



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 7, 2017 REPORT NO. PC-17-094  
HEARING DATE: December 14, 2017  
SUBJECT: Rancho Milagro Amendment. Process Four.  
PROJECT NUMBER: [535820](#)  
OWNER/APPLICANT: PHR Village II, LLC, Owner/Latitude 33, Inc., Applicant

### SUMMARY

Issue: Should the Planning Commission approve the Rancho Milagro Amendment project to allow construction of 31 dwelling units (twenty-nine condominium dwelling units, two of which shall be affordable units, within eight buildings and two offsite affordable units, for a total of 31 dwelling units, with deviations) located south of Carmel Valley Road, between Lopelia Meadows Place and Zinnia Hills Place, within the Pacific Highlands Ranch Community Plan area?

### Staff Recommendations:

1. Adopt Findings No. 535820 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077 and Adopt the Mitigation Monitoring and Reporting Program; and
2. Approve Vesting Tentative Map No. 1884168; and
3. Approve Planned Development Permit No. 1884169.

Community Planning Group Recommendation: On March 23, 2017, the Carmel Valley Community Planning Board voted 10-0 to recommend approval of the project without recommendations/conditions (Attachment 13).

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. 535820, dated October 25, 2017. Based on an Initial Study, the City of San Diego has determined the Rancho Milagro 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 four affordable housing units. The Housing Element of the Pacific Highlands Ranch Subarea III Plan requires twenty percent of the units be provided for occupancy by and at rates affordable to, families earning no more than sixty-five percent of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea III Plan Housing Element and more specifically, the Master Affordable Housing Program entered into with the City, the Housing Commission and the Owner. As part of the former project, also named Rancho Milagro (PTS#332547), fifty-five dwelling units were transferred to the Pacific Highlands Ranch Village, with ten dwelling units remaining. As part of the current project, nineteen dwelling units would be transferred into the Rancho Milagro project site from various other sites, for a total of thirty-one dwelling units. Of the thirty-one dwelling units, four units are required to be affordable dwelling units. Two of the affordable dwelling units would be constructed on the project site, and two would be constructed at the Village at Pacific Highlands Ranch site, in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea III Plan.

## BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area Framework Plan (NCFUA). The NCFUA established five subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley to the Rancho Peñasquitos and Rancho Bernardo communities. On July 20, 1998, the City Council adopted the Pacific Highlands Ranch Subarea Plan (Subarea Plan). The California Coastal Commission modified and certified the Subarea Plan on March 10, 1999. The San Diego City Council accepted and approved the Coastal Commission action on July 20, 1999 by Resolution Number R-291920.

The 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 to the west (Attachment 1). Pacific Highlands Ranch encompasses approximately 2,652 acres in the central portion of the NCFUA. The Subarea land use plan includes approximately 1,300 acres or 48 percent of Multi-Habitat Planning Area 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. The Subarea Plan designates the project site for Core Residential uses (Attachment 2). Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the Subarea Plan to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Rancho Milagro project is located on a 2.69-acre site east of the Town Center. The site is zoned RM-1-2, AR-1-1 & RT-1-2. The existing elevations on-site range from approximately 282 feet above mean sea level (MSL) on the easterly end of the site to approximately 308 feet above MSL on the westerly portion of the site. To the north is a multi-dwelling unit development, to the east is a single dwelling unit subdivision, to the south is an undeveloped property, and to the west is a single dwelling unit subdivision. Portions of the project site were graded in accordance with improvements to Carmel Valley Road. The project site is presently an undeveloped partially graded property (Attachment 3).

On January 14, 2016 the Planning Commission approved the former Rancho Milagro project for development of ten single-family dwellings with deviations. As part of the prior approval, 55 dwelling units, including 13 affordable dwelling units, were transferred out of the Rancho Milagro project site to the Pacific Highlands Ranch Village. This transfer left ten dwelling units which could be developed on the site. The transfer of dwelling units was memorialized through Planned Development Permits approved for each donor site as well as the receiving site. For more information see [Report No. PC-16-005](#).

## DISCUSSION

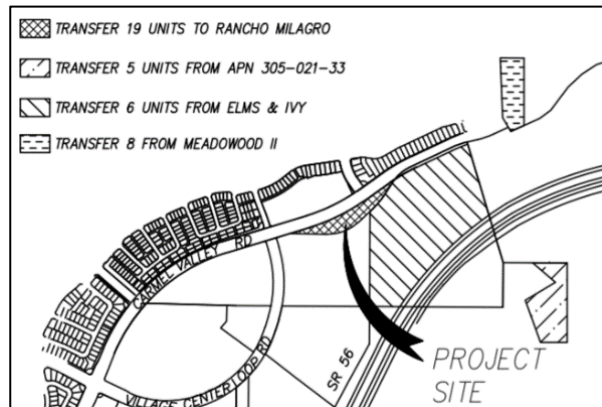
### Project Description

The Rancho Milagro project (Project) proposes to amend the prior approval by increasing the number of proposed dwelling units from ten single-family units to 31 multi-family dwelling units and the type of buildings. Twenty-nine dwelling units would be constructed on the site and two would be constructed offsite at another property. Density transfers from surrounding properties allows the development to remain within the approved dwelling unit cap of the Subarea Plan (Figure 1).

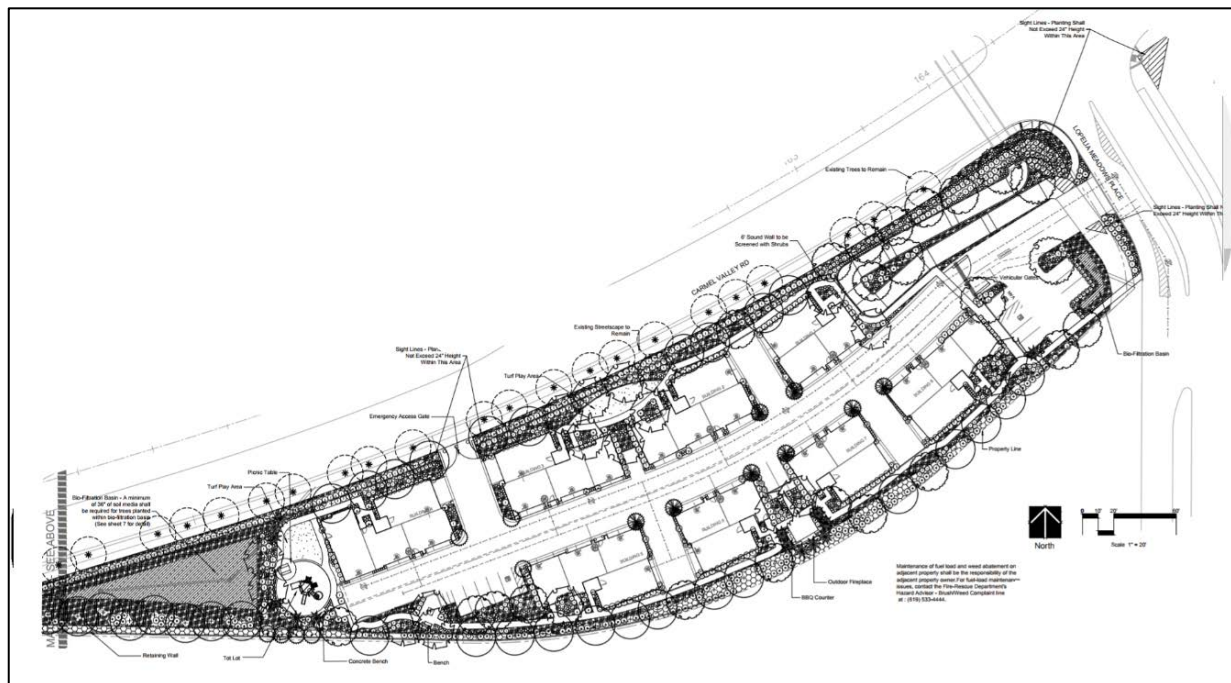
The Project would provide five unit-types with a range of two to four bedrooms within three different building configurations, including providing onsite and offsite affordable housing. A total of eight buildings are proposed.

The Project proposes a traditional neighborhood design in a cluster similar to other multi-family developments to the north and west, with a medium density product (Figure 2).

*Figure 1- Density Transfers*



*Figure 2 - Building Clusters*



The layout of the subdivision is consistent with the intent of Subarea Plan and would provide a transition from higher density residential on the north and west to existing single dwelling unit neighborhoods to the east. The Project would accommodate the extension of the neighborhood Community Trail along Lopelia Meadows Place by providing a connection to the undercrossing under Carmel Valley Road. The pedestrian ramp would comply with ADA requirements. Although the site has three zones, AR-1-1, RT-1-2 and RM-1-2, the proposed development occurs entirely on the portion zoned RM-1-2. The Project is requesting two deviations from the regulations of the RM-1-2 zone and general regulations. The deviations are necessary to develop the site with a traditional neighborhood design on the uniquely shaped property in order to achieve the goals and objectives of the Subarea Plan.

**Required Actions**

The Project requires the approval of a Vesting Tentative Map (VTM), amending VTM No. 43335, to subdivide the property into condominium interests. A Planned Development Permit (PDP), amending PDP No. 12852, is required to allow deviations from the development regulations.

**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 RM-1-2 zone, with two deviations proposed as allowed through the Planned Development Permit process:

1. Building structure height of 32.5 feet height where 30 feet is the maximum allowed; and
2. Retaining wall heights along the pedestrian path/community trail of 17 feet where 12 feet is the maximum height allowed, and 10 feet where 3 feet is the maximum allowed within the front yard setback.

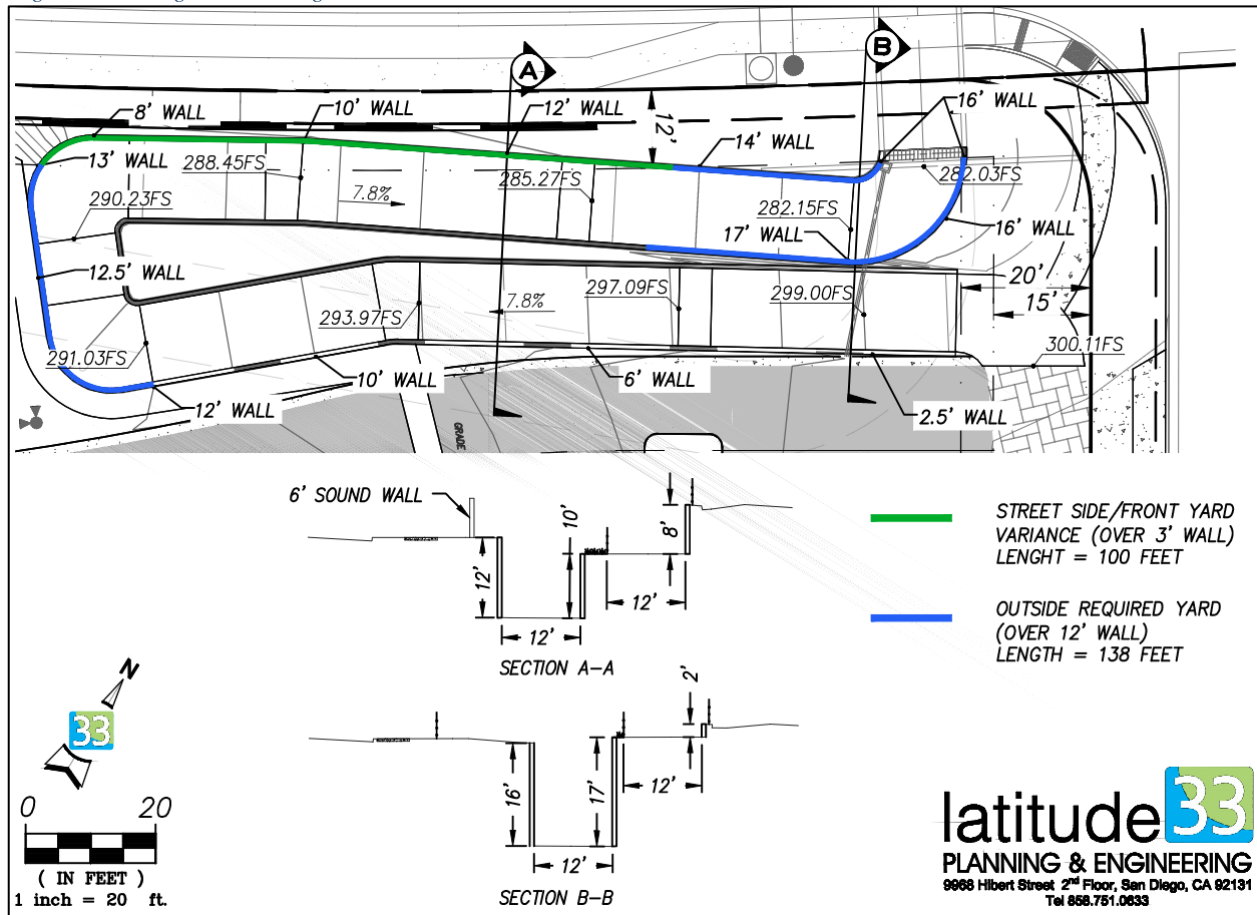
<b>DEVIATIONS SUMMARY</b>		
<b>Project Element</b>	<b>Development Standard</b>	<b>Proposed Deviation</b>
Structure Height SDMC §131.0444	30 feet max.	32.5 feet
Retaining Wall Height SDMC §142.034	Front yard/Street: 3 feet max.	10 feet
	Outside Req'd Yard: 12 feet max.	17 feet

**Building Structure Height** - the Project requests a deviation for overall structure height to allow buildings at a height of 32.5 feet where SDMC section 131.0431 (Table 131.04G) limits structure height to a maximum of 30 feet in the RM-1-2 Zone. The site has unique constraints in that it is irregularly shaped, a long and narrow configuration with extensive street frontage, a result of the adjusted public right-of-way for Carmel Valley Road and the trail connection under Carmel Valley Road. The proposed buildings have been designed to efficiently utilize the site and the Project would provide a medium density product type not typically found within Pacific Highlands Ranch. This medium density community would offer an effective transition between the high-density mixed-use Village and lower density single-family homes. The buildings have been designed with architectural variation and articulation to reduce their apparent mass, and the scale of the proposed buildings are consistent with surrounding developments which are generally from 27 to 31 feet in height.



**Retaining Walls/Community Trail** - The Project would extend the Community Trail from under Carmel Valley Road up onto the site at the northern corner of the property, representing an 18 foot change in grade, from approximately 282' elevation at a subterranean level to 300' elevation at street level. Per SDMC Section 142.0340 ("Retaining Wall Regulations in All Zones"), retaining wall height within the front and street side yards is limited to a maximum of three feet; outside of these required setback areas, a retaining wall may be no higher than twelve feet. To comply with regulations regarding the maximum percent of grade allowed to accommodate ADA access, and facilitate the 18 foot change in grade from under Carmel Valley Road to the street level, retaining wall heights of up to 17 feet are required (Figure 3 below). However, these retaining walls would mostly be below the public street, practically imperceptible from public vantage points.

Figure 3- Below grade retaining walls



Without these deviations, the project would result in a less desirable design. A design strictly adhering to the RM-1-2 regulations and general regulations for retaining wall heights would result in a site with fewer and smaller units, and by default, fewer affordable dwelling units, less garage space, more open parking, and reduced open space and landscaping. The proposed deviations are appropriate for this location and would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Further, the Community would benefit by the project's extension of the Community Trail as it crosses under Carmel Valley Road. Staff supports that the proposed deviations would result in a comprehensively better project, and one that would remain consistent with the goals and recommendations of the Pacific Highlands Ranch Subarea Plan and General Plan.

## Community Plan Analysis

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

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

The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Homes would be grouped into neighborhoods and neighborhoods would be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. Each district would be connected with other neighborhood districts by a system of trails, bikeways and streets.

The Project site is located within that portion of the community designated as Core Residential by the Subarea Plan. These residential areas would include diverse housing products such as small-lot single dwelling unit homes, duplexes, triplexes and townhomes. The pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole.

The Subarea Plan allocates dwelling units by ownership in order to distribute development throughout the community and ensure that the overall dwelling unit cap is not exceeded. The subject site was allocated 65 dwelling units. Due in part to the size and shape of the Project site, the transfer of 55 dwelling units to the Town Center Village area was approved with the Village at Pacific Highlands, Project No. 317590, by the Planning Commission on December 12, 2013. This transfer left ten dwelling units which could be developed on the site as originally proposed. The proposed amendment includes the transfer of 19 dwelling units from surrounding properties to the Project site. The dwelling unit transfers are to be memorialized through this entitlement and Notice of Density Transfers recorded on the donor sites.

The Subarea Plan proposes to connect McGonigle Canyon to the urban amenity with a neighborhood parkway which would be approximately 100 feet wide. The neighborhood parkway would include a connector street as well as benches, trails and paths that connect the Multi-Habitat Planning Area and the development area on the south side of SR-56 with the remainder of the Subarea Plan. The pathway would accommodate both pedestrians and bicyclists. The Project is located just west of Lopelia Meadows Place which is the proposed north/south neighborhood parkway proposed in the Subarea Plan. The Project would connect to the neighborhood parkway and pathway via the existing under-crossing at the intersection of Street A and Lopelia Meadows Place. The Project would contribute to the community trail system and would provide a pedestrian connection to the neighborhood parkway located on Lopelia Meadows Place.

## General Plan Analysis

The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of the City and its neighborhoods. The proposed Project would build upon the existing community, and provide a compact, efficient and environmentally suitable pattern of development for this neighborhood.

The Project would also implement the specific General Plan policy for Residential Design which recommends creating *"incorporating a variety of unit types in multifamily projects,"* as well as the Subarea Plan Land Use goals by providing a wide range of housing types and affordability in the Town Center. The Project would provide five unit types with a range of two to four bedrooms within three different building configurations, including providing onsite and offsite affordable housing. The project would also implement the specific General Plan policy for Residential Design which recommends providing *"transitions of scale between higher-density development and lower-density neighborhoods."* The Project is within the Town Center and provides multiple dwelling units at a scale that transitions from the high density mixed-use Village core area to the west and the single family residential areas to the east. The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walk-able communities with pedestrian-friendly streets, site and building designs, and a safe and comprehensive local and regional bikeway network. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space is incorporated into the site design through the connection of the neighborhood parkway path via the existing under-crossing at the private driveway to the Project and Lopelia Meadows Place. The twenty-nine units would be developed south of Carmel Valley Road and developed as multiple dwelling units in eight buildings.

## 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 6, 7 and 8) and draft conditions of approval (Attachments 9 and 10). Staff recommends the Planning Commission approve the Project as proposed.


## ALTERNATIVES

1. Adopt the Findings No. 519369 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077 and Adopt the Mitigation Monitoring and Reporting Program; Approve Vesting Tentative Map No. 1884168 and Approve Planned Development Permit No. 1884169, with modifications.
2. Do Not Adopt the Findings No. 519369 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077 and Do Not Adopt the Mitigation Monitoring and Reporting Program; Deny Vesting Tentative Map No. 1884168 and Deny Planned Development Permit No. 1884169, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



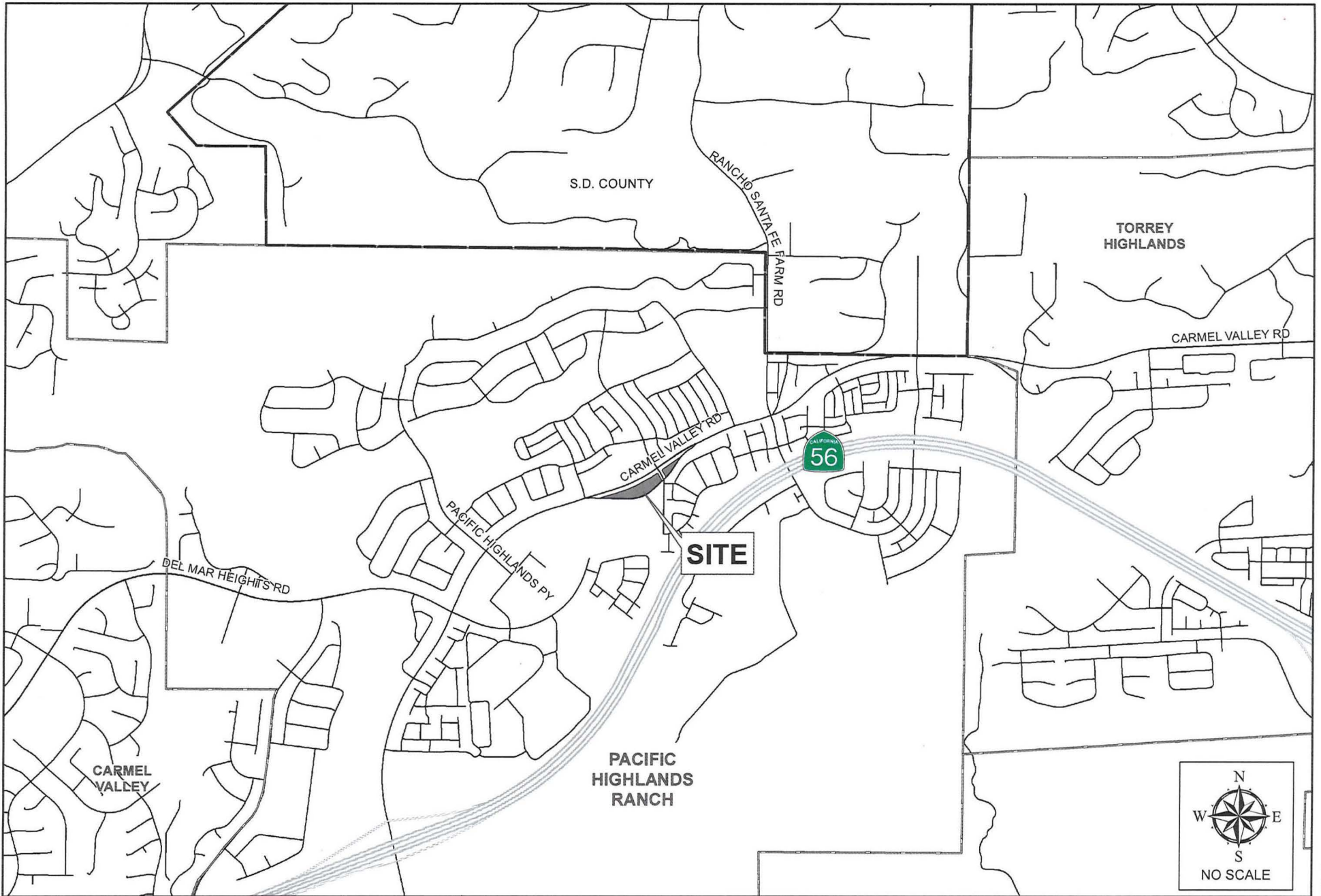
Elyse W. Lowe  
Deputy Director  
Development Services Department



Francisco Mendoza  
Development Project Manager  
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Vesting Tentative Map/Site Plan
5. Site Plan/Landscape Plan
6. Draft Environmental Resolution
7. Draft Vesting Tentative Map Resolution with Findings
8. Draft Permit Resolution with Findings
9. Draft Vesting Tentative Map with Conditions
10. Draft Permit with Conditions
11. Remaining Project Plans (under separate cover)
12. Carmel Valley Community Planning Board recommendation
13. Ownership Disclosure Statement
14. Project Data Sheet



# PHR Subarea III - Location Map

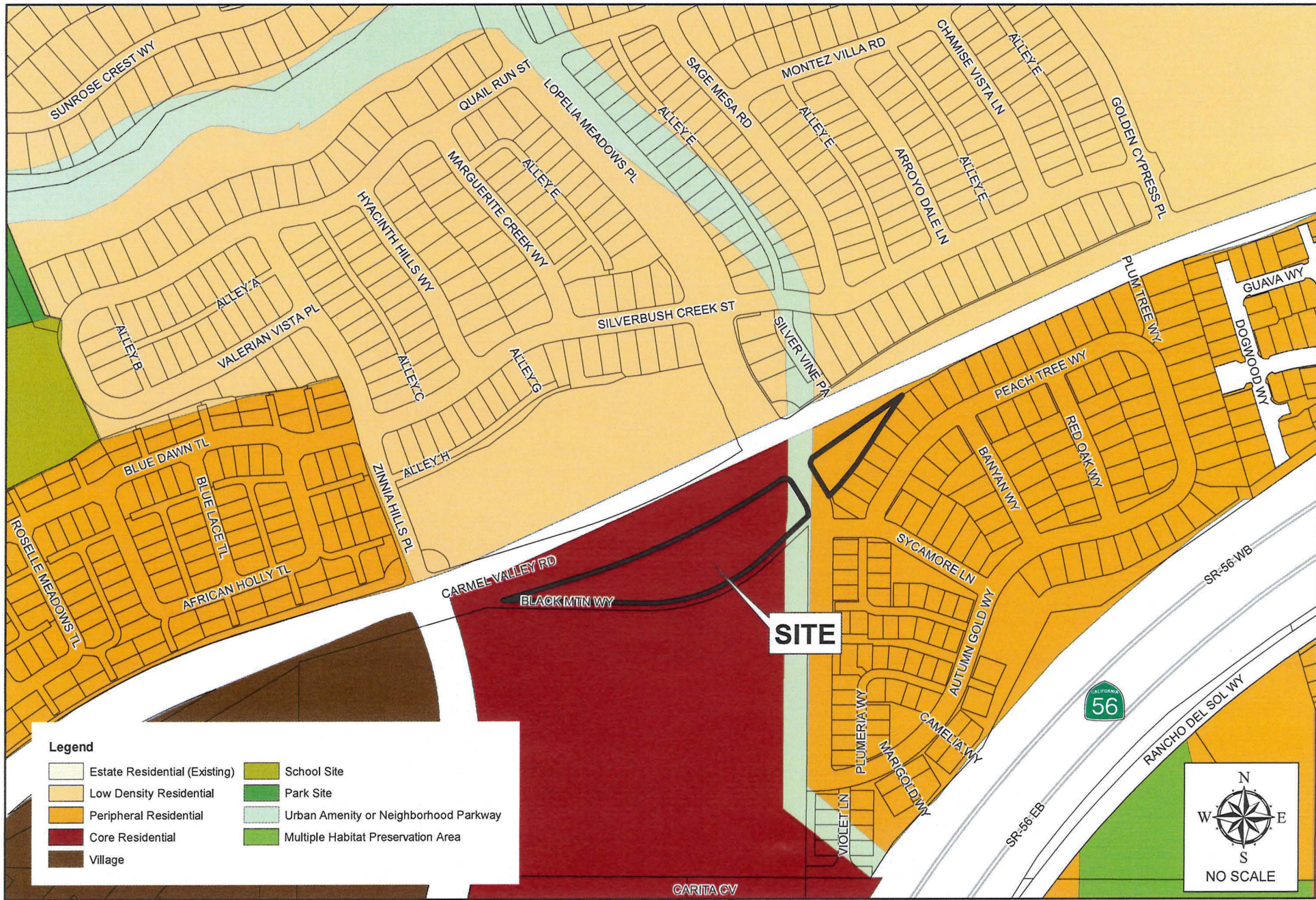
CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Map Document (L:\GIS\POI\Community\_Projects\Encanto\encanto\_locationmap.mxd)  
9/7/2007 - 8:50:07 AM



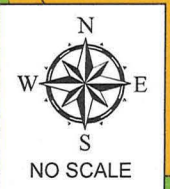
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE CITY OF SAN DIEGO AND SAGIS MAKE NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Copyright © 2007. All Rights Reserved. The product and service information shown on this map is based on information provided to the City of San Diego by the San Diego Regional Information System which is used to reproduce the vector portions of this map. The product and service information shown on this map is based on information provided to the City of San Diego by the San Diego Regional Information System which is used to reproduce the vector portions of this map.





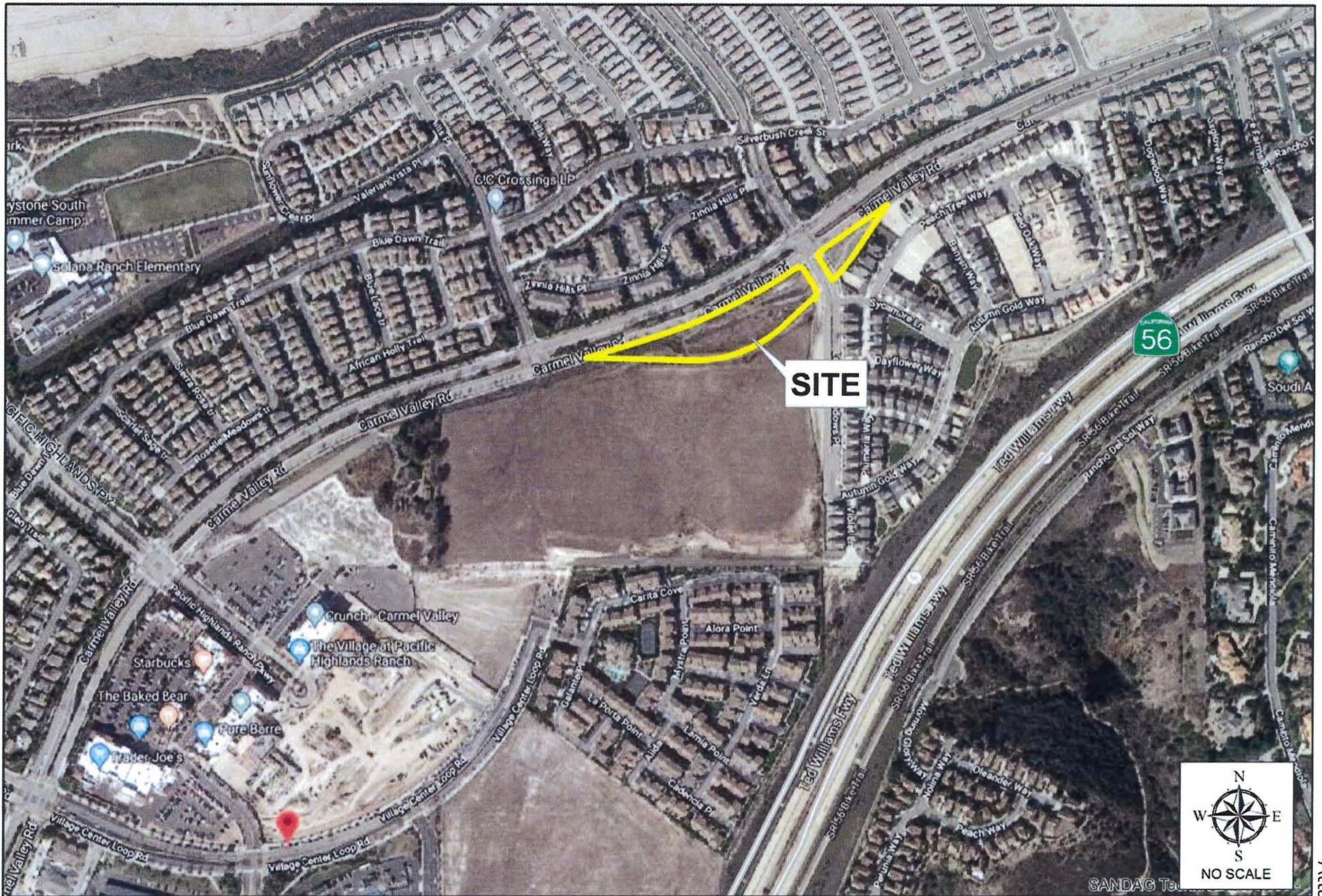
**SD** **PHR Subarea III - Land Use Map**  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Map Document (L:\GIS\POIS\Community\_Projects\Encanto\encanto\_4\citymap.mxd)  
 8/7/2007 - 8:50:37 AM



**SARIGIS**  
 THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE CITY OF SAN DIEGO AND SARIGIS MAKE NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR A PARTICULAR PURPOSE. Copyright Sarigis, All Rights Reserved.  
 This product may contain information from the SANDAG Regional Information System which is used by permission under license from SANDAG.  
 This product may contain information which has been reproduced with permission from the Thomas Data, Inc.





# PHR Subarea III - Aerial Map

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

SANDAG TEL: 619-594-6000 FAX: 619-594-6001



This map is an approximation of the actual site location. It is not intended to be used as a legal document. The City of San Diego is not responsible for any errors or omissions on this map. The user assumes all responsibility for the use of this map.





United States, CA, San Diego Co.  
Carmel Valley

56



## PHR Subarea III - Aerial Map 2

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

MAP DOCUMENT ID: 641743; Location: 3100000, 4000000; Document Date: 9/2007; 8 10 07 AM



San Diego is a registered trademark of the City of San Diego. All other trademarks are the property of their respective owners. The City of San Diego is not responsible for any errors or omissions in this document. This document is provided for informational purposes only. The City of San Diego is not responsible for any errors or omissions in this document. This document is provided for informational purposes only. The City of San Diego is not responsible for any errors or omissions in this document. This document is provided for informational purposes only.





United States, CA, San Diego Co., Carmel Valley



**PHR Subarea III - Aerial Map 3**  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

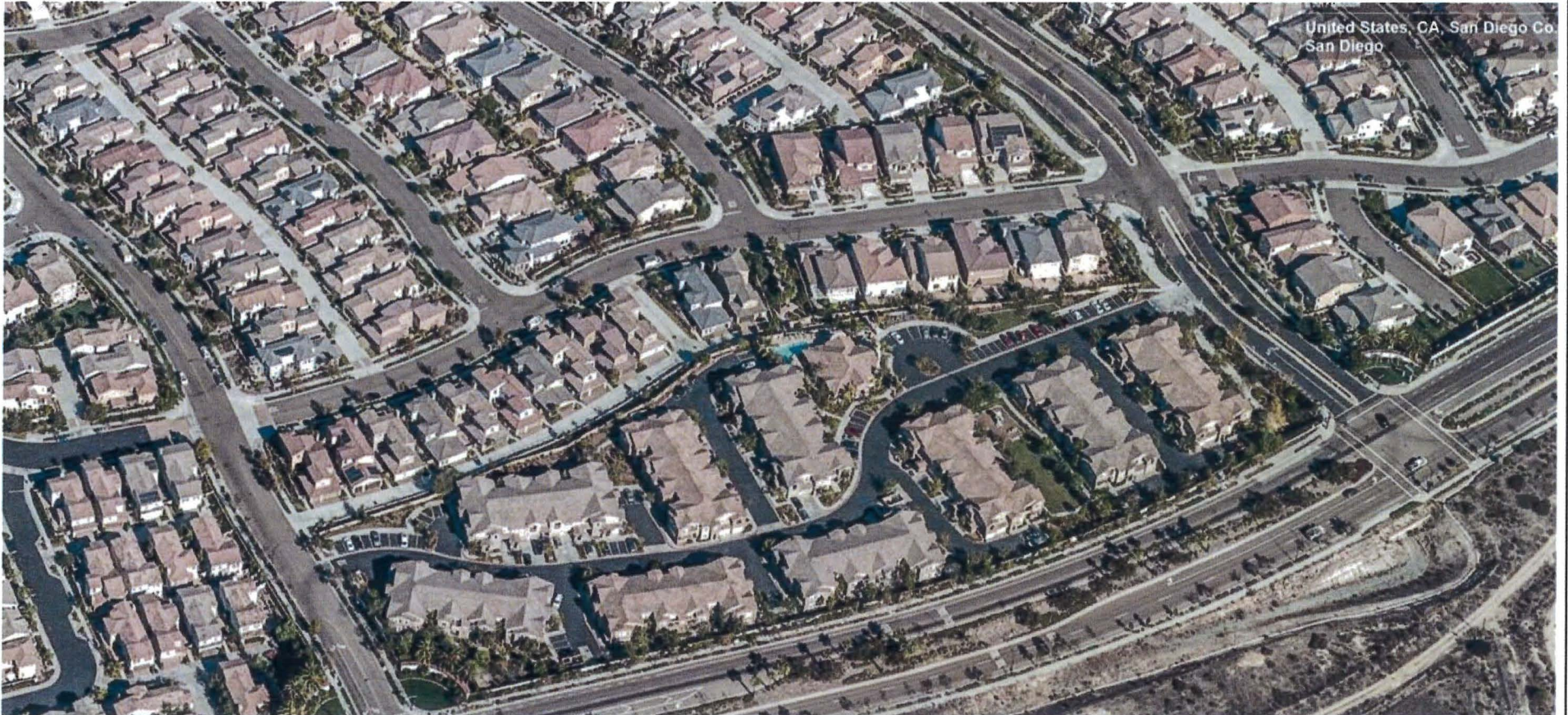
Map Information: City of San Diego, Project: Aerial Photos, Copyright: 2007, 9/2007, 8/9/07 AM



SanGIS is the City of San Diego's GIS system. It is a web-based system that provides a user-friendly interface for accessing and analyzing spatial data. The system is used by City staff and the public to view and analyze geographic information. The system is a part of the City's Information Technology Infrastructure. The system is a part of the City's Information Technology Infrastructure. The system is a part of the City's Information Technology Infrastructure.

Attachment 3





# PHR Subarea III - Aerial Map 4

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

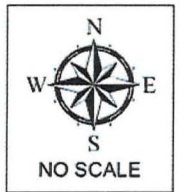
Map Location: Aerial Map 4, PHR Subarea III, San Diego, CA. Date: 8/20/17. 8:50:47 AM



This map is for informational purposes only. It is not intended to be used for any other purpose. The City of San Diego is not responsible for any errors or omissions on this map. The user assumes all liability for any use of this map. This product is provided as a service to the public and is not intended to be used for any other purpose. © 2017 City of San Diego. All rights reserved.



United States, CA, San Diego Co.,  
Carmel Valley



## PHR Subarea III - Aerial Map 5

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Map Location: 4. GIS Data: LARSEN, 1/2007. Project: PHR Subarea III, 1/2007. Scale: 1:10,000.

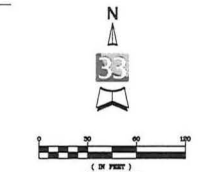
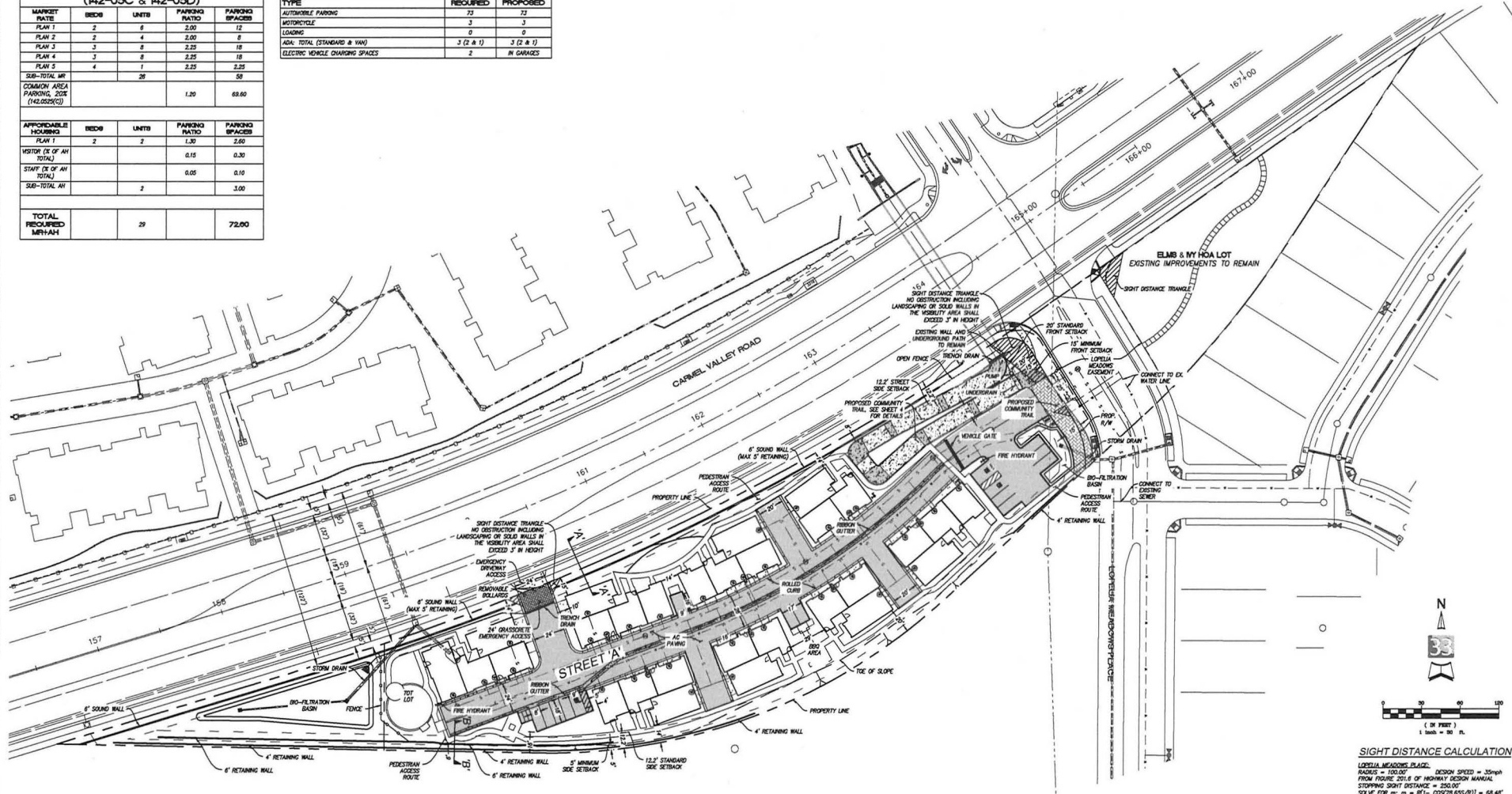


This map is for informational purposes only. It is not intended to be used for any legal or financial purposes. The City of San Diego does not warrant the accuracy or completeness of the information presented on this map. The user assumes all responsibility for the use of this map. For more information, please contact the City of San Diego, Department of Development Services, at (619) 458-3000.



REQUIRED PARKING SPACES (142-05C & 142-05D)				
MARKET RATE	BEDI	UNITS	PARKING RATIO	PARKING SPACES
PLAN 1	2	8	2.00	16
PLAN 2	2	4	2.00	8
PLAN 3	3	8	2.25	18
PLAN 4	3	8	2.25	18
PLAN 5	4	1	2.25	2.25
SUB-TOTAL MR		28		58
COMMON AREA PARKING, 20% (142-05C)			1.20	68.60
<b>APPROXIMATE HOUSING</b>				
PLAN 1	2	2	1.20	2.60
VISITOR (K OF AH TOTAL)			0.15	0.30
STAFF (K OF AH TOTAL)			0.05	0.10
SUB-TOTAL AH	2			3.00
<b>TOTAL REQUIRED MR/AH</b>				
		29		72.60

PROVIDED PARKING SPACES		
TYPE	REQUIRED	PROVIDED
AUTOMOBILE PARKING	72	72
MOTORCYCLE	3	3
LOADING	0	0
ADK TOTAL (STANDARD & HND)	3 (2 & 1)	3 (2 & 1)
ELECTRIC VEHICLE CHARGING SPACES	2	IN GARAGES



**SIGHT DISTANCE CALCULATION**  
 LOSPELA MEADOWS BLADE: WIDTH = 100' FT. DESIGN SPEED = 35mph FROM FIGURE 201.6 OF HIGHWAY DESIGN MANUAL STOPPING SHORT DISTANCE = 250' STOP SOLE FOR m = m = R^2 - C/D(26.655/R^2) = 68.48' MAXIMUM VALUE FOR m IS 34'

THE REQUIRED DISTANCE OF 34' FROM THE CENTER-LINE OF THE EXISTING LANE OF LOSPELA MEADOWS BLADE TO ANY OBSTRUCTION IS PROVIDED. CLEAR LINE OF SIGHT IS AVAILABLE FROM LOSPELA MEADOWS BLADE TO THE PROPOSED INTERSECTION AT RANCHO MILAGRO ROAD.

**LEGEND:**

- T.M. BOUNDARY
- RIGHT OF WAY
- LOT LINE
- DAUGHTER LINE (LIMIT OF WORK)
- PROPOSED EASTERN SCALE
- PROPOSED STORM DRAIN AND INLET
- PROPOSED SIDEWALK
- PROPOSED TRAIL AND LANDING
- EXIST. UTILITY EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED COMMUNITY TRAIL
- PROPOSED WATER SERVICE & METER
- PROPOSED FIRE HYDRANT
- PROPOSED END CAP
- PROPOSED TRUST BLOCK
- PROPOSED SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED PEDESTRIAN PATH

**FIRE DEPARTMENT NOTES:**

- A THREE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE PERIMETER OF THE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- SAN DIEGO MUNICIPAL CODE SECTION 44.0407 REQUIRES FIRE HYDRANT LOCATIONS TO 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.
- PHYSICAL PROTECTIONS IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 05-11.
- THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PARKING OF CURBS FOR POLICE A-14-1.
- AN APPROVED VEHICLE STRIKE DETECTION SYSTEM, WITH ANTI-KICKDOWN OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLES MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW UNHINDERED ACCESS TO ALL HYDRANTS, VALVES, PUMP DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER HEADS, ALARM CONTROL PANELS, RESCUE WINCHES AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BURNING PLANTS SHALL NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONING OF ALARM BELLS, BURNS OR STROKES.

**TRAFFIC CONTROL PERMIT NOTE:**

- PROVIDE TO ANY WORK STOPPING IN THE CITY STREET RIGHT-OF-WAY, THE APPLICANT SHALL APPLY FOR A "TRUCK RIGHT-OF-WAY" PERMIT FOR TRAFFIC CONTROL.

NOTE:  
FOR STREET SECTIONS SEE SHEET 1 & 2

PREPARED IN THE OFFICE OF:  
**latitude 33**  
 PLANNING & ENGINEERING  
 2010 Main Street, Suite 200  
 San Diego, CA 92101



MATTHEW J. SEVIC  
 REG. 71079 EXP. 08-30-17

Prepared By: **LEITRICE 33 PLANNING AND ENGINEERING**  
 Name: **LEITRICE 33 PLANNING AND ENGINEERING**  
 Address: **9901 HERBERT STREET 2ND FLOOR**  
 SAN DIEGO, CA 92121  
 Phone #: **(619) 211-5533**  
 Fax #: **(619) 211-0834**

Project Address: **SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LOSPELA MEADOWS BLADE**

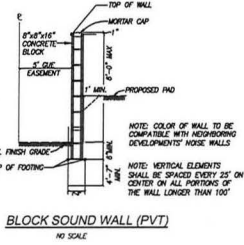
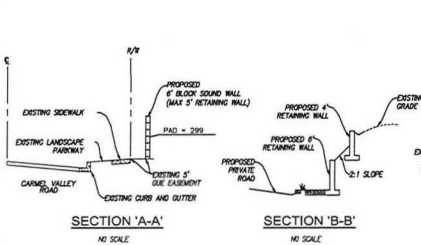
Project Name: **RANCHO MILAGRO**

Sheet Title: **VESTING TENTATIVE MAP**  
**SITE PLAN**

Revision 14: \_\_\_\_\_  
 Revision 13: \_\_\_\_\_  
 Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: **06-31-2017**  
 Revision 2: \_\_\_\_\_  
 Revision 1: **05-04-2017**

Original Date: **08-03-2017**

Sheet **3** of **21**





# Landscape Concept Plan

## PLANT LEGEND

### Botanical Name - Common name - WUCOLS Zone

- Entry Accent Trees - 48" Box Size Minimum**
  - Quercus agrifolia - Coast Live Oak - L
- Interior Street Trees - Evergreen**
  - Arbutus Menziesii - No Common Name - M
- Large Canopy Trees**
  - Albizia julibrissin - Silk Tree - L
- Small Vertical Trees**
  - Tristania conferta - Brisbane Box - M
  - Baccharis variegata - Orchid Tree - M
  - Prunus laurocerasus - Purple Leaf Plum - M
  - Arbutus unedo - Strawberry Tree - L
  - Lagerstroemia indica - Crape Myrtle - M
- Slope Trees**
  - Rhus lancea - African Sumac - L
  - Prunus lyonii - Catalina Cherry - L
  - Alnus incana - Guggenmoss Tree - L
  - Arctostaphylos Spp. - Manzanita - L
- Palm Accent Tree**
  - Syagrus romanzoffiana - Queen Palm - M
- Existing Tree To Remain**
- Vertical Tree Form Accent Shrub**
  - Podocarpus Neri - Shady Yew Pine - M
  - Ligustrum Texanum - Texas Privet - M
- Slope Ground Cover - Flats/1 galls size**
  - Baccharis spp. - Dwarf Coyote Brush - L
  - Ceanothus spp. - California Wild Lilac - L
  - Rosmarinus Prostratus - Prostrate Rosemary - L
- Turf**
  - Marathon Dwarf Fescue - H
- Slope Shrubs - 1 galls size**
  - Arctostaphylos Spp. - Manzanita - L
  - Amplex spp. - Saltbush - L
  - Ceanothus spp. - California Wild Lilac - L
  - Heteromeles arbutifolia - Toyon - L
  - Rhamnus californica - Coffeeberry - L
  - Salvia spp. - Sage - L
- Ornamental Ground Cover - Flats/1 galls size**
  - Alopecurus - Blue Elf - Blue Elf Alopecurus - L
  - Carex tumidicola - Bamboo Grass - L
  - Festuca Glauca - Blue Fescue - L
  - Juncus Patens - California Grey Rush - L
  - Senecio serpens - Chalk Sticks - L
- Detention Basin**
  - Carex pensis - Sand Dune Sedge - M
  - Juncus patens - California Grey Rush - L
- Vines - (Not Shown)**
  - Hardenbergia violacea - Lilac Vine - L
  - Lonicera Japonica - Japanese HoneySuckle - L
  - Macfadyena Unguis-cati - Cat's Claw - L

## SHRUB PLANTINGS

- Tall Shrubs - 5 galls size**
  - Agave attenuata - Foxtail Agave - L
  - Agave victoriae-reginae - Queen Victoria Agave - L
  - Ayoyote hungana - Blue Hibiscus - L
  - Boucautia recurva - Bottle Palm - L
  - Bougainvillea Roseana - Bougainvillea - L
  - Bougainvillea Torch Glow - Bougainvillea - L
  - Callistemon Lima John - Lima John Eucalyptus - L
  - Euphorbia T. Sticks on Fire - Penobush - L
  - Furcraea F. mediodiurna - Mauritius Hemp - L
  - Hakea Suvaeolens - Sweet Hakea - L
  - Leucadendron S. Summer Red - Red Cone Bush - L
  - Leucosiphon Spp. - Purple Sage - L
  - Myrtus Communis - True Myrtle - L
  - Nandina D. Compacta - Dwarf Heavenly Bamboo - L
  - Platanus F. - Juncus - Juncus - L
  - Raphanopis Indica - Indian Hawthorne - L
  - Rosmarinus Cvs. - Trailing Rosemary - L
  - Westringia Fendersonii - Coast Rosemary - L
  - Xylocopa Congestum - Shiny Xylocopa - L

## Smaller Accent Shrubs - 1 galls size

- Acacia Spp. - Canary Island Rose - L
- Callitriche Spp. - Rock Purslane - L
- Cassia Spp. - Natal Plum - L
- Chondrostemon Tectorum - Cape Reed - L
- Cistus Spp. - Rockrose - L
- Kalmia latifolia - Foli Plant - L
- Lantana Spp. - Lantana - L
- Mitrasacme Rigida - Deer Grass - L
- Phoradendron Rubrum - Red Mountain Grass - L
- Tagetes Lemmonii - Mountain Marigold - L

## Landscape Concept Statement:

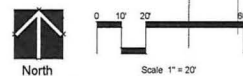
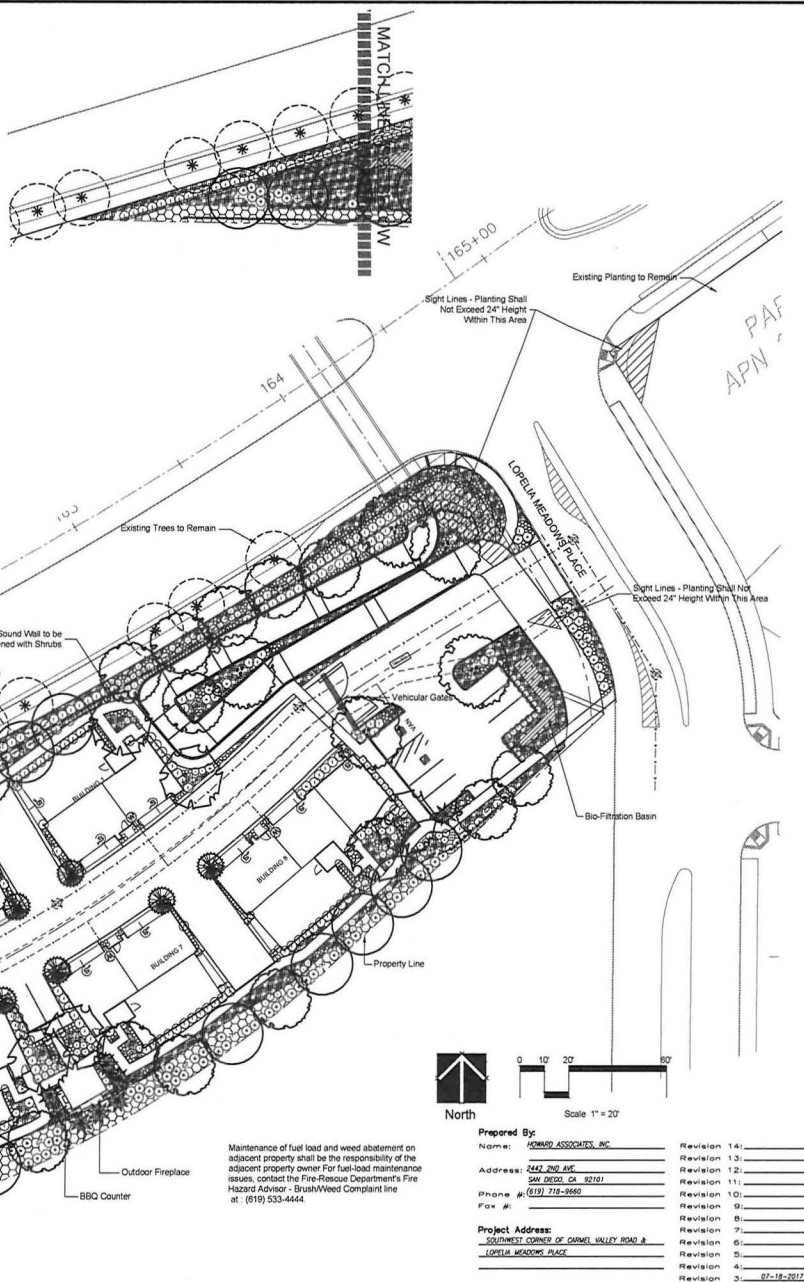
The landscape design has been developed to provide an essential work for residents of Rancho Milagro. The layout is based on mimicking the forms found in the architecture of the townhouses. This was accomplished by implementing curves and arches into the path design. The path weaves between buildings, open spaces, and the recreational areas. The planting was arranged to highlight focal points while maintaining privacy from walls and buildings. Plants have been selected as well for their drought tolerant nature.

## Standard Landscape Notes:

1. All landscape and irrigation shall conform to the standards of the Countywide Landscape Ordinance and the City of San Diego Land Development Manual Landscape Standards, and all other landscape related City and regional standards.
2. MIM: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum of 3 inches, excluding slopes requiring revegetation per SDMG 142.0411.
3. A minimum root zone of 48" in area shall be provided for all trees. The minimum diameter for trees shall be 2" per SDMG 142.0423(5).
4. Existing trees to remain on site within 10ft of the area of work shall be protected in place. The following protection measures will be provided:
  1. A bright yellow or orange temporary fence will be placed around existing trees at the site line.
  2. Staking, lateral disturbance, vehicle use, and material storage of any kind is prohibited within the site line.
  3. A tree watering schedule will be maintained and documented during construction.
  4. All damaged trees will be replaced with one of equal or greater size.
5. Tree root barriers shall be installed where trees are placed within 10 feet of public improvements including water, utility or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
6. All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be revegetated and irrigated as shown in Table 142.046 and in accordance with the standards in the San Diego Municipal Code, Section 142.0411. All required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or installation.
7. The irrigation system will be designed to afford optimum coverage for the majority of plant growth. The coverage will meet the water requirements for the selected plant material and within the plant spacing area. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed to be related to water conservation. Irrigation heads shall be chosen for maximum coverage with low evaporation and precipitation abilities. An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.042(3) for grass irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
8. Maintenance: All landscape shown on this plan shall be maintained by the property owner or HOA. The landscape areas shall be free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Damaged or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

## Minimum Street Tree Separation Distance

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SOCKET LINES	10'
ADJACENT UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'



Maintenance of fuel load and weed abatement on adjacent property shall be the responsibility of the adjacent property owner. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed Compliant line at: (619) 533-4444.

Prepared By: HOWARD ASSOCIATES, INC.  
 Name: 2442 200 AVE.  
 Address: SAN DIEGO, CA 92101  
 Phone #: (619) 718-8660  
 Fax #:

Project Address: SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LORELIA MEADOWS PLACE

Project Name: RANCHO MILAGRO

Revision 14:  
 Revision 13:  
 Revision 12:  
 Revision 11:  
 Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3: 07-18-2017  
 Revision 2: 06-15-2017  
 Revision 1: 05-22-2017

Original Date: 07-01-2017

Sheet 8 of 21  
 SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN

# Rancho Milagro

PLANNING COMMISSION RESOLUTION NUMBER \_\_\_\_\_-PC-1  
DATE OF FINAL PASSAGE DECEMBER 14, 2017

A RESOLUTION ADOPTING FINDINGS AND MITIGATION  
MONITORING AND REPORTING PROGRAM FOR THE  
RANCHO MILAGRO AMENDMENT, PROJECT NO. 535820

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

WHEREAS, the City of San Diego Planning Commission had previously adopted subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077 on January 21, 2016 by Resolution No. 4756-PC-1; and

WHEREAS, PHR VILLAGE II, LLC, a California limited liability company, Owner/Permittee, submitted an application to the Development Services Department for a Vesting Tentative Map and Planned Development to subdivide the 2.69-acre site into three lots for residential development and to construct 31 residential dwelling units (the Rancho Milagro Amendment project) (Project No. 535820); 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 City of San Diego Planning Commission on December 14, 2017; and

WHEREAS, the project was analyzed within the scope of the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077; and

WHEREAS, in connection with the consideration of the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077; and

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it makes the following findings with respect to the Rancho Milagro Amendment project in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, section 15000 et seq.), that the findings reflect the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077 has been reviewed and considered by the Council:

- a) The proposed project will have no additional significant effect on the environment that was not identified in the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077, no new or additional mitigation measures or alternatives may be required, and the project is within the scope of the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077; and

- b) No substantial changes have occurred with respect to the circumstances under which the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077 was certified and no new information, which was not known and could not have been known at the time that the Master Environmental Impact Report MEIR No. 96-7918 / SCH No. 97111077 for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area and the subsequent Findings for Rancho Milagro Project LDR No. 332547 / SCH No. 97111077 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 Council in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit A.

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

By

\_\_\_\_\_  
Francisco Mendoza  
Development Project Manager

**EXHIBIT A**

MITIGATION MONITORING AND REPORTING PROGRAM  
**RANCHO MILAGRO AMENDMENT – PROJECT NO. 535820**  
 VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT

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. 535820 shall be made conditions of the Rancho Milagro Amendment Project as may be further described below.

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

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

*Qualified biological monitor*  
*Qualified paleontological monitor*  
*Qualified acoustical 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 535820 and/or Environmental Document Number 535820, 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 would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Monitoring Reports	Biology site observation
Paleontology	Paleontology Reports	Paleontology site observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP inspections prior to Bond Release Letter

## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

In order to avoid potential impacts to Biological Resources, Paleontological Resources, and Noise, the following mitigation measures shall be implemented by the permit holder:

### **BIOLOGICAL RESOURCES (GENERAL BIRDS)**

Due to the potential for birds to nest within the disturbed Diegan coastal sage scrub habitat, impacts to migratory or nesting birds would be considered significant. Additionally, there is a potential for the project to have indirect impacts on nesting bird species due to noise levels and excess lighting generated during project construction. The following mitigation measure would reduce impacts to less than significant and would be consistent with the mitigation framework for the PHR Subarea Plan MEIR:

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 (CSVV). The CSVV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

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

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries

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

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

## V. Post Construction

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



- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**NOISE**

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 Owner/Permittee shall ensure the following to the satisfaction of the City of San Diego Development Services Department as discussed in the Noise Analysis (April 28, 2017) prepared by RECON Environmental, Inc.:

- A. In order to meet the City's 65 A-weighted decibels standard for exterior noise levels for outdoor areas, the project shall construct noise barriers at a height of four feet at the edge of each deck for Receivers 9, 10, 11, 12, and 17 located on the north side of the project site, adjacent to Carmel Valley Road identified in the Noise Analysis prepared for the project. For the remaining Receiver 3 located at the northwestern corner of the westernmost building of the project site, the project shall construct a noise barrier at a height of six feet, extending from the edge of the building approximately 2.5 feet to the east to the edge of the community trail segment. With incorporation of these barriers, exterior noise levels would be reduced to 65 CNEL or less. The barrier should be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. Examples of acceptable barrier materials include, but are not limited to, masonry block, wood frame with stucco, 0.5-inch-thick Plexiglas®, or 0.25-inch-thick plate glass. If transparent barrier materials are used, no gaps shall occur between the panels.

**PUBLIC SAFETY**

Prior to any grading activities, the applicant shall provide a letter from the County Environmental Health Department Vector Surveillance and Control Division (VSCD) to the environmental review manager of LDR verifying that a vector control program has been designed. Elements of the program may include, but not be limited to the following:

- A. The detention basins shall be kept free of debris, high concentrations of nutrients which could contribute to alga blooms, and organic floatage. Any emergent



vegetation (e.g., cattails and bulrushes) shall be removed only as necessary to control the mosquito problem.

- B. Non-natural runoff to the detention basin shall be minimized by proper drainage patterns to prevent excessive organic material from entering.
- C. Although the above measures are designed to minimize the potential for mosquito breeding in the on-site retention basins and control mosquito populations, active control measures may be necessary at times. This would include the application of a mosquito fog or insecticide spray. The use of this measure should be minimized to avoid reducing populations of other insects. Use of spray application shall be minimal and shall require coordination with VSCD, USFWS, and CDFG.
- D. Maintenance of the detention basins shall be the responsibility of a homeowners association or similar maintenance district.

DRAFT

PLANNING COMMISSION RESOLUTION NUMBER \_\_\_\_\_-PC-2

VESTING TENTATIVE MAP NO. 1884168,  
**RANCHO MILAGRO AMENDMENT - PROJECT NO. 535820 [MMRP]**  
(AMENDMENT TO VESTING TENTATIVE MAP NO. 1164060)

WHEREAS, PHR VILLAGE II, LLC, a California limited liability company, Subdivider, and MATTHEW J. SEMIC, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1884168). The project site is located south of Carmel Valley Road, between Lopelia Meadows Place and Zinnia Hills Place, [6250 1/3 Black Mountain Way APN: 305-021-29-00] in the RT-1-2, RM-1-2, and AR-1-1 Zones of the Pacific Highlands Ranch Community Planning area. The property is legally described as Lot 190 of Pacific Highlands Ranch Unit No. 21, according to Map thereof No. 15815, filed February 24, 2011; and

WHEREAS, the Map proposes the Subdivision of a 2.69-acre site into three lots for residential 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 29; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1884168, and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1884168:

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

The project site is located in the City of San Diego, north of State Route 56, east of Interstate 5, south of Carmel Valley Road and west of Lopelia Meadows. The property is within the Pacific Highlands Ranch Subarea Plan. Overall the project implements the relevant goals and policies of the General Plan and Pacific Highlands Ranch Subarea Plan (Subarea Plan) by creating a twenty-nine-unit residential development on the 2.69-acre site. In addition, the project will provide a pedestrian connection to the existing community trail undercrossing. The trail provides pedestrians a connection to the Neighborhood Parkway located on Lopelia Meadows Place.

The Rancho Milagro project (Project) site is designated for Core Residential development by the Subarea Plan. Under the Subarea Plan the Core Residential designation identifies residential areas that include diverse housing products such as small-lot single dwelling unit homes, duplexes, triplexes and townhouse/flat combinations. The proposed project is a multiple dwelling unit product which is consistent with the intent of the Subarea Plan. Pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole. The Subarea Plan proposes to connect McGonigle Canyon to the urban amenity with a neighborhood parkway which will be approximately 100 feet wide. The neighborhood parkway will include a connector street as well as benches, trails and paths that connect the Multi-Habitat Planning Area and the development area on the south side of SR-56 with the remainder of the Subarea Plan. The pathway will accommodate both pedestrians and bicyclists. The Project is located just west of Lopelia Meadows Place which is the proposed north/south neighborhood parkway proposed in the Subarea Plan. The Project will connect to the neighborhood parkway and pathway via the existing undercrossing at the intersection of Street A and Lopelia Meadows Place. The Project will contribute to the community trail system and will provide a pedestrian connection to the neighborhood parkway located on Lopelia Meadows Place.

The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of the City and its neighborhoods. The proposed Project will build upon the existing community, and provide a compact, efficient and environmentally suitable pattern of development for this neighborhood.

The Project will also implement the specific General Plan policy for Residential Design which recommends creating "incorporating a variety of unit types in multifamily projects", as well as the Subarea Plan Land Use goals by providing a wide range of housing types and affordability in the

Town Center. The Project will provide five unit types with a range of two to four bedrooms within three different building configurations, including providing onsite affordable housing. The project will also implement the specific General Plan policy for Residential Design which recommends providing “transitions of scale between higher-density development and lower-density neighborhoods.” The Project is within the Town Center and provides multiple dwelling units at a scale that is in between the high density mixed-use Village core area to the west and the single family residential areas to the east.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly streets, site and building designs, and a safe and comprehensive local and regional bikeway network. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space has also been incorporated into the site design through the connection of the neighborhood parkway path via the existing undercrossing at the private driveway to the Project and Lopelia Meadows Place.

The Project proposes multiple dwelling unit homes in the Town Center of the community planning area. The twenty-nine units will be developed south of Carmel Valley Road and developed as multiple dwelling units in eight buildings. Therefore, the proposed Subdivision is consistent with policies, goals, and objectives of the applicable land use plan.

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

The proposed 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 requirements of the development criteria for the RM-1-2 zone and Core Residential land use designation of the Pacific Highlands Ranch Subarea Plan, with two deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed will require a deviation to overall structure height and retaining wall height.

The Project requests a deviation for overall structure height to allow buildings at a height of 32.5 feet where SDMC section 131.0431 (Table 131.04G) limits structure height to a maximum of 30 feet in the RM-1-2 Zone. The site has unique constraints in that it is irregularly shaped, a long and narrow configuration with extensive street frontage, a result of the adjusted public right-of-way for Carmel Valley Road and the trail connection under Carmel Valley Road. The proposed buildings have been designed to efficiently utilize the site and the Project would provide a medium density product type not typically found within Pacific Highlands Ranch. This medium density community would offer an effective transition between the high-density mixed-use Village and lower density single-family homes. The buildings have been designed with architectural variation and articulation to reduce their apparent mass, and the scale of the proposed buildings are consistent with surrounding developments which are generally from 27 to 31 feet in height.

The Project would extend the Community Trail from under Carmel Valley Road up onto the site at the northern corner of the property, representing an 18 foot change in grade, from approximately 282' elevation at a subterranean level to 300' elevation at street level. Per SDMC Section 142.0340

("Retaining Wall Regulations in All Zones"), retaining wall height within the front and street side yards is limited to a maximum of three feet; outside of these required setback areas, a retaining wall may be no higher than twelve feet. To comply with regulations regarding the maximum percent of grade allowed to accommodate ADA access, and facilitate the 18 foot change in grade from under Carmel Valley Road to the street level, retaining wall heights of up to 17 feet are required. However, these retaining walls would mostly be below the public street, practically imperceptible from public vantage points.

Without these deviations, the project would result in a less desirable design. A design strictly adhering to the RM-1-2 regulations and general regulations for retaining wall heights would result in a site with fewer and smaller units (and by default, fewer affordable dwelling units), less garage space, more open parking, and reduced open space and landscaping. The proposed deviations are appropriate for this location and would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Further, the Community would benefit by the project's extension of the Community Trail as it crosses under Carmel Valley Road. Staff supports that the proposed deviations would result in a comprehensively better project, and one that would remain consistent with the goals and recommendations of the Pacific Highlands Ranch Subarea Plan and General Plan.

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

The Subarea Plan designates the project site for Core Residential uses. The Rancho Milagro project site is located on a 2.69-acre site east of the Town Center. The site is zoned RM-1-2, AR-1-1 & RT-1-2. The areas of the site to be developed with the multiple dwelling units are zoned RM-1-2. The existing elevations on the site range from approximately 282 feet above mean sea level on the easterly end of the site to approximately 308 feet above mean sea level on the westerly portion of the site. To the north is a multi-dwelling unit development, to the east is a single dwelling unit subdivision, to the south is an undeveloped property, and to the west is a single dwelling unit subdivision. Portions of the project site were graded in accordance with improvements to Carmel Valley Road. There are no geologic hazards on the site. The site is of sufficient size to accommodate the multiple dwelling units and the proposed density, is zoned for the type of development and proposed density, is a reasonably level graded property and will be served by all necessary public improvements necessary to accommodate the development. Therefore, the site is physically suitable for the type and density of the proposed development.

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

The Rancho Milagro project site was previously analyzed in Master Environmental Impact Report (MEIR) No. 96-7918 and a portion of the site was subsequently graded with the improvement of Carmel Valley Road. There are no sensitive habitats, species or water courses on-site. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that no such resources exist on the site.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**



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

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

The design of the subdivision, the Project and its related site improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision specifically because the site contains no public easements.

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

The design of the subdivision, the Project and related site improvements, will provide, to the extent feasible, for future passive or natural heating and cooling opportunities. The proposed subdivision of the 2.69-acre parcel into three lots for twenty-nine multiple dwelling unit structures will not impede or inhibit any future passive or natural heating and cooling opportunities of other properties in the surrounding area. Design and construction of the proposed buildings will not impede or inhibit any future passive or natural heating and cooling opportunities. As a result of the design of the proposed subdivision, each structure to be constructed on the site will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The design of the subdivision, the Project and the related site improvements will meet a need in the community for multi-family development consistent with the designation of the Subarea Plan. The effects of the proposed subdivision on the housing needs of the region will be to improve the variety of housing types for the city's population. Pursuant to the Housing Element of the Pacific Highlands Ranch Subarea III Plan, the proposed Project will provide affordable housing units. The Housing Element of the Pacific Highlands Ranch Subarea III Plan requires twenty percent of the units be provided for occupancy by and at rates affordable to families earning no more than sixty five percent of the median area income. The proposed Project is consistent the Pacific Highlands Ranch Subarea III Plan Housing Element and more specifically, the Master Affordable Housing Program entered into with the City, the Housing Commission and the Owner. The property owner previously



transferred fifty-five dwelling units to the Pacific Highlands Ranch Village, including thirteen affordable dwelling units, including the two required for the previous ten single family dwelling units approved on the site. The property owner will transfer nineteen dwelling units from three offsite property owners, including their remaining associated affordable housing requirements. The additional required affordable dwelling units for the Project will be built onsite in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea Plan. The proposed subdivision is balanced against the needs for public services and the available fiscal and environmental resources.

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 of the City of San Diego, Vesting Tentative Map No. 1884168, is hereby granted to PHR Village II, Subdivider, 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. 24007181

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_-PC-3  
PLANNED DEVELOPMENT PERMIT NO. 1884169  
**RANCHO MILAGRO AMENDMENT – PROJECT NO. 535820 [MMRP]**  
(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 12852)

WHEREAS, PHR VILLAGE II, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to develop twenty-nine condominium dwelling units, two of which shall be affordable units, within eight buildings and two offsite affordable units, for a total of 31 dwelling units, with deviations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1884169), on portions of a 2.69-acre site; and

WHEREAS, the project site is located at the southwest corner of Carmel Valley Road and Lopelia Meadows Place in the AR-1-1, RM-1-2, and RT-1-2 Zones of the Pacific Highlands Ranch Community Plan; and

WHEREAS, the project site is legally described as Lot 190 of Pacific Highlands Ranch Unit No. 21, according to Map thereof No. 15815, filed February 24, 2011; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1884169 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 December 14, 2017.

**A. PLANNED DEVELOPMENT PERMIT SDMC Section 126.0605**

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

The project site is located in the City of San Diego, north of State Route 56, east of Interstate 5, south of Carmel Valley Road and west of Lopelia Meadows. The property is within the Pacific Highlands Ranch Subarea Plan. Overall the project implements the relevant goals and policies of the General Plan and Pacific Highlands Ranch Subarea Plan (Subarea Plan) by creating a 31 multi-family dwelling units with 29 to be constructed on the site and two to be constructed offsite at another property on the 2.69-acre site. In addition, the project will provide a pedestrian connection under Carmel Valley Road to the existing community trail. The extension of the trail will provide pedestrians a connection to the Neighborhood Parkway located on Lopelia Meadows Place.

The Rancho Milagro project (Project) site is designated for Core Residential development by the Subarea Plan. As described by the Subarea Plan, the Core

Residential designation identifies residential areas which include diverse housing products, such as small-lot single dwelling unit homes, duplexes, triplexes and townhouse/flat combinations. The Project is a multiple dwelling unit product consistent with the intent of the Subarea Plan for this location. Pedestrian activity within these areas is important to achieve an integration of each neighborhood into the community as a whole. The Subarea Plan proposes to connect McGonigle Canyon to the urban amenity with a neighborhood parkway which will be approximately 100 feet wide. The neighborhood parkway will include a connector street as well as benches, trails and paths connecting to the Multi-Habitat Planning Area and the development area on the south side of SR-56 with the remainder of the Subarea Plan. The pathway will accommodate both pedestrians and bicyclists. The Project is located west of Lopelia Meadows Place which is the proposed north/south neighborhood parkway proposed in the Subarea Plan. The Project will connect to the neighborhood parkway and pathway via the existing under-crossing at the intersection of Street A and Lopelia Meadows Place. The Project will contribute to the community trail system and will provide a pedestrian connection to the neighborhood parkway located on Lopelia Meadows Place.

The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development; and the physical, social, and cultural diversity of the City and its neighborhoods. The proposed Project will build upon the existing community, and provide a compact, efficient and environmentally suitable pattern of development for this neighborhood.

The Project will also implement the specific General Plan policy for Residential Design which recommends creating "*incorporating a variety of unit types in multifamily projects*", as well as the Subarea Plan Land Use goals by providing a wide range of housing types and affordability in the Town Center. The Project will provide five unit-types with a range of two to four bedrooms within three different building configurations, including providing onsite and offsite affordable housing. The Project will also implement the specific General Plan policy for Residential Design which recommends providing transitions of scale between higher-density development and lower-density neighborhoods. The Project is within the Town Center and provides multiple dwelling units at a scale that transitions between the high density mixed-use Village core area to the west and the single family residential areas to the east.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walk-able communities with pedestrian-friendly streets, site and building designs, and a safe and comprehensive local and regional bikeway network. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space is incorporated into the site design through the connection of the neighborhood parkway path via the existing under-crossing at the private driveway to the Project and Lopelia Meadows Place. The design of the project

as described above and on the project plans 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 determined to be 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 proposed 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 requirements of the development criteria for the RM-1-2 zone and Core Residential land use designation of the Pacific Highlands Ranch Subarea Plan, with two deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed will require a deviation to overall structure height and retaining wall height.

DEVIATIONS SUMMARY		
Project Element	Development Standard	Proposed Deviation
Structure Height SDMC §131.0444	30 feet max.	32.5 feet
Retaining Wall Height SDMC §142.034	Front yard/Street: 3 feet max.	10 feet
	Outside Req'd Yard: 12 feet max.	17 feet



The Project requests a deviation for overall structure height to allow buildings at a height of 32.5 feet where SDMC section 131.0431 (Table 131.04G) limits structure height to a maximum of 30 feet in the RM-1-2 Zone. The site has unique constraints in that it is irregularly shaped, a long and narrow configuration with extensive street frontage, a result of the adjusted public right-of-way for Carmel Valley Road and the trail connection under Carmel Valley Road. The proposed buildings have been designed to efficiently utilize the site and the Project would provide a medium density product type not typically found within Pacific Highlands Ranch. This medium density community would offer an effective transition between the high-density mixed-use Village and lower density single-family homes. The buildings have been designed with architectural variation and articulation to reduce their apparent mass, and the scale of the proposed buildings are consistent with surrounding developments which are generally from 27 to 31 feet in height.

The Project would extend the Community Trail from under Carmel Valley Road up onto the site at the northern corner of the property, representing an 18 foot change in grade, from approximately 282' elevation at a subterranean level to 300' elevation at street level. Per SDMC Section 142.0340 ("Retaining Wall Regulations in All Zones"), retaining wall height within the front and street side yards is limited to a maximum of three feet; outside of these required setback areas, a retaining wall may be no higher than twelve feet. To comply with regulations regarding the maximum percent of grade allowed to accommodate ADA access, and facilitate the 18 foot change in grade from under Carmel Valley Road to the street level, retaining wall heights of up to 17 feet are required. However, these retaining walls would mostly be below the public street, practically imperceptible from public vantage points.

Without these deviations, the project would result in a less desirable design. A design strictly adhering to the RM-1-2 regulations and general regulations for retaining wall heights would result in a site with fewer and smaller units, and by default, fewer affordable dwelling units, less garage space, more open parking, and reduced open space and landscaping. The proposed deviations are appropriate for this location and would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Further, the Community would benefit by the project's extension of the Community Trail as it crosses under Carmel Valley Road. Staff supports that the proposed deviations would result in a comprehensively better project, and one that would remain consistent with the goals and recommendations of the Pacific Highlands Ranch Subarea Plan and General Plan.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego, Planned Development Permit No. 1884169 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1884169, a copy of which is attached hereto and made a part hereof.

---

Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: December 14, 2017

IO#: 24007181

DRAFT

PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE MAP NO.1884168,  
RANCHO MILAGRO AMENDMENT - PROJECT NO. 535820 [MMRP]  
ADOPTED BY RESOLUTION NO.\_\_\_\_-PC-2 ON DECEMBER 14, 2017

**GENERAL**

1. This Vesting Tentative Map will expire December 29, 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. Prior to the Vesting Tentative Map expiration date, a Final Map to subdivide two lots shall be recorded in the Office of the San Diego County Recorder.
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 Subdivision shall conform to the provisions of Planned Development Permit No. 1884169.
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. The Subdivider shall comply with the affordable housing requirements of the Pacific Highlands Ranch Subarea Plan, which require that the project provide twenty percent (20%) of the pre-density bonus units as affordable ("Affordable Housing Requirements"). Subdivider shall assure the construction and occupancy of four (4) affordable Units ("Affordable Units"). Two (2) of the Affordable Units ("Onsite Affordable Units") shall be constructed on Pacific Highlands Ranch Units 22A. The other two (2) Affordable Units

("Offsite Affordable Units") shall be constructed as part of the Subdivider's 79 affordable unit project at the Village at Pacific Highlands Ranch. The four (4) Affordable Units satisfy the Affordable Housing Requirements for the twenty-seven (27) additional market rate units to be constructed on the Subdivider's Pacific Highlands Ranch Units 22A ("Additional Market Rate Units"). Prior to issuance of the first residential building permit for any of the twenty-seven (27) additional market rate units to be constructed on the Subdivider's Pacific Highlands Ranch Units 22A, the Subdivider shall comply with the requirements of this Section.

- a. To assure the construction and occupancy of the two (2) Onsite Affordable Units, Subdivider shall execute an agreement ("Affordable Housing Agreement"), subject to the approval of the President and CEO of the San Diego Housing Commission, or her/his designee, addressing the following issues. The Affordable Housing Agreement shall be recorded against Pacific Highlands Ranch Units 22A senior to all monetary liens. The Affordable Housing Agreement shall include all of the provisions of this Section and such other and further conditions as shall be required by the President and CEO of the San Diego Housing Commission to assure satisfaction of the Affordable Housing Requirements.

1. Performance security for the construction of the two (2) Onsite Affordable Units, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee;

2. The timing of the construction and occupancy of the Affordable Units, acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee, shall be included in the Affordable Housing Agreement, provided that such timing shall be comply with the following:

- A. Issuance of building permits for the two (2) Onsite Affordable Units shall occur on or before the earlier of: (i) the issuance of building permits for construction of the 14<sup>th</sup> Additional Market Rate Units; or (ii) eighteen (18) months after the issuance of the 1<sup>st</sup> residential building permit for the Additional Market Rate Units.

- B. Completion of construction of the two (2) Onsite Affordable Units shall occur upon the earlier of: (i) eighteen (18) months after the issuance of building permits for any of the two (2) Onsite Affordable Units; or (ii) the date which is eighteen (18) months after issuance of the 1<sup>st</sup> residential building permit for the Additional Market Rate Units.

- C. Occupancy of the two (2) Onsite Affordable Units shall occur not later than ninety (90) days after the completion of construction of the two (2) Onsite Affordable Units.

3. For "good cause" shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and



dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion.

- b. The two (2) Offsite Affordable Units shall be constructed as part of the Subdivider's 79 affordable unit project at the Village at Pacific Highlands Ranch. The Subdivider has already executed and recorded a declaration of covenants, conditions and restrictions ("Declaration") in first lien priority position against a portion of the Village at Pacific Highlands Ranch restricting the occupancy and affordability of 79 affordable units, two (2) of which are the Offsite Affordable Units, restricting the occupancy and affordability of those two (2) Offsite Affordable Units for a period of fifty-five (55) years. Subdivider shall execute and record a declaration of covenants, conditions and restrictions ("Declaration") in first lien priority position against the two (2) Onsite Affordable Units, restricting the occupancy and affordability of those two (2) Onsite Affordable Units for a period of fifty-five (55) years from the date of issuance of a certificate of occupancy. All of the two (2) Onsite Affordable Units shall be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. Area Median Income shall mean the area median income defined by the United States Department of Housing and Urban Development ("HUD") as the then current area median income for the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area, established periodically by HUD and published in the Federal Register, as adjusted for family size. The Declaration shall provide for the siting, mix and architecture nature of the two (2) Onsite Affordable Units.
- c. Subdivider shall execute and record a deed of trust the two (2) Onsite Affordable Units, assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the San Diego 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 President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion, if deemed essential to construction and/or operation of the two (2) Onsite Affordable Units, upon such terms and conditions as she/he may impose.
- d. Subdivider shall enter into and execute such other and further documents as the President and CEO of the San Diego Housing Commission, or her/his designee, shall require, from time to time, as may be needed to effectuate the Affordable Housing Requirements.

## **ENGINEERING**

8. The Subdivider shall grant a Pedestrian and Non-Motorized Vehicular Access Easement on the Final Map to the City of San Diego, satisfactory to the City Engineer.

9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Tentative Map shall comply with all conditions of Planned Development Permit No. 18841169.

#### **PUBLIC UTILITIES**

12. Prior to the recordation 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.

#### **MAPPING**

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. 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.

#### **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.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007181



**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: 24007181

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1884169  
**RANCHO MILAGRO AMENDMENT - PROJECT NO. 535820 [MMRP]**  
(Amending Planned Development Permit No. 1164061)  
PLANNING COMMISSION

This Planned Development Permit No. 188419 (amending Planned Development Permit No. 1164061) is granted by the Planning Commission of the City of San Diego to PHR VILLAGE II, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0605. The 2.69-acre site is located at the southwest corner of Carmel Valley Road and Lopelia Meadows Place in the AR-1-1, RM-1-2, and RT-1-2 Zones of the Pacific Highlands Ranch Community Plan. The project site is legally described as Lot 190 of Pacific Highlands Ranch Unit No. 21, according to Map thereof No. 15815, filed February 24, 2011.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop twenty-nine condominium dwelling units, two of which shall be affordable units, within eight buildings and two offsite affordable units, for a total of 31 dwelling units, with deviations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2017, on file in the Development Services Department.

The project shall include:

- a. The development of twenty-nine condominium dwelling units, two of which shall be affordable units, within eight buildings and two offsite affordable units, for a total of 31 dwelling units;
- b. Two deviations to the RM-1-2 and Retaining Wall Regulations as described in the Exhibit "A" and below:

DEVIATIONS SUMMARY		
Project Element	Development Standard	Proposed Deviation
Structure Height SDMC §131.0444	30 feet max.	32.5 feet
Retaining Wall Height SDMC §142.034	Front yard/Street: 3 feet max.	10 feet
	Outside Req'd Yard: 12 feet max.	17 feet

- c. Density transfer of 19 units to this Rancho Milagro project from the following properties:
  - 5 Units: APN 305-021-33; legally described as: Parcel 3 of Parcel Map No. 20874
  - 8 Units: Meadowood II (Project No. 481888); legally described as: All lots shown on Map No. 16221.
  - 6 Units: Elms & Ivy (Project No. 296644); legally described as: All lots shown on Map No. 16025.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 29, 2020.
2. Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572465, recorded February 12, 2013 at 10:42 a.m. as DOC# 2016-0063301 in the Office of the San Diego Recorder, shall be null and void.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this



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

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

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

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

14. The mitigation measures specified in the MMRP and outlined in Findings No. 535820 to Master Environmental Impact Report No. 96-7918, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Findings No. 535820 to Master Environmental Impact Report No. 96-7918, 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:

- **Biology, Paleontological Resources, Noise, Public Safety.**

#### **ENGINEERING REQUIREMENTS:**

16. The Planned Development Permit shall comply with all conditions of the Final Map for the Vesting Tentative Map No. 1884168.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for 24-inch private storm drain pipes within Carmel Valley Road and Lopelia Meadows Place public rights-of-way.
20. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional right of way on Lopelia Meadows Place to provide a 12-foot curb-to-property-line distance, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new sidewalk per City Standard, adjacent to the site on Lopelia Meadows Place, satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot-wide driveway, adjacent to the site on Lopelia Meadow Places, satisfactory to the City Engineer.
23. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Owner/Permittee shall install a new street light adjacent to the site on Lopelia Meadows Place, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
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, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
28. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions

of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

**LANDSCAPE REQUIREMENTS:**

29. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to the Exhibit "A."

30. 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.

31. 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." 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.

32. 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." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

33. 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.

34. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, 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 Certificate of Occupancy

**PLANNING/DESIGN REQUIREMENTS:**

35. 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.

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

37. 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**

38. 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.

39. All 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.

40. Prior to the final inspection of any residential structure, the Owner/Permittee shall install removable bollards for the driveway on Carmel Valley Road, satisfactory to the City Engineer.

41. Prior to the final inspection of any residential structure, the Owner/Permittee shall install all public improvements required of the Vesting Tentative Map, to the satisfaction of the City Engineer.

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

42. 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 if connected to potable water), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

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

44. Prior to the issuance of any construction permits, the Owner/Permittee shall process an encroachment maintenance and removal agreements (EMRA), for the proposed 6-inch private sewer main and private sewer manholes in the public right-of-way.

45. All proposed private sewer manholes in the public right-of-way shall be labeled "Private Manhole".

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

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

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.

**GEOLOGY REQUIREMENTS:**

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

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

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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 December 14, 2017 and Resolution No \_\_\_\_-PC-3.

Planned Development Permit No. 1884169

Date of Approval: December 14, 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.**

---

**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.

**PHR Village II,**  
a California limited liability company  
Owner/Permittee

By \_\_\_\_\_  
Mee-Sun Joe, Managing Partner

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



# **Rancho Milagro**

Remaining Project Plans

(under separate cover)

**CARMEL VALLEY COMMUNITY PLANNING BOARD****Meeting Minutes****7:00 p.m., March 23, 2017**Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, CA 92130

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Absent</b>	<b>Absence (Board Year)</b>
1. Ken Farinsky	CV Voting District 1	X		1
2. Barry Schultz, Vice Chair	CV Voting District 2	X		3
3. Steve Davison	CV Voting District 3	X		2
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		1
6. Laura Copic	CV Voting District 6	X		0
7. Shreya Sasaki	PHR Voting District 11	X		2
8. Jonathan Tedesco	PHR Voting District 12	X		3
9. VACANT	CV Business Representative			
10. Allen Kashani, Secretary	CV Developer Representative	X		1
11. VACANT	CV Property Owner			
12. Kimberly Elliott	CV Property Owner	X		5
13. VACANT	Fairbanks Country Club/Via de la Valle/North City Subarea 2			

**APPROVAL OF MINUTES**

Laura Copic motioned to approve the November 16, 2016 and January 26, 2017 minutes, seconded by Ken Farinsky and unanimously approved (10-0)

**CONSENT AGENDA**

None.

**PUBLIC COMMUNICATION** – Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

Annie Glen, a business owner at the Village in PHR interested in holding a business seat on the Board introduced herself.

**INFO AGENDA – ADDITION OF ITEM**

Barry Schultz motioned to place an item by Simi Razaviain on the info agenda, seconded by Ken Farinsky and approved (9-1).

**ANNOUNCEMENTS - San Diego Police Department, Officer Trevor Philips**

Trevor Phillips provided a report. Satasha Robinson from the City Attorney Office also introduced herself and provided her phone number 619-553-5400.

**ADDITIONAL PUBLIC COMMENT**

Stella Roberts from PHR introduced herself and identified that she is interested in being appointed to the seat that Jonathan Tedesco is vacating.

Ken Farinsky noted that the City is interested in finding opportunities to use FBA funds.

**WRITTEN COMMUNICATIONS**

None.

**COMMUNITY PLANNER REPORT - Bernard Turgeon and Daniel Monroe, City of San Diego**

None.

**COUNCIL DISTRICT 1 REPORT – Steve Hadley, Office of Councilmember Barbara Bry**

Steve Hadley provided a report.

**MAYOR’S REPORT - Francis Barraza, Office of Mayor Faulconer**

None.

**COUNTY SUPERVISOR’S REPORT – TBD, Office of Supervisor Kristin Gaspar**

None.

**STATE ASSEMBLY REPORT - Rob Knudsen, Office of Assembly member Brian Maienschein**

None.

**STATE SENATE REPORT – Chevelle Newell-Tate, Office of State Senator Toni Atkins**

None.

**US CONGRESS - Office of US Congressman Scott Peters**

None.



**INFORMATION AGENDA:****1. 11891 Tierra Del Sol:** Presentation of project

•Applicant - Simi Razaviain

The applicant explained that up to 8,800 SF is allowed and they are proposing construction of a 6,600 SF residence. The applicant provided renderings of the proposed buildings and explained that energy efficient design is proposed. Chair White asked if the applicant has coordinated with the neighbors and the applicant responded yes.

**ACTION AGENDA:**

**1. Easement Vacation:** Consider vacation of public building restricted and slope easement within lot 31 of Map No. 12477, which was set aside for a future street.

•Applicant - Pete Vandenberg, Hunsaker & Associates

Item continued to April.

**2. Election Results:**

Kim Elliott's seat was open and Kim will be re-seated with one vote. Jonathan Tedesco's was open and Jonathan will be re-seated with two votes.

**3. Rancho Milagro:** Proposed Amendment to Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572465. The Project will consist of 29 onsite multiple-dwelling townhome units and will include both market rate and affordable units. Two additional required affordable dwelling units are being built as part of the SOLA at PHR Village project, which was part of the Village's density transfer process. The Project also includes connecting the Community Trail under Carmel Valley Road along Lopelia Meadows Place.

\*Applicant - Matt Semic, Latitude 33

Randi Coopersmith presented. The applicant is proposing 29 units consisting of 26 market rate units and three affordable housing units. The three affordable housing units are proposed within the Village site. Randi identified that the Board previously commented on desire for additional architectural styles, which they have done. They also dropped one three-story end unit element to two-stories at the Board's request. Randi identified that they are proposing to connect the tunnel under Carmel Valley Road to the site with a ramp now and Randi identified that they are proposing a tot lot and rec area as well.

Laura Copic asked about parking. The applicant responded that one extra space is being provided. Shreya Sasaki and Jonathan Tedesco expressed concern about parking. The applicant responded that additional parking is available on Lopelia Meadows Place.

**3. Rancho Milagro (continued)**

After discussion, Jonathan Tedesco motioned to approve the project. Kim Elliott seconded the motion. Jonathan then accepted a change to the motion to require that the CC&R's provide for a minimum of one space per unit reserved for a vehicle and guest parking spaces will be designated for guests and not residents. The motion as amended was unanimously approved (10-0).

**4. Stop Sign:** Presentation to request a stop sign at Carmel View Road and Caminito Mira Del Mar. Alternative process will be considered in February.

•Applicant - Niveen Farmer

Niveen Farmer presented and noted that they have collected over 100 signatures in support of the stop sign. It was also noted that they posted on Next Door and the issue was mentioned in the Carmel Valley News. It was further noted that there is no opposition.

After discussion, Ken Farinsky motioned to approve the alternative process for stop signs and for the City to study cross walks at either the intersection or at Carmel Grove, seconded by Jonathan Tedesco and approved (9-1).

**5. The Village at Pacific Highlands Ranch:** Confirmation of support for the implementation and construction of the Civic Site as approved.

•Applicant – Chair

Chair White opened with explanation of the issue and suggested that the Board write the City to indicate preference for the City to not interfere in a turf battle for the Civic Center. It was identified that the Board does not want the Civic Center delayed for the Library. Ken Farinsky motioned to send the letter, seconded by Barry Schultz and unanimously approved (10-0).

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning	Frisco White, Jan Fuchs & Anne Harvey	None.	None noted.
2. CV & PHR FBA	Frisco White	None.	None noted.
3. CV MAD	Debbie Lokanc	None.	April 3 4:30PM at the CV rec center
4. CV MAD N10	Laura Copic	None.	None noted.
5. PHR MAD	Jonathan Tedesco	None.	None noted.
6. Bylaws, Policy & Procedures	Frisco White	None.	None noted.
7. Open Space	TBD	None.	None noted.
8. CPC	TBD	Chair White is looking for a Board rep to attend CPC meetings.	None noted.
9. Livability (Special)	Ken Karinsky/Chris Moore	None.	None noted.

**CHAIR's REPORT**

None.

**OLD / ONGOING BUSINESS**

None.

**ADJOURNMENT**

The Board adjourned at 8:30 PM

**NEXT MEETING:**

Thursday, April 27, 2017  
Carmel Valley Library, 7 pm





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

# Ownership Disclosure Statement

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

**Project Title** \_\_\_\_\_ **Project No. For City Use Only** \_\_\_\_\_

Rancho Milagro

**Project Address:**

Carmel Valley Road, San Diego, CA 92130

**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: Rancho Milagro	Project No. (For City Use Only)
----------------------------------	---------------------------------

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

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. 201530710178  
 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):  
PHR Village II, LLC

Owner  Tenant/Lessee

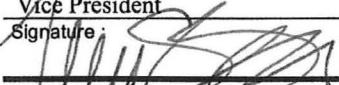
Street Address:  
12230 El Camino Real, Suite 140

City/State/Zip:  
San Diego, CA 92130

Phone No: (858)587-9192 Fax No: (858)587-0576

Name of Corporate Officer/Partner (type or print):  
Mee-Sun Joe

Title (type or print):  
Vice President

Signature:  Date: 1/18/17

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

**PHR VILLAGE II, LLC  
OWNERSHIP STRUCTURE**

**PHR VILLAGE II, LLC**  
12230 El Camino Real, #140, San Diego, CA 92130

**COAST PHR VILLAGE II, LLC**  
MANAGER OF PHR VILLAGE II, LLC  
12230 El Camino Real, #140, San Diego, CA 92130

**COAST INCOME PROPERTIES, INC.**  
MANAGER OF COAST PHR VILLAGE II, LLC  
12230 El Camino Real, #140, San Diego, CA 92130

**THOMAS G. AND KATHLEEN B. BLAKE FAMILY TRUST**  
50% OWNER OF COAST INCOME PROPERTIES, INC.  
12230 El Camino Real, #140, San Diego, CA 92130  
**DANIEL J. AND JENNIFER B. CURRAN FAMILY TRUST**  
25% OWNER OF COAST INCOME PROPERTIES, INC.  
12230 El Camino Real, #140, San Diego, CA 92130  
**DEREK A. HANSON AND ERINN K. HANSON FAMILY TRUST**  
25% OWNER OF COAST INCOME PROPERTIES, INC.  
12230 El Camino Real, #140, San Diego, CA 92130



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Rancho Milagro	
<b>PROJECT DESCRIPTION:</b>	Project proposes 31 multi-family residential units (4 affordable units: 2 onsite, 2 offsite) with deviations on a 2.52 acre site located south of Carmel Valley Road.	
<b>COMMUNITY PLAN AREA:</b>	Pacific Highlands Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Vesting Tentative Map, Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Core Residential	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b> RM-1-2: (Multi-Family)		
<b>HEIGHT LIMIT:</b> 30-Foot maximum height limit		
<b>LOT SIZE:</b> 6,000 square-foot minimum lot size		
<b>FLOOR AREA RATIO:</b> 0.9 maximum		
<b>FRONT SETBACK:</b> 15 feet minimum/20 feet standard		
<b>SIDE SETBACK:</b> 5 feet minimum/8 feet standard		
<b>STREETSIDE SETBACK:</b> 10 feet		
<b>REAR SETBACK:</b> 15 feet		
<b>PARKING:</b> As required by SDMC Table 142-05C		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density Residential; RX-1-1	Single-Family Residential
<b>SOUTH:</b>	Core Residential; RM-1-2	Multi-Family Residential
<b>EAST:</b>	Peripheral Residential; RT-1-2	Single-Family Residential
<b>WEST:</b>	Village; CC-1-3	Commercial Community
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Height of structures / Height of Retaining Walls	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	Carmel Valley Community Planning Board voted 10-0 to recommend approval.	