the Laterra at Pacific Highlands Ranch project; and

BE IT RESOLVED, by the Planning Commission, that it makes the following findings with respect to the Laterra at Pacific Highlands Ranch 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 MEIR No. 96-7918 / SCH No. 97111077, the Findings No. 388894, the Initial Study prepared for the Laterra at Pacific Highlands Ranch project, and any comments received during the public review process, has been reviewed and considered by the Planning Commission:

- a) The proposed project will have no additional significant effect on the environment that was not identified in MEIR No. 96-7918 / SCH No. 97111077, no new or additional mitigation measures or alternatives may be required, and the project is within the scope of MEIR No. 96-7918 / SCH No. 97111077; and
- b) No substantial changes have occurred with respect to the circumstances under which MEIR No. 96-7918 / SCH No. 97111077 was certified and no new information, which was not known and could not have been known at the time that the MEIR was certified, has become available.

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

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

By _____
Francisco Mendoza, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation, Monitoring, and Reporting Program

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM

VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD DEVELOPMENT
PERMIT
PROJECT NO. 388894

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. 388894 shall be made conditions of AMENDED VESTING TENTATIVE MAP, AMENDED PLANNED DEVELOPMENT PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT 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/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 biological monitor
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 is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 388894 and/or Environmental Document Number 388894, 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

<i>Issue Area</i>	<i>Document Submittal</i>	<i>Associated Inspection/Approvals/Notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection
Paleontology		Paleontology Reports Paleontology
site observation		
Biology	Biology Report	Biology/Habitat Restoration inspection
Bond Release		Request for Bond Release letter
		Final MMRP
		inspections prior to Bond
		Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (NON-NATIVE GRASSLAND – HABITAT ACQUISITION FUND)

1. BIO 1: *In order to avoid potentially significant direct impacts to Biological Resources (non-native grassland), the following mitigation measure shall be implemented by the project Applicant/Permittee. Compliance with the mitigation measure shall be the responsibility of the Applicant/Permittee:*

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall contribute to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.14 acre of non-native grassland (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 for non-native grassland inside the MHPA. If mitigation were to occur outside of the MHPA, mitigation ratios would increase to 1:1 for native grassland. Therefore, the resulting total mitigation required for direct project impacts for a total of 0.07 acre inside the MHPA (or 0.14 acre

outside the MHPA) is an equivalent contribution to the City's Habitat Acquisition Fund (HAF) plus a 10 percent administrative fee.

BIOLOGICAL RESOURCES (RAPTORS/NESTING BIRDS)

2. BIO 2: *In order to avoid potentially significant indirect impacts to Biological Resources (raptors/nesting birds), the following mitigation measures shall be implemented by the project Applicant/Permittee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permittee:*

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

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

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract:
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction:
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

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

- a. For significant paleontological resources encountered during monitoring, the 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.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005112

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1434095 and
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1434098

LATERRA AT PACIFIC HIGHLANDS RANCH PROJECT NO. 388894 [MMRP]

(AMENDING PLANNED DEVELOPMENT PERMIT NO. 12852/SITE DEVELOPMENT PERMIT NO. 433515)
PLANNING COMMISSION

This Planned Development Permit No. 1434095 and Neighborhood Development Permit No. 1434098, amending Planned Development Permit No. 12852/Site Development Permit No. 433515, is granted by the Planning Commission of the City of San Diego to PACIFIC CARMEL AFG, LLC, and PACIFIC CARMEL MAG, LLC, Owners, and KB HOME COASTAL, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0404. The 3.49-acre site is located north of Pacific Place and Village Center Loop Road in the CC-1-3 zone of the Pacific Highlands Ranch Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 20796, filed July 6, 2010 as File No. 2010-0338283.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 69 multi-family units with 16 tandem parking spaces, with deviations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 25, 2017, on file in the Development Services Department.

The project shall include:

- a. Subdivision of the site for condominium ownership and construction of 69 multi-family units, including 16 tandem parking spaces for 16 dwelling units;
- b. Six deviations from the development regulations as follows:
 1. Variable 3 to 10 foot minimum side yard setback. Buildings 9, 10 & 11
 2. No commercial component. All Buildings.
 3. Residential use and residential parking permitted on the ground floor. All Buildings.
 4. Private exterior open space location variable distance of 3 to 9 feet from the front property line. Building 6.
 5. Allow a retaining wall height of 9-12 feet. Rear and northern side yards.
 6. Allow tandem parking. All Buildings (16 units interspersed).

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 12, 2020.
2. This Planned Development Permit No. 1434095 amends Planned Development Permit No. 12852/Site Development Permit No. 433515, all conditions of which remain in full effect except where amended by this Planned Development Permit No. 1434095.
3. This Planned Development Permit No. 1434095 and Neighborhood Development Permit No. 1434098 shall comply with the conditions of Vesting Tentative Map No. 1434093.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. 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.).

9. 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.

10. 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.

11. 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.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

16. The mitigation measures specified in the MMRP and outlined in Findings to Master Environmental Impact Report No. 388894, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

17. The Owner/Permittee shall comply with the MMRP as specified in Findings to Master Environmental Impact Report No. 388894, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

BIOLOGICAL RESOURCES

PALEONTOLOGICAL RESOURCES

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing curb ramp and the construction of City standard curb ramps with truncated domes on both sides of the project entrance on Village Center Loop Road, per Standard Drawing SDG-132, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction a City standard driveway, on Village Center Loop Road at Pacific Place entrance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drains located within the City's easement, satisfactory to the City Engineer.
21. 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.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
23. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

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

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

29. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

30. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are 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 Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

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

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

35. 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.

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

TRANSPORTATION REQUIREMENTS:

37. Prior to issuance of any construction permit, the Owner/Permittee shall demonstrate conformance with the Pacific Highlands Ranch Transportation Phasing Plan, satisfactory to the City Engineer.

38. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

39. Prior to the issuance of any construction permit, the Owner/Permittee shall provide a copy of a recorded mutual access agreement between all parcels/lots affected, satisfactory to the City Engineer.

40. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer.

41. Prior to the issuance of the any construction permit, the Owner/Permittee shall assure, by permit and bond, the construction of Pacific Place within the project as a private driveway with 21 feet half width and a five-foot noncontiguous sidewalk, satisfactory to the City Engineer. Prior to the issuance of any occupancy permit, the entire Pacific Place shall be constructed per VTM # 1113594 (PTS # 317590), to the satisfaction of the City Engineer.

42. Prior to the issuance of the any construction permit, the Owner/Permittee shall assure by permit and bond the construction of the project private driveway with a twenty-four-foot curb-to-curb distance and five-foot noncontiguous sidewalks, satisfactory to the City Engineer. Prior to the issuance of any occupancy permit, the private drive shall be constructed per VTM # 1113594 (PTS # 317590) to the satisfaction of the City Engineer.

43. Prior to the issuance of the any construction permit, the Owner/Permittee shall assure, by permit and bond, the modification of the traffic signal at Village Center Loop Road and Peppergrass Creek Gate with one lane east bound and one lane west bound with the existing second west bound lane adjacent to the curb striped out, satisfactory to the City Engineer. Prior to the issuance of any occupancy permit, the improvements shall be constructed and accepted to the satisfaction of the City Engineer.

44. Prior to starting any work in the public right-of-way, the Owner/Permittee shall apply for and obtain a "Public Right-of-Way Permit for Traffic Control."

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

46. 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. Private back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on May 25, 2017 by Resolution PC-____.

ATTACHMENT 8

Planned Development Permit No. 1434095
Neighborhood Development Permit No. 1434098
Date of Approval: May 25, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
Development Project Manager

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

ATTACHMENT 8

Planned Development Permit No. 1434095
Neighborhood Development Permit No. 1434098
Date of Approval: May 25, 2017

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.

PACIFIC CARMEL AFG, LLC

Owner

By _____
NAME: _____
TITLE: _____

PACIFIC CARMEL MAG, LLC

Owner

By _____
NAME: _____
TITLE: _____

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

ATTACHMENT 8

Planned Development Permit No. 1434095
Neighborhood Development Permit No. 1434098
Date of Approval: May 25, 2017

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.

KB HOME COASTAL, INC.
Permittee

By _____
NAME: _____
TITLE: _____

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

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1434093,
(AMENDING VESTING TENTATIVE MAP NO. 433521)

LATERRA - PROJECT NO. 388894

ADOPTED BY RESOLUTION NO. PC-_____ ON MAY 25, 2017

GENERAL

1. This Vesting Tentative Map will expire June 12, 2020.
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. 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.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. This Vesting Tentative Map No. 1434093 shall comply with the conditions of the Planned Development Permit No. 1434095 and Neighborhood Development Permit No. 1434098.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly 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

7. Prior to the filing of the first final map, Subdivider shall comply with the requirements of the Pacific Highlands Ranch Subarea Plan for Affordable Housing ("Affordable Housing Requirements") by satisfaction of the requirements of this condition.

- A. Subdivider shall assure the construction and occupancy of eleven (11) affordable units ("Affordable Units") to be constructed on the property. Subdivider shall execute an agreement ("Affordable Housing Agreement"), subject to the approval of the Chief Executive Officer of the Housing Commission, or designee, addressing the following issues:
1. Ensuring that each of the eleven (11) Affordable Units are sold to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and sold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Upon the initial sale of each of the eleven (11) Affordable Units, the Subdivider shall require each purchaser to execute, acknowledge and cause to be recorded against such Affordable Unit an individual declaration and individual deed of trust. Upon recordation of a condominium plan covering the property and designating the Affordable Units, the Affordable Housing Agreement shall be terminated and released as to all portions of the property other than the Affordable Units. Upon recordation of all eleven (11) individual declarations and individual deeds of trust, the Affordable Housing Agreement shall be terminated and released in its entirety. The individual declarations shall provide that for fifty-five (55) years each Affordable Unit shall be resold only to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and resold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Notwithstanding the foregoing, the initial purchaser may resell the Affordable Unit for its fair market value and share the appreciation with the Housing Commission as set forth in California Government Code Section 65915, in such event, the individual declaration shall be terminated and the individual deed of trust shall be fully reconveyed.
 2. Performance Security for the construction of 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 Chief Executive Officer of the Housing Commission, or designee ("CEO"). Such security shall be reduced from time to time, as requested by Subdivider, in an amount equal to the ratio that the number of Affordable Units for which a certificate of occupancy has been issued bears to eleven (11). Such security shall be released in its entirety upon issuance of certificates of occupancy for all Affordable Units.

3. Approval of the timing of the construction and occupancy of the Affordable Units, acceptable to the CEO, provided that the following timetable is incorporated into the Affordable Housing Agreement:
 - a. Issuance of the building permits for the Affordable Units shall occur on or before the earlier of:
 - (i) The issuance of building permits for the construction of the 29th market rate dwelling unit (number of units which represents 50% of the market rate units); or
 - (ii) Twelve (12) months after the issuance of the first building permit for a residential market rate unit
 - b. In no event shall the issuance of the building permits for the construction of the 29th market rate unit occur until building permits are issued for the construction of the eleven (11) affordable units are authorized by the City and are obtained by the Subdivider. The provisions of Section 3(e), below, of this condition are incorporated herein, by reference.
 - c. Completion of the construction of the Affordable Units shall occur upon the earliest of:
 - (i) Two (2) years after the issuance of the building permit for the Affordable Units as referenced in Paragraph 3(e), below, of this condition; or
 - (ii) Two years after the issuance of the first building permit for a residential market rate unit; or
 - (iii) Prior to completion of the market – rate units in the final phases of the project, as documented in the construction schedule.
 - d. The issuance of a certificate of occupancy for the 43rd market rate unit (number of units which represents seventy-five percent (75%) of market rate units) shall not occur until certificates of occupancy are issued by the City for the eleven (11) Affordable Units . The provisions of Section 3(e), below, of this condition are incorporated herein, by reference.
 - e. If individual parcels are sold initially by Subdivider without first obtaining building permits for construction of market rate units, every such parcel shall nonetheless be included with the total number of the building permits issued, in determining when the issuance of the building permit occurs for the 29th and 43rd or greater, market rate unit.

- f. The close of escrow for the sale of each of the Affordable Units shall occur not later than one hundred eighty (180) days after the completion of construction of such Affordable Units referenced in Section 3(c) above.
 - g. For "good cause" shown to the satisfaction of the CEO, 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, financial infeasibility, acts of Federal or State governmental agencies, litigation, etc., as shall be determined by the CEO, in her/his sole discretion.
- 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 Housing Commission, recorded against the Affordable Units, in second lien priority, (junior only to the Affordable Housing Agreement) assuring the timely performance of the Affordable Housing Agreement. The deed(s) of trust in favor of the Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the CEO, in his/her sole discretion, if deemed essential to construction and/or operation of the Affordable Units, upon such terms and conditions as he/she may impose. Upon recordation of a condominium plan covering the property and designating the Affordable Units, the deed of trust in favor of the Housing Commission shall be reconveyed and released as to all portions of the property other than the Affordable Units. Upon recordation of all eleven (11) individual declarations and individual deeds of trust, the deed of trust in favor of the Housing Commission shall be terminated and released in its entirety.
- 5. Such other and further conditions as may be reasonably required by the CEO to assure satisfaction of the Affordable Housing Requirements, and such modification of existing condition(s), as may be granted by the CEO in his/her 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 CEO and as may, from time to time, be required to effectuate the provisions of Affordable Housing as contemplated by these condition(s) of approval.

ENGINEERING

- 8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. The Subdivider shall ensure all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. "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].
12. The subdivision map is 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.
13. A Final Map is required to subdivide the ownership interest.
14. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT

15. Prior to the recording of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
16. 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.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities, including services, fire hydrants, and laterals, the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- 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. 24005112

**CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES**

7 p.m., 23 July 2015

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent
1. VACANT (was Rick Newman)	Neighborhood 1		
2. Ken Farinsky	Neighborhood 3	X	
3. Hollie Kahn	Neighborhood 4/4A		X
4. Debbie Lokanc	Neighborhood 5		X
5. Christopher Moore	Neighborhood 6	X	
6. VACANT	Neighborhood 7		
7. Frisco White, Chair	Neighborhood 8	X	
8. Anne Harvey	Neighborhood 8A & 8B		X
9. Steve Davison	Neighborhood 9	X	
10. Anna Yentile	Neighborhood 10		X
11. Shreya Sasaki	Pacific Highlands Ranch, District 11	X	
12. Jonathan Tedesco, Vice Chair	Pacific Highlands Ranch, District 12	X	
13. VACANT	Business Representative		
14. Victor Manoushakian	Business Representative	X	
15. Allen Kashani, Secretary	Developer Representative	X	
16. Christian Clews	Investor Representative	X	
17. VACANT (was Brian Brady)	Investor Representative		

APPROVAL OF MINUTES

Christian Clews motioned to approve the minutes as corrected. The motion was seconded by Chris Moore with Shreya Sasaki and Victor Manoushakian abstaining. The motion failed due to not meeting quorum (8-0-2). Action on the minutes will be taken again at the next meeting.

PUBLIC COMMUNICATION

Barbara Bry introduced herself and announced that she is running for Council District One.

Jamas Gwilliam with Kilroy Realty explained that a community workshop was held last week with 115 people attended and the presentation was recorded. They expect to have another workshop and will be working with the Board as well.

Chair White noted that Kimberly Elliott from Kilroy Realty was in the audience and Kimberly is interested in taking Brian Brady's former seat. Kimberly introduced herself.

Elizabeth Schreiber spoke and identified that a Union Tribune article was written about Uber and that Del Mar Highlands can pay up to \$25 of the Uber transport bill. Elizabeth provided a handout to the Board further explaining the program. Elizabeth also noted that they have created 25 new parking stalls since the fourth of July. Elizabeth mentioned that in mid-August they expect to start construction on a new parking structure.

ANNOUNCEMENTS

Officer Tracy Williams from the San Diego Police Department provided a report.

WRITTEN COMMUNICATIONS

Chair White received an email from Megan Sheffield of the Facilities Finance Department at the City of San Diego. There has been a \$4M contribution to the FBA fund from Creekside and Solana Carmel Creek.

COMMUNITY PLANNER REPORT

Daniel Monroe provided a report.

COUNCIL DISTRICT 1 REPORT – Barbara Mohondro, Office of Council President Sherri Lightner

Barbara Mohondro provided a report.

MAYOR'S REPORT

None.

COUNTY SUPERVISOR'S REPORT – Janie Hoover, Office of Supervisor Dave Roberts
None.

STATE ASSEMBLY REPORT – Michael Lieberman, Office of Assembly Member Brian Maienschein

Michael Lieberman provided a report.

STATE SENATE REPORT – Sarah Fields, Office of State Senator Marty Block
Sarah Fields provided a report.

US CONGRESS REPORT – Hugo Carmona III, Office of US Congressman Scott Peters
None.

INFORMATION AGENDA

1. Costa Azul (Visitor's Center Lots 3 & 4): Presentation of project update.

•Applicant - Fred & Hunter Oliver

Hunter Oliver presented. Office and hotel is proposed. The site is near the Marriott and Residence Inn. In addition to the main access off Valley Center Drive, they have been working with the City to add a customer only access point on Old El Camino Real for ingress/egress. The City also requested additional elevations which Hunter presented. The elevations are for massing purposes and does not represent the final project design. They are still looking to include three new restaurants (two fast casual and a high-end restaurant) and they are proposing sub-grade parking. They are requesting change of the height limit to 95' vs current zoning height limit of 60' to allow for 6-story office and 6-story hotel. It was noted by the applicant that the full service Marriott had the same 60' height zoning but was granted a change through a PDP to allow for a 12-story hotel and 8-story office building.

Ken Farinsky asked what the difference in traffic would be between existing use and proposed use and the applicant identified that they will return with that information.

ACTION AGENDA

1. **LaTerra at PHR Village:** Consider support for a VTM/PDP for a residential project with 58 market rate townhomes and 11 affordable units on a 3.49-acre site.

•Applicant - Tara Lake, Latitude 33

Tara Lake presented. The proposed project is 69 three story townhomes. 58 units are market rate units (3-4 bedroom at approximately 1800-2000 SF) and 11 units are affordable (two bedroom at approximately 1200 SF). Amenities include a tot lot, a planting strip and a pedestrian connection through the site. The applicant has proposed more embellishments on block end units to look more like the front of buildings. Tara presented perspective drawings to the Board and identified that they are expecting to go to Planning Commission in September.

It was noted that there are 27 street parking spaces. Chair White asked if the 11 affordable units are inter-mixed and the applicant responded confirming that the units are inter-mixed. Tara noted that there are two car garages for every unit however affordable use tandem garages. Also, Tara noted that five market rate units also use tandem garages as allowed by neighborhood use permit.

Ken Farinsky asked if the MAD is maintaining Village Loop Road and applicant responded yes. Ken also asked if internal streets are proposed as private and the applicant again answered yes.

Karen Dubey of the public asked if a barbeque is provided on the tot lot and the applicant explained that one barbeque station is proposed on the tot lot. Ken asked what Airoso thinks of the project and Karen responded indicating that Airoso is generally in support of the project.

Shreya Saski motioned to support the VTM/PDP for the LaTerra Townhome project, seconded by Jonathan Tedesco and unanimously approved (10-0).

ACTION AGENDA (Continued)

2. Proposed Park Projects in Carmel Valley: Presentation of 6 additional park improvement projects. Review the funds previously set aside for the projects and approve the use of only those designated FBA funds for the park improvement projects.

•Applicant - Robin Shifflet, City of San Diego Park Planning

Robin Shifflet presented. The Recreation Council has voted to add six new projects proposed for funding from the FBA. The projects include a concession building at Sage Canyon; comfort station and park improvements at Ocean Air Community Park; Torrey Highlands Neighborhood Park upgrades; Carmel Creek Neighborhood Park improvements; comfort station and park improvements at Carmel Grove Neighborhood Park; and comfort station improvements at Carmel Mission Neighborhood Park.

During discussion Chair White expressed concern for prefab not matching other building character at Sage Canyon. Ken explained that he can answer any specific questions about the proposal.

After discussion, Jonathan Tedesco motioned to support the projects with emphasis that any prefab building will match architectural character of existing buildings; that funding can only come from park and recreation section of the FBA; and that item 11 shall be corrected to remove 'new trails and trail amenities' to match the description. The motion was seconded by Debbie Lokanc and unanimously approved (10-0)

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
1. Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted.
2. FBA	White	None	None noted
3. MAD	Newman	None	Aug 4 at 4:30PM at the CV Rec Center
4. MAD N10	Copic	None	Follows MAD meeting
5. MAD PHR	Tedesco	None	Follows MAD meeting
6. Bylaws/Elections Policies/Procedures	White	None	None noted
7. Community Concourse	White	None	None noted
8. Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
9. CVREP	Clews	None	None noted
10. San Dieguito River Park	Harvey	None	None noted
11. CPC	Novak	None	None noted
12. Signage	White	None	None noted
13. Livability	Moore	Chair White explained the purpose of this item and encouraged attendance.	July 28 5:30PM at the CV Rec Center

CHAIRS REPORT

None.

OLD/ONGOING BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 8:30 PM. The next meeting is on August 27, 2015.



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Laterra

Project No. For City Use Only

388894

Project Address:

NW Corner of Village Center Loop Road and Peppergrass Creek Gate

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:

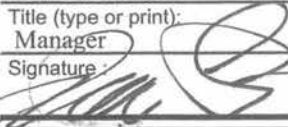
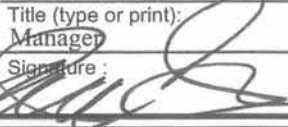
Project Title: <u>Laterra @ PHR</u>	Project No. (For City Use Only) <u>388894</u>
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): <u>Pacific Carmel MAG, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>751 Bangor St.</u> City/State/Zip: <u>San Diego, CA 92106</u> Phone No: <u>(858) 678-3301</u> Fax No: <u>(619) 224-8777</u> Name of Corporate Officer/Partner (type or print): <u>Jose G. da Rosa</u> Title (type or print): <u>Manager</u> Signature:  Date: <u>January 23, 2015</u>	Corporate/Partnership Name (type or print): <u>Pacific Carmel AFG, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>751 Bangor St.</u> City/State/Zip: <u>San Diego, CA 92106</u> Phone No: <u>(858) 678-3301</u> Fax No: <u>(619) 224-8777</u> Name of Corporate Officer/Partner (type or print): <u>Jose G. da Rosa</u> Title (type or print): <u>Manager</u> Signature:  Date: <u>January 23, 2015</u>
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
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Gonsalves Ownership:

Pacific Carmel AFG, LLC (46.44%)

Avelino F. Gonsalves, MDT 12/10/07, Mary Alice Gonsalves, Successor Trustee

Pacific Carmel MAG, LLC (46.44%)

Mary Alice Gonsalves, Member and Mgr

Pacific Carmel RWJ, LLC (3.56%)

Richard Woodrow Joseph III, Member

Pacific Carmel TMJ, LLC (3.56%)

Travis Martin Joseph, Member

Of which the above named LLC's are owned by the individuals identified below:

Pacific Carmel AFG, LLC:

Avelino F. Gonsalves, 100%

Pacific Carmel MAG, LLC:

Mary Alice Gonsalves, 100%

Pacific Carmel RWJ, LLC:

Richard Woodrow Joseph III, 100%

Pacific Carmel TMJ, LLC:

Travis Martin Joseph, 100%



**CERTIFICATE OF SECRETARY
KB HOME COASTAL INC.**

I, Tony Richelieu, do hereby certify that I am the duly elected, qualified and acting Secretary of KB HOME Coastal Inc., a California corporation (this "Corporation").

I do further certify that the resolutions attached hereto as Exhibit "A" are a true and complete representation of such resolutions that were duly adopted by the unanimous written consent of the Board of Directors of this Corporation as of March 21, 2017, and that said resolutions have not been rescinded, modified or revoked, and are in full force and effect.

WITNESS MY HAND this 21st day of March, 2017.

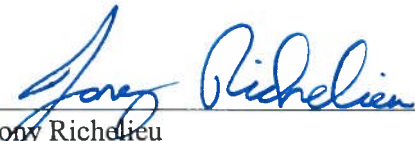
By: 
Tony Richelieu
Secretary

EXHIBIT "A"
KB HOME COASTAL INC.
RESOLUTIONS ADOPTED AS OF MARCH 21, 2017

Signing Authority

RESOLVED . . ., that the following resolutions shall supersede and replace any and all resolutions previously adopted with respect to the powers and authority herein granted including, but not limited to, resolutions adopted as of August 15, 2016, and any such prior authority is hereby revoked and restated in its entirety as follows:

RESOLVED FURTHER, that the following officers and/or employees of this Corporation be, and each hereby is, authorized to act on behalf of this Corporation; provided, however, that such authority shall be limited to such authority as may be provided herein below and to other ordinary course of business transactions relating to the operations of this Corporation as indicated herein below:

Stephen J. Ruffner	President
John P. Fenn	Executive Vice President, and President, Inland Empire Division
Glen Longarini	Executive Vice President
Michael J. Gartlan	Senior Vice President, Finance
Scott Hansen	Vice President, Forward Planning
Bruce Tripp	Senior Vice President, Land Acquisition
Kenneth A. Hilligoss	Vice President, Purchasing
Daniel C. Loth	Vice President, Sales and Marketing
Ron Mertz	Vice President, Land and Forward Planning
Peter Sparks	Vice President, Sales and Marketing
Martha Herrera	Director, DUP and Assistant Secretary
Kurt Bausback	Director, Forward Planning
Frank Chen	Director, Forward Planning
Kari Cattani	Escrow Manager
Cecelia (CeeCee) Curtis	BRE Manager
Jesse Kleist	Project Manager
Jennifer Ripani	Finance Manager
Christina Villa	Escrow Manager
Troy Wood	Land Development Manager
Matthew Rizzo	Senior Director, Finance
Bob Kronenfeld	Director, Marketing
Sonia Pena	Director of Sales
Jessica Cross	Closing Coordinator
Eric Johnston	Senior Forward Planner
Christian Larsen	Senior Forward Planner
John Miles	Senior Forward Planner
Vernell Williams	Forward Planner

RESOLVED FURTHER, that any of the following person(s), acting alone be, and each hereby is, authorized and empowered for and on behalf and in the name of this Corporation and any Corporation Entity (which, for these purposes is (a) any limited liability company in which this Corporation is the sole member and (b) any partnership in which this Corporation is the general partner), to execute, acknowledge and deliver any and all documents deemed by such person to be necessary or appropriate in connection with the acquisition and/or disposition of bulk parcels of real property by this Corporation or any Corporation Entity, including, but not limited to, land purchase and sale agreements, purchase and sale of residential dwellings and lots, amendments, assignments, escrow instructions, grant deeds, promissory notes, deeds of trust, maps, agreements and related documents:

Stephen J. Ruffner

John P. Fenn (only for Inland Empire Division matters)

RESOLVED FURTHER, that the signature of the President or any Executive Vice President of this Corporation is required on any and all disbursements in excess of \$1,000 for non-contract items that are executed and delivered for and on behalf of this Corporation.

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents deemed by such person necessary or appropriate in connection with this Corporation's or any Corporation Entity's (a) land improvement and construction activities, including, but not limited to, purchase orders and subcontracts for labor and materials; and (b) land improvement and development activities including but not limited to, easements, development agreements, applications for land development approvals, option agreements, subdivision approvals, declarations of covenants, conditions and restrictions, and any other submissions required to be filed with the California Bureau of Real Estate ("BRE"), subdivision and tract maps and exhibits thereto, applications and submissions to obtain preliminary and final subdivision public reports and supporting documents:

Stephen J. Ruffner
Michael J. Gartlan
Ron Mertz
Jesse Kleist

John P. Fenn
Scott Hansen
Kurt Bausback
Troy Wood

Glen Longarini
Bruce Tripp
Cecelia (CeeCee) Curtis

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents required in connection with this Corporation's or any Corporation Entity's development of real property including, but not limited to, improvement bonds, subdivision improvement agreements, subdivision maps, building permit applications and such other documents related to the permit process:

Stephen J. Ruffner
Michael J. Gartlan
Ron Mertz
Eric Johnston
Vernell Williams

John P. Fenn
Scott Hansen
Kurt Bausback
Christian Larsen

Glen Longarini
Bruce Tripp
Frank Chen
John Miles

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, (a) any and all documents required to be submitted to the BRE in connection with this Corporation's or any Corporation Entity's preliminary and final subdivision public report process, and to support filings required to be made pursuant to such BRE requirements; (b) utility contracts and (c) applications and other ancillary documents required to obtain city and/or County permits for projects developed by this Corporation or any Corporation Entity:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Scott Hansen	Bruce Tripp
Ron Mertz	Kurt Bausback	Frank Chen
Cecelia (CeeCee) Curtis	Jesse Kleist	Troy Wood
Eric Johnston	Christian Larsen	John Miles
Vernell Williams		

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to execute, acknowledge and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents deemed necessary or appropriate (a) to convey title in and to property which comprises the common area in planned residential projects developed by this Corporation or any Corporation Entity to be conveyed to each respective homeowners association and any and all restrictive covenants, conditions and easements and any and all supplemental declarations with respect thereto; (b) in connection with the development of real property by this Corporation or any Corporation Entity; (c) in connection with the permitting processing with respect to such real property developments and (d) to allow the BRE to issue a public report; such documents to include, without limitation, consultant contracts, utility contracts, improvement bonds, subdivision improvement agreements, subdivision maps, tract maps, parcel maps and building permit applications:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Scott Hansen	Bruce Tripp
Ron Mertz	Kurt Bausback	Cecelia (CeeCee) Curtis
Jesse Kleist	Troy Wood	

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered for and on behalf and in the name of this Corporation and any Corporation Entity, to take all actions and to execute, deliver, file and record any and all certificates, instruments, agreements and documents as may be required or as such officer may deem necessary, advisable or proper, in connection with the financing of this Corporation's or any Corporation Entity's land improvement and development activities, including the public facilities necessary to serve such development, including, but not limited to, (a) the formation of assessment districts or community facilities districts pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, or any other comparable or similar statute or regulation; (b) authorizing the levy of assessments or special taxes against the real property of this Corporation or any Corporation Entity by any such assessment district or community facilities district; and (c) authorizing the issuance of bonds by any such assessment district or community facilities district secured by a first pledge of the proceeds of the special taxes or assessments levied on the real property of this Corporation or any Corporation Entity:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Ron Mertz	

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents required in connection with the sale of individual lots to third parties, including, but not limited to, purchase and sale agreements, escrow instructions, notices of completion, warranty/grant deeds, contracts (including amendments, assignments, addendums and other ancillary documents forming a part of the contract), holdback agreements, termite inspection certificates, buyer and seller certificates as required under FHA, VA and other government sponsored loan programs, to effect the sale of such lots to purchasers:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Matthew Rizzo	Martha Herrera
Jennifer Ripani	Kari Cattani	Christina Villa
Jessica Cross*		

; provided, that each person designated by an asterisk is not authorized to sign warranty/grant deeds;

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all master subcontract agreements and related documents and material purchase agreements, subcontract work agreements and related documents with respect to the construction of improvements on real property:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Kenneth A. Hilligoss	Ron Mertz

RESOLVED FURTHER, that any one of the following persons, acting alone, is authorized and empowered for and on behalf and in the name of this Corporation and any Corporation Entity, to sign, execute and deliver master consultant agreements, purchase orders and subcontracts for labor and materials and related documents with respect to development of real property:

Stephen J. Ruffner	John P. Fenn	Glen Longarini
Michael J. Gartlan	Kenneth A. Hilligoss	Ron Mertz

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all master service agreements, vendor agreements, independent contractor sales agreements and supporting documents with respect to the marketing, sales and management of real property:

Bob Kronenfeld	Daniel C. Loth	Sonia Pena
Martha Herrera	Peter Sparks	

RESOLVED FURTHER, that Stephen J. Ruffner or Martha Herrera, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents required in connection with this Corporation's or any Corporation Entity's customer service and new home warranty activities and other business operations including, but not limited to, settlement agreements, purchase orders and subcontracts for labor and materials;

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity, any and all documents establishing bank accounts, financing arrangements and other ordinary course banking and financial arrangements:

Stephen J. Ruffner
Michael J. Gartlan

John P. Fenn (only for Inland Empire Division matters)

RESOLVED FURTHER, that any one of the following person(s), acting alone, be, and each hereby is, authorized and empowered to act on behalf of this Corporation in its capacity as a member (other than a sole member) of any limited liability company or as a partner (other than a general partner) of any partnership in which this Corporation owns an interest, directly or indirectly:

Stephen J. Ruffner

John P. Fenn (only for Inland Empire Division matters)

RESOLVED FURTHER, that Stephen J. Ruffner, President of this Corporation, and John P. Fenn, Executive Vice President, and President, Inland Empire Division (only for Inland Empire Division matters), be, and each hereby is, authorized, empowered and directed, for and on behalf and in the name of this Corporation and any Corporation Entity, to take such further actions and to do all such further things which he may deem necessary and appropriate to accomplish the purpose and to effectuate the intent of the foregoing resolutions with respect to this Corporation or any Corporation Entity;

RESOLVED FURTHER, that any and all documents executed or actions undertaken by any officers or employees listed in the foregoing resolutions between August 15, 2016 and the date hereof substantively within the scope of their authority as designated above be, and they hereby are, ratified, confirmed and approved.



**CERTIFICATE OF SECRETARY
KB HOME CALIFORNIA LLC**

I, Tony Richelieu, do hereby certify that I am the duly elected, qualified and acting Secretary of KB HOME California LLC, a Delaware limited liability company (this "Company").

I do further certify that the resolutions attached hereto as Exhibit "A" are a true and complete representation of such resolutions that were duly adopted by the unanimous written consent of the Sole Member of this Company as of March 21, 2017, and that said resolutions have not been rescinded, modified or revoked, and are in full force and effect.

WITNESS MY HAND this 21st day of March, 2017.

By: _____
Tony Richelieu
Secretary

EXHIBIT "A"
KB HOME CALIFORNIA LLC
RESOLUTIONS ADOPTED AS OF MARCH 21, 2017

Signing Authority

RESOLVED . . ., that the following resolutions shall supersede and replace any and all resolutions previously adopted with respect to the powers and authority herein granted including, but not limited to, resolutions adopted as of August 15, 2016, and any such prior authority is hereby revoked and restated in its entirety as follows:

RESOLVED FURTHER, that the following officers and/or employees of this Company be, and they hereby are, authorized to act on behalf of this Company; provided, however, that such authority shall be limited to such authority as may be provided herein below and to other ordinary course of business transactions relating to the operations of this Company as indicated herein below:

Albert Z. Praw	President
Chris G. Apostolopoulos	Executive Vice President
John P. Fenn	Executive Vice President
Nicholas S. Franklin	Executive Vice President
Joe Killinger	Executive Vice President
Glen Longarini	Executive Vice President
Stephen J. Ruffner	Executive Vice President
Michael J. Gartlan	Senior Vice President, Finance
Scott Hansen	Vice President, Forward Planning
Jeffrey McMullen	Senior Vice President, Land Acquisition
Ray Panek	Senior Vice President, Forward Planning
Chris Reder	Senior Vice President, Finance and Chief Financial Officer
Bruce Tripp	Senior Vice President, Land Acquisition
Dan Auten	Vice President, Operations, Customer Service, Land Development
Kenneth A. Hilligoss	Vice President, Purchasing
Daniel C. Loth	Vice President, Sales and Marketing
Ron Mertz	Vice President, Land and Forward Planning
Peter Sparks	Vice President, Sales and Marketing
Matthew Rizzo	Senior Director, Finance
Martha Herrera	Director, DUP and Assistant Secretary
Kurt Bausback	Director, Forward Planning
Frank Chen	Director, Forward Planning
Kari Cattani	Escrow Manager
Cecelia (CeeCee) Curtis	BRE Manager
Jesse Kleist	Project Manager
Troy Wood	Land Development Manager
Christina Villa	Escrow Manager
Eric Johnston	Senior Forward Planner
Jessica Cross	Closing Coordinator
Christian Larsen	Senior Forward Planner
John Miles	Senior Forward Planner
Vernell Williams	Forward Planner

RESOLVED FURTHER, that any of the following person(s), acting alone be, and each hereby is, authorized and empowered for and on behalf and in the name of this Company and any Company Entity (which, for these purposes is (a) any limited liability company in which this Company is the sole member and (b) any partnership in which this Company is the general partner), to execute, acknowledge and deliver any and all documents deemed by such person to be necessary or appropriate in connection with the acquisition and/or disposition of bulk parcels of real property by this Company or any Company Entity, including, but not limited to, land purchase and sale agreements, purchase and sale of residential dwellings and lots, amendments, assignments, escrow instructions, grant deeds, promissory notes, deeds of trust, maps, agreements and related documents:

Albert Z. Praw
Nicholas S. Franklin
Stephen J. Ruffner

Chris G. Apostolopoulos
Joe Killinger

John P. Fenn
Glen Longarini

RESOLVED FURTHER, that the signature of the President or any Executive Vice President of this Company is required on any and all disbursements in excess of \$1,000 for non-contract items that are executed and delivered for and on behalf of this Company.

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents deemed by such person necessary or appropriate in connection with this Company's or any Company Entity's (a) land improvement and construction activities, including, but not limited to, purchase orders and subcontracts for labor and materials; and (b) land improvement and development activities including but not limited to, easements, development agreements, applications for land development approvals, option agreements, subdivision approvals, declarations of covenants, conditions and restrictions, and any other submissions required to be filed with the California Bureau of Real Estate ("BRE"), subdivision and tract maps and exhibits thereto, applications and submissions to obtain preliminary and final subdivision public reports and supporting documents:

Albert Z. Praw
Nicholas S. Franklin
Stephen J. Ruffner
Jeff McMullen
Chris Reder
Kurt Bausback
Troy Wood

Chris G. Apostolopoulos
Joe Killinger
Michael J. Gartlan
Ray Panek
Bruce Tripp
Cecelia (CeeCee) Curtis

John P. Fenn
Glen Longarini
Scott Hansen
Ron Mertz
Dan Auten
Jesse Kleist

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents required in connection with this Company's or any Company Entity's development of real property including, but not limited to, improvement bonds, subdivision improvement agreements, subdivision maps, building permit applications and such other documents related to the permit process:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Scott Hansen
Jeff McMullen	Ray Panek	Ron Mertzel
Chris Reder	Bruce Tripp	Dan Auten
Kurt Bausback	Frank Chen	Eric Johnston
Christian Larsen	John Miles	Vernell Williams

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to execute and deliver for and on behalf and in the name of this Company and any Company Entity, (a) any and all documents required to be submitted to the BRE in connection with this Company's or any Company Entity's preliminary and final subdivision public report process, and to support filings required to be made pursuant to such BRE requirements; (b) utility contracts and (c) applications and other ancillary documents required to obtain city and/or County permits for projects developed by this Company or any Company Entity:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Scott Hansen
Jeff McMullen	Ray Panek	Ron Mertzel
Chris Reder	Bruce Tripp	Dan Auten
Kurt Bausback	Cecelia (CeeCee) Curtis	Jesse Kleist
Troy Wood	Frank Chen	Eric Johnston
Christian Larsen	John Miles	Vernell Williams

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to execute, acknowledge and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents deemed necessary or appropriate (a) to convey title in and to property which comprises the common area in planned residential projects developed by this Company or any Company Entity to be conveyed to each respective homeowners association and any and all restrictive covenants, conditions and easements and any and all supplemental declarations with respect thereto; (b) in connection with the development of real property by this Company or any Company Entity; (c) in connection with the permitting processing with respect to such real property developments and (d) to allow the BRE to issue a public report; such documents to include, without limitation, consultant contracts, utility contracts, improvement bonds, subdivision improvement agreements, subdivision maps, tract maps, parcel maps and building permit applications:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Scott Hansen
Jeff McMullen	Ray Panek	Ron Mertzel
Chris Reder	Bruce Tripp	Dan Auten
Kurt Bausback	Cecelia (CeeCee) Curtis	Jesse Kleist
Troy Wood		

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered for and on behalf and in the name of this Company and any Company Entity, to take all actions and to execute, deliver, file and record any and all certificates, instruments, agreements and documents as may be required or as such officer may deem necessary, advisable or proper, in connection with the financing of this Company's or any Company Entity's land improvement and development activities, including the public facilities necessary to serve such development, including, but not limited to, (a) the formation of assessment districts or community facilities districts pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, or any other comparable or similar statute or regulation; (b) authorizing the levy of assessments or special taxes against the real property of this Company or any Company Entity by any such assessment district or community facilities district; and (c) authorizing the issuance of bonds by any such assessment district or community facilities district secured by a first pledge of the proceeds of the special taxes or assessments levied on the real property of this Company or any Company Entity:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Jeff McMullen
Ray Panek	Ron Mertz	Chris Reder
Bruce Tripp	Dan Auten	

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents required in connection with the sale of individual lots to third parties, including, but not limited to, purchase and sale agreements, escrow instructions, notices of completion, warranty/grant deeds, contracts (including amendments, assignments, addendums and other ancillary documents forming a part of the contract), holdback agreements, termite inspection certificates, buyer and seller certificates as required under FHA, VA and other government sponsored loan programs, to effect the sale of such lots to purchasers:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Jeff McMullen
Ray Panek	Chris Reder	Matthew Rizzo
Martha Herrera	Kari Cattani	Christina Villa
Jessica Cross*		

; provided, that each person designated by an asterisk is not authorized to sign warranty/grant deeds;

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all master subcontract agreements and related documents and material purchase agreements, subcontract work agreements and related documents with respect to the construction of improvements on real property:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Jeff McMullen
Ray Panek	Ron Mertz	Chris Reder
Bruce Tripp	Dan Auten	Kenneth A. Hilligoss

RESOLVED FURTHER, that any one of the following persons, acting alone, is authorized and empowered for and on behalf and in the name of this Company and any Company Entity, to sign, execute and deliver master consultant agreements, purchase orders and subcontracts for labor and materials and related documents with respect to development of real property:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Jeff McMullen
Ray Panek	Ron Mertz	Chris Reder
Bruce Tripp	Dan Auten	Kenneth A. Hilligoss

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all master service agreements, vendor agreements, independent contractor sales agreements and supporting documents with respect to the marketing, sales and management of real property:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner	Michael J. Gartlan	Jeff McMullen
Ray Panek	Chris Reder	Dan Auten
Daniel C. Loth	Peter Sparks	

RESOLVED FURTHER, that Albert Z. Praw, Chris G. Apostolopoulos, John P. Fenn, Nicholas S. Franklin, Joe Killinger, Glen Longarini, Stephen J. Ruffner, Dan Auten or Martha Herrera, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents required in connection with this Company's or any Company Entity's customer service and new home warranty activities and other business operations including, but not limited to, settlement agreements, purchase orders and subcontracts for labor and materials;

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered to sign, execute and deliver for and on behalf and in the name of this Company and any Company Entity, any and all documents establishing bank accounts, financing arrangements and other ordinary course banking and financial arrangements:

Albert Z. Praw	Chris G. Apostolopoulos	Nicholas S. Franklin
Stephen J. Ruffner	Michael J. Gartlan	Chris Reder

RESOLVED FURTHER, that any one of the following person(s), acting alone, be, and each hereby is, authorized and empowered to act on behalf of this Company in its capacity as a member (other than a sole member) of any limited liability company or as a partner (other than a general partner) of any partnership in which this Company owns an interest, directly or indirectly:

Albert Z. Praw	Chris G. Apostolopoulos	John P. Fenn
Nicholas S. Franklin	Joe Killinger	Glen Longarini
Stephen J. Ruffner		

RESOLVED FURTHER, that Albert Z. Praw, President of this Company, and Chris G. Apostolopoulos, John P. Fenn, Nicholas S. Franklin, Joe Killinger, Glen Longarini and Stephen J. Ruffner, each Executive Vice Presidents of this Company, be, and each hereby is, authorized, empowered and directed, for and on behalf and in the name of this Company and any Company Entity, to take such further actions and to do all such further things which he may deem necessary and appropriate to accomplish the purpose and to effectuate the intent of the foregoing resolutions with respect to this Company or any Company Entity.

RESOLVED FURTHER, that any and all documents executed or actions undertaken by any officers or employees listed in the foregoing resolutions between August 15, 2016 and the date hereof substantively within the scope of their authority as designated above be, and they hereby are, ratified, confirmed and approved.

PROJECT DATA SHEET		
PROJECT NAME:	Laterra at PHR	
PROJECT DESCRIPTION:	69 Dwelling Units in 12 Buildings	
COMMUNITY PLAN AREA:	Pacific Highlands Ranch	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Planned Development Permit, Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Village Core	
<p style="text-align: center;">ZONING INFORMATION:</p> <p> ZONE: CC-1-3 HEIGHT LIMIT: 45 feet LOT SIZE: 3.49 acres FLOOR AREA RATIO: 1.5 FRONT SETBACK: n/a (private open space minimum 10 feet) SIDE SETBACK: 10 feet STREETSIDE SETBACK: n/a REAR SETBACK: 10 feet </p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Village; CC-1-3	Vacant
SOUTH:	Civic; CC-1-3	Vacant/Under construction/Library
EAST:	Core Residential; RM-1-2	Residential
WEST:	Village; CC-1-3	Mixed Use Urban Core; Retail/Movie
DEVIATION REQUESTED:	1. Variable 3 to 10 foot minimum side yard setback at Buildings 9, 10 & 11 2. No commercial component. 3. Residential use and residential parking permitted on the ground floor. 4. Private exterior open space location variable distance of 3 to 9 feet from the front property line at Building 6. 5. Allow a retaining wall height of 9-12 feet at the Rear and northern side yards. 6. Allow tandem parking for 16 units interspersed.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 23, 2015, the Carmel Valley Planning Board voted 10-0-4 to recommend approval of the project without conditions.	

TENTATIVE MAP AMENDMENT TO VTM. 433521, PLANNED DEVELOPMENT PERMIT AMENDMENT TO PDP. 12852, AMENDMENT TO SDP. 433515 AND NEIGHBORHOOD DEVELOPMENT PERMIT FOR:

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
- ON DECEMBER 12, 2013, THE CITY OF SAN DIEGO'S PLANNING COMMISSION AMENDED THE PREVIOUSLY ENTITLED PROJECT, THE VILLAGE AT PACIFIC HIGHLANDS RANCH AS VESTING TENTATIVE MAP NO. 1113594, PLANNED DEVELOPMENT PERMIT 1113595, AND SITE DEVELOPMENT PERMIT NO. 1113598. THE NEWLY AMENDED AND APPROVED PROJECT WAS NOW ENTITLED FOR 195,000 SQUARE FEET OF COMMERCIAL SPACE, 331 RESIDENTIAL DWELLING UNITS (UP TO 252 MARKET RATE AND UP TO 79 AFFORDABLE HOUSING UNITS, WHICH WAS ACCOMPLISHED THROUGH A DENSITY TRANSFER PROCESS FROM NEARBY SITES; 57 UNITS FROM THE ELMS AND THE IVY PROJECT NO. 296644, AND 55 UNITS FROM RANCHO MILAGRO PROJECT NO. 332547), A PUBLIC LIBRARY SITE, AND A CIVIC USE AREA. THIS AMENDED PROJECT, HOWEVER, INCLUDED EVERYTHING FROM THE PREVIOUS PROJECT EXCEPT FOR THAT UNDER GONSALVES OWNERSHIP, THE SUBJECT PROPERTY AND FORMER UNIT 5.
- THIS TM/PDP AMENDMENT PROPOSES A NEW DESIGN AND NEW SPECIFICATIONS FOR THE FORMER UNIT 5. WHILE PREVIOUSLY APPROVED FOR 75 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF OFFICE SPACE, WE ARE NOW PROPOSING A TOTAL OF 69 MULTIFAMILY DWELLING UNITS, 11 OF WHICH ARE THE REQUIRED AFFORDABLE HOUSING UNITS (BASED ON THE 20% AFFORDABILITY HOUSING REQUIREMENT OF PACIFIC HIGHLANDS RANCH, PRE-DENSITY BONUS OF 5%). WE ARE NO LONGER PROPOSING ANY COMMERCIAL-OFFICE SPACE FOR THIS SITE. IN ADDITION TO THIS, THERE ARE 5 PROPOSED, TANDEM PARKING SPACES. THESE SPACES WILL REQUIRE A NEIGHBORHOOD DEVELOPMENT PERMIT TO BE PROCESSED FOR THIS PROJECT.
2. STREET ADDRESS:
- NORTHWEST CORNER OF VILLAGE CENTER LOOP ROAD AND PEPPERGRASS CREEK GATE
3. SITE AREA:
- PROPERTY BOUNDARY (GROSS): 3.49 ACRES, 152,014 S.F.
TOTAL SITE AREA w/ OFFSITE GRADING: 4.47 ACRES, 194,675 S.F.
NET SITE AREA: 3.21 ACRES, 139,464 S.F.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
4. ZONING:
- CC-1-3 AND
URBAN VILLAGE OVERLAY ZONE
5. COVERAGE DATA:
- TOTAL BUILDING AREA (GROUND FLOOR): 56,163 S.F.
TOTAL LANDSCAPE AREA: 29,440 S.F.
TOTAL HARDSCAPE / PAVED AREA: 37,367 S.F.
TOTAL PERVIOUS PAVED AREA: 29,500 S.F.
GROSS FLOOR AREA (GFA): 157,845 S.F.
FLOOR AREA RATIO (FAR): 1.13 PROPOSED
6. DENSITY:
- NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 69
TOTAL NUMBER OF UNITS PROVIDED ON SITE: 69
TOTAL DENSITY: 20 DU/AC
7. YARD / SETBACK:
- FRONT SETBACK: REQUIRED: NONE PROPOSED: NONE
STREET SIDE SETBACK: REQUIRED: NONE PROPOSED: NONE
REAR SETBACK: REQUIRED: 10' PROPOSED: 10'
SIDE SETBACK: REQUIRED: 10' PROPOSED: 3'
8. PARKING (RESIDENTIAL)
- TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 136 SPACES (SEE SHEET 2 FOR CALCS)
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 136 GARAGE SPACES
+ 22 STREET SPACES
165 SPACES

PARKING CALCULATIONS				
	NO. OF UNITS	TRANSIT AREA UVOZ RATIO	PARKING REQUIRED	PARKING PROPOSED
2 BEDROOM (UNIT 1 TANDEM)	16	1.25	20	32
3-4 BEDROOMS (UNITS 2-4)	53	1.75	92.75	106
SUBTOTAL	69	469	112.75	138
COMMON AREA PARKING	RATIO		COMMON AREA REQUIRED	COMMON AREA PROVIDED
SUBTOTAL	0.2		22.55	27
	TOTAL		135.3	165

9. BRUSH MANAGEMENT ZONE IS NOT APPLICABLE TO THIS PROJECT.
10. OPEN SPACE (TOTAL) 39,829 S.F.
- 10.1. PRIVATE EXTERIOR OPEN SPACE: 10,389 S.F.
- 10.2. COMMON OPEN SPACE
- 10.2.1. OPEN SPACE AREA 1: 6,800 S.F.
- 10.2.2. OPEN SPACE AREA 2: 7,400 S.F.
- 10.2.3. ADDITIONAL OPEN SPACE AREA: 15,240 S.F.
11. DEVIATIONS REQUESTED:
- 11.1. SIDE YARD SETBACK = 3 FEET MAX.
- 11.2. RESIDENTIAL USE WITHOUT COMMERCIAL COMPONENT
- 11.3. RESIDENTIAL USE AND PARKING IN FRONT HALF OF LOT
- 11.4. RETAINING WALL HEIGHT (22 FEET HIGH - INTERIM CONDITION)
- 11.5. PRIVATE EXTERIOR OPEN SPACE PROXIMITY TO PROPERTY LINE = 3 FEET MAX (SEE SHEET 2 FOR UNITS DENOTED WITH "DEV")
- 11.6. TANDEM PARKING UNIT 1 AND UNIT 1 AFFORDABLE, 16 TANDEM SPACES

GRADING

1. TOTAL AMOUNT OF SITE TO BE GRADED: 3.49 ACRES
2. PERCENT OF TOTAL SITE GRADED: 100%
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.60 ACRES
4. PERCENT OF EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%
5. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 21.22%
6. AMOUNT OF CUT/EXPORT: 45,000 CY (EXPORT)
7. AMOUNT OF FILL: CY
8. MAXIMUM HEIGHT OF FILL SLOPES: 2 FEET
9. MAXIMUM HEIGHT OF CUT SLOPES: 40 FEET
10. AMOUNT OF IMPORT/EXPORT SOIL: 45,000 CY (EXPORT)
11. RETAINING / CRIB WALLS
- HOW MANY: 2
- MAX HEIGHT: 22 FEET (FOR INTERIM CONDITION WALL)
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING

GENERAL NOTES

1. LOT SUMMARY 1 RESIDENTIAL
2. TOTAL AREA: 3.49 ACRES
3. EXISTING ZONING: CC-1-3 AND URBAN VILLAGE ZONE OVERLAY ZONE
PROPOSED ZONING: CC-1-3 AND URBAN VILLAGE ZONE OVERLAY ZONE
4. GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
5. TELEPHONE: AT&T
6. CABLE TELEVISION: TIME WARNER CABLE TELEVISION
7. SEWER: CITY OF SAN DIEGO
8. WATER: CITY OF SAN DIEGO
9. DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
10. FIRE: CITY OF SAN DIEGO
11. SCHOOL DISTRICT: SAN DIEGO UNION HIGH SCHOOL DISTRICT
AND DEL MAR UNION SCHOOL DISTRICT
11. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
12. EXISTING TOPOGRAPHY
- CONTOUR INTERVAL: 2 FEET
- SOURCE: SAN-LO AERIAL SURVEYS
- DATE: JANUARY 5, 1999
- DATUM: GPS PT. NO. 542 - N 1,927,136.68, E 6,267,611.17
- ELEVATION: 190.83 (NAVD 27)
- FIELD VERIFIED BY: ALYSON CONSULTING
- 9968 HIBERT STREET
- SAN DIEGO, CA 92131
- DATE: AUGUST 11, 2014
13. ALL PROPOSED SLOPES ARE 2:1 MAX
14. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
15. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATIONS IN FINAL DESIGN.
16. ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.

LAMBERT COORDINATES

290-1711

CCS 83 COORDINATES

1930-6271

ASSESSOR'S PARCEL NUMBERS

305-190-16 AND 305-250-32

LEGAL

PARCEL 1 OF PARCEL MAP 20796

CONDOMINIUM NOTE

THIS PROJECT IS DEFINED AS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS: 69 (58 MARKET RATE / 11 AFFORDABLE). 9 UNITS WILL BE ADA ACCESSIBLE.

BENCHMARK

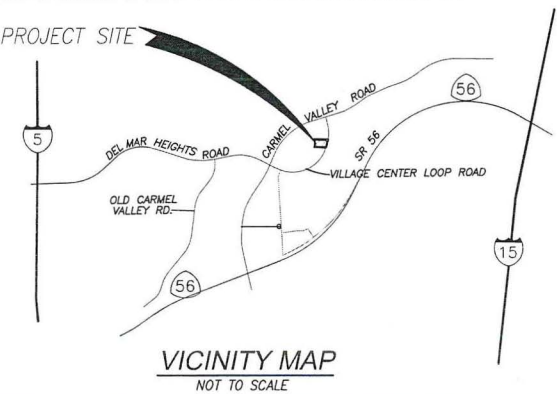
CARMEL VALLEY ROAD AT DEL MARR HEIGHTS ROAD - 3/4 INCH IRON PIPE NLY SIDE CARMEL VALLEY ROAD - ELEVATION = 304.495 PER THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK 2011.

BASIS OF BEARINGS

BASIS OF HORIZONTAL CONTROL IS POINT NO. 542 PER RECORD OF SURVEY 14492 AND BASIS OF VERTICAL CONTROL IS THE SWMP AT BLACK MOUNTAIN ROAD AND OMEDO STREET AT ELEVATION=538.061, FROM CITY OF SAN DIEGO BENCHMARK BOOK (NGVD29).

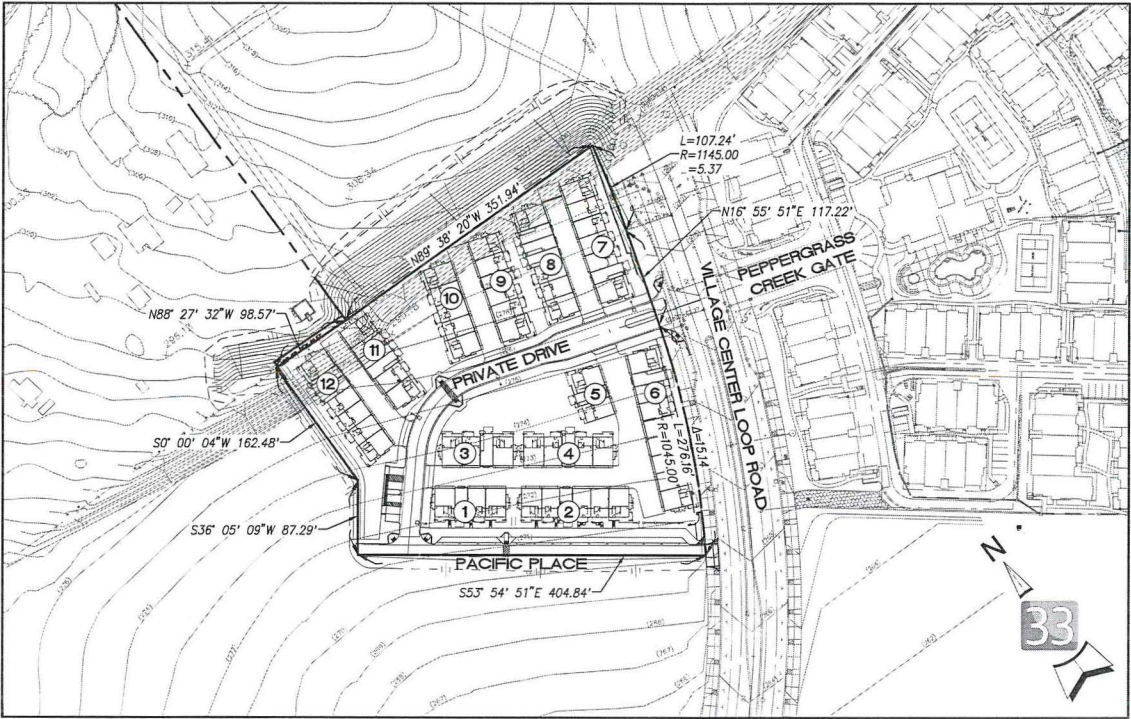
SOLAR ACCESS NOTE

THE IS TO AFFIRM THAT THE DESIGN OF 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.



VICINITY MAP
NOT TO SCALE

LATERRA
AT PACIFIC HIGHLANDS RANCH



BUILDING SUMMARY

PLAN TYPE SUMMARY				
PLAN TYPE	LIVING AREA (SF)	GARAGE AREA (SF)	BEDROOMS	BATHS
UNIT 1	1,196	478	2	2.5
UNIT 1 (AFFORDABLE)	1,196	478	2	2.5
UNIT 2	1,793	469	3	2.5
UNIT 3	1,857	472	3	2.5
UNIT 4	2,004	511	3 OPT 4	2.5

BUILDING MIX SUMMARY						
BLDG NO.	TOTAL UNITS	TOTAL LIVING AREA	GROSS FLOOR AREA	TOTAL GARAGE	TOTAL BEDROOMS	TOTAL BATHS
1	4	6,997	9,264	8	11	10
2	6	10,647	13,963	12	17	15
3	4	6,997	9,254	8	11	10
4	5	8,790	11,577	10	14	12.5
5	3	5,057	6,731	6	8	7.5
6	9	16,154	21,010	18	26	22.5
7	7	14,361	16,313	14	23	20
8	7	11,246	15,087	14	18	17.5
9	6	10,647	13,929	12	17	15
10	5	9,515	12,268	10	15	12.5
11	6	9,453	12,776	12	15	15
12	7	11,843	15,663	14	19	17.5
TOTAL	69	121,707	157,845	138	194	175

SHEET SUMMARY

- SHEET 1 COVER SHEET AND NOTES
- SHEET 2 SITE PLAN AND GRADING
- SHEET 3 UTILITY PLAN
- SHEET 4 FIRE ACCESS PLAN
- SHEET 5 OVERALL LANDSCAPE CONCEPT PLAN
- SHEET 6 LANDSCAPE CALCULATIONS PLAN
- SHEET 7 LANDSCAPE PLANS ENLARGEMENTS
- SHEET 8 LANDSCAPE PLANS ENLARGEMENTS
- SHEET 9 BUILDING FIRST FLOOR PLAN
- SHEET 10 BUILDING SECOND FLOOR PLAN
- SHEET 11 BUILDING THIRD FLOOR PLAN
- SHEET 12 BUILDING FOURTH FLOOR PLAN
- SHEET 13 BUILDING 2 FIRST AND SECOND FLOOR PLANS
- SHEET 14 BUILDING 2 THIRD FLOOR PLAN AND ROOF PLAN
- SHEET 15 BUILDING 1 & 2 FLOOR AREAS
- SHEET 16 BUILDING 3 & 4 FLOOR AREAS
- SHEET 17 BUILDING 5 & 6 FLOOR AREAS
- SHEET 18 BUILDING 7 & 8 FLOOR AREAS
- SHEET 19 BUILDING 9 & 10 FLOOR AREAS
- SHEET 20 BUILDING 11 & 12 FLOOR AREAS
- SHEET 21 TYPICAL BUILDING ELEVATIONS
- SHEET 22 BUILDING ELEVATIONS

MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

OWNER

PACIFIC CARMEL MAG LLC /
PACIFIC CARMEL AFG LLC
751 BANGOR STREET,
SAN DIEGO, CA 92106-2903

PLANNING

LATITUDE 33 PLANNING & ENGINEERING
TARA LAKE
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131

APPLICANT

KB HOME COASTAL INC.
KURT BAUSBACK
9915 MIRA MESA BLVD, SUITE 100
SAN DIEGO, CA 92131
858.877.4262

ARCHITECT

SDG ARCHITECTS, INC.
RALPH STRAUSS
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
925.634.7000

CIVIL ENGINEER

LATITUDE 33 PLANNING & ENGINEERING
BRAD D. SAGER
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131

LANDSCAPE

WEILAND & ASSOCIATES, INC.
KIM LONGRO
40463 CHARLESBURG DRIVE
TEMECULA, CA 92591
619.675.3426

NON-PLOTTABLE EASEMENT

AN EXISTING EASEMENT GRANTED TO PACIFIC BELL, OWNER OF AN EASEMENT, AS DISCLOSED BY DEED RECORDED NOVEMBER 25, 2003 AS FILE NO. 2003-1411349 OF OFFICIAL RECORD IS A PUBLIC UTILITIES EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

Prepared By:

Name: LATITUDE 33

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SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD

AND PEPPERGRASS CREEK GATE

Project Name:

LATERRA AT

PACIFIC HIGHLANDS RANCH

Sheet Title:

TM AMENDMENT, PDP AMENDMENT,

& NDP - COVER SHEET

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 10/12/2015

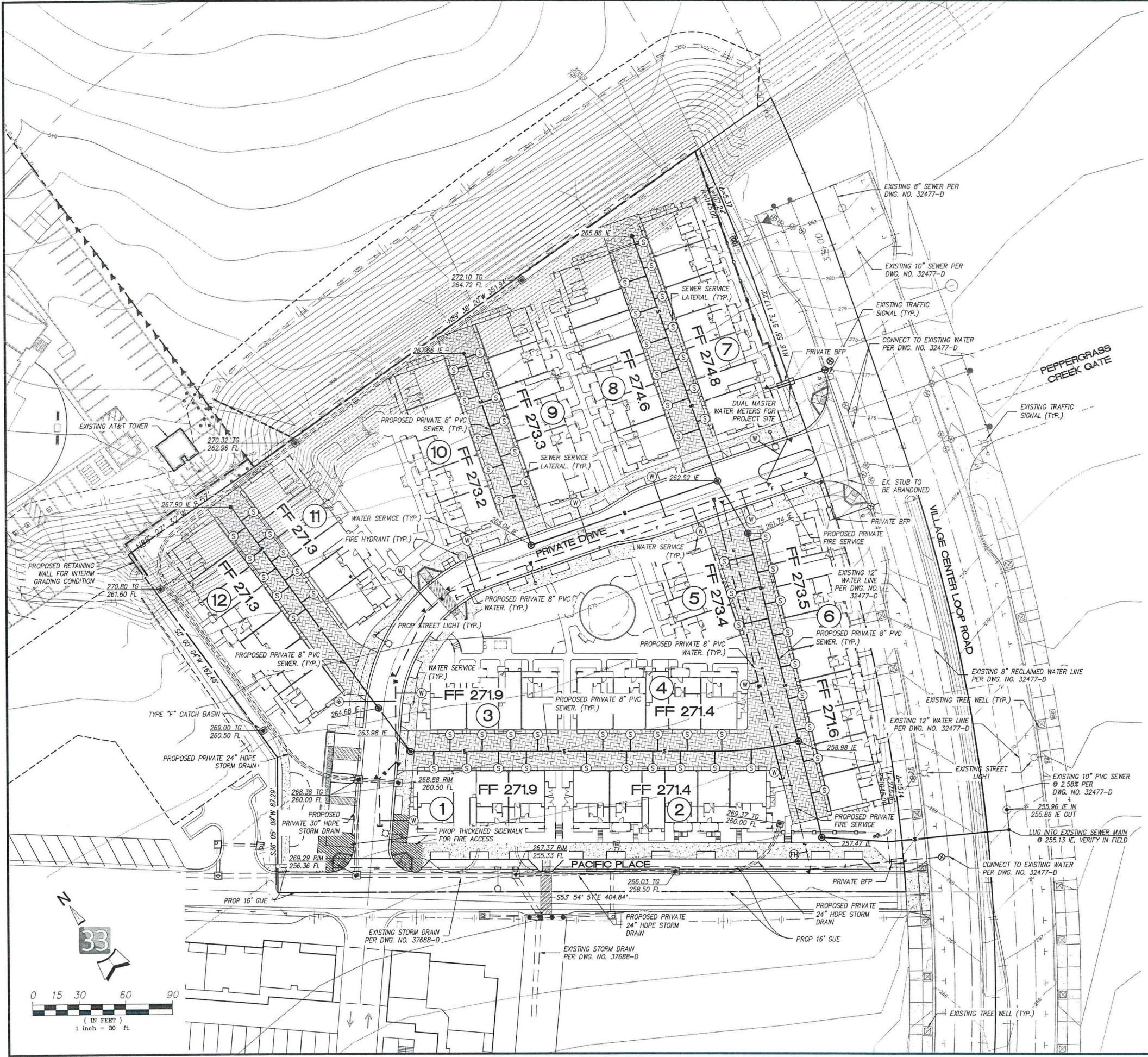
Original Date: 9/15/2014

Sheet 1 of 22

DEP# XXXX



latitude33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633



GENERAL NOTES

1. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON-SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
2. 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.

LEGEND

PROJECT BOUNDARY	
PROPOSED CONTOURS	
PROPOSED DAYLIGHT LINE	
PROPOSED CURB AND GUTTER	
PROPOSED SIDEWALK	
PROPOSED PERMEABLE PAVERS	
PROPOSED PRIVATE WATER MAIN	
PROPOSED PRIVATE SEWER MAIN	
PROPOSED PRIVATE STORM DRAIN	
PROPOSED BROW DITCH	
PROPOSED PRIVATE WATER SERVICE	
PROPOSED PRIVATE SEWER SERVICE	
PROPOSED PRIVATE FIRE SERVICE AND FIRE HYDRANT	

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Project Address:
INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

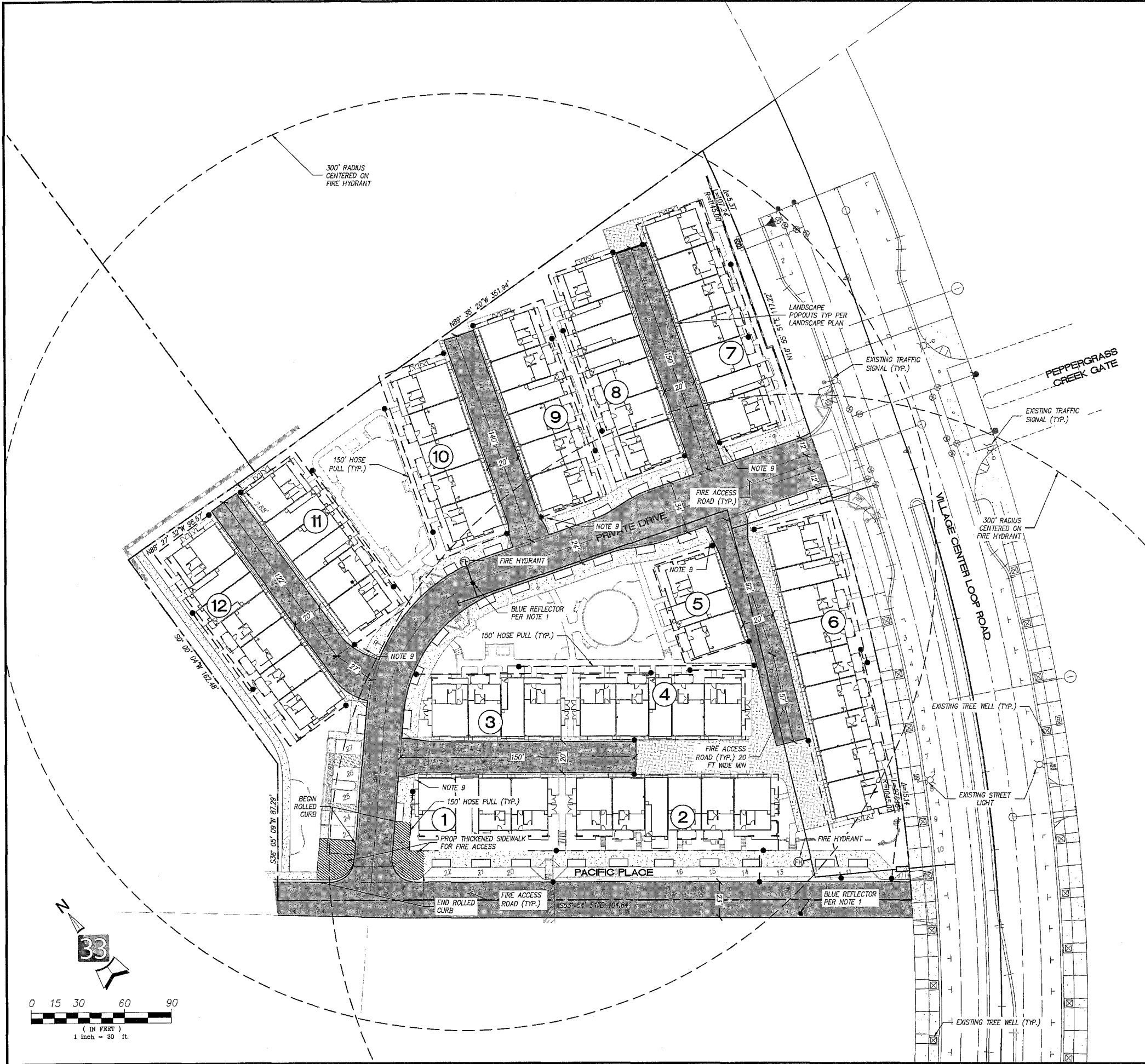
Project Name:
LATERRA AT
PACIFIC HIGHLANDS RANCH

Sheet Title:
TM AMENDMENT, PDP AMENDMENT,
& NDP - UTILITY PLAN

Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	10/12/2015
Original Date:	9/15/2014
Sheet	3 of 22
DEP#	XXXX



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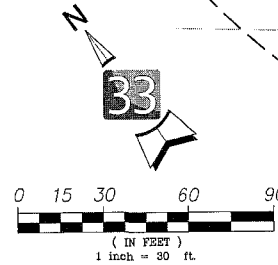
NOTES

- 1. MUNICIPAL CODE SECTION 55.0507 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.
- 2. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS, ALLOWS, PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. CFC 505.
- 3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209.
- 4. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
- 5. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- 6. CFC 507.5.6 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
- 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 THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THIS RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- 8. POLICY A-08-01 FOR FIRE ACCESS REQUIREMENTS HAS BEEN INCORPORATED INTO THE PROJECT FIRE ACCESS PLAN. A SPECIFIC TRUCK TURN ANALYSIS WAS UTILIZED TO VERIFY SITE DESIGN COMPLIANCE WITH THAT CODE.
- 9. PROVIDE REFLECTIVE SIGN INDICATING "NO FIRE ACCESS" AT ENTRANCE TO ALL ALLEYS.

LEGEND

PROJECT BOUNDARY	
PROPOSED CONTOURS	
PROPOSED DAYLIGHT LINE	
PROPOSED CURB AND GUTTER	
PROPOSED SIDEWALK	
PROPOSED PERMEABLE PAVERS	
PROPOSED BROW DITCH	

Prepared By:	NAME: LATITUDE 33	Revision 12:	
	PLANNING AND ENGINEERING	Revision 11:	
Address:	9968 HIBERT STREET, 2ND FLOOR	Revision 10:	
	SAN DIEGO, CA 92131	Revision 9:	
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Fax #:	(858) 751-0634	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	10/12/2015
Project Address:	INTERSECTION OF VILLAGE CENTER LOOP ROAD	Original Date:	9/15/2014
	AND PEPPERGRASS CREEK GATE	Sheet	4 of 22
Project Name:	LATERA AT		
	PACIFIC HIGHLANDS RANCH		
Sheet Title:	TM AMENDMENT, PDP AMENDMENT,		
	& NDP - FIRE ACCESS PLAN		
DEP #	XXXX		



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GENERAL NOTES:

- 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- 2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- 3. GRADED PAD AREAS SHALL BE HYDROSEED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF FOLLOWING GRADING. HYDROSEED SHALL BE RE-APPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.

MAINTENANCE NOTE:

- 1. ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY KB HOME UNTIL TURNED OVER TO THE COMMUNITY HOMEOWNER'S ASSOCIATION IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

VEHICULAR USE AREA NOTES:

- 1. ALL REQUIRED PARKING FOR RESIDENTIAL UNITS IS ENCLOSED WITHIN GROUND LEVEL GARAGES. ON-STREET PARKING PROVIDES FOR (1) CANOPY TREE WITHIN 30-FT OF EACH PARKING STALL, TYP.

JEFFREY H. LIN
APN 305-021-02

SLOPE WITH INTERIM PLANTING
AND IRRIGATION FOR EROSION
CONTROL - TO BE MAINTAINED
BY KB HOME UNTIL TURN OVER
TO LANDOWNER

TRYANGLE
FARM LTD
APN 305-010-11
PTS 335613

RETAINING WALL SHOWN IS AN
INTERIM GRADING CONDITION
UNTIL PTS 335613 IS
DEVELOPED - TYP. SYM.
(SEE WALL EXHIBIT SHEET 7)

CLIMBING VINES PLANTED AT 15'
O.C. AT BASE OF RETAINING
WALL

PARCEL 1 OF PM 20936
APN 305-019-017
TM 433521
MAP 15966

LANDSCAPE NOTES:

- 1. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE CITY MANAGER.
- 2. TREE PLANTING AREAS SHALL ALLOW FOR A MINIMUM PLANTING AREA OF 40SF WITH A 5' MINIMUM INSIDE DIMENSION.
- 3. 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
- 4. 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 INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

PLANTING NOTES:

- 1. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE FREE GROWING CONDITION AT ALL TIMES.
- 2. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 14 FEET ABOVE THE TRAVEL WAY.
- 3. ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF ANY LANDSCAPE MATERIAL INCLUDING WALKS, CURBS AND PATIOS.
- 4. THE PLANTING PLAN SHOWN IS DIAGRAMMATIC IN NATURE AND BASED ON THE INFORMATION KNOWN TO DATE. FINAL TREE AND SHRUB LOCATIONS WILL BE ADJUSTED TO REMAIN IN ACCORDANCE WITH THE CITY OF SAN DIEGO REQUIREMENTS. TREES WILL NOT BE ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER MAIN OR LATERALS. REQUIRED TREES WILL HAVE A MINIMUM PLANTING AREA OF 40SF WITH A MINIMUM DIMENSION OF 5 FEET.

COMMON H.O.A. AREA SLOPE SHRUBS / GROUNDCOVER
(40% 5 gal, 60% 1 gal. min, with flattened groundcover) such as:

ACACIA 'LOWBOY' / PROSTRATE ACACIA VAR.
ARCTOSTAPHYLOS SPP. / MANZANITA VAR.
BACCHARIS PILULARIS / DWARF COYOTE BUSH VAR.
BOUGAINVILLEA SPP. / BOUGAINVILLEA - N.C.N.
CEANOETHUS SPP. / CEANOETHUS VAR.
CISTUS PURPUREUS / ROCKROSE VAR.
COTONEASTER SPP. / COTONEASTER VAR.
HETEROMELES ARBUTIFOLIA / TOYON
JUNIPERUS SPP. / JUNIPERUS SPP.
MYOPORUM SPP. / MYOPORUM VAR.
RHUS OVATA / SUGAR BUSH
ROSMARINUS SPP. / ROSEMARY SPP.
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
1	ARCHITECTURE PER SEPARATE PLANS BY OTHERS - TYP.
2	PROJECT BOUNDARY PER CIVIL SITE PLAN - TYP. SYM.
3	4' WIDE CONCRETE WALKWAY - TYP.
4	OPEN SPACE LAWN AREA WITH PICNIC TABLE, BENCHES & BBQ - SEE SHEET 7 FOR ENLARGEMENT
5	3' WIDE CONCRETE UNIT ENTRY WALKWAY, NATURAL GREY WITH LIGHT BROOM FINISH - TYP. SYM.
6	EXISTING STREETSCAPE / SIDEWALK PER DWG. NO. 32477-D
7	CITY SIDEWALK PER CIVIL PLANS - TYP.
8	DRIVELANE PLANTER POCKETS WITH VERTICAL HEDGE SHRUBS
9	OPEN SPACE LAWN & TOT LOT AREA WITH PICNIC TABLE, BBQ, BENCHES & TOT PLAY STRUCTURE - SEE SHEET 7 FOR ENLARGEMENT
10	DECORATIVE PERMEABLE PAVERS IN DRIVELANE - TYP. SYM.
11	DECORATIVE SCREEN WALL WITH TRELLIS AND ENTRY GATE - SEE SHEET 8 FOR ENLARGEMENT
12	COMMUNITY ENTRY MONUMENT WITH DATE PALMS - SEE SHEET 8 FOR ENLARGEMENT
13	UNIT ENTRY WITH STEPS PER ARCHITECTURE PLANS - TYP. FOR UNITS ALONG PACIFIC PLACE
14	PEDESTRIAN CROSSWALKS AND ADA RAMPS PER CIVIL PLANS - TYP.
15	DRIVEWAY PLANTER POCKET WITH TALL VERTICAL SHRUB - TYP.

PROPOSED PLANT PALETTE

SYMBOL BOTANICAL NAME / COMMON NAME

STREET TREES (24" BOX)

JACARANDA MIMOSIFOLIA / JACARANDA
MAGNOLIA GRANDIFLORA / MAGNOLIA VAR.
PLATANUS SPP. / SYCAMORE VAR.
RHUS LANCEA / AFRICAN SUMAC

MULTI TRUNK TREES (36" - 48" BOX)

BAUHINIA PURPUREA / PURPLE ORCHID TREE
METROSIDEROS EXCELSUS / NEW ZEALAND CHRISTMAS TREE
MAGNOLIA G. 'RUSSET' / RUSSET MAGNOLIA
OLEA 'WILSONII' / FRUITLESS OLIVE SPP.

SLOPE TREES (15 GAL - 24" BOX)

PINUS ELDERICA / AFGHAN PINE
PLATANUS SPP. / SYCAMORE VAR.
QUERCUS AGRIFOLIA / COAST LIVE OAK
RHUS LANCEA / AFRICAN SUMAC
SCHINUS MOLLE / CALIFORNIA PEPPER TREE

ACCENT TREES (24" - 36" BOX)

ARBUTUS UNEDO / STRAWBERRY TREE
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
LAGERSTROEMIA INDICA / CRAPE MYRTLE VAR.
PRUNUS CERASIFERA / PURPLE LEAF PLUM

PALM ACCENT TREES (MIN. 10' BTH)

PHOENIX DACTYLIFERA / DATE PALM

VERTICAL ACCENT TREES (15 GAL - 36" BOX)

BRAHEA ARMATA / MEXICAN BLUE PALM
BUTIA CAPITATA / PINO PALM
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
PYRUS CALLERYANA / BRADFORD PEAR
SYAGRUS ROMANOFFIANUM / QUEEN PALM
TRISTANIA LAURINA / BRISBANE BOX

DRIVELANE VERTICAL ACCENT SHRUB (100% - 15 GAL)

(PLANTED AT GARAGES, NO SYMBOL SHOWN ON PLANS)
NANDINA DOMESTICA / HEAVENLY BAMBOO
PRUNUS C. 'BRIGHT N TIGHT' / CAROLINA CHERRY
PODOCARPUS MAKI / FERN PINE

TURF - MARATHON IIe SOD

COMMON H.O.A. AREA SHRUBS / VINES / GROUNDCOVER
(40% 5 gal, 60% 1 gal. min, with flattened groundcover) such as:

AGAPANTHUS AFRICANUS / LILY OF THE NILE
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
BOUGAINVILLEA SPP. / BOUGAINVILLEA - N.C.N.
BUXUS SPP. / BOXWOOD SPP.
CALLISTEMON LITTLE JOHN / BOTTLE BRUSH SPP.
DANIELLA SPP. / FLAX LILY VAR.
DIETES SPP. / FORTNIGHT LILY
DODONAEA V. 'PURPUREA' / HOPSEED BUSH
ELAEAGNUS P. VARIEGATA / SILVERBERRY VAR.
ESCALLONIA SPP. / ESCALLONIA - N.C.N.
FESTUCA SPP. / BLUE FESCUE VAR.
GAZANIA SPP. / GAZANIA - N.C.N.
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
GREVILLEA LAMIGERA / GREVILLEA - N.C.N.
GREVIA OCCIDENTALIS / LAVENDER STARFLOWER
HEMEROCALLIS SPP. / DAYLILY SPP.
JUNIPERUS SPP. / JUNIPERUS SPP.
KNIPHOFIA UVARIA / RED HOT POKER
LIGUSTRUM J. 'TEXANUM' / JAPANESE PRIVET
MYRTUS COMMUNIS / MYRTLE VAR.
MUHLENBERGIA SPP. / DEER GRASS VAR.
NANDINA SPP. / HEAVENLY BAMBOO
PHORMIUM SPP. / NEW ZEALAND FLAX SPP.
PITTOSPORUM SPP. / PITTOSPORUM SPP.
RHAPHIOLEPS SPP. / INDIAN HAWTHORN VAR.
ROSMARINUS SPP. / ROSEMARY SPP.
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

COMMON H.O.A. AREA CLIMBING VINES FOR WALLS

(100% 5 gal. min.) such as:
FICUS PUMILA / CLIMBING FIG
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM POLYANTHEMUM / PINK JASMINE
MACFADYENA UNGUIS-CATI / CAT'S CLAW

Prepared By:

Name: WEILAND & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

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Project Address:

INTERSECTION OF VILLAGE CENTER LOOP ROAD

AND PEPPERGRASS CREEK GATE

Project Name:

LATERRA AT

PACIFIC HIGHLANDS RANCH

Sheet Title:

OVERALL LANDSCAPE CONCEPT

PLAN

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 04/28/2016

10/12/2015

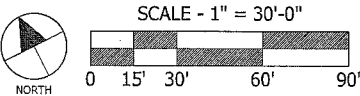
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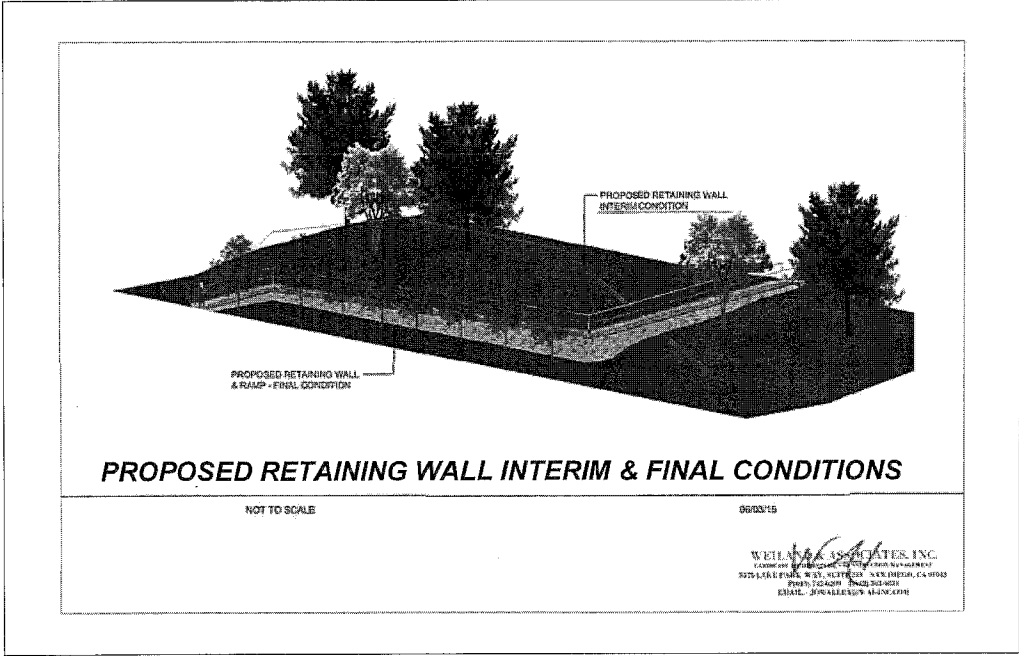
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IMPROVEMENT	MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS*	10 FEET / *5 FEET
INTERSECTIONS (INTERSECTING CURVE LINES OF TWO STREETS)	25 FEET

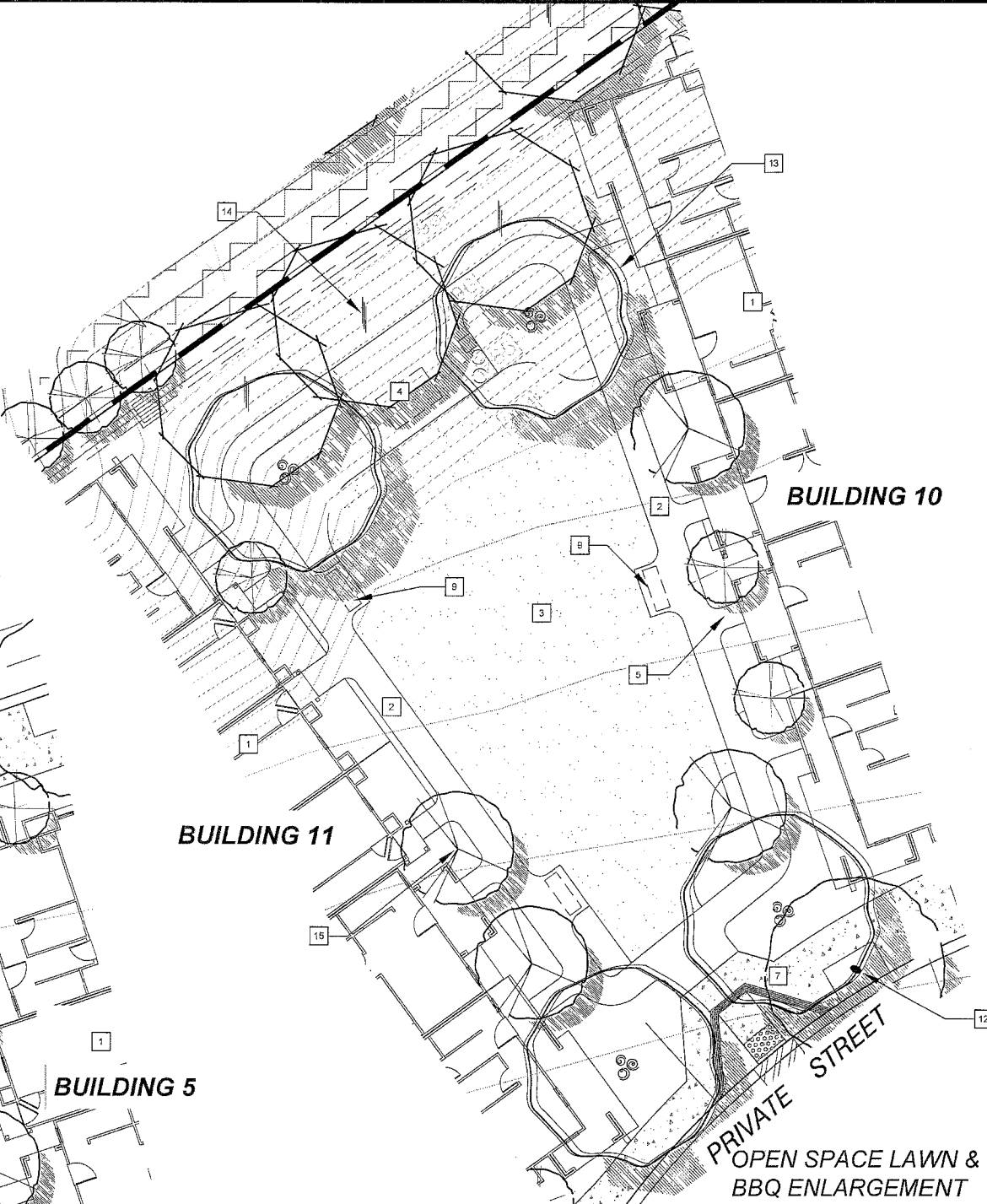
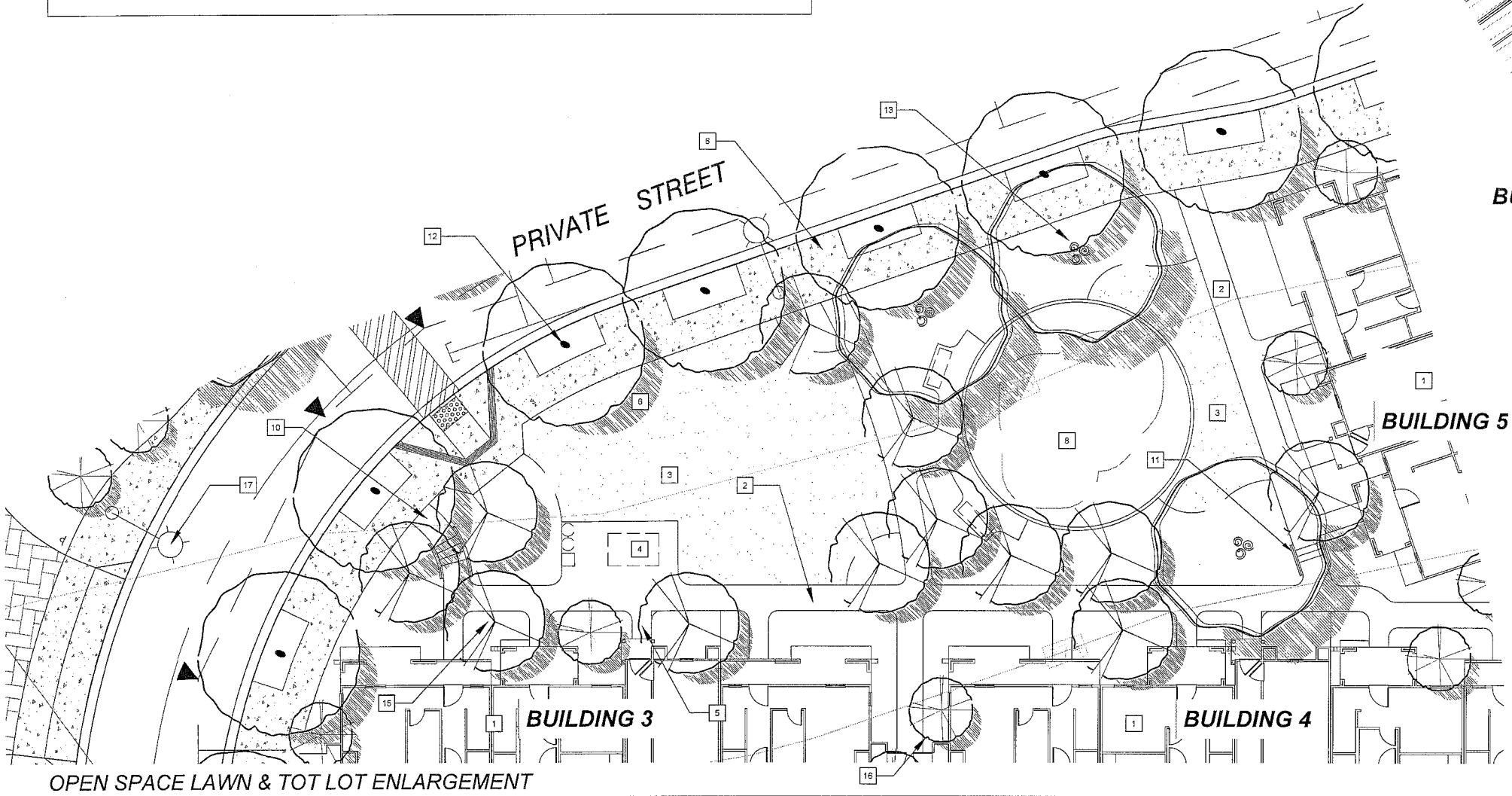
*LOCATED ALONG RESIDENTIAL STREETS RATED AT 25MPH OR LOWER



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EMAIL: JOMALLEY@WAI-INC.COM



SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
1	ARCHITECTURE PER SEPARATE PLANS BY OTHERS - TYP.
2	4' WIDE COMMUNITY CONCRETE WALKWAY - TYP.
3	OPEN SPACE LAWN AREA WITH SHOVEL CUT LAWN EDGE
4	PICNIC TABLE, BBQ & TRASH RECEPTACLE
5	3' WIDE CONCRETE UNIT ENTRY WALKWAY, NATURAL GREY WITH LIGHT BROOM FINISH - TYP. SYM.
6	CITY SIDEWALK PER CIVIL PLANS - TYP.
7	ADA ACCESSIBLE RAMP PER CIVIL PLANS - TYP. SYM.
8	TOT LOT PLAY AREA WITH DECORATIVE BENCHES
9	DECORATIVE BENCHES ON CONCRETE PADS - TYP.
10	CURVED CONCRETE STEPS WITH DECORATIVE METAL HANDRAIL
11	CONCRETE STEPS WITH DECORATIVE METAL HANDRAIL
12	STREET TREE IN EXPANDED TREE PLANTER PER PLANTING LEGEND SHEET 5 - TYP. SYM.
13	MULTI-TRUNK TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
14	SLOPE TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
15	ACCENT TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
16	VERTICAL ACCENT TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
17	STREET LIGHT PER CIVIL PLANS - TYP. SYM.



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Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT
PACIFIC HIGHLANDS RANCH

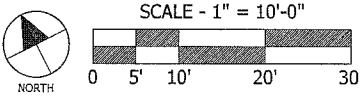
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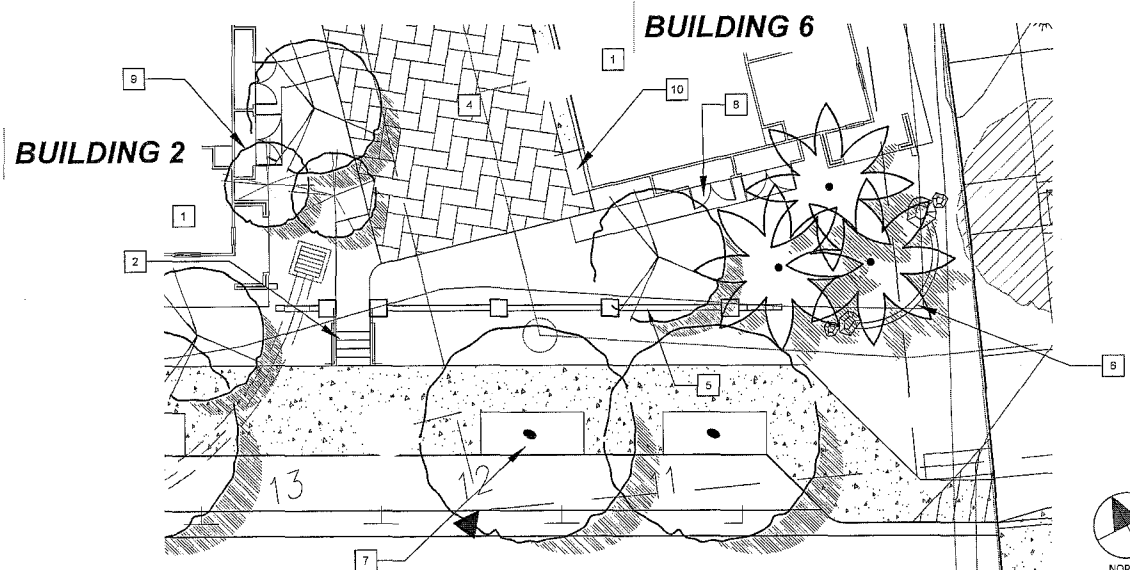
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Revision 2: _____
Revision 1: 04/28/2016
10/12/2015

Original Date: 9/15/2014

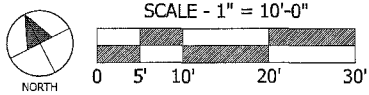
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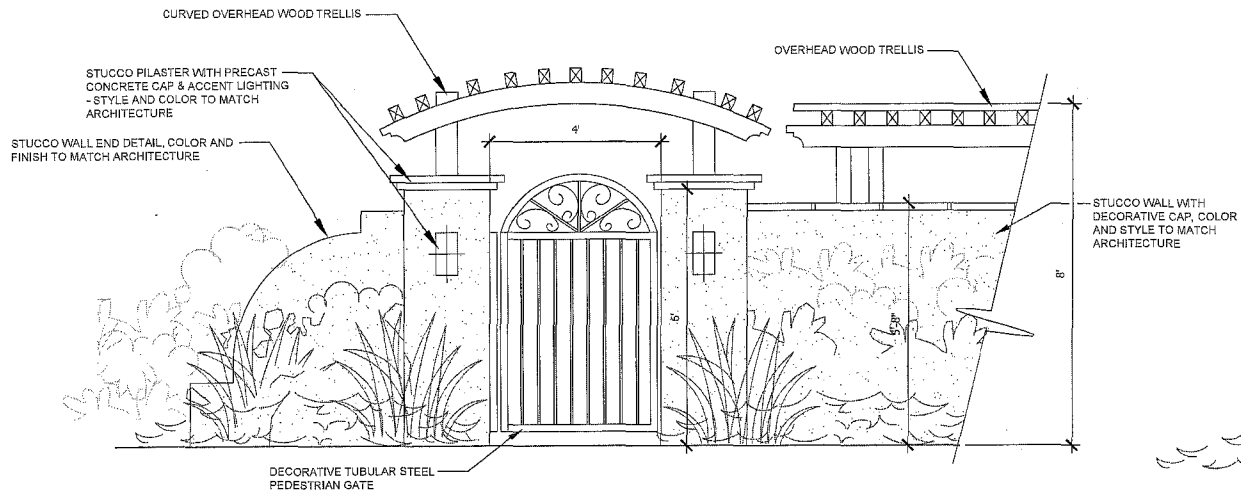




SYMBOL	DESCRIPTION
1	ARCHITECTURE PER SEPARATE PLANS BY OTHERS - TYP.
2	4' WIDE COMMUNITY CONCRETE WALKWAY WITH CONCRETE STEPS & DECORATIVE METAL HANDRAILS - TYP.
3	CITY SIDEWALK PER CIVIL PLANS - TYP.
4	DECORATIVE PERMEABLE PAVERS IN DRIVEWAY - TYP. SYM.
5	DECORATIVE STUCCO SCREEN WALL WITH WOOD TRELLIS AND PEDESTRIAN GATE - SEE ELEVATION THIS SHEET
6	COMMUNITY STUCCO & STONE ENTRY MONUMENT WITH BOULDERS - SEE ELEVATION THIS SHEET
7	STREET TREE IN EXPANDED TREE PLANTER PER PLANTING LEGEND SHEET 5 - TYP. SYM.
8	ACCENT TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
9	VERTICAL ACCENT TREE PER PLANTING LEGEND SHEET 5 - TYP. SYM.
10	DRIVEWAY PLANTER POCKET WITH TALL VERTICAL SHRUB - TYP.

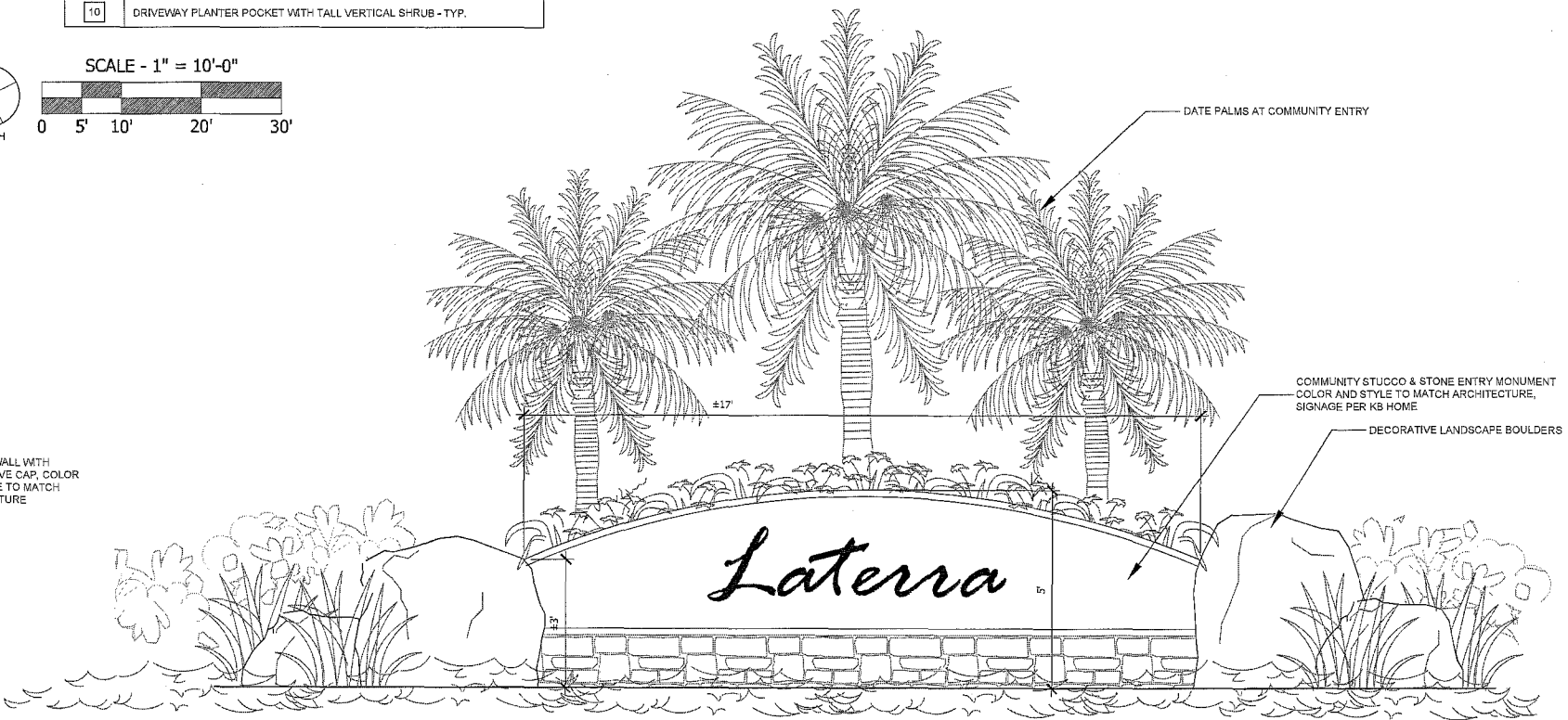


ENTRY MONUMENT & SCREEN WALL ENLARGEMENT



DECORATIVE SCREEN WALL & PEDESTRIAN GATE ELEVATION

NOT TO SCALE



ENTRY MONUMENT ELEVATION

NOT TO SCALE

Prepared By:

Name: WEILAND & ASSOCIATES, INC.

Address: LANDSCAPE ARCHITECTURE

Address: 5575 LAKE PARK WAY, SUITE 211

Address: SAN DIEGO, CA 91942

Phone #: (619) 742-0209

Fax #: (619) 303-6831

Project Address:

INTERSECTION OF VILLAGE CENTER LOOP ROAD

AND PEPPERGRASS CREEK GATE

Project Name:

LATERRA AT

PACIFIC HIGHLANDS RANCH

Sheet Title:

LANDSCAPE PLAN

ENLARGEMENTS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

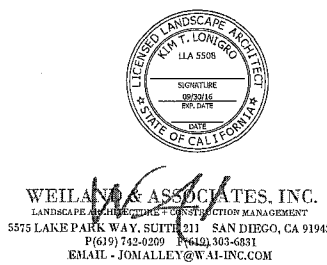
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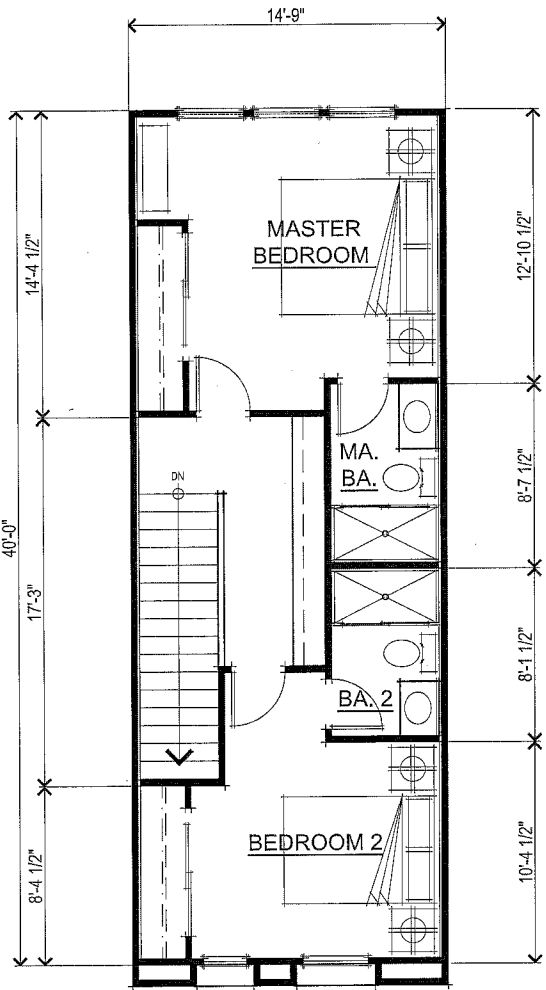
10/12/2015

Original Date: 9/15/2014

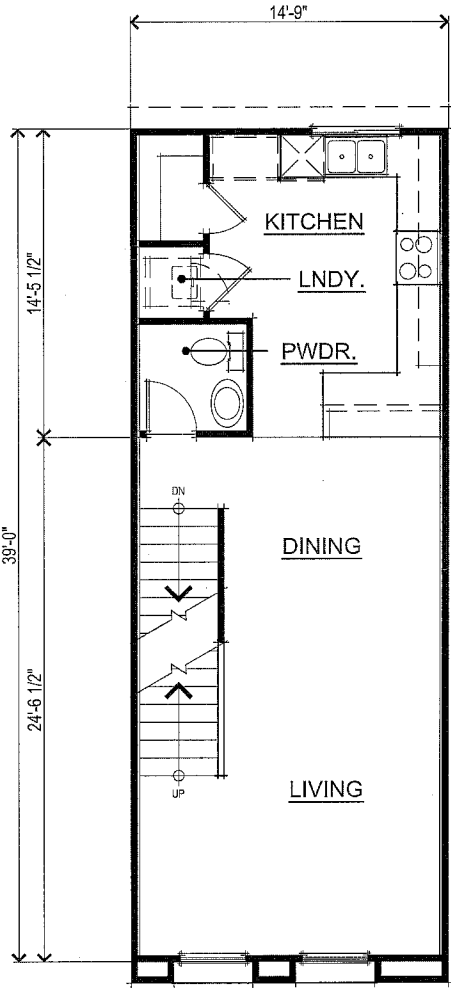
Sheet 8 of 22

DEP# _____

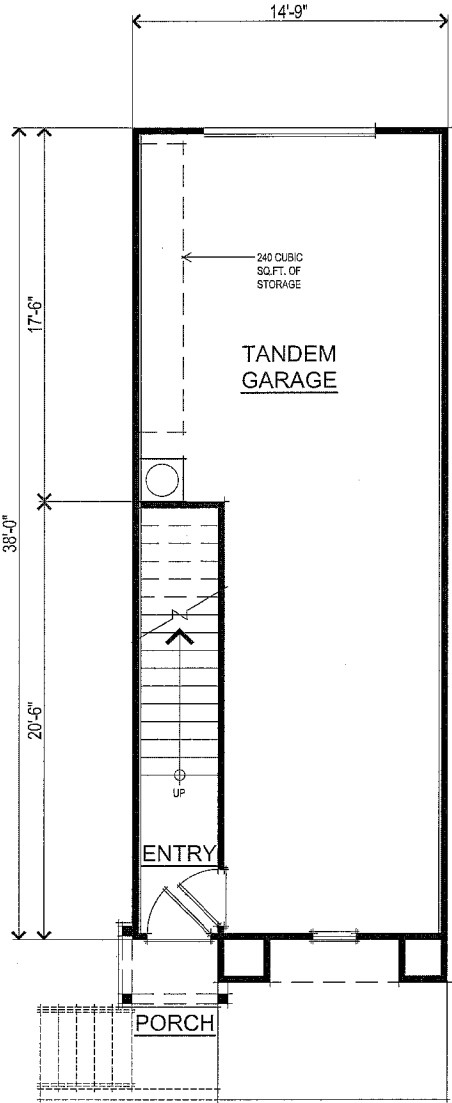




THIRD FLOOR PLAN



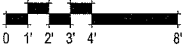
SECOND FLOOR PLAN



FIRST FLOOR PLAN

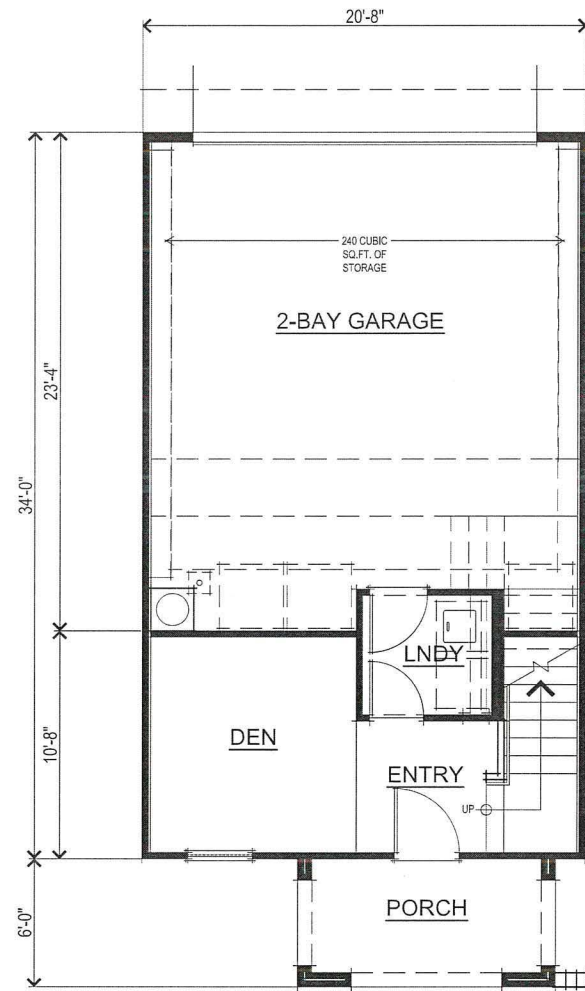
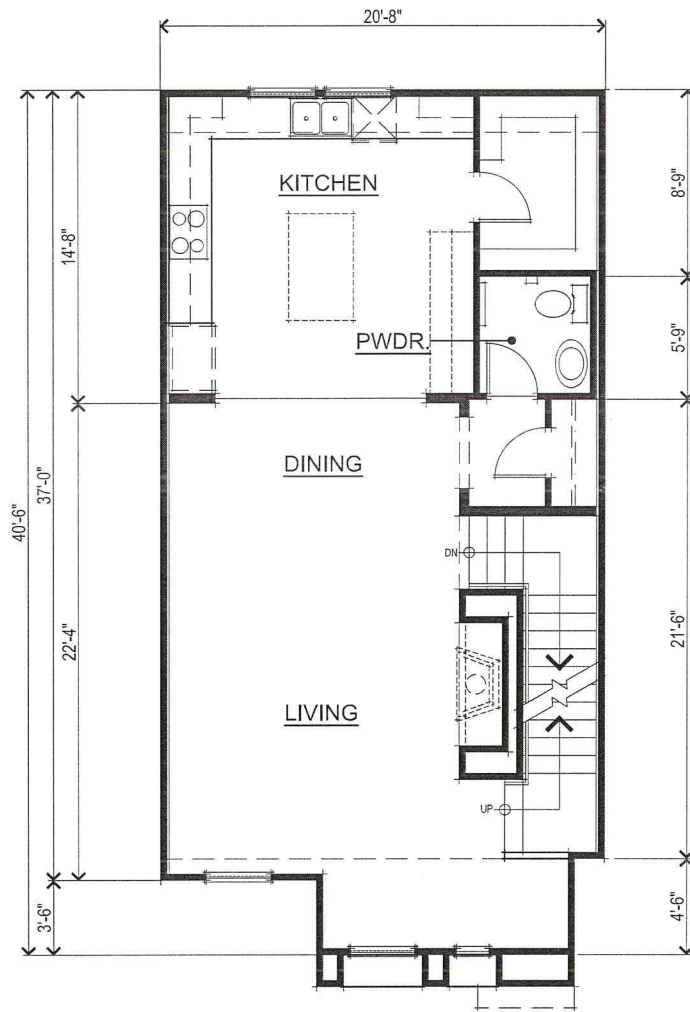
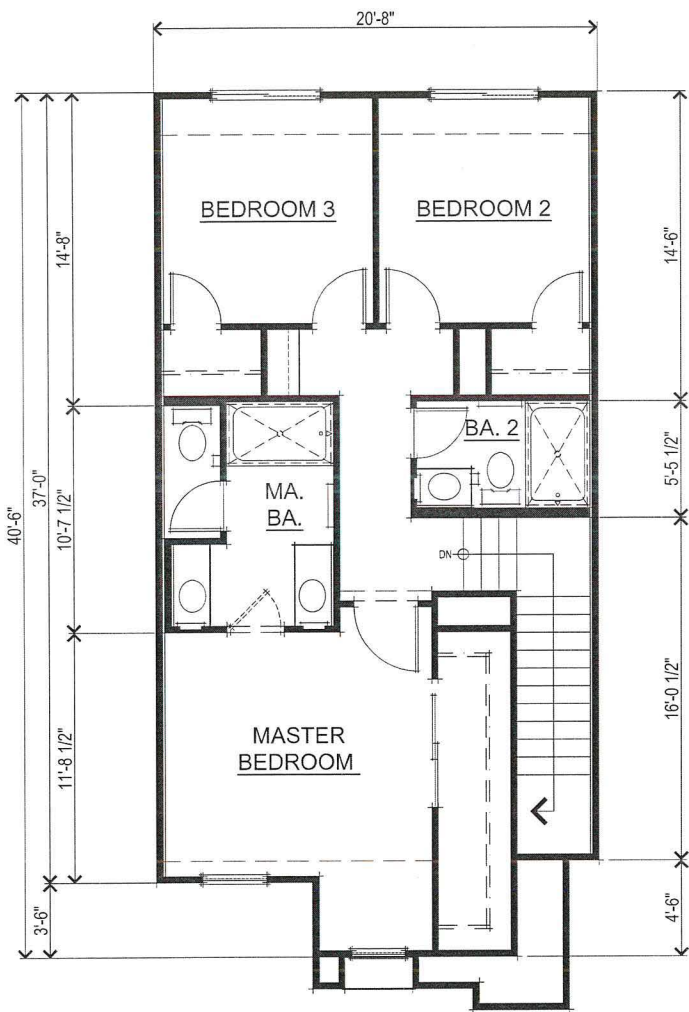
UNIT 1	
SQUARE FOOTAGES	
FIRST FLOOR	82 SQ. FT.
SECOND FLOOR	524 SQ. FT.
THIRD FLOOR	590 SQ. FT.
TOTAL LIVING	1196 SQ. FT.
TANDEM GARAGE	478 SQ. FT.
PORCH	86 SQ. FT.

Prepared By:	LATITUDE 33		Revision 12:	
Name:	PLANNING AND ENGINEERING		Revision 11:	
Address:	9968 HIBERT STREET, 2ND FLOOR		Revision 10:	
	SAN DIEGO, CA 92131		Revision 9:	
Phone #:	(658) 751-0633		Revision 8:	
Fax #:	(658) 751-0634		Revision 7:	
Project Address:	INTERSECTION OF VILLAGE CENTER LOOP ROAD		Revision 6:	
	AND PEPPERGRASS CREEK GATE		Revision 5:	
Project Name:	LATERRA AT		Revision 4:	
	PACIFIC HIGHLANDS RANCH		Revision 3:	
Sheet Title:	UNIT 1 FLOOR PLANS		Revision 2:	
			Revision 1:	10/12/2015
			Original Date:	9/15/2014
			Sheet	9 of 22
			DEP#	



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Architects, Inc.



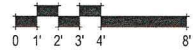
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SQUARE FOOTAGES	
FIRST FLOOR	234 SQ. FT.
SECOND FLOOR	805 SQ. FT.
THIRD FLOOR	754 SQ. FT.
TOTAL LIVING	1793 SQ. FT.
2-BAY GARAGE	469 SQ. FT.
PORCH	72 SQ. FT.

Prepared By: LATITUDE 33
Name: PLANNING AND ENGINEERING
Address: 9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE
Project Name: LATERRA AT
PACIFIC HIGHLANDS RANCH

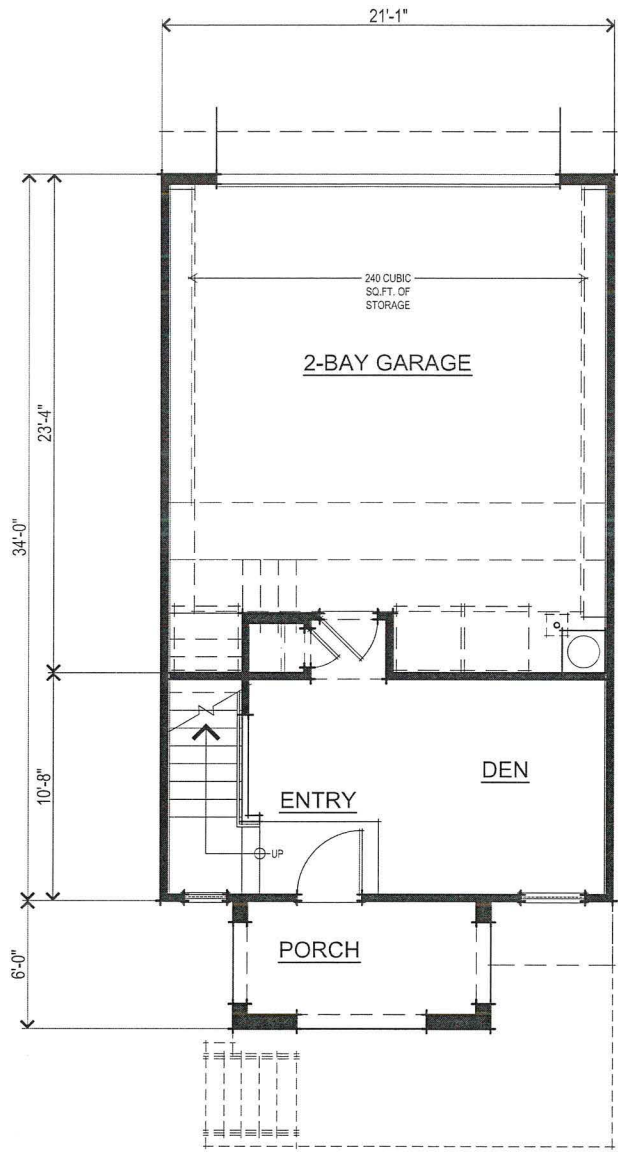
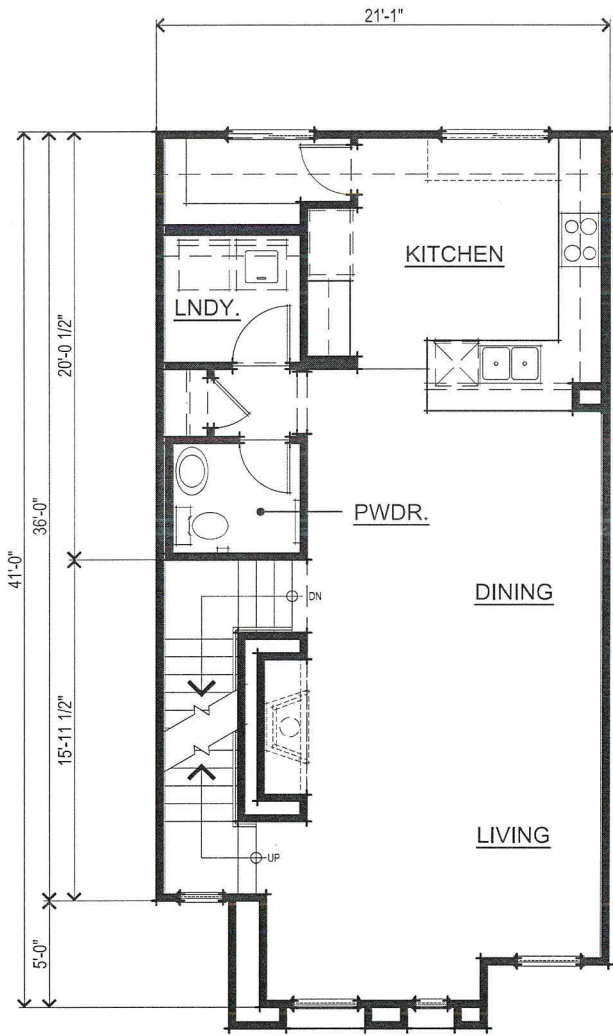
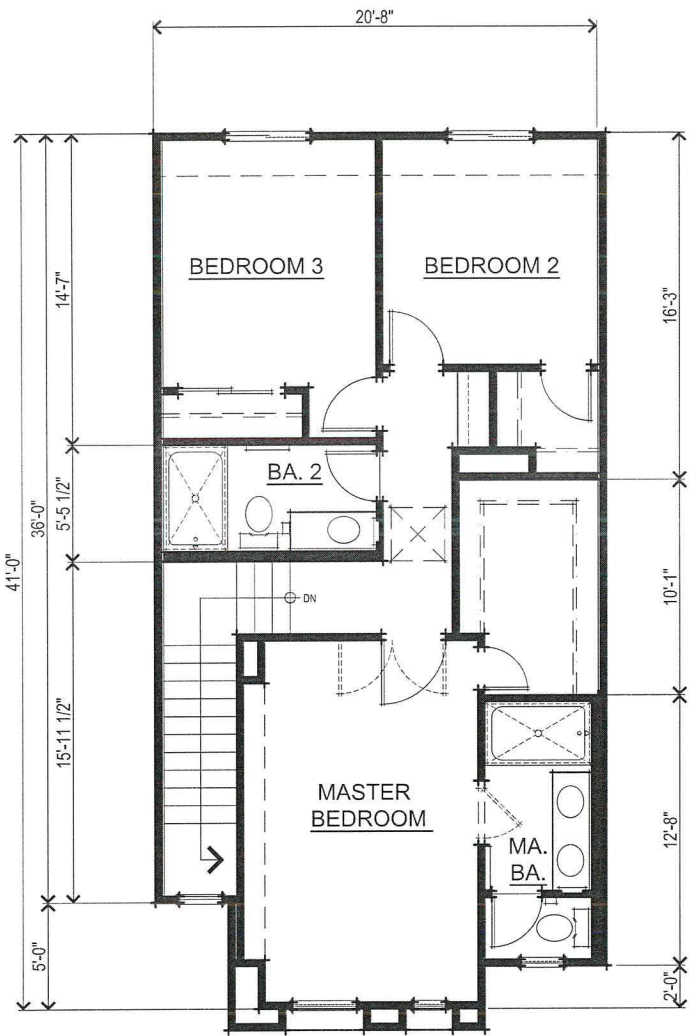
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DEP# _____

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Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	<u>10/12/2015</u>
Original Date:	<u>9/15/2014</u>
Sheet	<u>10</u> of <u>22</u>



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UNIT 3	
SQUARE FOOTAGES	
FIRST FLOOR	244 SQ. FT.
SECOND FLOOR	829 SQ. FT.
THIRD FLOOR	784 SQ. FT.
TOTAL LIVING	1857 SQ. FT.
2-BAY GARAGE	472 SQ. FT.
PORCH	72 SQ. FT.

Prepared By: LATITUDE 33

Name: PLANNING AND ENGINEERING

Address: 9968 HIBERT STREET, 2ND FLOOR

SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD

AND PEPPERGRASS CREEK GATE

Project Name: LATERA AT

PACIFIC HIGHLANDS RANCH

Sheet Title: UNIT 3 FLOOR PLANS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 10/12/2015

Original Date: 9/15/2014

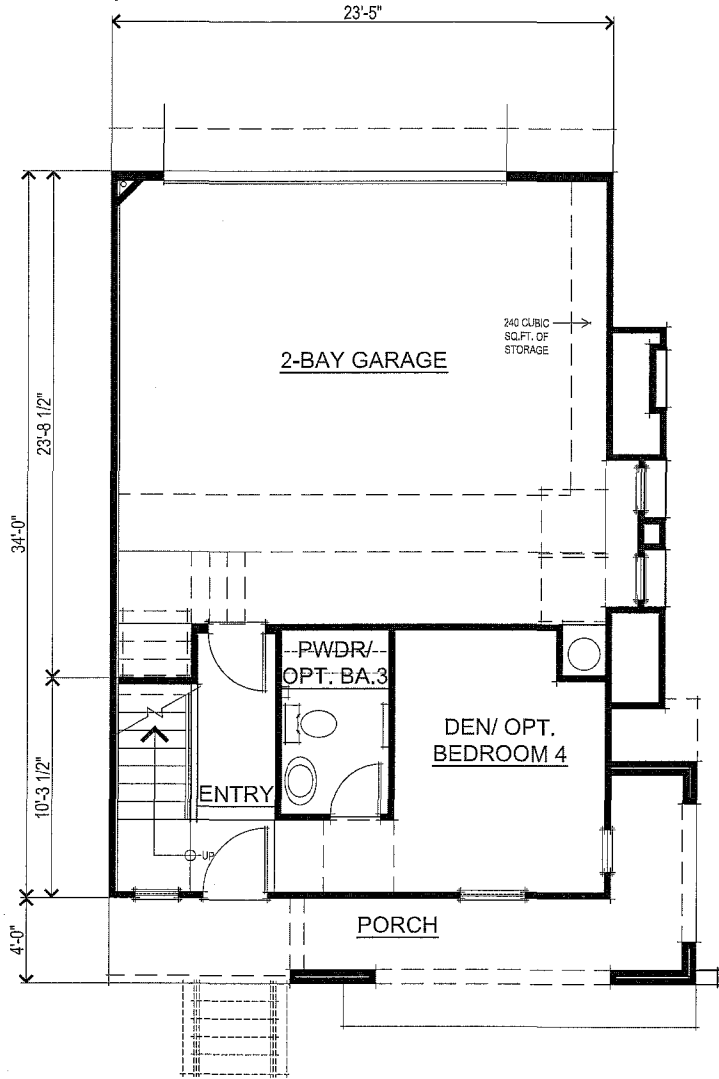
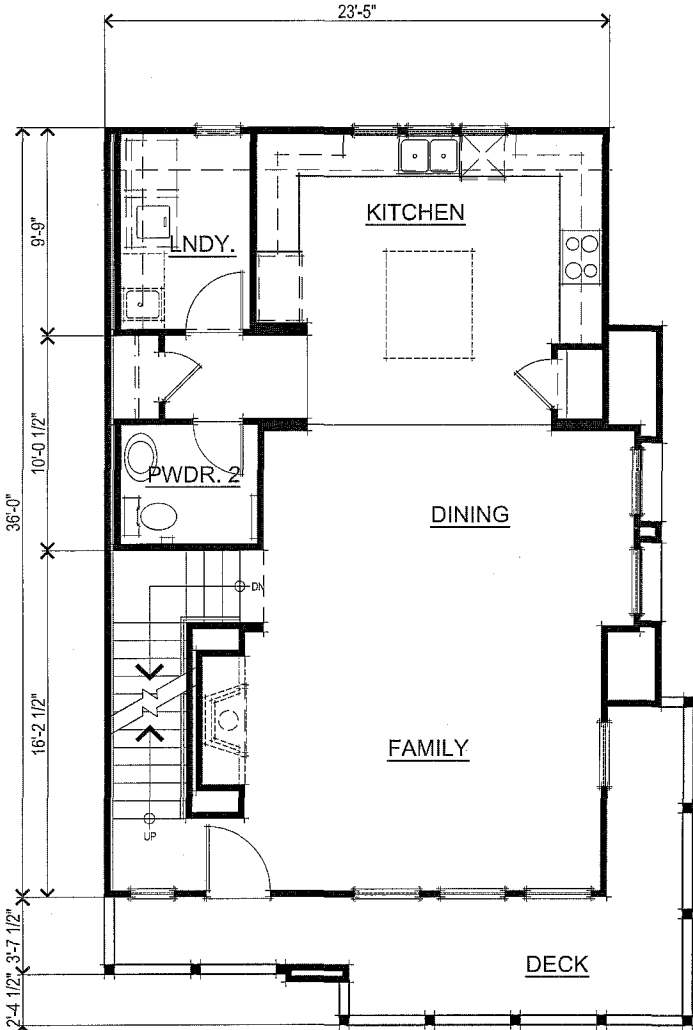
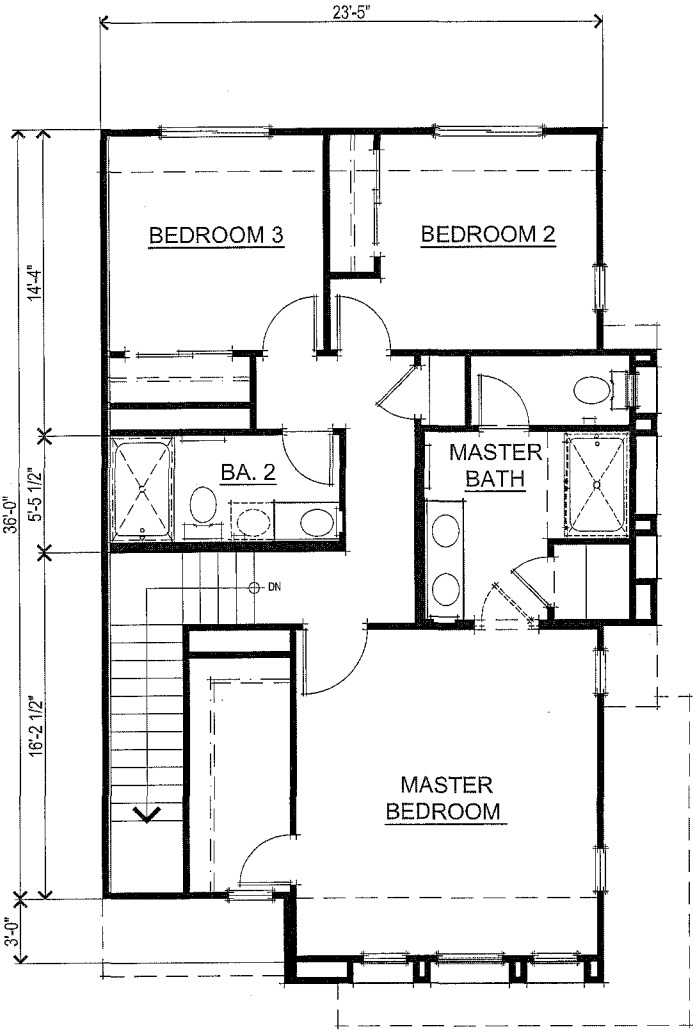
Sheet 11 of 22

DEP# _____



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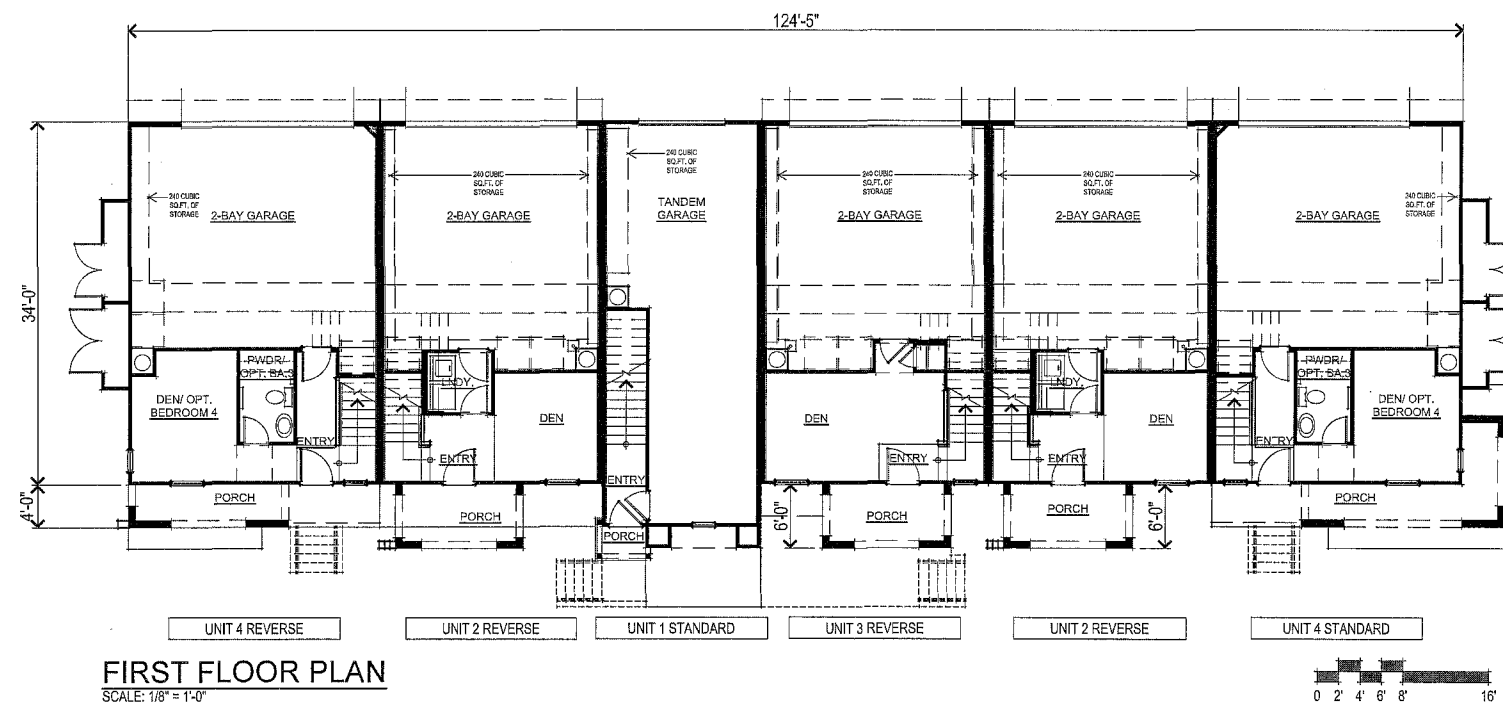
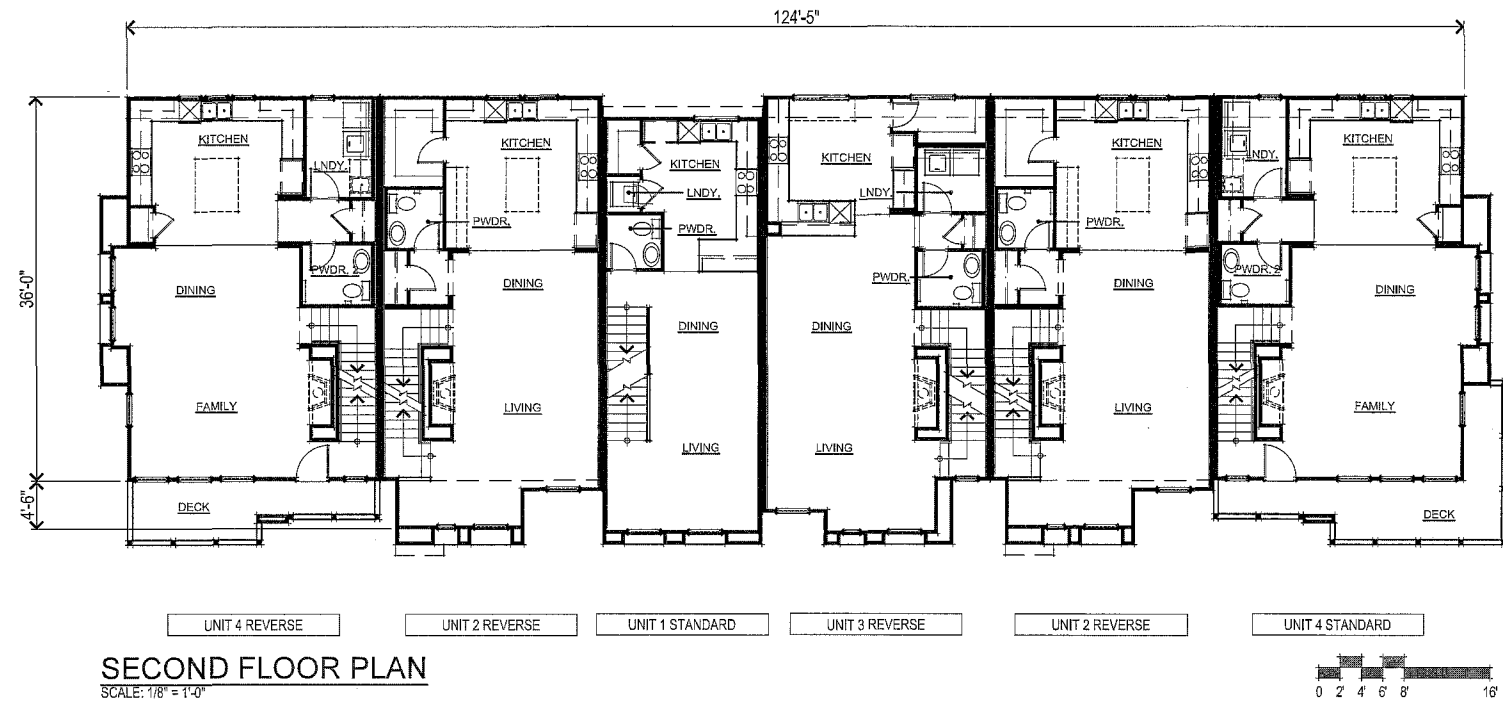
UNIT 4	
SQUARE FOOTAGES	
FIRST FLOOR	285 SQ. FT.
SECOND FLOOR	857 SQ. FT.
THIRD FLOOR	862 SQ. FT.
TOTAL LIVING	2004 SQ. FT.
2-BAY GARAGE	511 SQ. FT.
PORCH	168 SQ. FT.

Prepared By:	LATITUDE 33	Revision 12:	
Name:	PLANNING AND ENGINEERING	Revision 11:	
Address:	9968 HIBERT STREET, 2ND FLOOR	Revision 10:	
	SAN DIEGO, CA 92131	Revision 9:	
Phone #:	(858) 751-0633	Revision 8:	
Fax #:	(858) 751-0634	Revision 7:	
Project Address:	INTERSECTION OF VILLAGE CENTER LOOP ROAD	Revision 6:	
	AND PEPPERGRASS CREEK GATE	Revision 5:	
Project Name:	LATERRA AT	Revision 4:	
	PACIFIC HIGHLANDS RANCH	Revision 3:	
Sheet Title:	UNIT 4 FLOOR PLANS	Revision 2:	
		Revision 1:	10/12/2015
Original Date:	9/15/2014	Sheet	12 of 22
DEP#			



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 Name: PLANNING AND ENGINEERING
 Address: 9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
 Phone #: (858) 751-0633
 Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT
PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDING 2 FIRST & SECOND
FLOOR PLANS

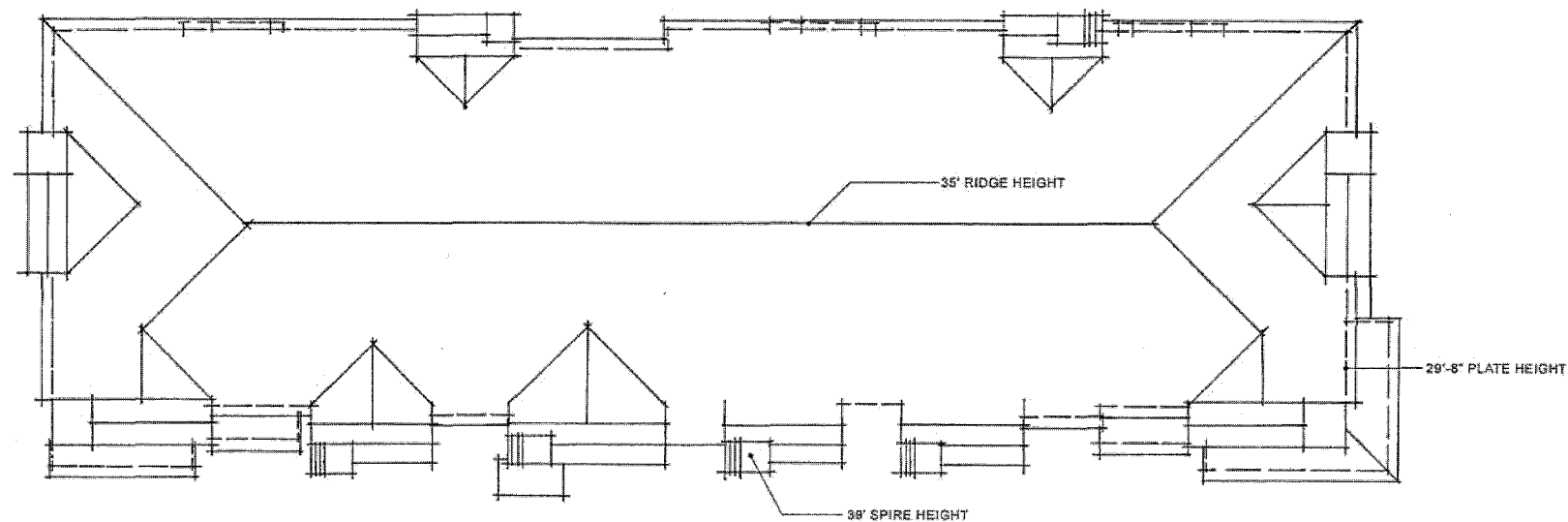
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 Revision 3: _____
 Revision 2: _____
 Revision 1: 10/12/2015

Original Date: 9/15/2014
 Sheet 13 of 22

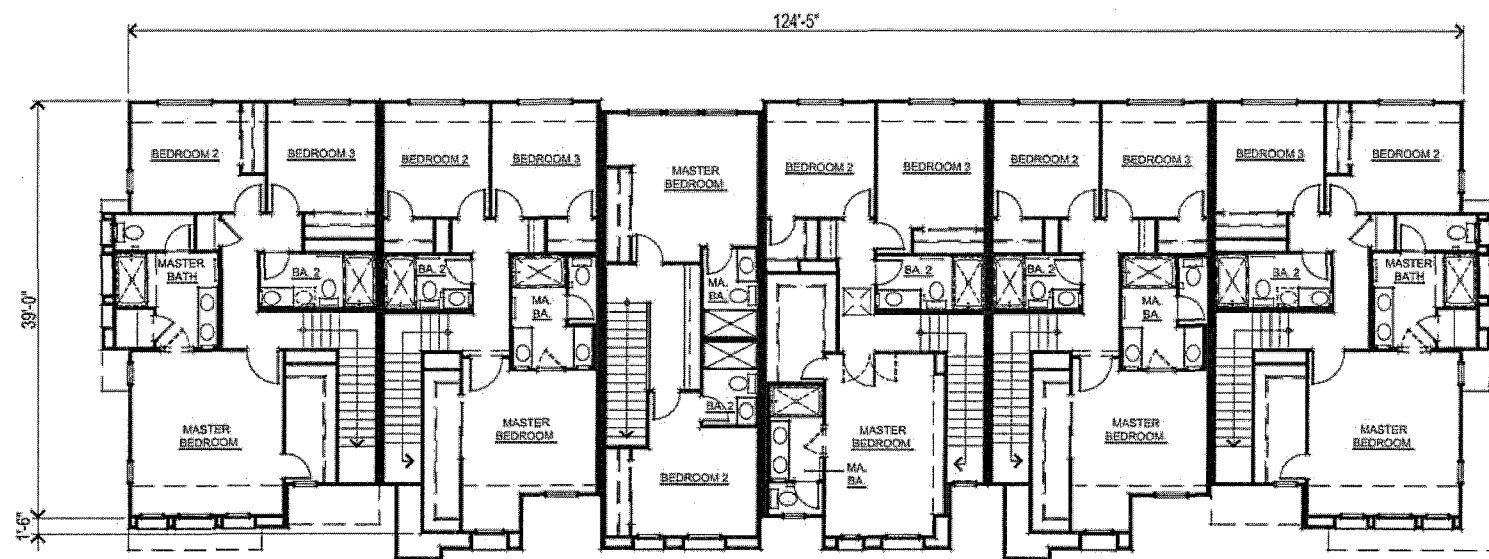
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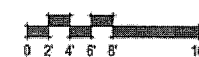




ROOF PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



Prepared By: LATITUDE 33
Name: PLANNING AND ENGINEERING
Address: 9068 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
Phone #: (658) 751-0633
Fax #: (658) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT
PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDING 2 THIRD FLOOR PLAN &
ROOF PLAN

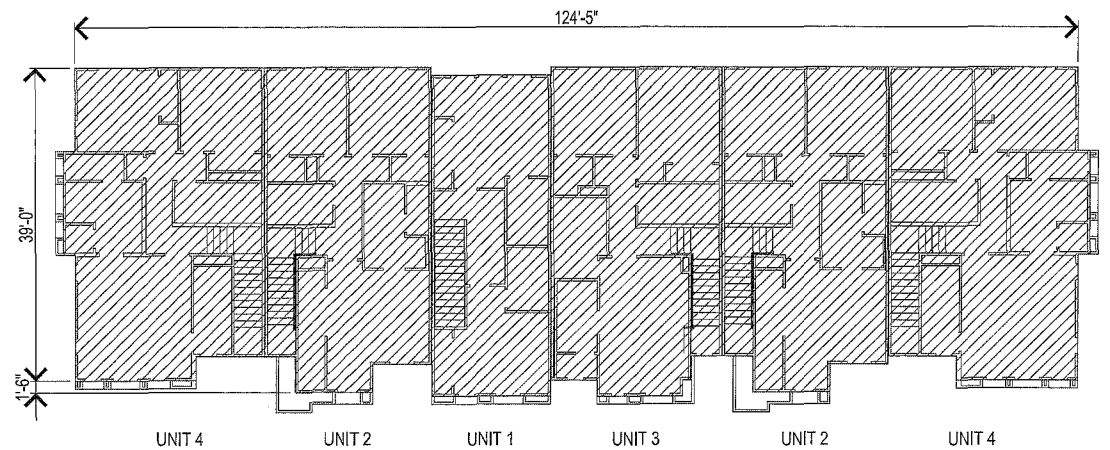
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Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	<u>10/12/2015</u>

Original Date: 9/15/2014
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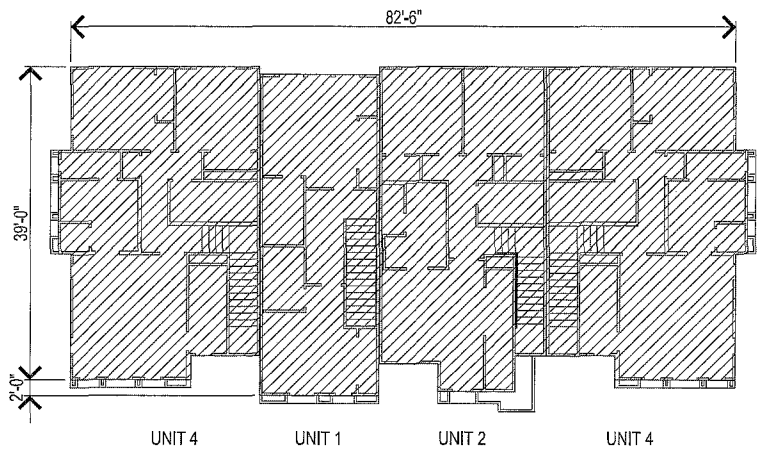
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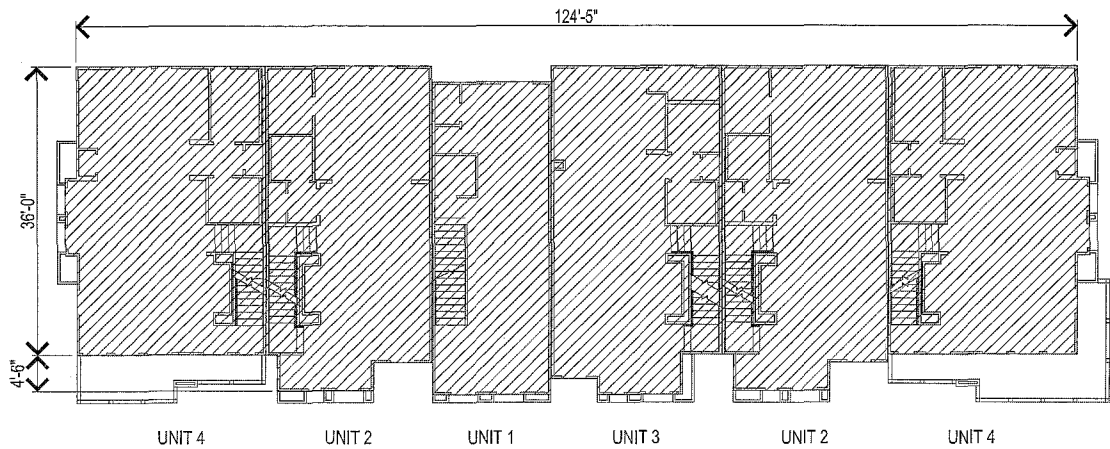




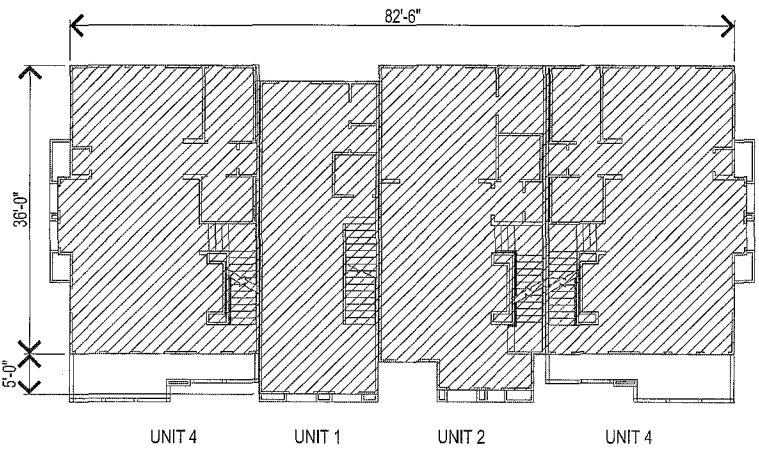
BUILDING 2 THIRD FLOOR



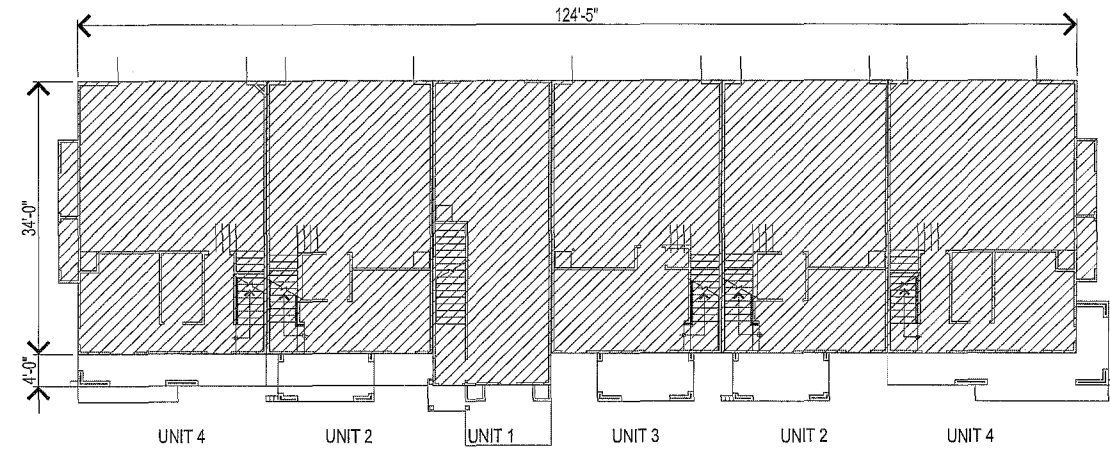
BUILDING 1 THIRD FLOOR



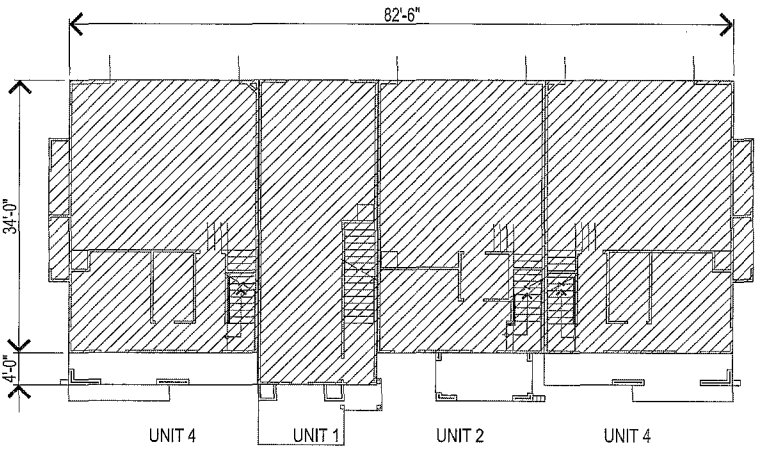
BUILDING 2 SECOND FLOOR



BUILDING 1 SECOND FLOOR



BUILDING 2 FIRST FLOOR



BUILDING 1 FIRST FLOOR

BUILDING 2 SQUARE FOOTAGES	
FIRST FLOOR	4378 SQ. FT.
SECOND FLOOR	4745 SQ. FT.
THIRD FLOOR	4840 SQ. FT.
TOTAL BUILDING FLOOR AREA	13963 SQ. FT.

BUILDING 1 SQUARE FOOTAGES	
FIRST FLOOR	2953 SQ. FT.
SECOND FLOOR	3103 SQ. FT.
THIRD FLOOR	3208 SQ. FT.
TOTAL BUILDING FLOOR AREA	9264 SQ. FT.

BUILDING FLOOR AREAS	
BUILDING 1	9,264 SQ. FT.
BUILDING 2	13,963 SQ. FT.
BUILDING 3	9,264 SQ. FT.
BUILDING 4	11,577 SQ. FT.
BUILDING 5	6,731 SQ. FT.
BUILDING 6	21,010 SQ. FT.
BUILDING 7	16,313 SQ. FT.
BUILDING 8	15,087 SQ. FT.
BUILDING 9	13,929 SQ. FT.
BUILDING 10	12,268 SQ. FT.
BUILDING 11	12,776 SQ. FT.
BUILDING 12	15,663 SQ. FT.
TOTAL BUILDING FLOOR AREAS	157,845 SQ. FT.

Prepared By: LATITUDE 33

Name: PLANNING AND ENGINEERING

Address: 9968 HIBERT STREET, 2ND FLOOR

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD

Project Name: LATERA AT

Project Address: PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDINGS 1 & 2

FLOOR AREAS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 10/12/2015

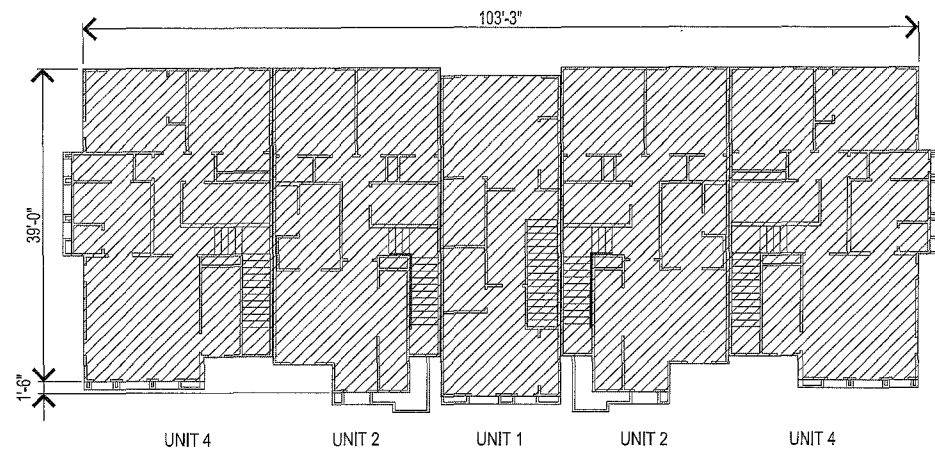
Original Date: 9/15/2014

Sheet 15 of 22

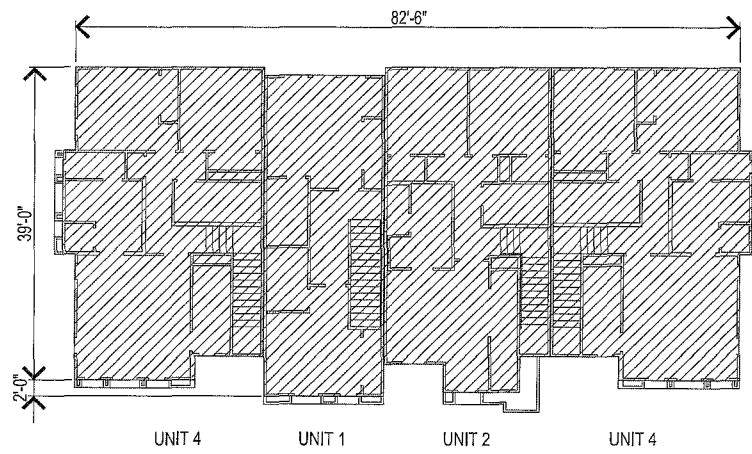
DEP# _____

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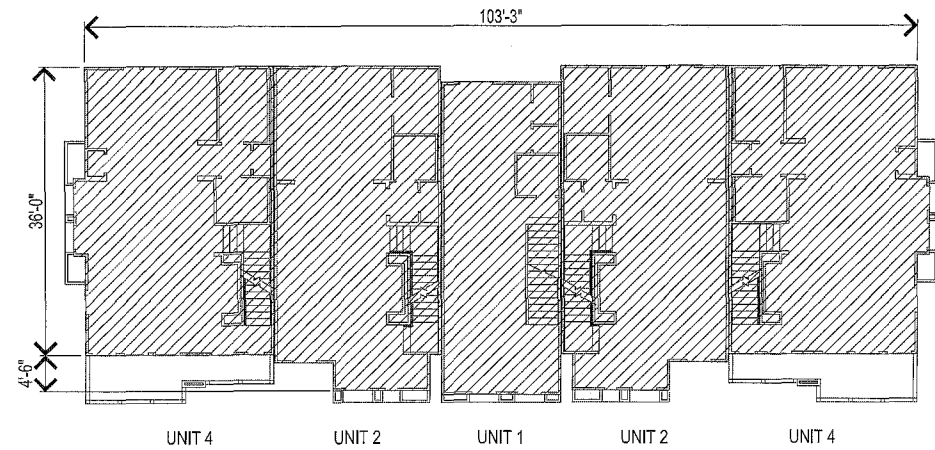




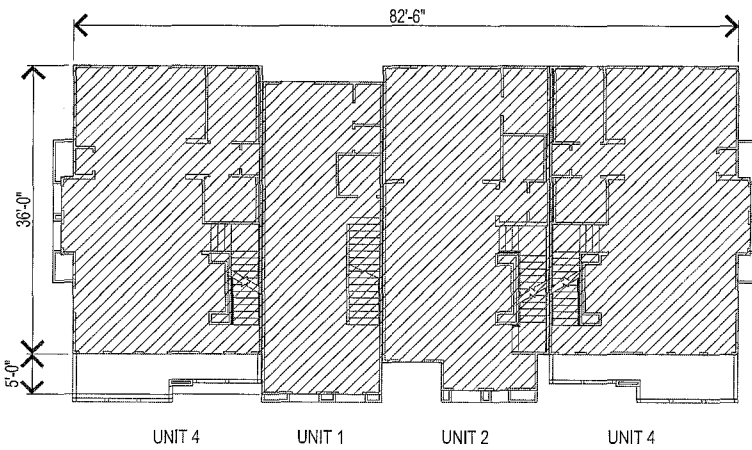
BUILDING 4 THIRD FLOOR



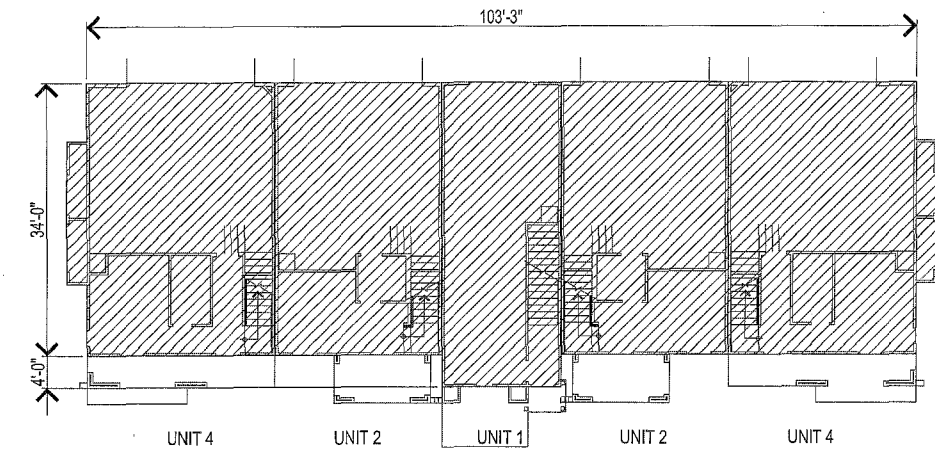
BUILDING 3 THIRD FLOOR



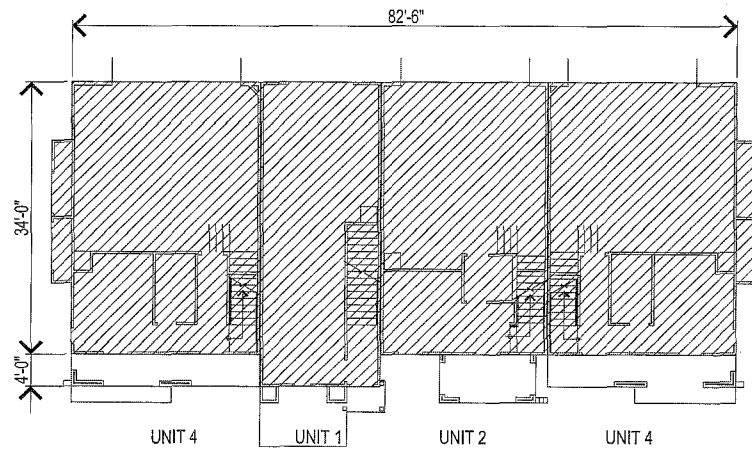
BUILDING 4 SECOND FLOOR



BUILDING 3 SECOND FLOOR



BUILDING 4 FIRST FLOOR



BUILDING 3 FIRST FLOOR

BUILDING 4 SQUARE FOOTAGES	
FIRST FLOOR	3659 SQ. FT.
SECOND FLOOR	3913 SQ. FT.
THIRD FLOOR	4005 SQ. FT.
TOTAL BUILDING FLOOR AREA	11577 SQ. FT.

BUILDING 3 SQUARE FOOTAGES	
FIRST FLOOR	2953 SQ. FT.
SECOND FLOOR	3103 SQ. FT.
THIRD FLOOR	3208 SQ. FT.
TOTAL BUILDING FLOOR AREA	9264 SQ. FT.

Prepared By: LATITUDE 33

Name: PLANNING AND ENGINEERING

Address: 9968 HIBERT STREET, 2ND FLOOR

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD

Project Name: LATERRA AT

Sheet Title: BUILDINGS 3 & 4

FLOOR AREAS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 10/12/2015

Original Date: 9/15/2014

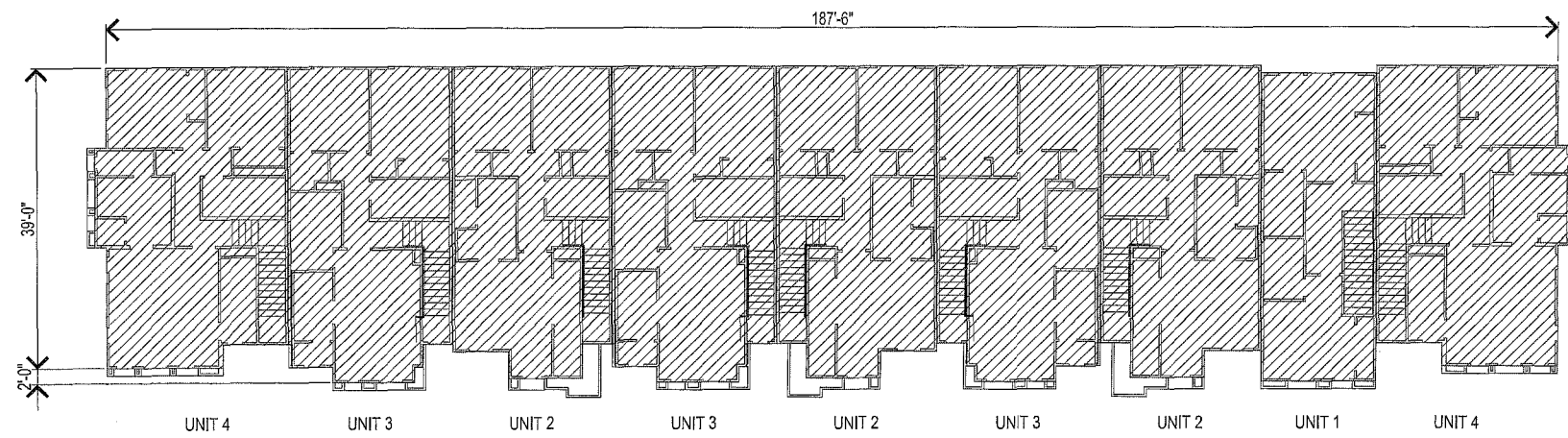
Sheet 16 of 22

DEP# _____

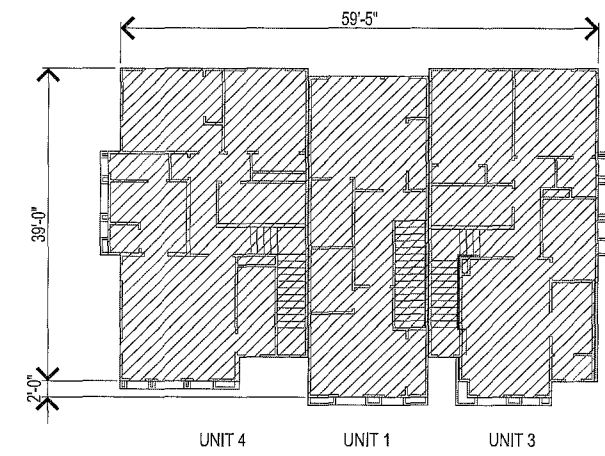
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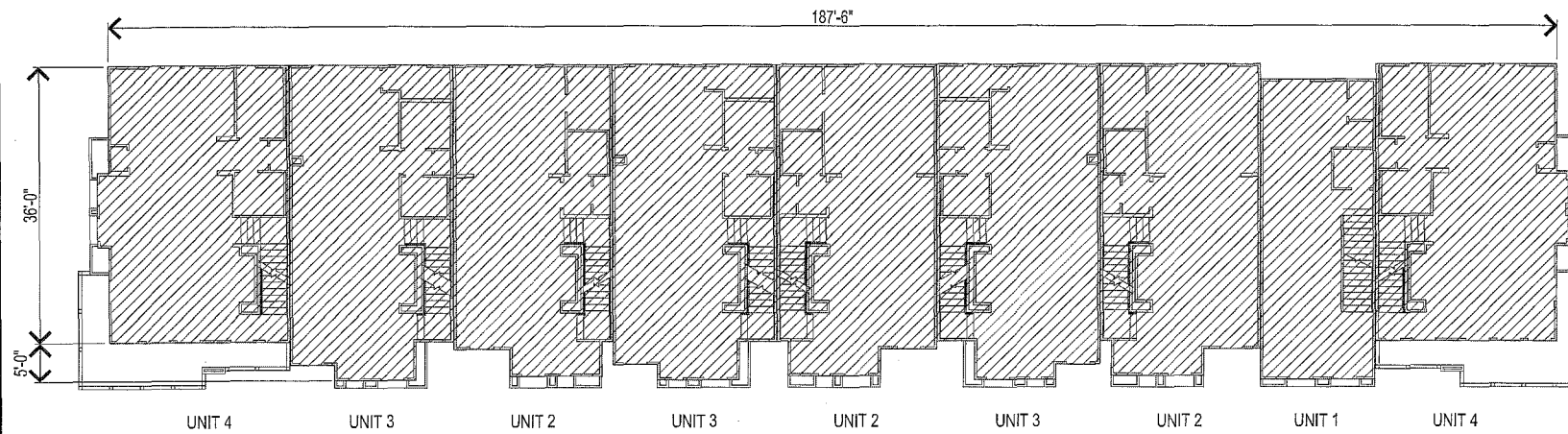
SDG Architects, Inc.



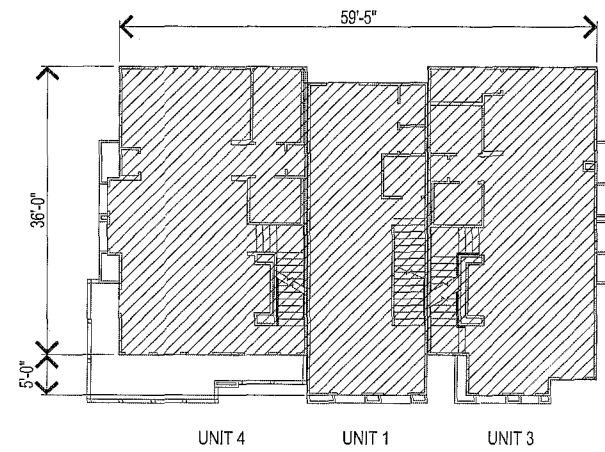
BUILDING 6 THIRD FLOOR



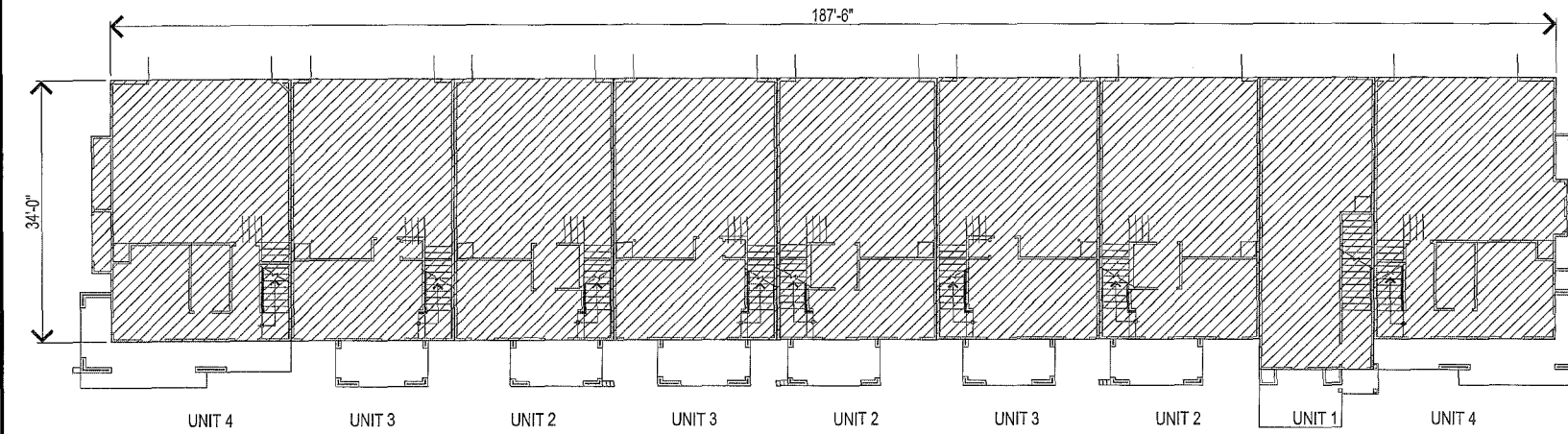
BUILDING 5 THIRD FLOOR



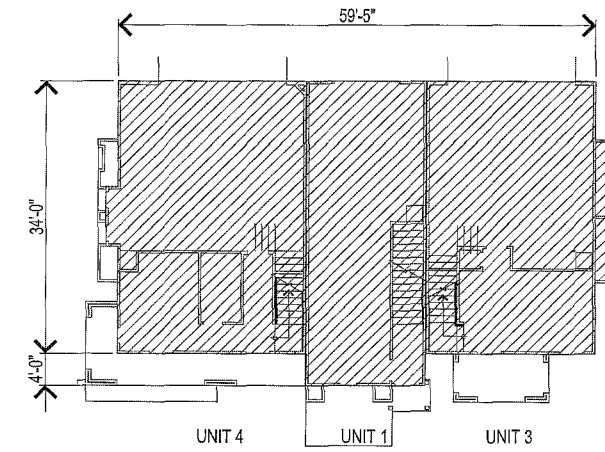
BUILDING 6 SECOND FLOOR



BUILDING 5 SECOND FLOOR



BUILDING 6 FIRST FLOOR



BUILDING 5 FIRST FLOOR

BUILDING 6 SQUARE FOOTAGES	
FIRST FLOOR	6490 SQ. FT.
SECOND FLOOR	7216 SQ. FT.
THIRD FLOOR	7304 SQ. FT.
TOTAL BUILDING FLOOR AREA	21010 SQ. FT.

BUILDING 5 SQUARE FOOTAGES	
FIRST FLOOR	2135 SQ. FT.
SECOND FLOOR	2286 SQ. FT.
THIRD FLOOR	2330 SQ. FT.
TOTAL BUILDING FLOOR AREA	6751 SQ. FT.

Prepared By: LATITUDE 33

Name: PLANNING AND ENGINEERING

Address: 9968 HIBERT STREET, 2ND FLOOR

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERA AT
PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDINGS 5 & 6
FLOOR AREAS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: 10/12/2015

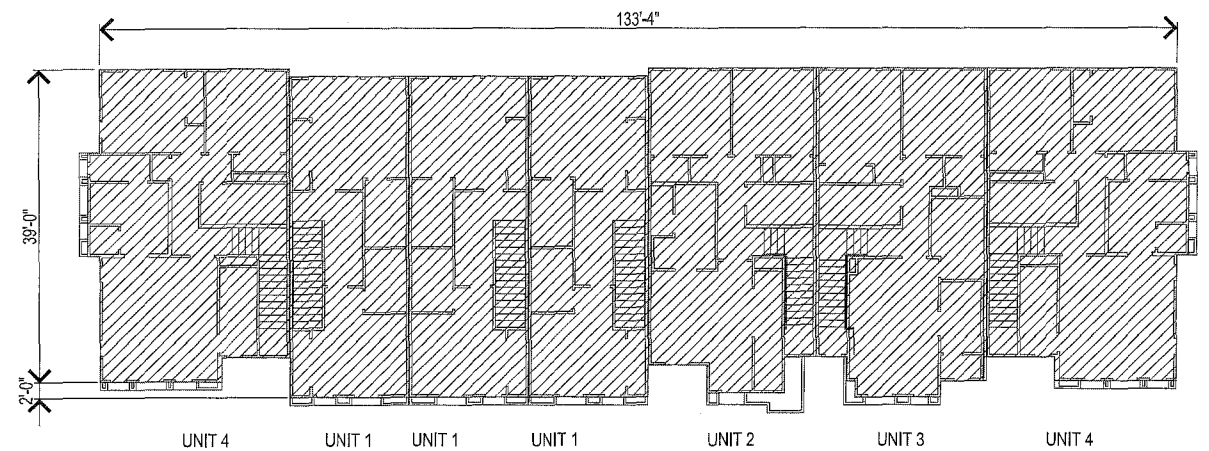
Original Date: 9/15/2014

Sheet 17 of 22

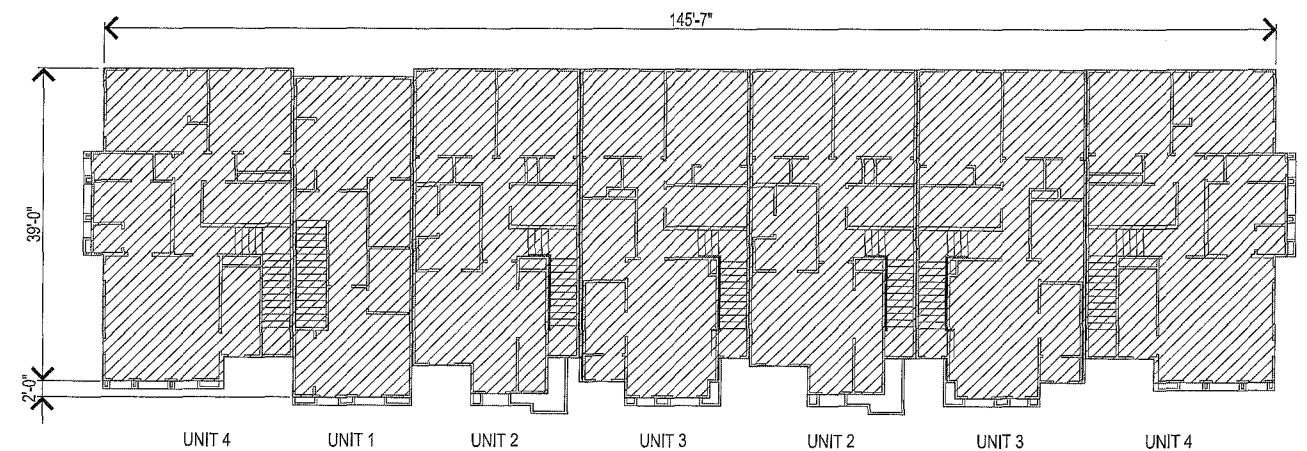
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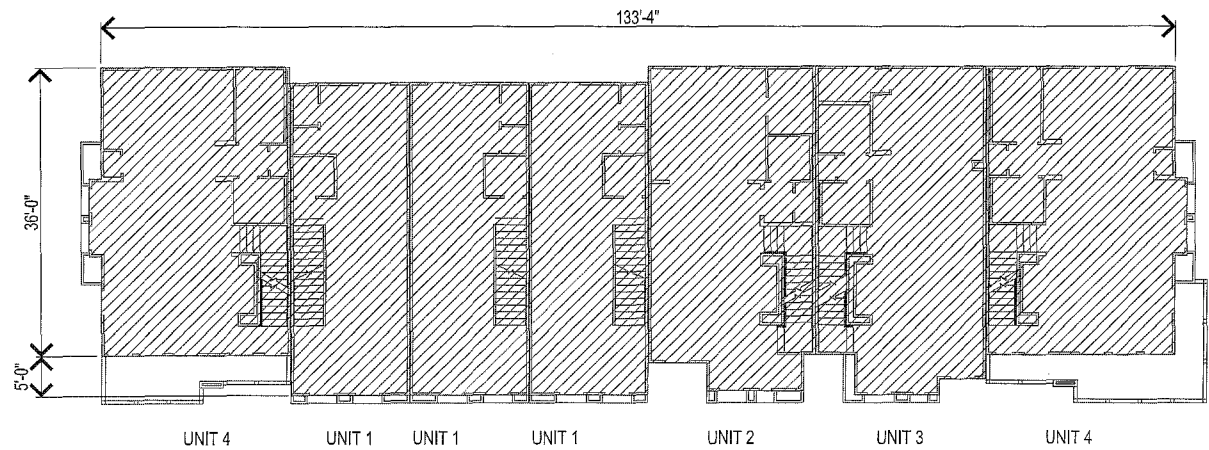




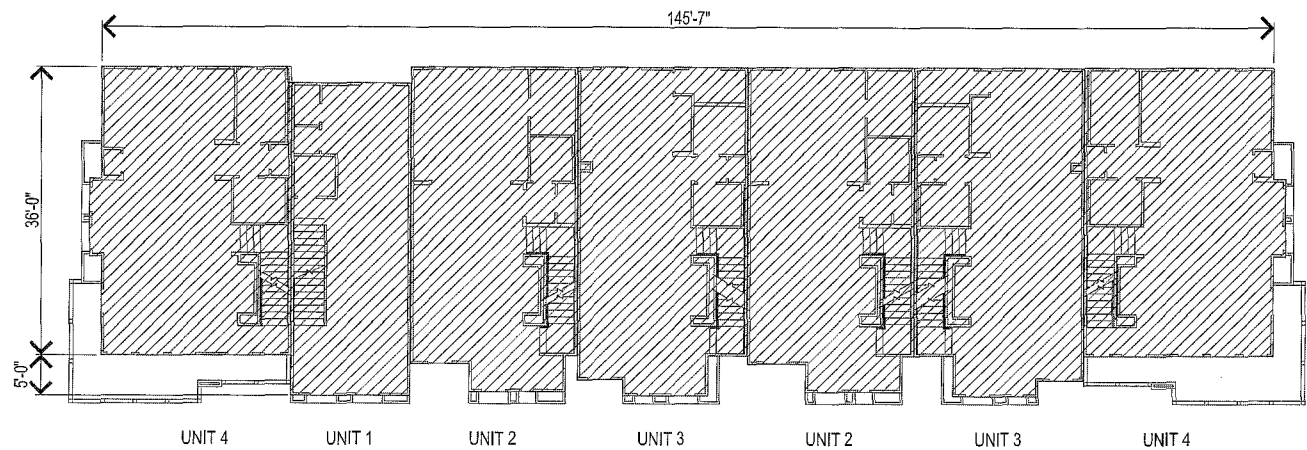
BUILDING 8 THIRD FLOOR



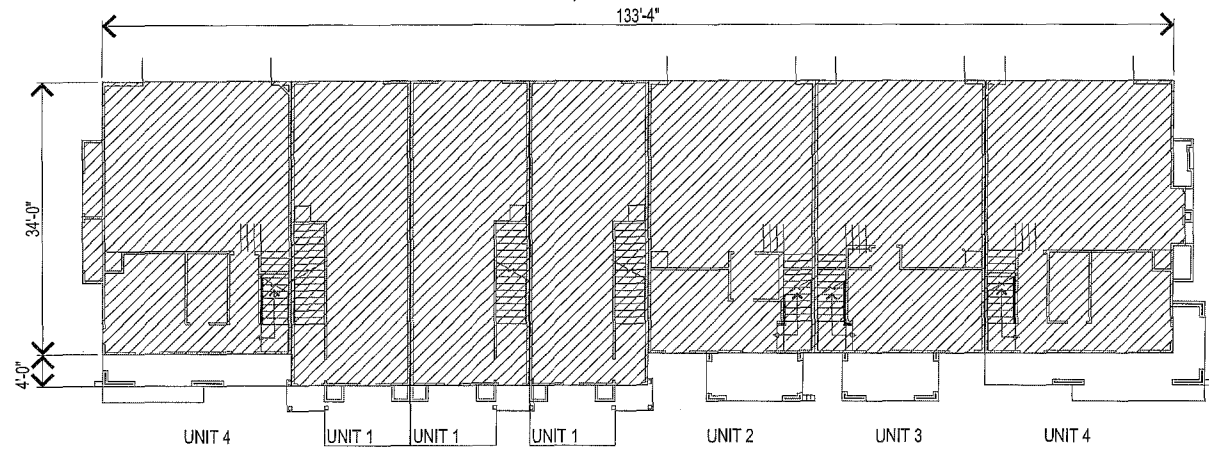
BUILDING 7 THIRD FLOOR



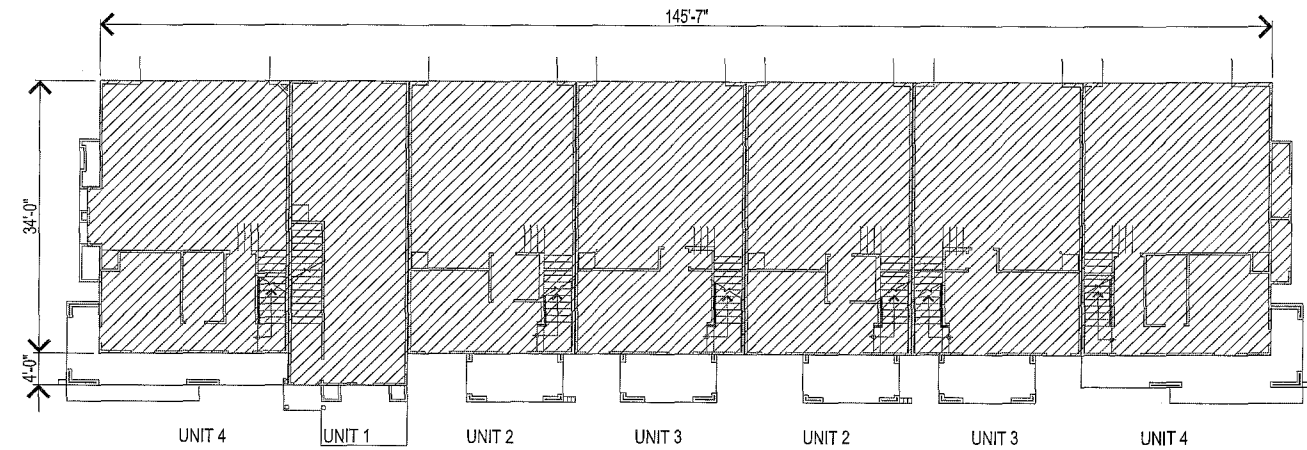
BUILDING 8 SECOND FLOOR



BUILDING 7 SECOND FLOOR



BUILDING 8 FIRST FLOOR



BUILDING 7 FIRST FLOOR

BUILDING 8 SQUARE FOOTAGES	
FIRST FLOOR	4767 SQ. FT.
SECOND FLOOR	5082 SQ. FT.
THIRD FLOOR	5228 SQ. FT.
TOTAL BLDG. FLOOR AREA	15087 SQ. FT.

BUILDING 7 SQUARE FOOTAGES	
FIRST FLOOR	5085 SQ. FT.
SECOND FLOOR	5575 SQ. FT.
THIRD FLOOR	5673 SQ. FT.
TOTAL BLDG. FLOOR AREA	16333 SQ. FT.

Prepared By: LATITUDE 33

Name: PLANNING AND ENGINEERING

Address: 9968 HIBERT STREET, 2ND FLOOR

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD

AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT

PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDINGS 7 & 8

FLOOR AREAS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

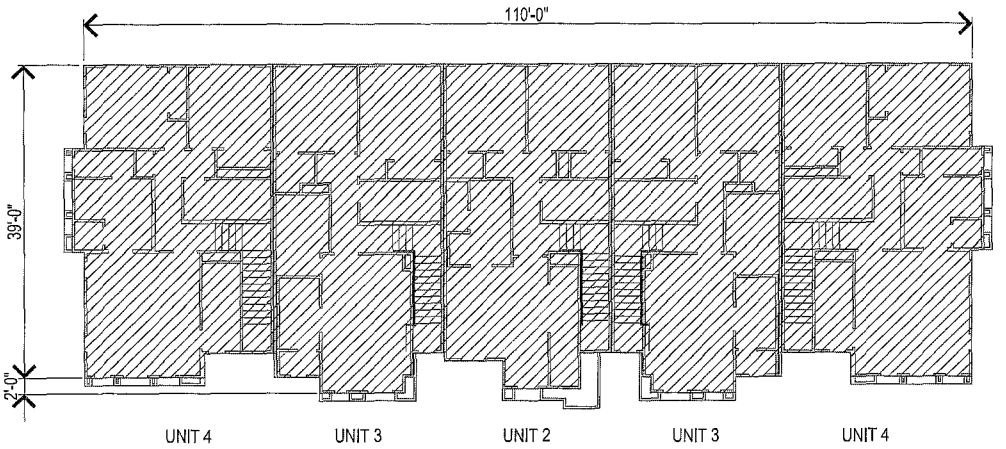
Revision 2: _____

Revision 1: 10/12/2015

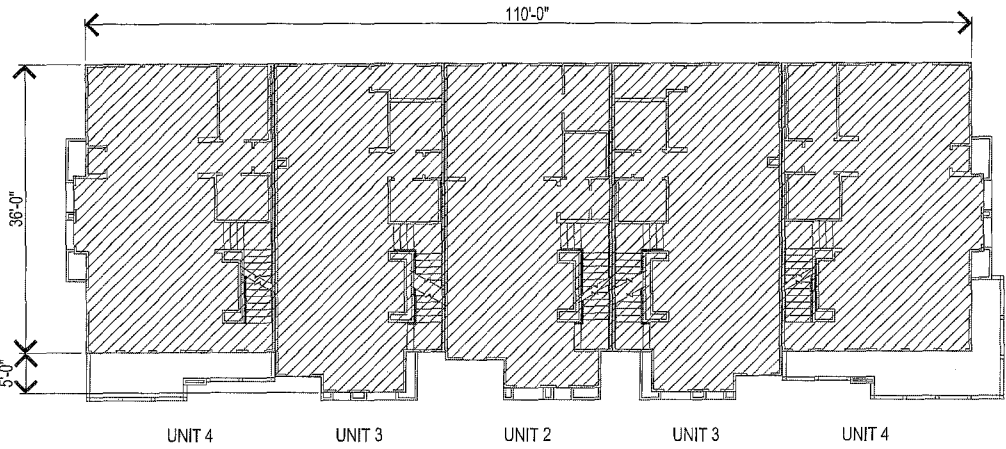
Original Date: 9/15/2014

Sheet 18 of 22

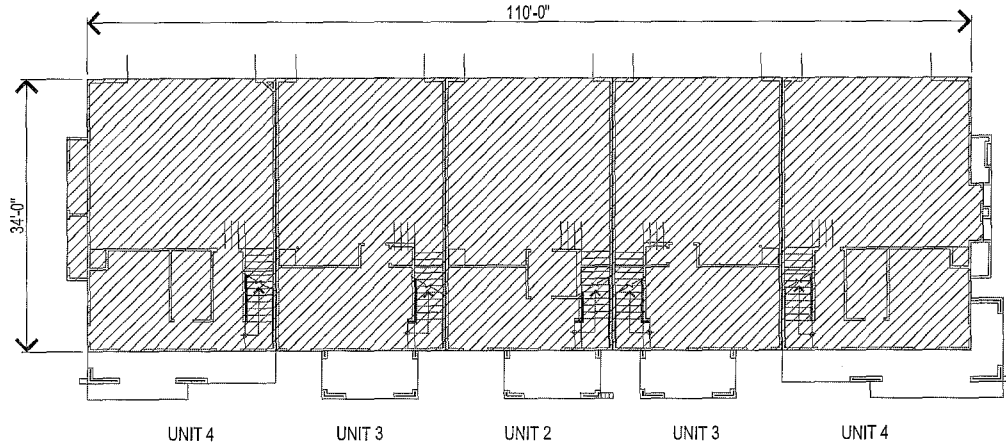
DEP# _____



BUILDING 10 THIRD FLOOR

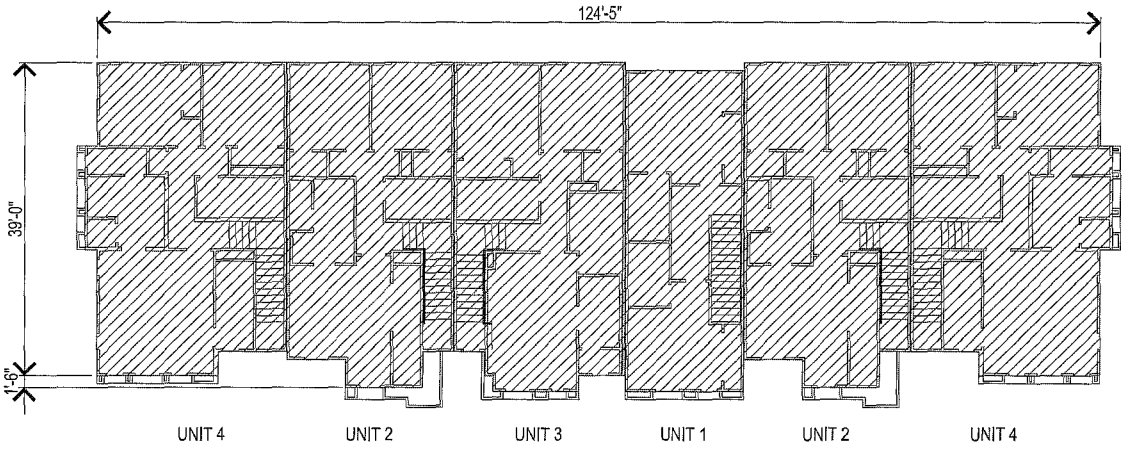


BUILDING 10 SECOND FLOOR

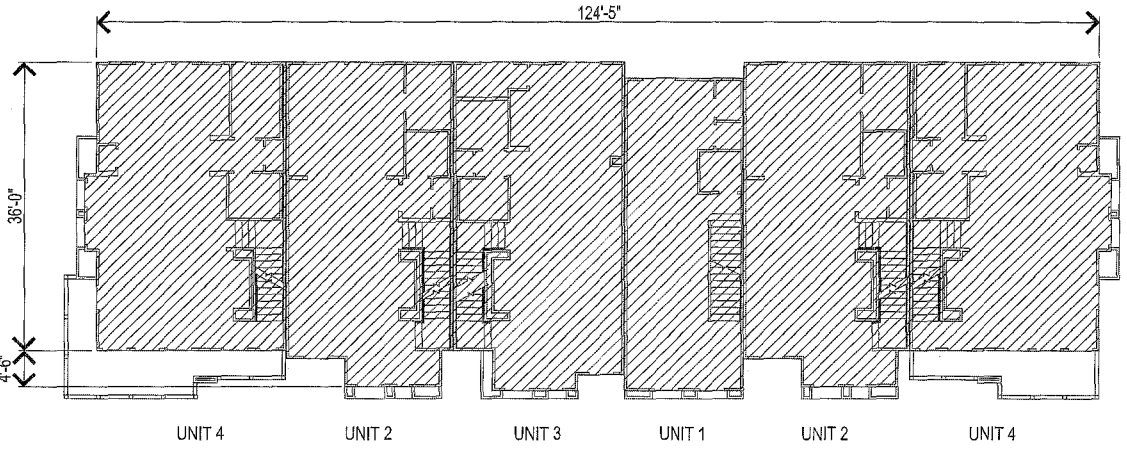


BUILDING 10 FIRST FLOOR

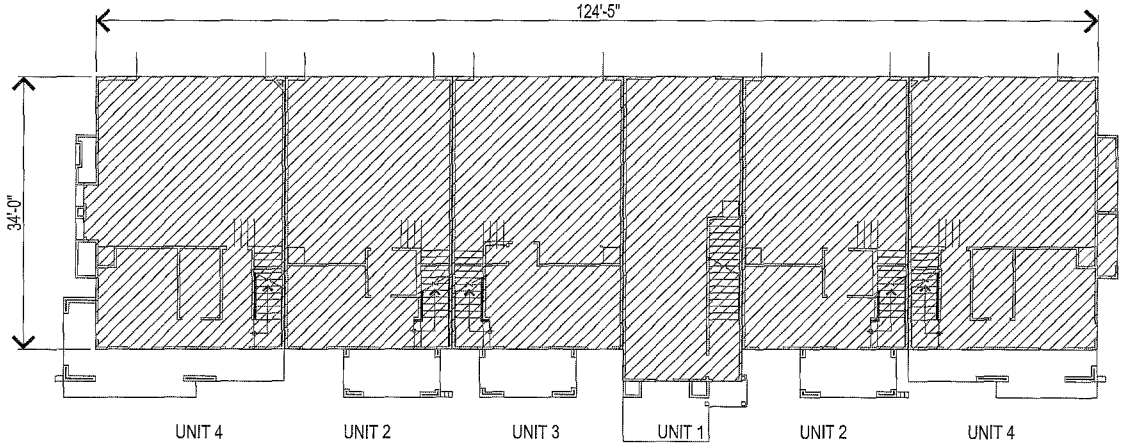
BUILDING 10 SQUARE FOOTAGES	
FIRST FLOOR	3798 SQ. FT.
SECOND FLOOR	4190 SQ. FT.
THIRD FLOOR	4282 SQ. FT.
TOTAL BUILDING FLOOR AREA	12268 SQ. FT.



BUILDING 9 THIRD FLOOR



BUILDING 9 SECOND FLOOR



BUILDING 9 FIRST FLOOR

BUILDING 9 SQUARE FOOTAGES	
FIRST FLOOR	4345 SQ. FT.
SECOND FLOOR	4745 SQ. FT.
THIRD FLOOR	4839 SQ. FT.
TOTAL BUILDING FLOOR AREA	13929 SQ. FT.

Prepared By: LATITUDE 33
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Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT
PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDINGS 9 & 10
FLOOR AREAS

Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 10/12/2015

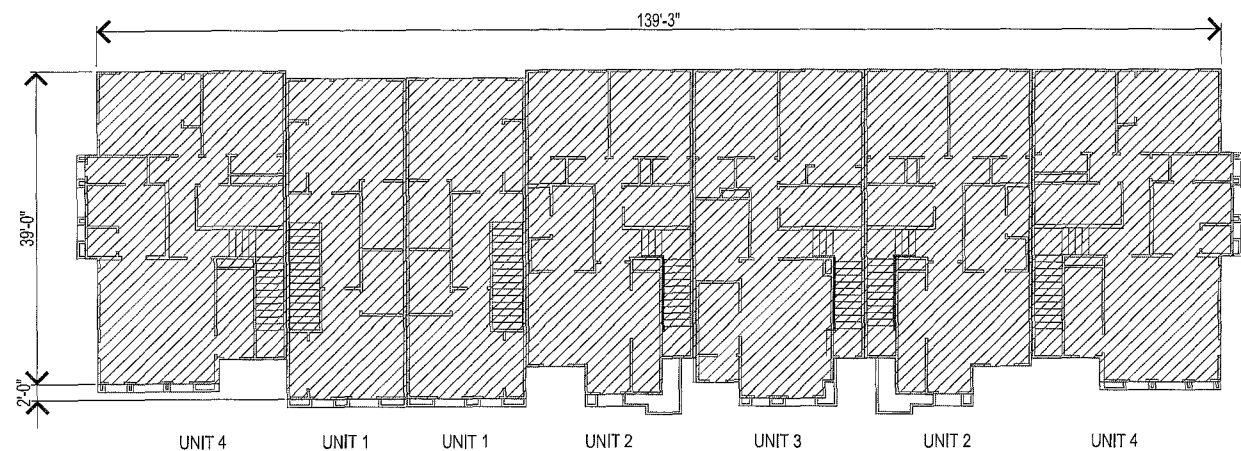
Original Date: 9/15/2014

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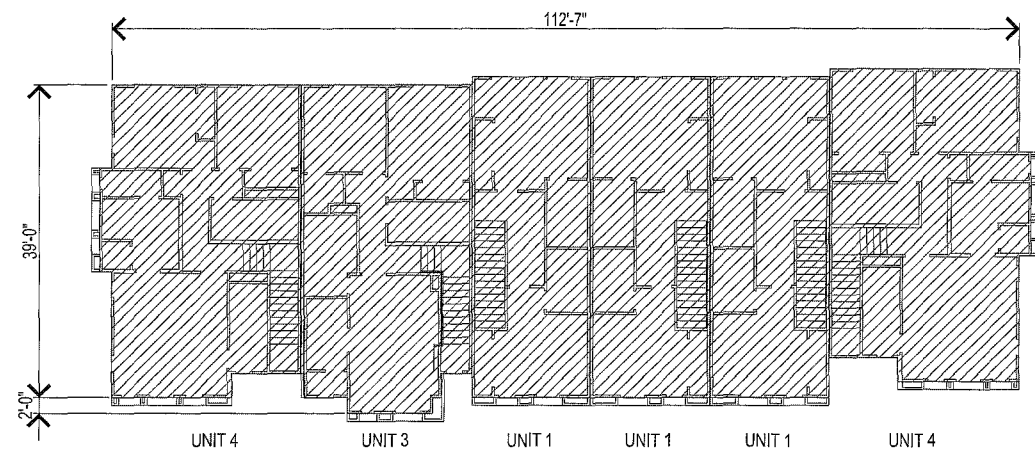
DEP# _____

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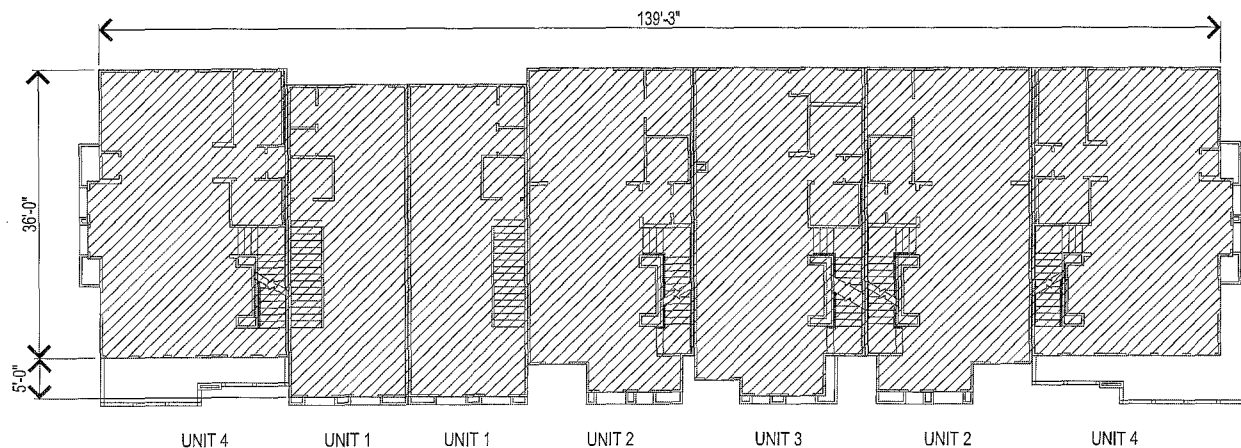




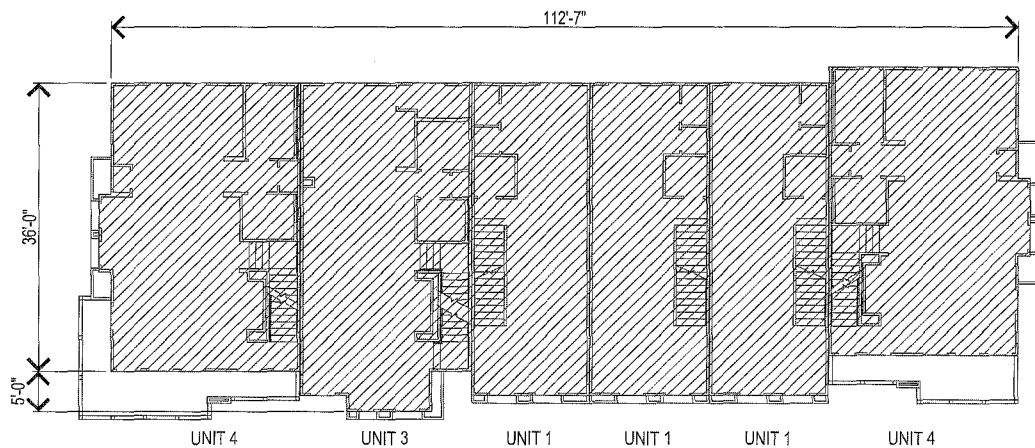
BUILDING 12 THIRD FLOOR



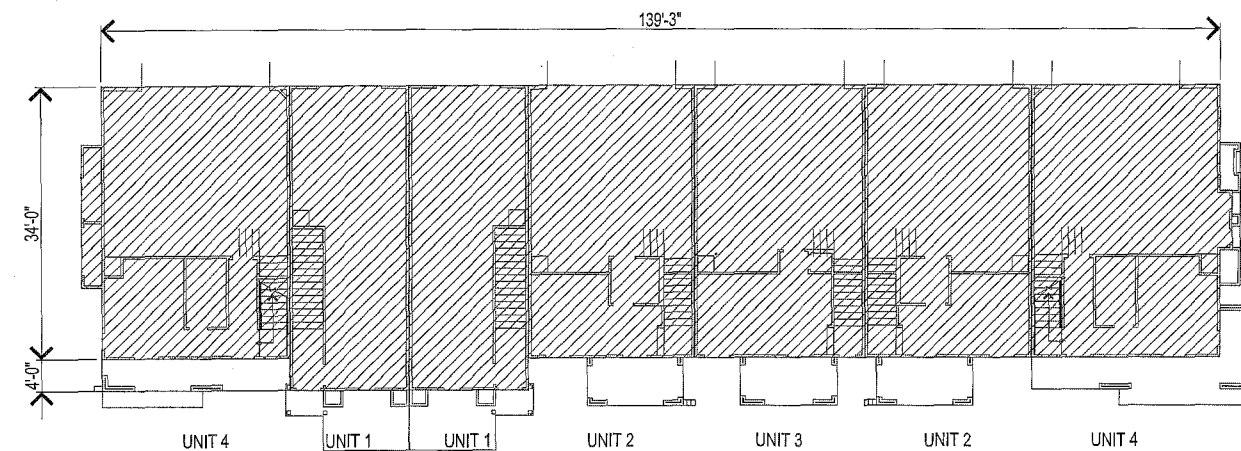
BUILDING 11 THIRD FLOOR



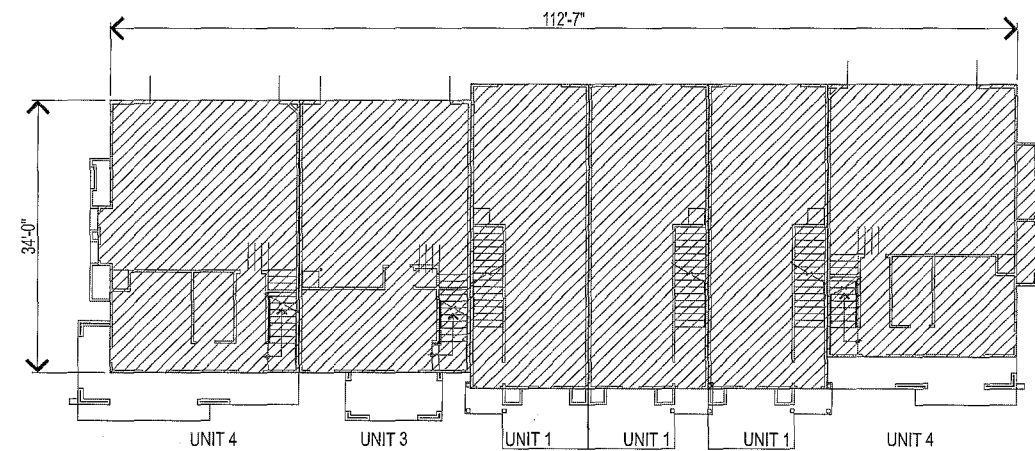
BUILDING 12 SECOND FLOOR



BUILDING 11 SECOND FLOOR



BUILDING 12 FIRST FLOOR



BUILDING 11 FIRST FLOOR

BUILDING 12 SQUARE FOOTAGES	
FIRST FLOOR	4908 SQ. FT.
SECOND FLOOR	5322 SQ. FT.
THIRD FLOOR	5432 SQ. FT.
TOTAL BUILDING FLOOR AREA	15663 SQ. FT.

BUILDING 11 SQUARE FOOTAGES	
FIRST FLOOR	4081 SQ. FT.
SECOND FLOOR	4284 SQ. FT.
THIRD FLOOR	4431 SQ. FT.
TOTAL BUILDING FLOOR AREA	12776 SQ. FT.

Prepared By: LATITUDE 33
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Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD
AND PEPPERGRASS CREEK GATE

Project Name: LATERA AT
PACIFIC HIGHLANDS RANCH

Sheet Title: BUILDINGS 11 & 12
FLOOR PLANS

Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 10/12/2015

Original Date: 9/15/2014
Sheet 20 of 22
DEP# _____

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SDG Architects, Inc.



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



ELEVATION DETAILS

1. Low pitched roof
2. Flush rake eaves
3. Spanish roof tile
4. Arched porch openings
5. San finish exterior plaster wall finish
6. Asymmetrically organized elevation geometry
7. Decorative chimney features
8. Trellis accents
9. Wood trimmed accent balcony
10. Stepped wall accents

Prepared By:

Name: LATITUDE 33Address: PLANNING AND ENGINEERINGAddress: 9968 HIBERT STREET, 2ND FLOORAddress: SAN DIEGO, CA 92131Phone #: (858) 751-0633Fax #: (858) 751-0634

Project Address:

INTERSECTION OF VILLAGE CENTER LOOP ROADAND PEPPERGRASS CREEK GATE

Project Name:

LATERRA ATPACIFIC HIGHLANDS RANCH

Sheet Title:

TYPICAL BUILDING ELEVATIONS

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

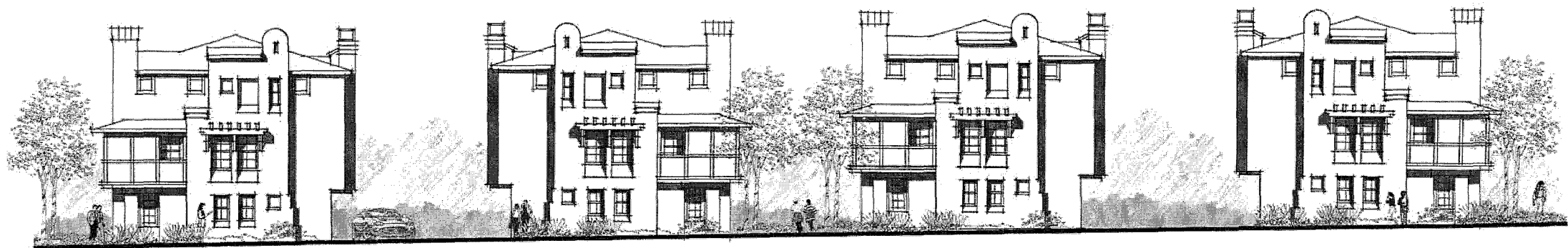
Revision 1: 10/12/2013Original Date: 9/15/2014Sheet 21 of 22

DEP #: _____

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SDG Architects, Inc.



Prepared By:		
Name:	<u>LATITUDE 33</u>	Revision 12: _____
	<u>PLANNING AND ENGINEERING</u>	Revision 11: _____
Address:	<u>9968 HIBERT STREET, 2ND FLOOR</u>	Revision 10: _____
	<u>SAN DIEGO, CA 92131</u>	Revision 9: _____
Phone #:	<u>(858) 751-0633</u>	Revision 8: _____
Fax #:	<u>(858) 751-0634</u>	Revision 7: _____
		Revision 6: _____
Project Address:		Revision 5: _____
	<u>INTERSECTION OF VILLAGE CENTER LOOP ROAD</u>	Revision 4: _____
	<u>AND PEPPERGRASS CREEK GATE</u>	Revision 3: _____
Project Name:		Revision 2: _____
	<u>LATERRA AT</u>	Revision 1: <u>10/12/2015</u>
	<u>PACIFIC HIGHLANDS RANCH</u>	Original Date: <u>9/15/2014</u>
Sheet Title:		Sheet <u>22</u> of <u>22</u>
	<u>BUILDING ELEVATIONS</u>	DEP# _____

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