



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 11, 2022 REPORT NO. PC-22-064

HEARING DATE: November 3, 2022

SUBJECT: Paseo Montril, Process Five Decision

PROJECT NUMBER: [658273](#)

REFERENCE: Initiation of an Amendment to the Rancho Peñasquitos Community Plan to re-designate an approximate 15.20-acre site from Open Space to Residential (Low-Medium Density), Planning Commission Report No. [PC-18-023](#).

OWNER/APPLICANT: Tri Pointe Homes, a California Corporation

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application for the subdivision of an existing 15.20-acre site and for the construction of a residential development for 55 condominiums (including the provision of six affordable housing units), associated site improvements and the vacation of an existing public utility easement located on the east end of Paseo Montril, west of Interstate 15 (I-15), and east of Rancho Peñasquitos Boulevard within the Rancho Peñasquitos Community Plan area?

Staff Recommendations:

1. Recommend the City Council CERTIFY Environmental Impact Report (EIR) No. [658273/SCH No. 2021030038](#), ADOPT the Mitigation, Monitoring and Reporting Program (MMRP), and ADOPT the [Findings and Statement of Overriding Considerations](#);
2. Recommend the City Council APPROVE a resolution for an amendment to the General Plan and Rancho Peñasquitos Community Plan No. [2513172](#);
3. Recommend the City Council ADOPT an Ordinance for Rezone No. [2513174](#);
4. Recommend the City Council APPROVE Site Development Permit No. [2416738](#) and Neighborhood Development Permit No. [2513173](#);
5. Recommend the City Council APPROVE Vesting Tentative Map No. [2416742](#); and

6. Recommend the City Council APPROVE Easement Vacation No. [2513171](#);

Community Planning Group Recommendation: On June 1, 2022, the Rancho Peñasquitos Community Planning Group voted 10-1-1 to recommend approval of the Project without conditions (Attachment 18).

Environmental Review: An Environmental Impact Report (EIR) No. [658273/SCH No. 2021030038](#), has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) statutes and guidelines. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented that would reduce some of the potential impacts to below a level of significance. The applicant has prepared Candidate Findings and a Statement of Overriding Considerations, which will allow the decision-maker to approve the Project with significant and unavoidable impacts.

Fiscal Impact Statement: No fiscal impact with this action. All costs associated with the processing of this application are recovered through a deposit account funded and by the applicant.

Housing Impact Statement: The Paseo Montril Project (Project) would provide for the development of 55 residential dwelling units including six affordable housing dwelling units. The Rancho Peñasquitos Community Plan designates the site as Open Space. The Project is proposing a Community Plan Amendment (CPA) to redesignate a 4.90-acre portion of the overall 15.20-acre site from Open Space to Residential (Low-Medium Density). The Residential – Low Medium designation allows a residential density of 10-22 dwelling units per developable acre (DU/DA). The Project includes the provision of 10-percent of the dwelling units (six dwelling units) as affordable housing to be included on-site (two dwelling units) and at an off-site location (four dwelling units). The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years.

BACKGROUND

Location

The 15.20-acre site is located at the east end of Paseo Montril (Attachment 1) and bounded by residential and commercial development to the north and west, west of Interstate 15 (I-15) and east of Rancho Peñasquitos Boulevard (Attachment 2).

Existing Zones:

The site is located in the RM-2-5 and RS-1-14 Base zones (Attachment 5). The existing RM-2-5 zoning designation allows a maximum density of 1 dwelling unit for each 1,500 square feet of lot area which would permit a maximum of 142 dwelling units. Additionally, the existing site has a small portion of RS-1-14 zoning designation that exists adjacent to existing residential development. The RS-1-14 zoning designation allows a residential single-unit development requiring minimum 5,000-square-foot lots. The Project site is also located within the following overlay zones (OZ): Airport Influence Area

for Marine Corps Air Station Miramar (MCAS-Miramar), Airport Land Use Compatibility Plan (ALUCP) OZ for MCAS-Miramar, Environmentally Sensitive Lands (ESL) for sensitive biological resources (uplands and wetlands) and steep hillsides, Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Brush Management Zone within the Rancho Peñasquitos Community Plan area.

Existing Community Plan and General Plan Designation

The site is located within the Views Neighborhood and designated as Open Space land use (Attachment 3) within the Rancho Peñasquitos Community Plan and designated as Park, Open Space and Recreation land use (Attachment 14) within the City of San Diego's General Plan (General Plan).

Adjacent Uses

Neighborhood commercial centers located near the site offer a variety of eating establishments and convenient shopping services for the surrounding residents.

Transit

Metropolitan Transit Service (MTS) Bus Route 235 runs along the site's eastern boundary down I-15, which provides service between the Sabre Springs Transit Station to Downtown San Diego. MTS Bus Route 20 provides transit service west of the Project site with nearest bus stops located just south of the intersection of Rancho Peñasquitos Boulevard and Paseo Montrail.

Existing Use

The property is currently undeveloped and occupied by grasses and brush that are typical of the San Diego region. The site's general topography consists of a southeast facing slope with sheet flows in a southerly to southeasterly direction over the moderate to steeply sloping natural hillside. There are two ridges within the Project site, which create three drainage flow patterns across the site towards existing drainage facilities adjacent to the I-15. On-site elevations range from approximately 580-feet above mean sea level (AMSL) along the western portion of the Project site to approximately 445-feet AMSL along the eastern portion of the Project site.

Environmentally Sensitive Lands

Environmentally sensitive lands (ESL) are located on-site in the form of sensitive biological resources (uplands and wetlands) and steep hillsides. However, the Project site lies outside of the City's Multi-Habitat Planning Area (MHPA), and therefore, is not required to document compliance with the Multiple Specific Conservation Program (MSCP) Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is separated from the Project area by the I-15.

DISCUSSION

Project Description:

The Project proposes the development of 55 multi-family homes, conservation of open space, and supporting improvements and amenities. The Project site proposes two lots. Development would occur within Lot 1, and Lot 2 would be preserved as open space through a conservation easement. Additionally, the Project will include Design Guidelines which shall be part of the Exhibit "A" documents. These guidelines shall provide direction for the conceptual design of the proposed building floor plans, building exterior elevations (including building materials) and site amenities.

Residential land uses would be developed within five separate buildings within Lot 1. The Project site would be graded into three terraces, with the lower terrace containing two residential buildings (Buildings 1 and 2), the middle terrace containing one residential building (Building 5), and the upper terrace containing two residential buildings (Buildings 3 through 4). Each proposed building would contain 11 dwelling units. The proposed dwelling units would consist of one- to three-bedroom townhomes and would include private garages. Approximately 10 units would be one bedroom, 10 units would be two bedrooms, and 35 units would be three bedrooms. Each unit would have a square-footage ranging from 864 to 1,720 square feet, with a total of approximately 65,000 square feet of livable space. Parking for the Project site would include 95 garage parking spaces and 47 surface parking spaces for a total of 142 spaces.

Architecture

The Project proposes a modern architectural style that would incorporate Spanish Mission and Old West Ranch style features that are predominant in the existing neighborhood. Site design, as indicated in the Project goals, includes clustering development to minimize changes to the natural topography and environmental resources. The proposed residential buildings would be three-stories tall and up to 40 feet in height. The proposed height requires a deviation from the 30-foot height limitation per Municipal Code Table 131-04G. The Project would also include deviations to side yard and front setbacks, steep hillsides, and retaining wall height regulations.

Homeowners Association (HOA)

An HOA will be established with the proposed Project. Maintenance and operation of the Project would be financed through the HOA and the owners of the multi-family development would be responsible for all private roads, private utilities, and common amenities. The HOA would be required to contract with qualified professionals for the long-term care and maintenance of the bioretention basins and fuel modification zones. The HOA would also be responsible for enforcement of the Project's Covenants, Conditions, and Restrictions.

Recreational Amenities

Within the proposed residential development, the Project includes recreational amenities, private open space, and common open space. The proposed development would include a dog park in the northwest, a community barbeque area, an outdoor amenity space at the Project entrance, and another outdoor amenity space at the northeastern corner of the residential lot. The dog park and other outdoor amenities would be available for use by the public while the remaining interior open space areas would be dedicated to use by the residents. These amenity spaces would total approximately 2,180 square feet.

Project Access

Access to the Project site would be provided via Paseo Montril, an existing public roadway extending east from the Rancho Peñasquitos Boulevard/Paseo Montril intersection to the site. Ranch Peñasquitos Boulevard provides access to I-15 to the south, and SR-56 to the north. The Rancho Peñasquitos Boulevard/Paseo Montril intersection is currently signalized. Paseo Montril currently ends in a paved cul-de-sac. The Project includes demolition of a portion of the existing sidewalk in order to construct the 25-foot wide Project driveway on the southeastern side of the cul-de-sac.



Figure 1: Illustrative Site Plan

Internal Circulation

The Project's internal circulation system consists of a 26-foot-wide internal private driveway starting at the Paseo Montril driveway entrance and wrap around the perimeter of the proposed cluster of buildings (As shown on Figure 1). Additionally, three internal private alleys would be provided between Buildings 1/2, 3/4, and 4/5. These 20-foot wide alleys would allow for vehicular access to the private garage spaces for the dwelling units associated with these buildings. Surface parking will also be provided along the southeastern side of Driveway A and along the northwestern side of Driveway B. These internal driveways and alleys would provide access for firefighting apparatus, as shown on the fire access plan prepared for the Project (Figure 3-6, Fire Access Plan).

Vehicle Parking

Per the San Diego Municipal Code Section 142.0525, an overall 137 parking spaces would be required (2.49 spaces per unit). The Project would exceed this parking requirement by providing 142 spaces, which consists of 95 private garage spaces and 47 open surface lot spaces. The surface parking spaces would include 5 accessible spaces, 6 motorcycle parking spaces, 6 electric vehicle (EV) charging spaces, and 6 EV capable spaces. As GHG mitigation, the Project would also provide 3 additional EV charging stations and EV capable spaces.

Mobility

A pedestrian and bicycle path network would be provided within the site that would connect the proposed residential uses to internal private amenities as well as the public Paseo Montril sidewalk. While only the cul-de-sac fronts on the Project site and this non-frontage roadway is already built out

by the City, the Project shall provide improvements to the existing sidewalk located along the south side of this roadway as mitigation. The Project would also provide bike parking, including 10 bike parking spaces via bike racks throughout the site and bike storage hooks within each garage. Transit pass subsidies for tenants via the HOA would also be provided to promote the use of transit.

Landscaping

The Project's landscape plan would include drought-tolerant native vegetation. The landscape scheme would include a range of tree types, including vertical columnar trees, small accent trees, large canopy trees, palms, and cylindrical trees. In addition, the landscaped areas would contain large and small shrubs, and slope shrubs. The proposed landscaping would ultimately be designed in accordance with the City of San Diego Municipal Code Section 142.0402, the City of San Diego Land Development Manual, Landscape Standards, and other applicable city and regional standards for landscape installation and maintenance as identified in the Design Guidelines. The Project would provide 7,115 square feet of planting area, which would exceed the required 4,854 square feet required by the Municipal Code.

Outdoor Lighting

The Project would construct outdoor lighting fixtures, which would comply with the regulations of the California Green Building Standards Code in effect at the time of the application deemed complete date for the ministerial permit application. Electrical power and natural gas would be provided by San Diego Gas and Electric. No major improvements to the local distribution networks are anticipated to be needed to support the growth facilitated by the proposed Project. However, changes in existing easements or new easements may be required to provide the proposed electrical connections to the existing grid.

Brush Management

Brush Management is required for development with structures that are within 100 feet of any highly flammable area of native or naturalized vegetation. The Project would implement the City of San Diego's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes a means of providing fire safety in the landscape for public or privately-owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. Fire hazard conditions currently exist in the open space area to the north, east, and south of the Project site.

Two distinct brush management areas referred to as "Zone One" and "Zone Two" reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees no closer than 10' from the habitable structure. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1. As shown on the landscape development plan, the development cannot provide the full defensible space required, and therefore, is subject to alternative compliance measures. Alternative compliance measures for Buildings 1, 2, and 3 are required due to the reduced brush management Zone Two. Alternative compliance measures proposed for these buildings shall be combo masonry block/1-hr fire rated wall or 6' high masonry block wall. Specific measures are to be determined at ministerial review. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and shall consist of thinned, native, or non-irrigated vegetation. Maintenance of brush management zones shall include

the removal of invasive species. Management and maintenance of brush management lots will be the responsibility of the developer/applicant as conditioned in the permit. The developer/applicant has identified in their Design Guidelines the establishment of the Paseo Montril HOA for the management and maintenance of the brush management lots.

Project Signage

Project signage would be installed at the Project entrance, where Private Driveway A connects with the cul-de-sac of Paseo Montril. The monument sign at the northern site driveway would identify the Project name ("Paseo Montril"). As indicated in the Design Guidelines, signage would be minimized, and the graphic design would be complementary to the neighborhood character.

Underground Utilities

The Project would require the construction of private underground utility lines, including gas, electric, sewer, storm drain, water, fire, telephone, and cable television lines in order to serve the new development.

Water Service

Water service for the Project site would connect to the existing 12-inch water line within Paseo Montril at the Project entrance. Additionally, the Project would construct a new public 12-inch water line adjacent to the existing water line within Paseo Montril in order to comply with the City's Design Criteria of having no more than 30 homes on a dead-end water line. The public water facilities would be designed and constructed in accordance with the City of San Diego Water Facility Design Guidelines and Regulations. Each Unit within the Project is proposed to have a private domestic water system and a private fire protection system. In accordance with City of San Diego standards, private domestic water systems will include a meter and backflow preventer, and private fire protection systems will include backflow preventers.

Wastewater Collection

The Project would construct an internal private sewer system that would connect to the City's sewer system. Wastewater collection and the City's sewage system are maintained and operated by the City's Public Works Department to ensure sufficient capacity is available for dry weather peak-flow conditions and storm or wet weather events. The new internal private sewer mains would connect the Project site to the existing gravity sewer system located off site, to the south of the proposed cul-de-sac. The internal private sewer system would make one connection to the existing 10-inch sewer main that runs from the Paseo Montril cul-de-sac through the adjacent commercial developments to the west of the Project site. The existing 10-inch sewer main and associated manhole within the cul-de-sac and Project site would be demolished. In addition, a portion of the existing sewer easement located to the southeast of the Paseo Montril cul-de-sac would be vacated, as it would be no longer necessary with the proposed sewer improvements.

Stormwater Drainage

The Project would include a private on-site drainage system (storm drainpipes, inlets, ditches, and drive aisles) to capture and convey stormwater runoff. The runoff would be directed to a Bio Clean Modular Wetlands System Linear system each with a connected vault for flow control, located under the parking spaces along the eastern boundary of the Project site. Storm runoff from the proposed development area would be conveyed south in a proposed storm drain within Paseo Montril that would connect to the existing inlet on Paseo Montril near the Rancho Peñasquitos Boulevard

intersection. Detention and water quality treatment facilities would be provided within all areas of proposed development in accordance with the requirements of the San Diego Municipal Code and San Diego Regional Water Quality Control Board MS4 permit.

Project Grading

Approximately 3.3-acres would be graded in preparation for construction. This would require 59,600 cubic yards of cut, and 12,900 cubic yards of fill, resulting in a net export of 46,700 cubic yards of soil. The maximum height of fill slopes would be approximately 22 feet, while the maximum height of cut slopes would be approximately 49 feet. To reduce the impacts of the development and the grading footprint, five retaining walls would be included in the Project with a maximum length of 390 feet and maximum height of 26 feet. The retaining walls would be located along the Paseo Montril cul-de-sac (Wall 1), the southwestern boundary of the Project site (Wall 2), the northeastern boundary (Wall 3), along the western side of the development (Wall 4), and between the terraced building pads (Wall 5). Due to the wall height above 12 feet, the Project would include a deviation per San Diego Municipal Code (SDMC) Section 142.0340(e). Accordingly in compliance with deviation requirements, the 26-foot wall would include an etched stone surface to give the wall a more natural look similar to the existing slope next to Paseo Montril and walls exceeding the wall height limits would be designed to be screened from public view via landscaping and buildings.

Affordable Housing

The proposed development will include the provision of 10-percent of the total dwelling units as affordable housing (six affordable dwelling units), which consists of two on-site dwelling units and four off-site dwelling units. The off-site dwelling units will be provided at the Del Mar Highlands Estates project currently under construction and located at 14163 Old El Camino Real within the Pacific Highlands Ranch Subarea Plan. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. The proposed Project will contribute to the diversity of the region by providing different aesthetically pleasing housing options at varying price points. The range in housing, including on-site affordable housing, will provide community members with an opportunity to live close to where they work.

The property is located in close proximity to employment centers in Scripps Ranch, Carmel Mountain, Rancho Bernardo and Carmel Valley. As described above, MTS Bus Route 235 runs along the site's eastern boundary down I-15, which provides service between the Sabre Springs Transit Station to Downtown San Diego. MTS Bus Route 20 provides transit service west of the Project site with nearest bus stops located just south of the intersection of Rancho Peñasquitos Boulevard and Paseo Montril. The Project site is located approximately two miles from the existing Sabre Springs/Peñasquitos Transit Station located northeast of the Project site. Transit pass subsidies will be provided for all residents living in the proposed onsite affordable housing for a period of five years as a condition of approval of the development permits.

Vehicle Access

Primary vehicular access to the Project site, including fire and emergency access, will be provided via the cul-de-sac at the east terminus of Paseo Montril. As mentioned above, the Project would include a 25-foot-wide Project driveway on the southeastern side of the Paseo Montril cul-de-sac. The Project's internal circulation system consists of a 26-foot-wide internal private driveway starting at the Paseo

Montril driveway entrance and wrap around the perimeter of the proposed cluster of buildings (As shown in Figure 1). Additionally, three internal private alleys would be provided between Buildings 1/2, 3/4, and 4/5. These 20-foot-wide alleys would allow for vehicular access to the private garage spaces for the dwelling units associated with these buildings. The perimeter 26-foot-wide internal private driveway would provide the necessary fire and emergency access for the site and would be provided in conformance with SDMC and San Diego Fire-Rescue Department requirements.

Required Approvals:

Due to process consolidation, all actions are processed concurrently as a Process Five. Development of the proposed Project requires:

- Process 5 Land Use Plan Amendment to amend the Rancho Peñasquitos Community Plan to redesignate 4.90-acres of the site from Open Space to Residential Low Medium, which would permit multi-family residential development at a density range of 10 to 22 dwelling units per acre; and to amend the General Plan to redesignate 4.90-acres of the site from Parks, Open space and Recreation to Residential;
- Process 5 Rezone in accordance with SDMC Section [123.0105](#), of the 15.20-acre Project site from RM-2-5 and RS-1-14 to RM-1-1 and OC-1-1 to allow residential development on proposed Lot 1 and the conservation of open space on proposed Lot 2;
- Process 4 Vesting Tentative Map in accordance with SDMC Section [125.0430](#), to allow the subdivision of the 15.20 acre site for two lots consisting of a residential lot (Lot 1) for the development of 55 residential unit condominiums and an open space lot (Lot 2) for the conservation of open space;
- Process 3 Site Development Permit in accordance with SDMC Section [126.0502](#), for development on environmentally sensitive lands (ESLs); and
- Process 2 Neighborhood Development Permit in accordance with SDMC Section [143.0920\(a\)](#), for deviations from applicable development regulations.

Community Plan / General Plan Analysis:

The Project includes a request for a Community Plan Amendment to redesignate a portion of a 15.20-acre site from Open Space to Residential-Low-Medium (10-22 dwelling units per acre), and associated Rezone from RM-2-5 and RS-1-14 to RM-1-1 and OC-1-1, which would implement the proposed residential land use on Lot 1 consisting of 4.90-acres. Lot 2 consisting of the remaining 10.30-acres would be preserved as open space through an open space conservation easement. Additionally, the Project includes a request for a General Plan Amendment to redesignate the 4.90-acres of Lot 1 from Parks, Open space and Recreation to Residential.

The amendments would be consistent with the goals and policies of the General Plan and Rancho Peñasquitos Community Plan. Specifically, the housing goals recognize the community's need to develop a greater proportion of multi-family residential developments to accommodate larger households, as well as the need for affordable housing opportunities to ensure a diverse mixture of

incomes and households in Rancho Peñasquitos. The Project is consistent with the City of San Diego General Plan by developing a Project respects existing neighborhood character, preserves open space systems and the natural environment, and targets new growth into compact development. The proposed Project would implement the General Plan's Urban Design Element guidelines by developing a Project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood while maintaining the topographic relief of the existing terrain and concentrating development in the least sensitive areas. Additionally, the proposed buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape designs to enhance the community aesthetically while achieving functional requirements.

Open Space Policies - General Plan:

The General Plan's Conservation Element goals and policies focus on protecting and conserving open space land to maintain the City's identity and character. The City's open space is a naturally connected system characterized by valleys, canyons, and mesas. The following General Plan Policies address the preservations of open space.

- Policy(s) CE-B.1. Protect and conserve the landforms, canyon lands, and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.
- Policy(s) CE-B.6. Provide an appropriate defensible space between open space and urban areas through the management of brush, the use of transitional landscaping, and the design of structures.
- Policy(s) UD-A.1. Preserve and protect natural landforms and features.
- Policy(s) UD-A.1. Protect the integrity of community plan designated open spaces.

Open Space Policies - Community Plan:

The Rancho Peñasquitos Community contains a unique system of canyons, hillsides and ridges, which are an important part of the community character. The primary goal of the Open Space Element within the Community Plan is to conserve, enhance and restore all open space and sensitive resource areas. The following Community Plan policies support protecting community character.

- The large open space areas in the neighborhood should be preserved to provide a buffer between residential developments and I-15.
- Care must be taken to ensure that the interface between existing and proposed developments and these areas remain non-intrusive.
- Preserve significant natural features and canyons as viable connected open space systems
- Protect environmental resources that are typically associated with hillsides, preserve significant public views of and from hillsides, and maintain a clear sense of natural hillside topography throughout the Rancho Peñasquitos Community.

The proposed development will be integrated into the existing topography of the site with cluster development in a manner that minimizes the grading footprint as well as the impacts to environmental resources.

Housing Policies – General Plan:

The General Plan Housing Element addresses the City of San Diego's (City) comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing, and smart growth housing development including regulatory strategies and tools that will streamline the development process. One important way the City can achieve this vision is by prioritizing equitable development and promoting balanced communities. The City of Villages strategy includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace. The proposed Project would be consistent with the following Housing Element Policies:

- HE-A.2: Update community plans regularly to provide certainty in the development process. Through these updates, the City—working with a broad coalition of community stakeholders—should:
 - Identify areas appropriate for increased infill, residential, and mixed-use development.
 - Designate land for a variety of residential densities to meet housing needs for a variety of household sizes.
 - Encourage location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking / bicycling infrastructure.
 - Allow for more floor area ratio (FAR).
- Policy HE-A.5: Identify and evaluate options to increase housing opportunities in areas planned and zoned for single-family residential densities.
- Policy HE-C.3: Develop a comprehensive strategy to address the need for more housing near employment centers, serving moderate- to middle-income workers in San Diego, and strive to promote the location of housing proximate to employment and multimodal transportation facilities.
- Policy HE-C.12: Permit FARs and heights that exceed the adopted maximums for projects that provide smart growth benefits and for projects with unique circumstances that would reduce impacts relative to other projects
- Policy HE-I.7: Utilize the City's regulatory powers (e.g., land use and fees) to increase affordable and accessible housing.
- HE-M.2: Ensure that new housing fosters a sense of community through development regulations that address building orientation and architectural design features that promote interaction and active lifestyles / commutes.
- HE-P.2: Support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.

Housing Policies – Community Plan:

The primary goal of the Residential Element is to provide housing opportunities for a variety of household types, lifestyle, and income levels, while maximizing the health, safety and welfare of the community. Policies were set in place to meet the goals and address the issues of the community:

- Identifiable neighborhood units should be developed based on location, access, natural features, land use mix, design qualities and open space.
- Residential development should use creative and flexible site planning to maximize the preservation of open space and hillside areas.
- The density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.
- Additional low-and moderate-income housing should be created through the use of all available public and private financing program or as a requirement of new residential development.

The proposed development will assist the City in meeting state and local housing goals by providing new housing in a supply restricted area, provide new housing opportunities to the City by utilizing an underutilized site not currently planned for residential uses, provide an infill development close to major transportation corridors, promote homeownership by providing for-sale units with entry-level housing market product types and provide a cohesive design that is compatible in use, scale and character with the surrounding neighborhood. Additionally, the Project would be consistent with the goal of maintaining open space areas in the neighborhood to preserve a buffer between I-15 and residential areas as outlined in the Neighborhood Planning Element for the Views Neighborhood.

Urban Design – General Plan:

The General Plan Urban Design Element Goals support a built environment that respects San Diego's natural environment and climate, and a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The Project would establish Design Guidelines (Attachment 21) to guide site planning, building design, and landscape design for future implementation. The Design Guidelines are intended to allow for flexibility and creativity while maintaining a high level of quality and design. Building and site elements described in the document are meant to create an attractive and livable neighborhood that is compatible with the surrounding community. To address the General Plan Urban Design Element policy that calls for integrating new construction with the existing fabric and scale of development in surrounding neighborhoods (UD-B.1), the Project proposes low-medium density residential uses consistent with the low-medium density residential uses within a majority of the surrounding neighborhoods. The Project includes the conservation of open space to preserve a buffer between I-15 and residential areas as outlined in the Neighborhood Planning Element of the Rancho Peñasquitos Community Plan. Additionally, architectural articulation (such as offsetting building planes, changes in materials, balconies, and other elements) would provide visual relief from new buildings facing existing residential units as required by the Design Guidelines. Spanish Mission and Old West Ranch Style are the predominant architectural styles of the existing neighborhood. Although a specific architectural style is not preferred, it is strongly encouraged that future design is sensitive to the scale, form, rhythm, proportions, and materials of adjacent residential neighborhoods follow a similar architectural style.

Community / Project Benefits Summary:

Overall, the 15.2-acre site would best serve the City and the Rancho Penasquitos Community with the proposed residential use rather than maintaining the site as open space. The proposed development will provide 4.9 acres (Lot 1) for residential development and preserve 10.3 acres (Lot 2) as open space. The community will benefit directly from an increased and diversified housing supply as a consequence of the proposed amendment. The Project would provide the much needed affordable and workforce housing to this underutilized site within close proximity to schools, community recreational amenities, commercial uses, major transportation corridors, and existing infrastructure. Therefore, with the proposed amendment to the Rancho Penasquitos Community Plan, the Project would not conflict with or be incompatible with the adjacent land uses and relevant land use plans. Impacts would be less than significant.

Project Related Issues:

Deviations

The proposed development includes ten percent affordable housing of which two units will be provided on-site and four units will be provided off-site at Del Mar Highlands Estates project, which qualifies the Project as an Affordable Housing development project pursuant to SDMC Section [143.0915](#). An applicant may request deviations from the applicable development regulations in accordance with a Neighborhood Development Permit decided in accordance with Process Two, provided that the findings in SDMC Section [126.0404\(a\) and \(f\)](#) are made. The following table (Table 1) is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Required/Allowed	Proposed
Standard Side Yard Setback	SDMC Section 131.0443 , Table 131-04G	Eight feet or 10-percent of the premise's width, whichever is greater. Required setback would be 76 feet utilizing the 10-percent of premise's width calculation.	10 feet side yard setback
Standard Front Yard Setback	SDMC Section 131.0443 , Table 131-04G	20 feet standard	19 feet standard
Minimum Front Yard Setback	SDMC Section 131.0443 , Table 131-04G	15 feet minimum	11 feet minimum
Maximum Structure Height	SDMC Section 131.0443 ,	30 feet	40 feet

	Table 131-04G		
Steep Hillside Guidelines	SDMC Section 143.0142(a)(2)	Development is to occur on portions of the premises without steep hillsides, except development is permitted in steep hillsides outside of the MHPA and Coastal Overlay Zone, to allow development on 25% of the premises.	Exceed the 25% maximum development area to allow development on 27.3% of the premises.
Retaining Wall Height	SDMC Section 142.0340(e)	12 feet maximum outside of required yard.	26 feet

Deviation Justifications:

Standard Side Yard Setback: A deviation is proposed for standard side yard setback within the RM-1-1 zone, where the required minimum standard side yard setback is 8 feet or 10-percent of the premises width, whichever is greater. Whereas, proposed standard side yard setback is 10 feet. Without the requested setback deviation, the regulations would require setbacks, which would eliminate much of the development footprint and the Project would not be able to maximize the number of the residential units. The Project was designed to maximize density and facilitate clustering to reduce the footprint of the development area to maximize the preservation of open space.

Standard Front Yard Setback: A deviation is requested to reduce the standard front yard setback from 20-feet to 19-feet. See the justification for Standard Side Yard Setback, above.

Standard Front Yard Setback: A deviation is requested to reduce the minimum front yard setback from 15-feet to 11-feet. See the justification for Standard Side Yard Setback, above.

Structure Height Deviation: A deviation is requested to increase the structure height limitation in the RM-1-1 zone from 30-feet to 40-feet. The topography, target density and the proposed clustering of the development requires an increase in the structure height to reduce the footprint of the development area to maximize the preservation of open space.

Maximum Development Area in Steep Hillsides: A deviation from Section [143.0142\(a\)\(2\)](#) to increase the maximum development area in steep hillsides from 25-percent to 27.3-percent. See the justification for Standard Side Yard Setback and Structure Height Deviation, above.

Retaining Wall Height Deviation: The Project requests a deviation from Section [142.0340\(e\)](#) to increase the retaining wall height outside of the required yard from 12 feet maximum to 26 feet. The wall height deviation is being requested to reduce the development footprint and encroachment into the hillside while maximizing the proposed open space conservation area. Additionally, the proposed height of the residential buildings would provide adequate screening of the wall.

The requested deviations would allow the proposed development to meet the Rancho Peñasquitos Community Plan design guideline objectives of providing a diversity of housing opportunities for a

variety of household types, lifestyles and income levels, while meeting conservation goals for environmentally sensitive lands and maximizing the health, safety and welfare of the community. The requested deviations are appropriate and will result in a more efficient design than one that would be designed in strict conformance with the development regulations of the applicable zone. The proposed Project with the requested deviations would allow for efficient utilization of the subject property and would provide housing for a diverse and mixed population, housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Rancho Peñasquitos Community Plan and the General Plan's Housing Element. Each of the requested deviations have been reviewed by City Staff as they relate to the proposed Project and the impact to the surrounding neighborhood. Apart from the above deviations, the proposed Project would provide a residential development in accordance with the development standards of the RM-1-1 zone, the Rancho Peñasquitos Community Plan, Design Guidelines, and development standards in effect for this site per the SDMC. Additionally, the proposed development would assist in providing affordable housing units and market-rate housing opportunities in a transit-friendly area near established commercial centers and public services.

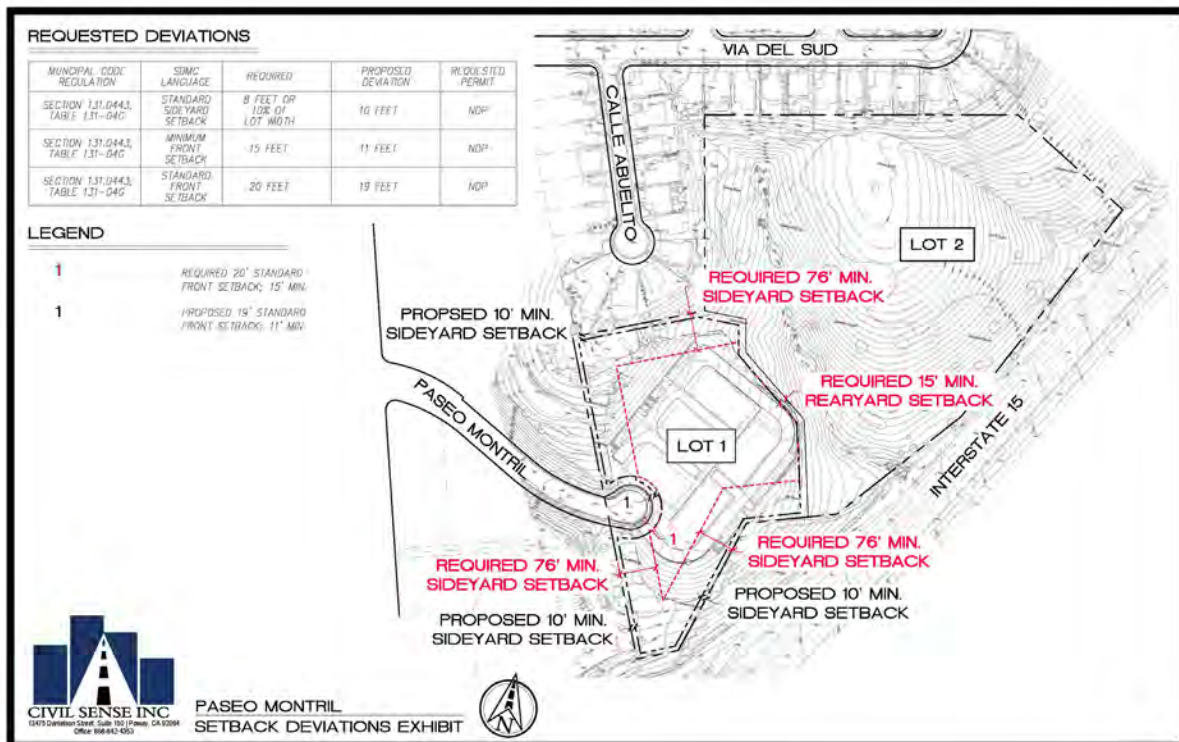


Figure 2: Front and Standard Side Yard Setback

Environmentally Sensitive Lands (ESL):

The Project site contains ESL in the form of sensitive biological resources (upland vegetation and wetlands) and steep hillsides. The EIR identified that no city, state, or federally defined wetlands occur within the study area of the site. The site currently supports a small drainage swale that is regulated by ACOE, CDFW and RWQCB. This drainage area does not contain hydric soils and supports upland vegetation. The drainage does not qualify as a City of San Diego wetland.

Implementation of the Project would result in direct permanent impacts to 4.48-acres, including 3.24-acres of Tier II Diegan coastal sage scrub, 0.03-acres of Tier IV eucalyptus woodland, 0.93-acres of Tier IV urban/developed, and 0.28-acres of Tier IV disturbed habitat. A total of 9.91-acres of Diegan coastal sage scrub would remain on site following Project implementation. The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title in over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP.

COMMUNITY PLANNING GROUP AND COMMUNITY INPUT:

As identified above, the Project was presented at the Rancho Peñasquitos Planning Board (RPPB) on June 1, 2022 and received a recommendation of approval for the proposed Project with a vote of 10-1-1 with one member abstaining from the vote and one member with a No vote. The meeting minutes identified that the applicant had presented previously to the RPPB and made changes to the Project in response to comments previously received. The applicant provided responses to previous comments that were previously raised by the RPPB which included proposed Project amenities, community benefits, development impact fees, affordable housing, concerns related to blasting associated with development of the site and the preservation of open space. The applicant provided clarifying information related to amenities for residents of the Project and amenities that would be available for the existing community, the provision of affordable housing on-site and off-site, protocols for blasting of the site, contribution of development impact fees and the preservation of approximately 75-percent of the Project site as open space. The RPPB did not provide any conditions or additional recommendations related to their recommendation to approve the Project.

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. With the approval of the requested deviations, the Project meets all applicable regulations and policy documents, and staff supports the determination that the Project is consistent with the recommended land use plan and development standards in effect for this site per the SDMC, the Rancho Peñasquitos Community Plan and the General Plan. Thus, Staff recommends that the Planning Commission recommend City Council approve the Project as proposed.

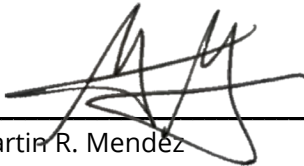
ALTERNATIVES

1. Recommend City Council CERTIFY Environmental Impact Report No. [658273/SCH No. 2021030038](#) and ADOPT the Mitigation, Monitoring, and Reporting Program, ADOPT the [Findings and Statement of Overriding Considerations](#); APPROVE a resolution for an amendment to the General Plan and Rancho Peñasquitos Community Plan No. 2513172; ADOPT an Ordinance for Rezone No. 2513174; APPROVE Site Development Permit No. 2416738, and Neighborhood Development

Permit No. 2513173; APPROVE Vesting Tentative Map No. 2416742; and APPROVE Easement Vacation No. 2513171; with modifications.

2. Recommend City Council DO NOT CERTIFY Environmental Impact Report No. [658273/SCH No. 2021030038](#) and DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program, DO NOT ADOPT the [Findings and Statement of Overriding Considerations](#); DENY a resolution for an amendment to the General Plan and Rancho Peñasquitos Community Plan No. 2513172; DO NOT ADOPT an Ordinance for Rezone No. 2513174; DENY Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173; DENY Vesting Tentative Map No. 2416742; and DENY Easement Vacation No. 2513171; if the findings required to approve the Project cannot be affirmed and if the Housing Crisis Act of 2019 or Senate Bill 330 written findings to deny can be made.

Respectfully submitted,



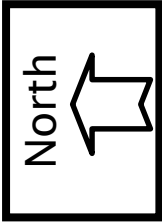
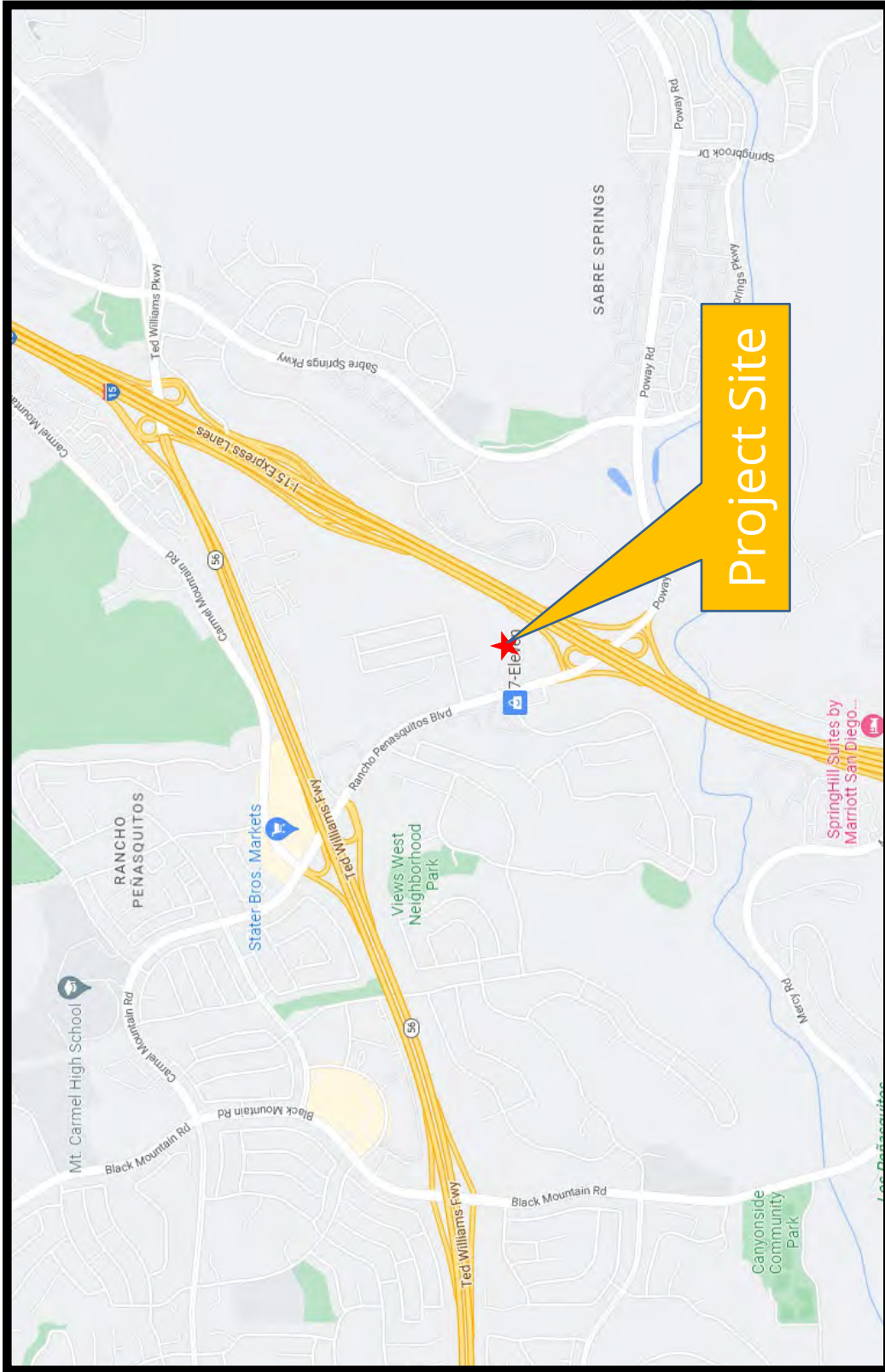
Martin R. Mendez
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Existing Community Plan Land Use Designation
4. Proposed Community Plan Land Use Designation
5. Existing Zoning
6. Site Photographs (Existing)
7. Data Sheet
8. Draft Permit Resolution
9. Draft Permit
10. Draft Environmental Resolution
11. Draft Vesting Tentative Map and Easement Vacation Resolution
12. Draft Vesting Tentative Map Conditions
13. General Plan and Community Plan Land Use Amendment Resolution
14. Community Plan Amendment
15. Draft Rezone Ordinance
16. Rezone Exhibit Sheet B-4367
17. Draft Planning Commission Resolution
18. Planning Commission Initiation
19. Community Planning Group Recommendation
20. Ownership Disclosure Statement
21. Draft Design Guidelines
22. Project Plans

Internal Order No. 24007662

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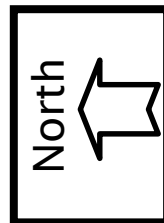
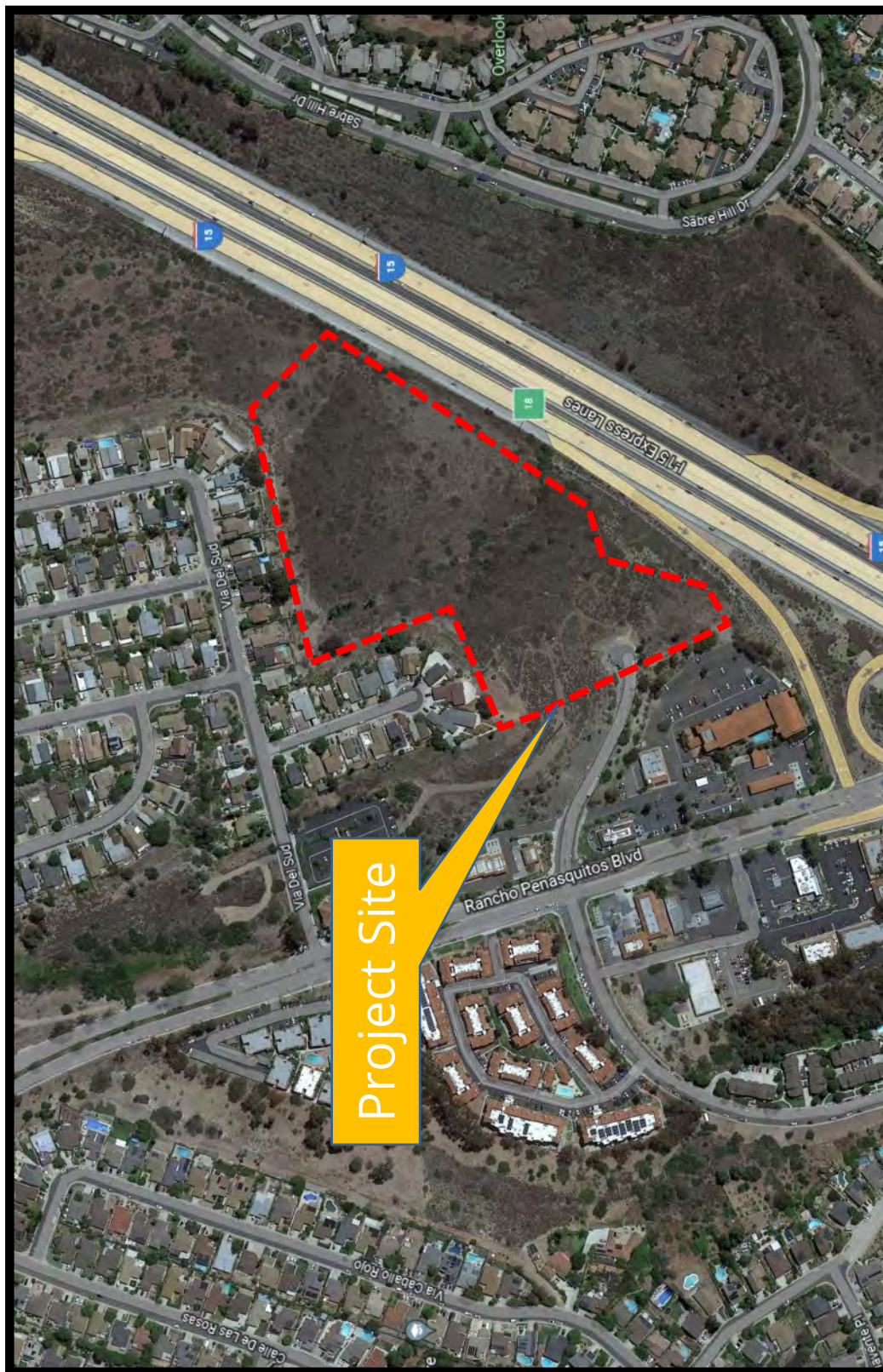


Location Map

Paseo Montril – Project No. 658273

East end of Paseo Montril and north of Interstate 15



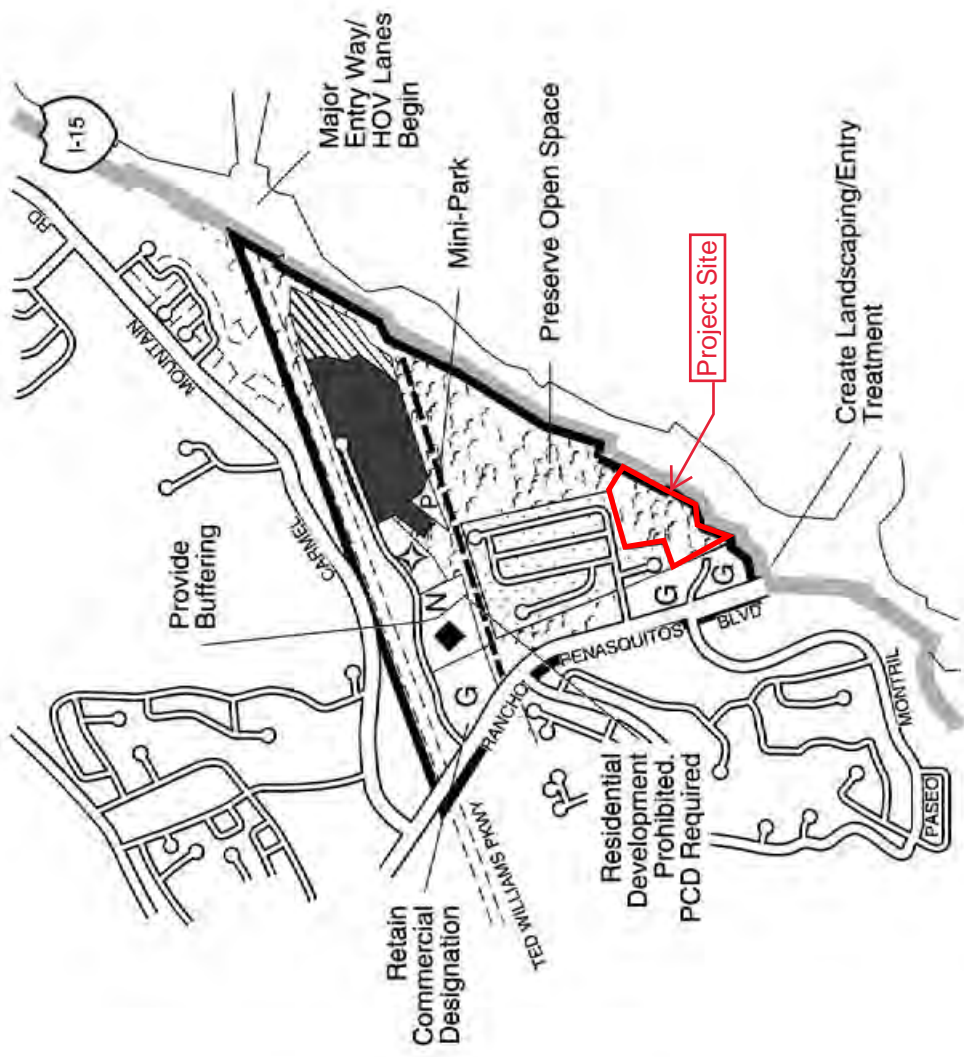


Project Site

Aerial Photograph
Paseo Montrail – Project No. 658273
East end of Paseo Montrail and north of Interstate 15



- Residential**
- Medium Density
- Commercial**
- G General Commercial
- N Neighborhood Commercial
- Religious**
- Religious Facility
- Industrial**
- Recreational Vehicle / Mini-Storage Facility
- Recreational**
- Open Space
- Mini Park
- SDG&E Easement
- SDG&E Substation



Views 17
FIGURE

Views 17
Rancho Peñasquitos Community Plan



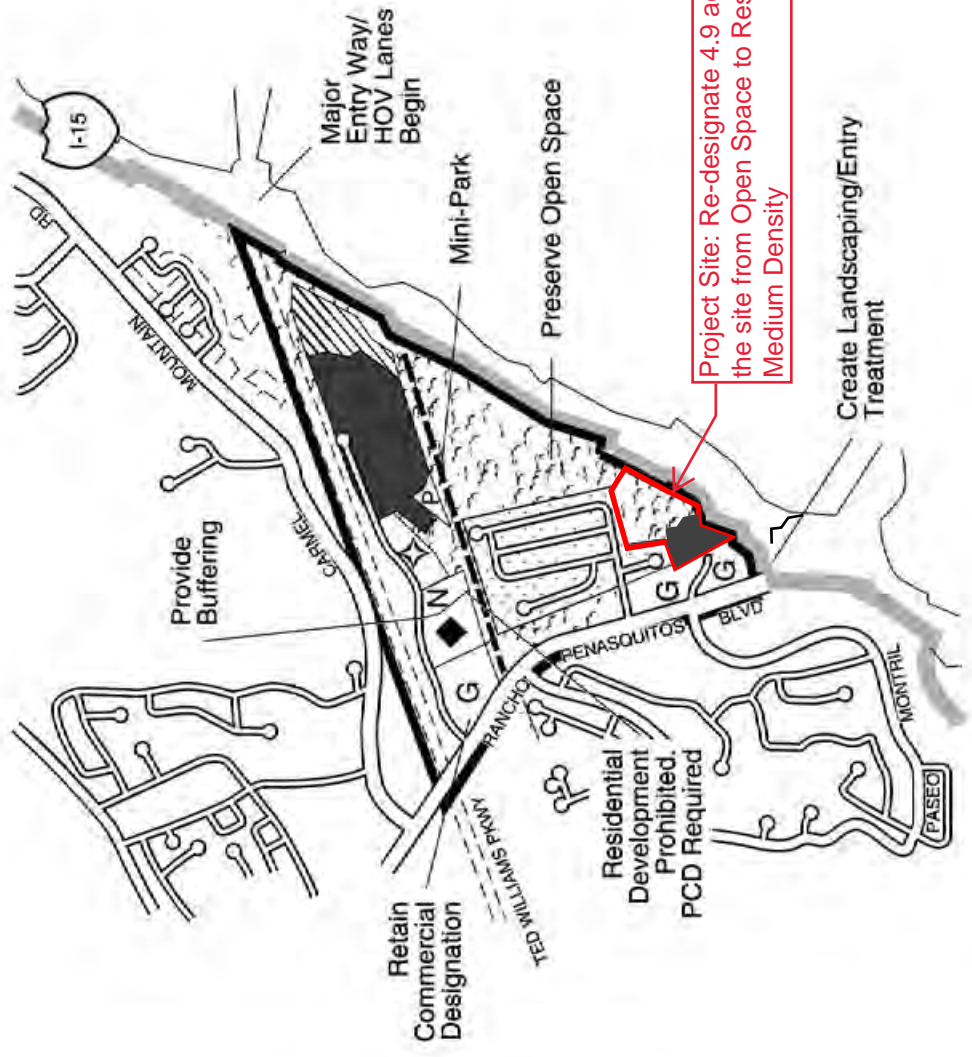
Community Plan Land Use Map Existing

Paseo Montrail Project 658273

East end of Paseo Montrail and North of Interstate 15



- Residential**
- Medium Density
- Commercial**
- G General Commercial
- N Neighborhood Commercial
- Religious**
- ◆ Religious Facility
- Industrial**
- ▨ Recreational Vehicle / Mini-Storage Facility
- Recreational**
- Open Space
- P Mini Park
- SDG&E Easement
- ◆ SDG&E Substation



Views 17
FIGURE

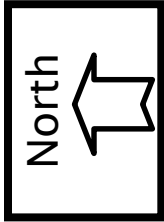
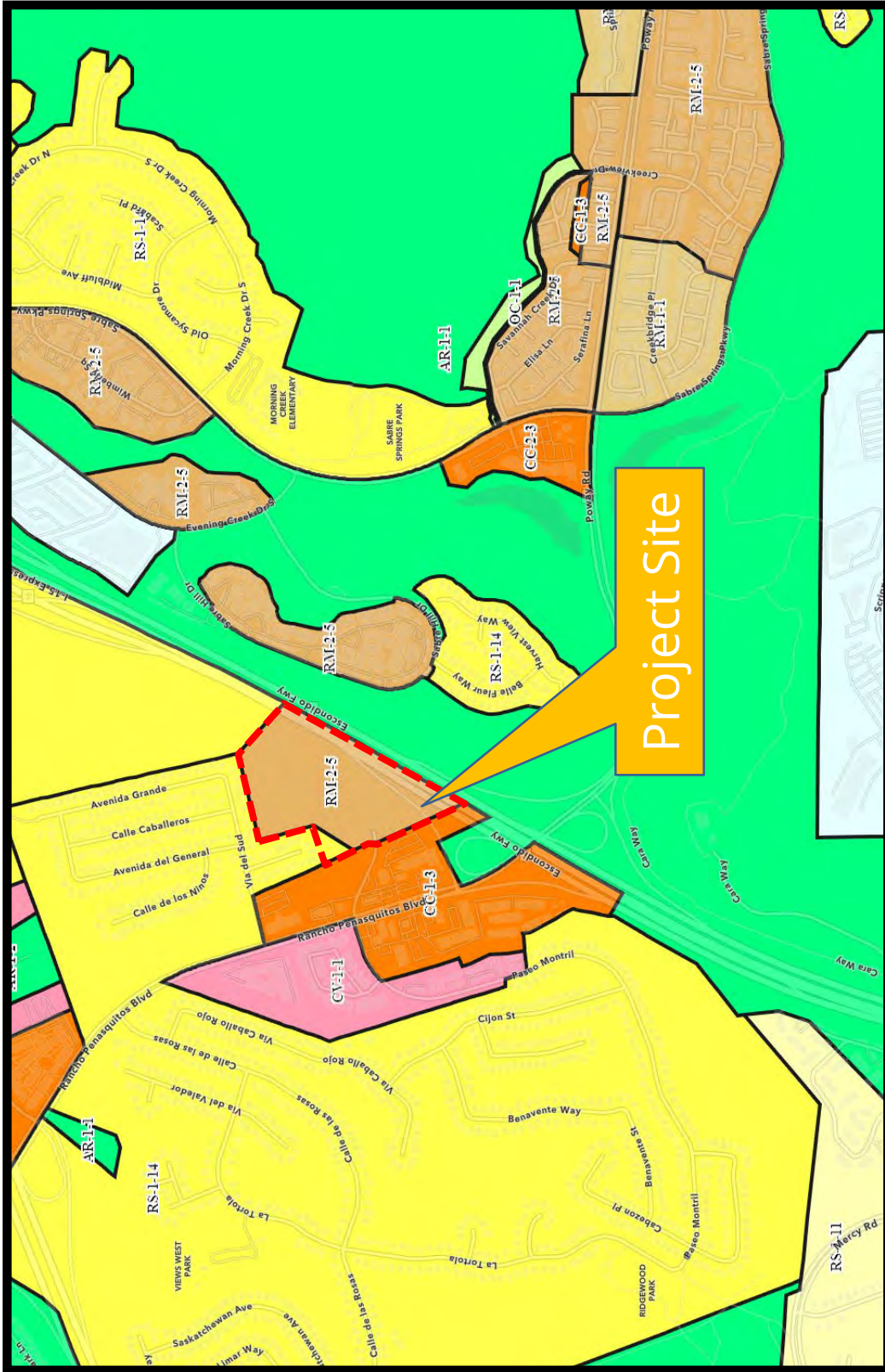
Rancho Peñasquitos Community Plan

Community Plan Land Use Map Proposed

Paseo Montrail Project 658273

East end of Paseo Montrail and North of Interstate 15



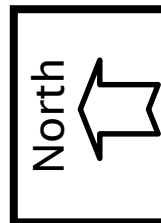
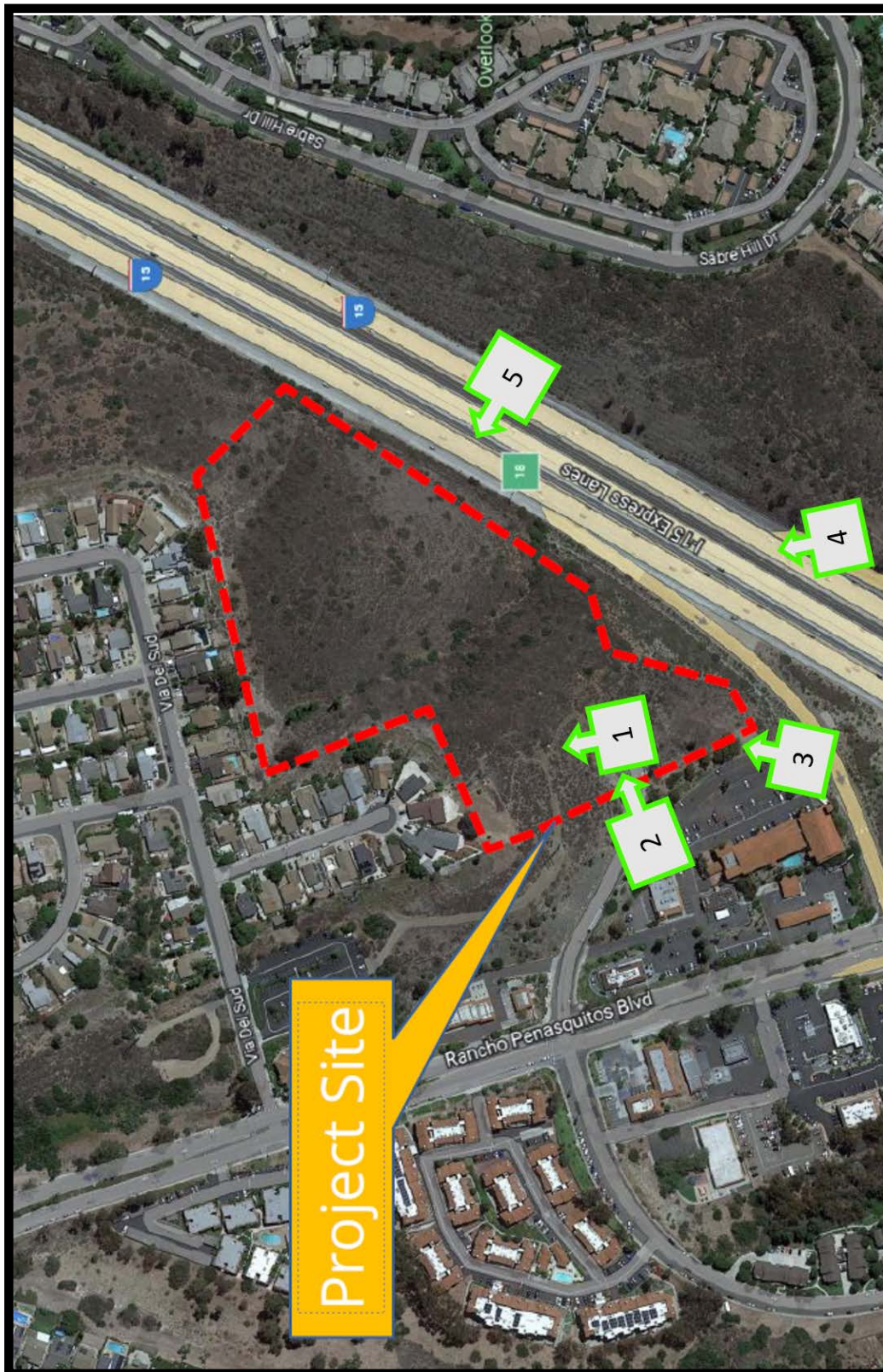


Zoning Map (RM-2-5 and RS-1-14)

Paseo Montril – Project No. 658273

East end of Paseo Montril and north of Interstate 15





Photographic Survey Map

Paseo Montril – Project No. 658273

East end of Paseo Montril and north of Interstate 15





Photograph 1



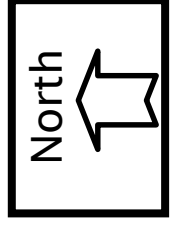
Photograph 2

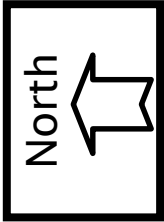


Photographic Survey

Paseo Montril – Project No. 658273

East end of Paseo Montril and north of Interstate 15





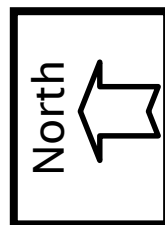
Photograph 3

Photographic Survey

Paseo Montril – Project No. 658273

East end of Paseo Montril and north of Interstate 15





Photographic Survey

Paseo Montrail – Project No. 658273

East end of Paseo Montrail and north of Interstate 15



Photograph 4



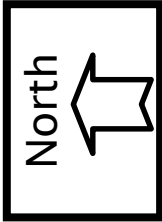


Photograph 5

Photographic Survey

Paseo Montrail – Project No. 658273

East end of Paseo Montrail and north of Interstate 15



PROJECT DATA SHEET		
PROJECT NAME:	Paseo Montril	
PROJECT DESCRIPTION:	The construction of 55 multi-family residential condominiums. The project would provide 10% affordable housing unit, which would consist of 2 units on-site and 4 units off-site at the Del Mar Highlands Estates development.	
COMMUNITY PLAN AREA:	Rancho Peñasquitos	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Easement Vacation, Site Development, Planned Development, Neighborhood Development Permit, General Plan and Community Plan Amendment, Rezone	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (Low - Medium)	
<u>ZONING INFORMATION:</u>		
ZONE:	RM-1-1 (Lot 1) and OC-1-1 (Lot 2)	
HEIGHT LIMIT:	40 feet Maximum (Deviation Request) / 30 feet Maximum Allowed	
LOT SIZE:	4.9-acres (Lot 1) and 10.3-acres (Lot 2)	
FLOOR AREA RATIO:	0.75 maximum	
SIDE SETBACK:	10 feet Standard (Deviation Request) / 8 feet or 10% of premise's width whichever is greater Required	
MIN. FRONT SETBACK:	11 feet (Deviation Request) / 15 feet minimum Required	
FRONT SETBACK:	19 feet Standard (Deviation Request) / 20 feet Standard Required	
REAR SETBACK:	15 feet	
PARKING:	142 Spaces Provided / 137 Spaces Required	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-14	Open Space
SOUTH:	Interstate 15	Interstate 15
EAST:	Interstate 15, Residential Medium; RM-2-5	Interstate 15 Residential Units
WEST:	Community Commercial; CC-1-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Standard Side Yard Setback, Minimum Front Setback, Standard Front Setback, Max Structure Height, Steep Hillside Guidelines, Retaining Wall Height	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 1, 2022, the Rancho Penasquitos Community Planning Group voted 10-1-1 to recommend approval of the project without conditions.	

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RESOLUTION NO. R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT NO. 2416738
AND NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2513173 FOR
PASEO MONTRIL - PROJECT NO. 658273 [MMRP]

WHEREAS, TRI POINTE HOMES, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 to subdivide 15.20-acres into two lots, for a residential lot for the creation of 55 multi-family residential condominium units and an open space lot; and for the vacation of an existing public sewer easement known as Paseo Montril (Project), located on the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard; and

WHEREAS, the Project site is legally described as that portion of Rancho Los Peñasquitos, in the City of San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: beginning at the most easterly corner of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859; thence along the easterly boundary thereof north 23°55'06" west 778.86 feet to a point on the southerly boundary of Peñasquitos view unit No. 1, according to map No. 6654; thence along the southerly boundary thereof north 66°04'54" east 275.16 feet; thence north 12°38'22" west 400.00 feet; thence north 77°21'38" east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of sun ridge vista unit No. 1, according to map No. 11924; thence along the boundary of said Lot 11, south 60°26'12" east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of interstate 15 (XI-SD-15) as described in the lis pendens recorded January 17, 1964 as instrument

ATTACHMENT 8

(R-[Reso Code])

No. 10305, and the amended lis pendens recorded August 03, 1965 as instrument No. 139001, both of official records; thence along said line south 25°19'51" west 534.85 feet, more or less, to an angle point thereon; thence south 39°12'51" west 534.40 feet; thence south 14°08'26" west 283.79 feet; thence south 66°11'51" west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of state highway XI-SD-395 described in parcel 2A as "north 66°11'50" east, 253.03 feet" in final order of condemnation recorded June 26, 1967 as instrument No. 92316 of official records; thence along the northwesterly and westerly line of said state highway the following numbered courses: (1) north 66°11'50" east 95.91 feet; thence (2) north 14°08'26" east 283.77 feet; thence (3) north 39°12'22" east, 211.24 feet; thence (4) leaving said state highway northwesterly line south 71°35'16" west, 195.73 feet; thence (5) south 15°36'46" west, 294.70 feet; thence (6) south 65°20'54" west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos view unit No. 3; thence (7) along said northeasterly line south 23°55'06" east, 108.15 feet to the point of beginning, in the City of San Diego, County of San Diego, State of California, in the Rancho Peñasquitos Community Plan area; and

WHEREAS, the Project site is in the in the RM-2-5 and RS-1-14 zones within the following overlay zones (OZ): Airport Influence Area for Marine Corps Air Station Miramar (MCAS-Miramar), Airport Land Use Compatibility Plan (ALUCP) OZ for MCAS-Miramar, Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources (uplands and wetlands) and steep hillsides, Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Brush Management Zone. Additionally, the site is located within the Views Neighborhood and designated as Open Space land use within the Rancho Peñasquitos Community Plan and designated as Park, Open Space and Recreation land use within the City of San Diego's General Plan (General Plan); and

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WHEREAS, a portion of the site is proposed to be redesignated from Open Space to Residential (Low-Medium Density) within the Rancho Peñasquitos Community Plan and from Park, Open Space and Recreation to Residential within the General Plan, the proposed residential lot (Lot 1) is proposed to be rezoned from the RM-2-5 and RS-1-14 zones to the RM-1-1 zone and proposed open space lot (Lot 2) is proposed to be rezoned from the RM-2-5 zone to the OC-1-1 zone; and

WHEREAS, on November 3, 2022, the Planning Commission of the City of San Diego considered Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 and pursuant to Resolution No. _____-PC voted to recommend the City Council of the City of San Diego (City Council) approve the Permits; and

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

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

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173:

A. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0505

1. Findings for all Site Development Permits – SDMC Section 126.0505(a)

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

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The Project would subdivide the existing 15.20-acre site into two lots: a 4.90-acre residential lot (Lot 1) for 55 condominiums (including six affordable dwelling units consisting of two on-site affordable dwelling units and four off-site dwelling units) and a 10.30-acre open-space lot (Lot 2). The open-space lot would be for the preservation of open space, whereas no public access would be permitted. The 15.20-acre Project site is located at the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard. The site is located in the RM-2-5 and RS-1-14 Base zones and within the following overlay zones (OZ): Airport Influence Area for Marine Corps Air Station Miramar (MCAS-Miramar), Airport Land Use Compatibility Plan (ALUCP) OZ for MCAS-Miramar, Environmentally Sensitive Lands (ESL) for sensitive biological resources (uplands and wetlands) and steep hillsides, Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Brush Management Zone within the Rancho Peñasquitos Community Plan area. Additionally, the site is located within the Views Neighborhood and designated as Open Space land use within the Rancho Peñasquitos Community Plan and designated as Park, Open Space and Recreation land use within the City of San Diego's General Plan (General Plan).

The Project would have a residential density of 11.2 dwelling units per acre (du/ac) which is in conformance with the density regulation of the proposed RM-1-1 zoning designation which permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area which would permit a maximum of 71 dwelling units for the proposed residential lot (Lot 1). The proposed 55 dwelling units fall within this RM-1-1 density range and would be consistent with the proposed Low-Medium Residential density designation of the Rancho Peñasquitos Community Plan.

The General Plan designates the Project site for Park, Open Space and Recreation uses and the Rancho Peñasquitos Community Plan designates the Project site as Open Space. The Project includes a General Plan amendment to redesignate portions of the Project site from "Park, Open Space and Recreation" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the from "Open Space" to "Residential (Low-Medium Density)" to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space – Conservation).

The Project site lies outside of the City's Multi-Habitat Planning Area (MHPA), and therefore, is not required to document compliance with the Multiple Specific Conservation Program (MSCP) Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is separated from the Project area by Interstate 15 (I-15). Implementation of the Project would result in direct permanent impacts to 4.48-acres, including 3.24-acres of Tier II Diegan coastal sage scrub, 0.03-acres of Tier IV eucalyptus woodland, 0.93-acres of Tier IV urban/developed, and 0.28-acres of Tier IV disturbed habitat. A total of 9.91-acres of Diegan coastal sage scrub would remain on site following project implementation. The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's

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(R-[Reso Code])

horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a Covenant of Easement (COE) to be recorded against the title over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP.

The Project is consistent with the General Plan's Urban Design Element and the Community Plan's Residential Element as it would allow development in an area where a high level of activity already exists, is compact, efficient and an environmentally sensitive pattern of development, includes the preservation and protection of natural landforms and open space, and is creative and flexible in its site planning to maximize the preservation of open space and hillside areas. The Project is consistent with the City of San Diego General Plan by developing a project which respects the existing neighborhood character, preserves open space systems and the natural environment, and targets new growth into compact development. The Project would implement the General Plan's Urban Design Element guidelines by developing a project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood while maintaining the topographic relief of the existing terrain and concentrating development in the least sensitive areas. Additionally, the proposed buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape designs to enhance the community aesthetically while achieving functional requirements.

The City of Villages strategy includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels. The General Plan's Housing Element identifies policies to help the City meet the regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes, allowing residential densities that exceed the ranges defined in the General Plan and community plans for projects using State density bonus provisions (including senior housing and affordable housing) and City housing incentive programs, and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The Project proposes a condominium development which would increase the mix of housing types for the area. Additionally, the Project proposes a Rezone which would feasibly maximize the development density for the residential development portion of the site while preserving a portion of the site for open space. The proposed Project is located in an area where shopping, schools, and connections to transit and existing pedestrian and biking infrastructure is in close proximity.

The Project would assist in meeting the City's housing goals including the provision of affordable housing, whereas the Project includes the provision of 10-percent of the dwelling units (six dwelling units) as affordable housing to be included on-site (two dwelling units) and off-site (four dwelling units) at the Del Mar Highlands Estates project site. The two for-sale on-site condominium units shall be restricted to median income

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households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. The proposed Project will contribute to the diversity of the region by providing different aesthetically pleasing housing options at varying price points. The range in housing, including on-site affordable housing, will provide community members with an opportunity to live close to where they work. The property is located in close proximity to employment centers in Scripps Ranch, Carmel Mountain, Rancho Bernardo and Carmel Valley.

The Project meets the goals and follows the principles outlined in the City of San Diego's planning and community planning documents, including the following goals and objectives of the City of San Diego's Strategic Plan: Goal 2 (Work in partnership with all communities to achieve safe and livable neighborhoods) and Goal 3 (Create and sustain a resilient and economically prosperous City). Based upon a review of the City's strategic housing and community planning goals, the site would best serve the community and support the land use plan as residential. Developing multi-family residential in the area will help complement the land uses in the surrounding community. The current neighborhood supports several neighborhood and community commercial retail spaces that would benefit from an additional residential component. Additionally, the Project will be designed to preserve open space and cluster development to maintain the character of hillside and canyon areas and would not impact MHPA lands. Therefore, the proposed development will not adversely affect the applicable land use plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project is described in Site Development Permit (SDP) Finding A.1.a above, incorporated by reference herein. The General Plan designates the Project site for Park, Open Space and Recreation uses and the Rancho Peñasquitos Community Plan designates the Project site as Open Space. The Project includes a General Plan amendment to redesignate portions of the Project site from "Park, Open Space and Recreation" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the from "Open Space" to "Residential (Low-Medium Density)" to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space - Conservation).

The Project site is located within Review Area II of the Airport Influence Area for MCAS-Miramar and the ALUCP OZ for MCAS-Miramar. The project would not conflict with the ALUCP and would not result in airport safety hazards for people residing or working in the Project area.

Environmental Impact Report (EIR) No. 658273/SCH No. 2021030038, which incorporates associated technical studies, has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The EIR

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determined that the Project would result in potentially significant impacts to Land Use, Transportation/Circulation, Air Quality, Biological Resources, Greenhouse Gas Emissions, and Noise. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would mitigate impacts to Air Quality, Biological Resources and Noise to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and unavoidable impacts to Land Use, Transportation/Circulation and Greenhouse Gas Emissions, as described in the EIR.

The EIR identified impacts to Land Use as it relates to the Project's inconsistency with the City's Climate Action Plan (CAP) related to impacts from Greenhouse Gas (GHG) Emissions. While the Project would incorporate mitigation and CAP measures including Vehicle Miles Traveled (VMT) reduction measures the Project would continue to generate more emissions than assumed in the CAP, the CAP utilizes the San Diego Association of Governments (SANDAG) growth assumptions to determine the expected City build out GHG emissions. The site is designated as Open Space in the General Plan and the Community Plan therefore, the CAP assumed no development would occur at the site. To meet the assumptions in the CAP, the Project would have to obtain net zero or negative GHG emissions. Therefore, the land use impact and GHG impacts would be significant and unavoidable. Additionally, the Project has a transportation impact because the Project location in census tract 170.18 is above the 85th percentile mean VMT per Capita for the region. Even with implementation of transportation mitigation measures the Project would be unable to reduce VMT impacts to less than a significant level, and the Project's contribution to traffic/VMT in the surrounding area, in addition to that of the projects in the surrounding area would be cumulatively significant.

A public water study (PWS) was prepared for the Project to evaluate if sufficient water supplies would be available to meet the projected water demands of the Project and the demand of existing and other planned uses. The Project would connect to existing and new public water mains adjacent to the site and within the surrounding roadways, and no additional improvements would be needed to serve the Project.

On-site elevations range from approximately 580-feet above mean sea level (AMSL) along the western portion of the Project site to approximately 445-feet AMSL along the eastern portion of the Project site. Steep hillsides are present within the Project site, and the Project is requesting a deviation from SDMC Section 143.0142(a)(2) to exceed the 25-percent maximum development area within steep hillsides and proposes to develop on 27.3-percent of the steep hillsides within the Project site. In addition, grading of the Project site would result in 22-feet of fill slopes, 49-feet of cut slopes, and would require a total cut amount of 59,500 cubic yards of soil. The manufactured slopes would be constructed at a 2:1 slope ratio.

The Project design includes mass terracing of natural slopes with cut or fill slopes in order to prepare flat pads for the construction of structures. The proposed grading of the Project site is designed to retain the majority of the site as open space, reduce the overall grading footprint, and integrate the proposed buildings into the hillside. This would allow for a stepped down development plan for the buildings and internal parking lots and

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driveways. Of the 15.20-acre Project site, approximately 3.27-acres are proposed for development, and steep hillside encroachments are proposed within approximately 11.3-percent (1.71-acres) of the existing 11.17-acres of steep hillside areas (slopes of 25-percent or greater) on the Project site. The Project site currently consists of a southeast-facing slope with sheet flows in a southerly to southeasterly direction over the moderate to steeply sloping natural hillside. There are two ridges within the Project site, which create three drainage flow patterns across the site. While the Project would exceed the City's significance thresholds for landform alterations, the Project meets one of the three conditions provided in the City's significance guidelines and thus, the landform alteration impact would not be considered significant. The Project design would ultimately preserve 11.60-acres (10.30-acres within Lot 2 and 1.30-acres within Lot 1) as open space within a COE and would focus the development area closest to the adjacent existing homes to the west and commercial area to the south.

Per the Geotechnical Investigation prepared for the Project site, no soils or geologic conditions were encountered that would preclude the development of the Project site as proposed with incorporation of the recommendations outlined in the geotechnical investigation. Further, a mandatory geotechnical report will be prepared in accordance with the City's "Guidelines for Geotechnical Reports" and will be reviewed by the Geology Section of the Development Services Department prior to the issuance of any construction permit. The report must adequately demonstrate the Project's compliance with the California Building Code (CBC) and any applicable geologic hazards regulations.

The Drainage Report prepared for the Project concluded that development would result in an overall increase in impervious area and site runoff, but peak flows after detention would be at or below the existing condition peak flow at the Project outfall. No fires have recently occurred at the Project site. Flooding as a result of runoff or drainage changes under post-fire conditions would not expose people or structures to significant risk considering this.

Development of the 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. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation.

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The Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ) within the Local Responsibility Area (CAL FIRE 2009). All Projects proposed within the urban/wildland interface would be required to meet minimum fire fuel modification and/or clearing requirements in addition to meeting the standards of the various fire codes in effect at the time of building permit issuance. Brush Management is required for premises with structures that are within 100-feet of any highly flammable area of native or naturalized vegetation. The Project would implement the City's Brush Management Regulations found in Section 142.0412 of the LDC, which establishes a means of providing fire safety in the landscape. Fire hazard conditions currently exist in the open space area to the north, east, and south of the Project site. The Project would include brush management zones which reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees canopies no closer than 10-feet from the habitable structure. Brush management Zone One shall not be allowed on the Project's slopes with a gradient greater than 4:1. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and would consist of thinned, native, or naturalized non-irrigated vegetation. As shown on the landscape development plan, the development cannot provide the full defensible space required, and therefore, is subject to alternative compliance measures. Alternative compliance measures for Buildings 1, 2, and 3 are required due to the reduced brush management Zone Two. Alternative compliance measures proposed for these buildings would include a combination masonry block/1-hour fire rated wall or a six-foot high masonry block wall. Maintenance of brush management zones shall include the removal of invasive species. Management and maintenance of brush management zones will be the responsibility of the developer/applicant and shall be completed in accordance with San Diego Municipal Code (SDMC).

The Project would introduce 55 dwelling units to the Project area, resulting in an increase in population base within the Rancho Peñasquitos community and fire/police protection service area, thereby increasing the demand for fire/police protection and emergency services within the service area. Cumulative Projects including this Project would be required to offset the increase in demand caused by their respective Project. Thus, the cumulative impacts related to fire and police service would not be cumulatively considerable.

The Project was reviewed by City Staff and determined to be in compliance with the SDMC. The Project must satisfy conditions of approval of Vesting Tentative Map No. 2416742, Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 to achieve compliance with the regulations of the SDMC. Conditions to the Vesting Tentative Map include various conditions and referenced exhibits of approval relevant to achieving compliance with applicable regulations of the SDMC in effect for this Project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include submitting an updated geotechnical report that addresses the construction plans; assuring by permit and bond plans for the revegetation and hydro-seeding of all disturbed lands and required brush management;

obtaining an Encroachment Maintenance Removal Agreement (EMRA) for all private storm drain systems and connections, landscape and irrigation located in the public right-of-way; assuring by permit and bond the design and construction of all required public water and sewer facilities; and installation of private back flow prevention devices. Prior to issuance of any building permit, grading permit, and public improvement permit, for the proposed Project, the plans shall be reviewed by City staff to ensure compliance with all building, electrical, mechanical, plumbing and fire code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction would be enforced through building inspections completed by the City's building inspectors. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

the design of the subdivision or the type of improvement would not be detrimental to the public health, safety, and welfare.

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

The Project is described in SDP Findings A.1.a, and A.1.b above, incorporated by reference herein. The Project would comply with the development regulations of the Land Development Code (LDC) with exception to the requested deviations for standard side yard setback, front yard setback, structure height limitation, retaining wall height, and development encroachment into steep hillsides to achieve the maximum development area.

The Project requests the following deviations:

- Deviations from SDMC Section 131.0443, Table 131-04G for the RM-1-1 zoning designation as follows:
 - A deviation from the standard side yard setback, where the required minimum standard side yard setback is eight feet or 10-percent of the premise width, whichever is greater, whereas the proposed standard side yard setback would be 10-feet.
 - A deviation from the minimum front yard setback, where the required minimum setback is 15-feet, whereas the minimum front yard setback would be reduced to 11-feet.
 - A deviation from the standard front yard setback, where the required standard setback is 20-feet, whereas the standard front yard setback would be reduced to 19-feet.
 - A deviation from the structure height limitation, where the structure height limitation in is 30-feet, whereas the structure height limitation would be increased to 40-feet.

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- A deviation from SDMC Section 143.0142(a)(2), where the maximum development area within steep hillsides is limited to 25 percent, whereas the maximum development area within steep hillsides would be increased to 27.3 percent.
- A deviation from SDMC Section 142.0340(e), where the maximum retaining wall height outside of the required yard is 12-feet, whereas the maximum retaining wall height would be increased to 26-feet.

The reduced setbacks, development encroachment into steep hillsides, and increased retaining wall height allows the proposed development to meet the Rancho Peñasquitos Community Plan design guideline objectives by providing a diversity of housing opportunities for a variety of household types, lifestyles and income levels, while meeting conservation goals for environmentally sensitive lands and maximizing the health, safety and welfare of the community. Additionally, the Project is consistent with the policies of the Rancho Peñasquitos Community Plan by providing a harmonious community appearance by using a compatible variety of architectural styles, colors, building heights, lot sizes, setbacks, landscaping and street furniture; using creative and flexible site planning to maximize the preservation of open space and hillside areas; and proposing density of new residential development based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.

Without the requested deviations, the regulations would eliminate much of the development footprint and the Project would not be able to maximize the number of the residential units. The proposed deviations would allow for a Project design that is consistent with the goals and policies of the Community Plan and maximizes the development potential versus a Project that if designed in strict conformance with the development regulations of the applicable zone would limit the site layout and reduce the density of development. The Project will contribute to the housing mix of the community that will improve the opportunities for homeownership.

Each of the requested deviations have been reviewed as they relate to the proposed Project and the impact to the surrounding neighborhood. The requested deviations are appropriate and will result in a Project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Rancho Peñasquitos Community Plan and the General Plan's Housing Element. The Project will also assist in providing affordable and market-rate housing opportunities. Therefore, with the requested deviations, the proposed development would comply with the applicable zoning and development regulations of the LDC, including any allowable deviations pursuant to the LDC.

2. Supplemental Findings - Environmentally Sensitive Lands - SDMC Section 126.0505(b)**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. The Project would be consistent with the proposed residential rezoning and the proposed General Plan and Community Plan amendments for residential development. The Project site is located approximately 800 feet from existing public transit stops and in close proximity to the Sabre Springs & Peñasquitos Transit Station, providing community members with public transit access to employment and commercial centers. Additionally, a Park and Ride site is located approximately a quarter-mile from the Project site. The proximity to alternate means of transportation would contribute to the shift from vehicular transportation which would help achieve carbon cutting measures defined in the City of San Diego's progressive Climate Action Plan. As mentioned above the Project proposes a total of 55 dwelling units within five separate buildings on the proposed 4.90-acre residential lot which would result in approximately 11.2 du/ac. The proposed bulk and scale would be similar to the surrounding 3-story apartment complexes.

As previously described in SDP Finding A.1.a., this Project would utilize 4.86-acres area to mitigate for the Project's direct impacts to Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP.

The Project design includes mass terracing of natural slopes with cut or fill slopes on order to prepare flat pads for the construction of structures. The proposed grading of the Project site is designed to retain the majority of the site as open space, reduce the overall grading footprint, and integrate the proposed buildings into the hillside. This would allow for a stepped down development plan for the buildings and internal parking lots and driveways. Of the 15.20-acre Project site, approximately 3.27-acres are proposed for development, and steep hillside encroachments are proposed within approximately 11.3-percent (1.71-acres) of the existing 11.17-acres of steep hillside areas (slopes of 25-percent or greater) on the Project site. The Project site currently consists of a southeast-facing slope with sheet flows in a southerly to southeasterly direction over the moderate to steeply sloping natural hillside. There are two ridges within the Project site, which create three drainage flow patterns across the site. While the Project would exceed the City's significance thresholds for landform alterations, the Project meets one of the three conditions provided in the City's significance guidelines and thus, the landform alteration impact would not be considered significant. The Project design would ultimately preserve

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11.60-acres (10.30-acres within Lot 2 and 1.30-acres within Lot 1) as open space within a COE and would focus the development area closest to the adjacent existing homes to the west and commercial area to the south.

The proposed Project will integrate into the existing community by maintaining the aesthetic appeal of the Rancho Peñasquitos region while preserving a significant amount of open space located within the Project site in conformance with the goals and policies of the General Plan and Community Plan. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed Project is described in SDP findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. The Project has been designed to minimize alterations to natural landforms. As previously described in SDP finding A.2.a., the Project design includes mass terracing of natural slopes with cut or fill slopes on order to prepare flat pads for the construction of structures. The proposed grading of the Project site is designed to retain the majority of the site as open space, reduce the overall grading footprint, and integrate the proposed buildings into the hillside. This would allow for a stepped down development plan for the buildings and internal parking lots and driveways. Of the 15.20-acre Project site, approximately 3.27-acres are proposed for development, and steep hillside encroachments are proposed within approximately 11.3-percent (1.71-acres) of the existing 11.17-acres of steep slope areas (slopes of 25-percent or greater) on the Project site. The Project site currently consists of a southeast-facing slope with sheet flows in a southerly to southeasterly direction over the moderate to steeply sloping natural hillside. There are two ridges within the Project site, which create three drainage flow patterns across the site. While the Project would exceed the City's significance thresholds for landform alterations, the Project meets one of the three conditions provided in the City's significance guidelines and thus, the landform alteration impact would not be considered significant. The Project design would ultimately preserve 11.6-acres (10.30-acres within Lot 2 and 1.30-acres within Lot 1) as open space within a COE and would focus the development area closest to the adjacent existing homes to the west and commercial area to the south.

Development footprints have been located to minimize erosion, flood, and fire hazards. The Project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the grading permit stage. The Project would include brush management zones which reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees canopies no closer than 10-feet from the habitable structure. The Project would implement the City of San Diego's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes

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a means of providing fire safety in the landscape for public or privately-owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. Additionally, the Project site lies outside of the City's MHPA, and therefore, is not required to document compliance with the MSCP Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is separated from the Project area by Interstate 15 (I-15). Overall, the Project is consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts.

Development of the 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. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation.

Each housing unit will include fire sprinklers and will be designed in conformance to the requirements of the LDC and the requirements of the CBC and Fire Code. The Project is not located within any flood hazard areas (100-year Flood Plain), therefore, will not be subject to flooding. The Project site is not located on any known active, potentially active, or inactive fault traces. Seven known active faults are located within 50 miles of the Project site. The nearest known active faults are the Newport-Inglewood and Rose Canyon Fault Zones, which are both located approximately 11-miles west of the site and are the dominant sources of potential ground motion. The Geotechnical Investigation Report did not identify any evidence of landslide deposits was encountered at the site. The proposed Project would be designed in accordance with the latest CBC, which would minimize potential risks associated with landslides. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. Steep hillsides are present within the Project site, and the Project is requesting a deviation from SDMC Section 143.0142(a)(2) to exceed the 25 percent maximum development area within steep hillsides and proposes to develop on 27.3 percent of the steep slopes within the Project site. Of the 15.20-acre Project site,

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approximately 3.27-acres are proposed for development, and steep hillside encroachment is proposed within approximately 11.3-percent (1.71-acres) of the existing 11.17-acres of steep hillside areas (slopes of 25-percent or greater) on the Project site.

The Project site lies outside of the City's Multi-Habitat Planning Area (MHPA), and therefore, is not required to document compliance with the Multiple Specific Conservation Program (MSCP) Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is separated from the Project area by Interstate 15 (I-15). Implementation of the Project would result in direct permanent impacts to 4.48-acres, including 3.24-acres of Tier II Diegan coastal sage scrub, 0.03-acres of Tier IV eucalyptus woodland, 0.93-acres of Tier IV urban/developed, and 0.28-acres of Tier IV disturbed habitat. A total of 9.91-acres of Diegan coastal sage scrub would remain on site following Project implementation. The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II habitat on-site to mitigate for the Project's direct impacts to Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts.

The Project would implement the General Plan's Urban Design Element guidelines by developing a Project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood while maintaining the topographic relief of the existing terrain and concentrating development in the least sensitive areas. Additionally, the proposed buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape designs to enhance the community aesthetically while achieving functional requirements. The siting of the proposed buildings utilizes a cluster development technique to maintain the character of the hillside and canyon areas and reduce the footprint of the impact area. The Project proposes reduced brush management zones with an alternate compliance design to the brush management zones which utilizes fire walls to further minimize the encroachment and impacts to adjacent ESL. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent ESL.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The proposed development conforms to the General Plan and the Rancho Peñasquitos Community Plan as amended. The Project site lies outside of the City's Multi-Habitat Planning Area (MHPA), and therefore, is not required to document compliance with the Multiple Specific Conservation Program (MSCP) Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is

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separated from the Project area by Interstate 15 (I-15). Implementation of the Project would result in direct permanent impacts to 4.48-acres, including 3.24-acres of Tier II Diegan coastal sage scrub, 0.03-acres of Tier IV eucalyptus woodland, 0.93-acres of Tier IV urban/developed, and 0.28-acres of Tier IV disturbed habitat. A total of 9.91-acres of Diegan coastal sage scrub would remain on site following Project implementation. The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II habitat on-site to mitigate for the Project's direct impacts to Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. The Project is consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts.

Based on the field delineation efforts described within the methods section of the Biological Technical Report (Dudek, March 2022), no city, state, or federally defined wetlands occur within the study area. The site currently supports a small drainage swale that is regulated by U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB). This drainage area does not contain hydric soils and supports upland vegetation (Diegan coastal sage scrub). The drainage does not qualify as a City of San Diego wetland. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. The proposed Project is located approximately nine miles inland from the Pacific Ocean, public beaches and local shoreline. Additionally, the Del Mar Highlands Estates project site located at 14163 Old El Camino Road (receiving site for the four for-rent affordable housing units) is approximately two miles inland from the Pacific Ocean, public beaches and local shoreline. Therefore, it is unlikely that on-site development at either site will contribute to erosion of public beaches or adversely impact shoreline and sand supply. Moreover, both project sites will incorporate on-site underground detention basin vaults to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

Development of the Project and the Del Mar Highlands Estates 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

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with the commencement of grading activities. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

EIR No. 658273/SCH No. 2021030038, which incorporates associated technical studies, has been prepared for the Project in accordance with CEQA Guidelines. The EIR determined that the Project would result in potentially significant impacts to Land Use, Transportation/Circulation, Air Quality, Biological Resources, Greenhouse Gas Emissions, and Noise. Implementation of the MMRP would mitigate impacts to Air Quality, Biological Resources and Noise to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and unavoidable impacts to Land Use, Transportation/Circulation and Greenhouse Gas Emissions, as described in the EIR.

The EIR identified impacts to Land Use as it relates to the Project's inconsistency with the City's CAP related to impacts from GHG Emissions. While the Project would incorporate mitigation and CAP measures including VMT reduction measures the Project would continue to generate more emissions than assumed in the CAP, the CAP utilizes the SANDAG growth assumptions to determine the expected City build out GHG emissions. The site is designated as Open Space in the General Plan and the Community Plan therefore, the CAP assumed no development would occur at the site. To meet the assumptions in the CAP, the Project would have to obtain net zero or negative GHG emissions. Therefore, the land use impact and GHG impacts would be significant and unavoidable. As it is a General Plan goal to be consistent with local GHG emission reduction targets, this also results in a conflict with the General Plan.

Additionally, the Project will have a transportation impact because the Project location in census tract 170.18 is above the 85th percentile mean VMT per Capita for the region. Even with implementation of transportation mitigation measures which include: pedestrian improvements; implementation of bike parking, a transit subsidy program, and a commute trip reduction program; and provision of one bicycle per dwelling unit to the first buyer of each unit, the Project would be unable to reduce VMT impacts to less than a significant level, and the Project's contribution to traffic/VMT in the surrounding area, in addition to that of the Projects in the surrounding area would be cumulatively significant.

The Project would implement mitigation for impacts to sensitive vegetation communities and special-status wildlife species, which would mitigate impacts in accordance with the City's Biological Guidelines. As discussed throughout the EIR, implementation of the Project would result in significant impacts to land use, transportation/circulation, air quality, biological resources, greenhouse gas, and noise. Impacts relative to air quality, biological resources, and noise would be mitigated to below a level of significance with implementation of mitigation measures identified in this EIR. Direct and cumulative impacts related to land use, transportation/circulation, and greenhouse gas would remain significant and unavoidable.

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be established upon certification of an EIR. It stipulates that, "the public agency shall adopt a reporting or monitoring program for the changes made to the Project or conditions of Project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during Project implementation" (California Public Resources Code, Section 21000 et seq.). This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies (1) Project design features to reduce the potential for environmental effects; (2) mitigation measures to be implemented prior to, during, and after construction of the Project; (3) the individual/agency responsible for that implementation; and (4) criteria for completion or monitoring of the specific measures. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

B. NEIGHBORHOOD DEVELOPMENT PERMIT – SDMC SECTION 126.0404

1. Findings for all Neighborhood Development Permits – SDMC Section 126.0404(a)

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

See SDP Finding A.1.a. above, incorporated by reference herein.

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

See SDP Finding A.1.b. above, incorporated by reference herein.

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

See SDP Finding A.1.c. above, incorporated by reference herein.

2. Supplemental Findings – Environmentally Sensitive Lands – Section 126.0404(b)

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

See SDP Supplemental Finding A.2.a. above, incorporated by reference herein.

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

See SDP Supplemental Finding A.2.b. above, incorporated by reference herein.

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

See SDP Supplemental Finding A.2.c. above, incorporated by reference herein.

d. The proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

See SDP Supplemental Finding A.2.d. above, incorporated by reference herein.

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

See SDP Supplemental Finding A.2.f. above, incorporated by reference herein.

3. Supplemental Findings – Environmentally Sensitive Lands Deviations – Section 126.0404(c)

a. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. The 15.20-acre site consists of approximately 12.77-acres of steep hillsides and 2.43-acres outside steep hillsides. Given the steep slope characteristic of the site, which is outside the MHPA, SDMC Section 143.0142(a)(2) allows development within steep hillsides if necessary to achieve a maximum development area of 25 percent of the premises. The Project site has 16 percent of existing development area thus allowing an additional nine percent of development (encroachment) into the steep hillsides to keep within the 25 percent maximum development area of allowed steep hillsides development. The Project proposes an 11.3 percent of encroachment into steep hillside. Therefore, the Project is requesting a deviation from SDMC Section 143.0142(a)(2) to exceed the 25 percent maximum development area within steep slopes and proposes to develop on 27.3 percent of the steep hillsides within the Project site. Of the 15.20-acre Project site, approximately 3.27-acres are proposed for development.

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The special circumstance or condition of the site in support of the additional steep hillside encroachment is that a 0.80-acre area outside of steep hillsides is not contiguous, and access to the entirety of the development area is not otherwise available and the existing development area does not have direct access to a public right-of-way. Access to the 0.80-acre area is limited because the Project is bound by the I-15 freeway and existing homes that limit vehicular access to a single access point at a cul-de-sac on Paseo Montril, which make the 0.80-acre area impractical to access. More specifically, the 0.80-acre area is impractical to access due to the topographical location and fixed boundary constraints that are unable to be modified. It should be noted however that the average grade of the 0.80-acre area inaccessible is 20 percent, and that those areas that are adjacent to steep hillsides may functionally provide an offset in support of the deviation. Additionally, it should be noted that if the deviation for steep hillside impact were not allowed, two buildings would be impacted and the Project would be reduced by 22 housing units, thus decreasing the feasibility of the proposed development. As such, there are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

b. The deviation requested is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, and the environmental impacts are described in SDP Supplemental Finding A.2.f., incorporated by reference herein. The Project would implement mitigation for impacts to sensitive vegetation communities and special-status wildlife species, which would mitigate impacts in accordance with the City's Biological Guidelines. As discussed throughout the EIR, implementation of the Project would result in significant impacts to land use, transportation/circulation, air quality, biological resources, greenhouse gas, and noise. Impacts relative to air quality, biological resources, and noise would be mitigated to below a level of significance with implementation of mitigation measures identified in this EIR. Direct and cumulative impacts related to land use, transportation/circulation, and greenhouse gas would remain significant and unavoidable.

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be established upon certification of an EIR. It stipulates that, "the public agency shall adopt a reporting or monitoring program for the changes made to the Project or conditions of Project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during Project implementation" (California Public Resources Code, Section 21000 et seq.). This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies (1) Project design features to reduce the potential for environmental effects; (2) mitigation measures to be implemented prior to, during, and after construction of the Project; (3) the individual/agency responsible for that implementation; and (4) criteria for completion or monitoring of the specific measures. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

CEQA requires that EIRs contain an analysis of alternatives to the Project that would avoid or substantially lessen environmental impacts. Section 15126.6(a) of the CEQA Guidelines states that an EIR should “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project and evaluate the comparative merits of the alternatives” (14 CCR 15000 et seq.). The selection of alternatives is governed by a “rule of reason” that requires an EIR to evaluate only those alternatives necessary to permit a reasoned choice (Section 15126.6(f)). The EIR should identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons for that determination (Section 15126.6(c)).

Per CEQA Guidelines, Sections 15126.6 (b) and (c), the focus of the alternatives analysis is to determine (1) whether alternatives are capable of avoiding or substantially lessening the significant environmental effects of the Project, (2) the feasibility of alternatives, and (3) whether an alternative meet all or most of the basic Project objectives. The EIR focused on those alternatives that are capable of reducing or eliminating significant environmental impacts, even if they would impede the attainment of some Project objectives or would be more costly. In accordance with Section 15126.6 (f)(1) of the CEQA Guidelines, the factors that may be taken into account when addressing the feasibility of alternatives are site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries; and whether the Project proponent can reasonably acquire, control, or otherwise have access to an alternative site. The EIR analyzed various Project alternatives and evaluated the comparative merits of the alternatives. Therefore, the deviations requested are the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant’s making.

4. Supplemental Findings – Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation – Section 126.0404(f)

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The Project is described in SDP Findings A.1.a., A.1.b. and A.1.c. above, incorporated by reference herein. The General Plan designates the Project site for Park, Open Space and Recreation uses and the Rancho Peñasquitos Community Plan designates the Project site as Open Space. The Project includes a General Plan Amendment to redesignate portions of the Project site from “Park, Open Space and Recreation” to “Residential” and an Amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the from “Open Space” to “Residential (Low-Medium Density)” to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space – Conservation).

The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development

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regulations for qualifying project types while assuring that development achieves the purpose and intent of the applicable land use plan. Maximizing housing within this development site furthers the General Plan and Rancho Peñasquitos Community Plan goals and policies related to the provision of housing. The Project would have a residential density of 11.2 dwelling units per acre (du/ac) which is in conformance with the density regulation of the proposed RM-1-1 zone designation which permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area which would permit a maximum of 71 dwelling units for the proposed residential lot (Lot 1). The proposed 55 dwelling units fall within this RM-1-1 density range and would be consistent with the proposed Low-Medium Residential density designation of the Rancho Peñasquitos Community Plan.

The Project will provide 55 multi-family dwelling units that will help to meet the need for moderate-income housing by providing condominium dwelling units which provides a natural entry level opportunity for home ownership. Additionally, the Project includes 10-percent affordable housing as a condition of the Project, the affordable dwelling units would consist of two dwelling units provided on-site and four dwelling units provided off-site at Del Mar Highlands Estates project site. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years.

The San Diego Housing Commission has begun to address the need for additional housing in their San Diego Housing Production Objectives 2018-2028 report. The report states that the City of San Diego has the housing potential to fulfill its 10-year housing need if all of its capacity sources, including rezoning to increase density around transit hubs and the re-development of underutilized parcels of land, are fully utilized (San Diego Housing Production Objectives 2018 - 2028, Page 10). The Project would aid in closing the gap in rising housing demand in the San Diego and assist in meeting the regional housing needs allocation. Furthermore, the Project would provide sustainable features consistent with the requirements of the City of San Diego Climate Action Plan (CAP) checklist and shall be in conformance with the mandatory measures of the California Green Building Standards Code (CGBSC). Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

b. Any proposed deviations are appropriate for the proposed location.

The Project is described in SDP Findings A.1.a., A.1.b., and A.1.c. above, incorporated by reference herein. The Project site is within Views neighborhood of the Rancho Peñasquitos Community Plan area. Existing surrounding development includes commercial development to the south and west of the site, and residential development is north of the Project site with the I-15 to the east of the Project site.

The Project requests six deviations described in SDP Finding A.1.c., incorporated by reference herein. The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for qualifying project types while assuring that development

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(R-[Reso Code])

achieves the purpose and intent of the applicable land use plan. Maximizing housing within this development site furthers the General Plan and Rancho Peñasquitos Community Plan goals and policies related to the provision of housing. The requested deviations are a result of the existing topography and the location of the proposed development area within the Project site, and the requested deviations would facilitate development of the site. The reduced setbacks, development encroachment into steep hillsides, increased building height, and the increased retaining wall height allows the proposed development to meet the Rancho Peñasquitos Community Plan design guideline objectives of providing diverse housing opportunities for a variety of household types and income levels, while meeting conservation goals for environmentally sensitive lands by reducing the development footprint and maximizing the health, safety and welfare of the community. The proposed deviations would allow for a more efficient design layout that maximizes the utility of the development area. Variation in the articulation of the buildings would be consistent with the characteristics of the existing Views neighborhood and the policies of the Rancho Peñasquitos Community Plan which include preservation of significant natural features including hillsides and the use of high-quality design and materials for buildings and the overall site design.

Each of the requested deviations have been reviewed by City Staff as they relate to the proposed Project and the impact to the surrounding neighborhood. The requested deviations are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Rancho Peñasquitos Community Plan and the General Plan's Housing Element. The Project will also assist in providing affordable and market-rate housing opportunities. Therefore, the proposed deviations are appropriate for the proposed location.

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 Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 is granted to, TRI POINTE HOMES, a California Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit, which is made a part of this resolution, contingent upon final passage of Resolution No. R-_____ approving amendments to the General Plan and Rancho Peñasquitos Community Plan and O-_____ rezoning a portion of the Project site to the RM-1-1 (Lot 1) and OC-1-1 (Lot 2).

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Corrine L. Neuffer
Chief Deputy City Attorney

INITIALS
DATE
Or. Dept: DSD
Doc. No.: _____

IO#: 24007662

DRAFT

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24007662

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2416738
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2513173
PASEO MONTRIL - PROJECT NO. 658273 [MMRP]
 CITY COUNCIL

This Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 is granted by the City of Council of the City of San Diego to TRI POINTE HOMES, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0501, 126.0601126.0402, 143.0110, and 143.0920. The 15.20-acre site is located at east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard in the RM-2-5 and RS-1-14 zone(s) of the Rancho Penasquitos Community Plan area. The project site is legally described as that portion of Rancho Los Peñasquitos, in the City of San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: beginning at the most easterly corner of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859; thence along the easterly boundary thereof north 23°55'06" west 778.86 feet to a point on the southerly boundary of Peñasquitos view unit No. 1, according to map No. 6654; thence along the southerly boundary thereof north 66°04'54" east 275.16 feet; thence north 12°38'22" west 400.00 feet; thence north 77°21'38" east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of sun ridge vista unit No. 1, according to map No. 11924; thence along the boundary of said Lot 11, south 60°26'12" east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of interstate 15 (XI-SD-15) as described in the lis pendens recorded January 17, 1964 as instrument No. 10305, and the amended lis pendens recorded August 03, 1965 as instrument No. 139001, both of official records; thence along said line south 25°19'51" west 534.85 feet, more or less, to an angle point thereon; thence south 39°12'51" west 534.40 feet; thence south 14°08'26" west 283.79 feet; thence south 66°11'51" west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of state highway XI-SD-395 described in parcel 2A as "north 66°11'50" east, 253.03 feet" in final order of condemnation recorded June 26, 1967 as instrument No. 92316 of official records; thence along the northwesterly and westerly line of said state highway the following numbered courses: (1) north 66°11'50" east 95.91 feet; thence (2) north 14°08'26" east 283.77 feet; thence (3) north 39°12'22" east, 211.24 feet; thence (4) leaving said state highway northwesterly line

south 71°35'16" west, 195.73 feet; thence (5) south 15°36'46" west, 294.70 feet; thence (6) south 65°20'54" west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos view unit No. 3; thence (7) along said northeasterly line south 23°55'06" east, 108.15 feet to the point of beginning, in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to for the construction of 55 residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. The construction of 55 multi-family homes consisting of one-to-three-bedroom dwelling units with private garages. The project would provide 10-percent of the total dwelling units as affordable housing dwelling units, which would consist of two on-site for-sale dwelling units and four off-site for-rent dwelling units at the Del Mar Highlands Estates development which is currently under construction and located at 14163 Old El Camino Real within the Pacific Highlands Ranch Subarea Plan. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years;
- b. The following allowable deviations from the development regulations of the Land Development Code:
 - i. A deviation from San Diego Municipal Code (SDMC) Section 131.0443, Table 131-04G allowing for a reduction in the standard side yard setback to 10-feet where the greater of eight-feet or 10-percent of lot width is required;
 - ii. A deviation from SDMC Section 131.0443, Table 131-04G allowing for a reduction in the minimum front yard setback to 11-feet where 15-feet are required;
 - iii. A deviation from SDMC Section 131.0443, Table 131-04G allowing for a reduction in the standard front yard setback to 19-feet where 20-feet are required;
 - iv. A deviation from SDMC Section 131.0443, Table 131-04G for maximum structure height where the maximum structure height is 30-feet and proposed maximum structure height is 40-feet;
 - v. A deviation from SDMC Section 143.0142(a)(2) for steep hillside guidelines to allow development on 27.3-percent of the premises where development is to occur on portions of the premises without steep hillsides, except development is permitted in steep slopes outside of MHPA and costal overlay zone, to allow for a maximum of 25-percent of the premises

- vi. A deviation from SDMC Section 142.0340(e) allowing for an increase in the maximum retaining wall height outside of required yards to 26-feet where a maximum retaining wall height outside of required yards shall not exceed 12-feet in height;
- c. A covenant of easement (COE) for on-site Environmentally Sensitive Lands (ESL);
- d. The vacation of a Public Service Utilities Easement for existing sewer facilities;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. 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 _____, 2025.
2. No Permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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.
8. 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.
9. All 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 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.

10. 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:

11. 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.
12. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report (EIR) No. 658273/SCH No. 2021030038, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report (EIR) No. 658273/SCH No. 2021030038, 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:
 - Air Quality
 - Biological Resources
 - Noise
 - Land Use
 - Greenhouse Gas Emissions
 - Transportation/Circulation

CLIMATE ACTION PLAN REQUIREMENTS:

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to the issuance of any building permits associated with this Project, the Owner/Permittee shall demonstrate compliance with provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual.
16. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with

the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall secure by a deed of trust for this Project site and the Del Mar Highlands Estates project site the provision of six affordable units, including two on-site affordable dwelling units and four off-site affordable dwelling units to be located within the Del Mar Highlands Estates project. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. If providing units at an off-site location, the project shall comply with Section VII of the Inclusionary Housing Procedures Manual.

17. The timing of the construction and occupancy of the Project, acceptable to the San Diego Housing Commission, shall be included in the Agreement, provided that such timing shall comply with the following:
 - a. Issuance of building permits for the four required off-site affordable dwelling units located at Del Mar Highlands Estates shall occur on or before the issuance of the first building permit for the construction of habitable structures for this Project.
 - b. Completion of construction of the affordable dwelling units shall occur not later than eighteen (18) months after the issuance of the first building permit for the construction of habitable structures for this Project.
 - c. A Certificate of Occupancy for the affordable dwelling units shall occur not later than fifty-four (54) months from the issuance of the first building permit for the construction of habitable structures for this Project in conformance with SDMC Section 142.1304(5)(B)(i).
 - d. For a 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.

ENGINEERING REQUIREMENTS:

18. The Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 shall comply with all Conditions of the Final Map for Vesting Tentative Map No. 2416742.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway and the construction of a 25-foot wide City standard driveway, adjacent to the site on Paseo Montril, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of City standard curb and gutter, adjacent to the site on Paseo Montril, satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard Non-contiguous sidewalk, adjacent to the site on Paseo Monril, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb-outlet, private storm drain systems, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.

GEOLOGY

23. 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 prior to issuance of any construction permits.
24. 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.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
26. Prior to issuance of any public improvement permit, 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.
27. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC section 142.0403(b)6.
28. 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 another entity approved by the Development

Services Department. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

30. The Owner/Permittee shall implement the brush management requirements in accordance with the Brush Management Program shown on Exhibit "A" on file with the Development Services Department.
31. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under SDMC Sections 142.0412(f), 142.0412(i), and 142.0412(j). Zone One shall range from 39-ft. to 61-ft. in width with a corresponding Zone Two of 0-ft. to 42-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A."
32. Where the full brush management zones cannot be provided alternative compliance measures set forth under SDMC Section 142.0412(i) shall be implemented in accordance with the Brush Management Program shown on Exhibit "A" on file with the Development Services Department to include a radiant heat wall (1-hour fire rated construction) constructed and located along the outer edge of Zone One and upgraded openings consisting of dual-glazed and dual-tempered panes along the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces, subject to Deputy Fire Marshal's approval.
33. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
34. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on San Diego's Landscape Regulations and the Landscape Standards.
35. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

PLANNING/DESIGN REQUIREMENTS:

37. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the field inspector, 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.
38. Prior to the issuance of any building permits, the Owner/Permittee shall execute and record a Covenant of Easement to the benefit of the City and satisfactory to the City Engineer, which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillsides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."
39. All signs associated with this Project shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
40. 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

41. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of a new 25-foot driveway, along the Paseo Montril cul-de-sac bulb adjacent to the project site, satisfactory to the City Engineer.
43. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the re-construction of the cul-de-sac bulb at the eastern terminus of Paseo Montril on the project frontage, including City Standard curb, gutter and non-contiguous sidewalk around the cul-de-sac, satisfactory to the City Engineer.
44. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the repair or replacement of sidewalk on the south side of Paseo Montril from the project site to Rancho Penasquitos Boulevard to City Standard and clear any overgrown vegetation on the sidewalk, satisfactory to the City Engineer.

45. The Owner/Permittee shall provide a transit pass subsidy of 25-percent of the cost of a monthly MTS transit pass to all tenants for a period of five-years after first occupancy, satisfactory to the City Engineer.
46. The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measures, satisfactory to the City Engineer (when applicable):
 - a. Commute Trip Reduction Program. Prior to first occupancy, the Owner/Permittee shall develop and implement a commute trip reduction program that requires each homeowner and tenant to be provided with a one-page flyer every year that provides information regarding available transit, designated bicycle routes, local bicycle groups and programs, local walking routes and programs, and rideshare programs.
 - b. Prior to the first occupancy, the Owner/Permittee shall provide 10 short-term bike parking spaces on site.
 - c. Prior to first occupancy, the Owner/Permittee shall provide one bicycle per unit to the first buyer of each unit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

47. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of a 12-inch public water main within Paseo Montril right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.
48. Prior to the issuance of any building permits, the Owner/Permittee shall submit a Deviation from Standards request for the dual water mains in the Paseo Montril right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.
49. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
50. 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) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
51. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facility encroaching in the public sewer easement.

52. Owner/Permittee shall design and construct all proposed private water and sewer facilities located within a single lot to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
53. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
54. 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 in a manner satisfactory to the Public Utilities Director and the City Engineer.
55. Prior to final inspection, the Owner/Permittee shall ensure that all public water and sewer facilities are complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
56. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

WASTE MANAGEMENT PLAN REQUIREMENTS:

57. The Owner/Permittee shall comply with the Waste Management Plan dated February 2021 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

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 City Council of the City of San Diego on _____.

ATTACHMENT 9

Site Development Permit No. 2416738
Neighborhood Development Permit No. 2513173

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martin Mendez
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.

Tri Pointe Homes
Owner/Permittee

By _____
Jimmy Ayala
Division President

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO CERTIFYING ENVIRONMENTAL IMPACT REPORT NO.
658273/SCH NO. 2021030038, ADOPTING THE FINDINGS AND
STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING THE
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PASEO MONTRIL – PROJECT NO. 658273

WHEREAS, on March 30, 2020, Tri Pointe Homes, a California Corporation, submitted an application to the Development Services Department for a General Plan Amendment, Community Plan Amendment, Rezone, Planned Development Permit, Site Development Permit, Neighborhood Development Permit, and Vesting Tentative Map with an Easement Vacation for Paseo Montril (Project); and

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

WHEREAS, the issue was heard by the City Council on _____; and

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

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 658273 / SCH. No 2021030038 (Report) prepared for this Project; NOW, THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of

Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

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

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

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

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

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

APPROVED: MARA W. ELLIOTT, City Attorney

By: _____
Corrine L. Neuffer
Deputy City Attorney

ATTACHMENT(S): Exhibit A – Findings and Statement of Overriding Considerations
 Exhibit B – Mitigation Monitoring and Reporting Program [MMRP]

CITY ATTY INITIALS

DATE

Or. Dept: DSD

Doc. No.:

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EXHIBIT A

**Final Candidate Findings of Fact and
Statement of Overriding Considerations
For
Paseo Montril**

Project No. 658273 / SCH No. 2021030038

September 29, 2022

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**DRAFT CANDIDATE FINDINGS OF FACT
and STATEMENT OF OVERRIDING CONSIDERATIONS
for
PASEO MONTRIL
Project No. 658273/SCH No. 2021030038**

I. Introduction

a. Findings of Fact and Statement of Overriding Considerations

The following Findings of Fact (Findings) and Statement of Overriding Considerations (SOC) are made for development of the Paseo Montril project (Project No. 658273) (Project). The environmental effects of the Project are addressed in the Final Environmental Impact Report (Final EIR) (SCH No. 2021030038) dated September 29, 2022, which is incorporated by reference herein.

The California Environmental Quality Act (Pub. Res. Code §§ 21000 *et seq.*) (CEQA) and the CEQA Guidelines (14 California Code of Regulations §§ 15000 *et seq.*) require that no public agency shall approve or carry out a project for which an environmental impact report has been completed which identifies one or more significant effects thereof, unless such public agency makes one or more of the following findings:¹

- 1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment;
- 2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency; or
- 3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the final environmental impact report.

CEQA also requires that the Findings made pursuant to CEQA Guidelines section 15091 be supported by substantial evidence in the record.² Under CEQA, substantial evidence means enough relevant information has been provided (and reasonable inferences from this information may be made) that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicted upon facts, and expert opinion supported by facts.³

CEQA further requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental effects when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable".⁴ When the lead agency approves a project which will result in the occurrence of significant effects which are

¹ Pub. Res. Code § 21081(a); 14 C.C.R. § 15091(a)

² CEQA Guidelines § 15091(b).

³ CEQA Guidelines § 15384.

⁴ CEQA Guidelines § 15093(a).

identified in the environmental impact report (EIR) but are not avoided or substantially lessened, the agency shall state in writing in the SOC the specific reasons to support its actions based on the EIR or other information in the record.

The Findings and SOC have been submitted by the City of San Diego (City) as “Candidate Findings” to be made by the decision-making body. They are attached hereto to allow readers of this report an opportunity to review the Project applicant’s position on this matter and to review potential reasons for approving the Project despite the significant and unavoidable effects identified in the Final EIR. It is the exclusive discretion of the decision-maker certifying the EIR. It is the role of City staff to independently evaluate the proposed the Candidate Findings, and to make a recommendation to the decision-maker regarding their legal adequacy.

b. Record of Proceedings

For purposes of CEQA and these Findings and SOC, the “Record of Proceedings” for the Project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the Project;
- All comments to the NOP received by the City;
- The draft EIR for the Project (Draft EIR);
- The Final EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to the written comments included in the Final EIR;
- All written and oral public testimony presented during a noticed public hearing for the Project at which such testimony was taken;
- The Mitigation Monitoring and Reporting Program associated with the Final EIR;
- The reports and technical memoranda included or referenced in any responses to comments in the Final EIR;
- All documents, studies, EIRs, or other materials incorporated by reference in, or otherwise relied upon during the preparation of, the Draft EIR and the Final EIR;
- Matters of common knowledge to the City, including, but not limited to, federal, state, and local laws and regulations;
- Any documents expressly cited in the Findings and SOC; and
- Any other relevant materials required to be in the Record of Proceedings by Public Resources Code section 21167.6(e).

c. Custodian and Location of Records

The documents and other materials which constitute the record of proceedings for the City's actions on the project are located at the offices of Development Services Department (DSD) at 1222 1st Avenue San Diego, California 92101. DSD is the custodian of the Project's Record of Proceedings. Copies of the documents that constitute the Record of Proceedings are and at all relevant times have been available upon request at the offices of DSD.

The Draft EIR was placed on the City's CEQA website at <https://www.sandiego.gov/ceqa/draft>; and the Final EIR was placed on City's CEQA website at <https://www.sandiego.gov/ceqa/final>. This information is provided in compliance with Public Resources Code section 21081.6(a)(2) and CEQA Guidelines section 15091(e).

II. Project Summary

a. Project Objectives

The objectives of the project include the following:

1. Assist the City in meeting state and local housing goals by providing new housing.
2. Provide new housing opportunities to the City by utilizing an underutilized site not currently planned for residential uses.
3. Provide an infill development.
4. Promote homeownership by providing for-sale units with entry-level housing market product types.
5. Provide a cohesive design that is compatible in use, scale and character with the surroundings.
6. Integrate the project into the existing topography of the site and cluster development in a manner that reduces the grading footprint as well as impacts to environmental resources.

b. Project Description

The Project proposes development of 55 multi-family homes, open space, and supporting improvements and amenities. The Project will include two lots. Development would occur within Lot 1, and Lot 2 would be preserved as open space.

Residential land uses would be developed within five separate buildings within Lot 1. To accommodate this, Lot 1 would be graded into three terraces, with the lower terrace containing two residential buildings, the middle containing one residential building, and the upper terrace containing two residential buildings. Each proposed building would contain 11 dwelling units. The buildings would consist of one- to three-bedroom townhomes and would include private garages. Approximately 10 units would be one bedroom, 10 units would be two bedroom, and 35 units would be three bedrooms. Each unit would range from 864 to 1,720 square feet, totaling approximately 65,000 square feet of livable space. Parking for the Project would include private 95 garage parking spaces and 47 surface parking spaces for a total of 142 spaces.

The Project proposes a modern architectural style that would incorporate Spanish Mission and Old

West Ranch style features that are predominant in the existing neighborhood. Site design, as indicated in the Project goals, includes clustering development to minimize changes to the natural topography and environmental resources. The residential buildings would be three stories and up to 40 feet in height. This height requires a deviation from the 30-foot height limit required by Municipal Code Table 131-04G. The Project would also include deviations to side yard and front setback, steep hillsides, and retaining wall height regulations.

The Project would include establishing a Homeowners Association (HOA), which would be responsible for financing maintenance and operation of the Project. Additionally, the HOA and owners of individual units would be responsible for financing the maintenance all private roads, private utilities, and common amenities. The HOA would be required to contract with qualified professionals for the long-term care and maintenance of the bioretention basins and fuel modification zones. The HOA would also be responsible for enforcement of the Project's Covenants, Conditions, and Restrictions.

The Project includes recreational amenities, private open space, and common open space. Specifically, the Project would include a dog park in the northwest corner of Lot 1, a community bar-b-que area, an outdoor amenity space at the Project entrance, a central tot lot play area, and another outdoor amenity space at the northeastern corner of the Lot 1. These amenity spaces would total approximately 5,070 square feet.

Discretionary Actions

The Project requires the following entitlements from the City:

- General Plan Amendment
- Community Plan Amendment
- Rezone
- Easement Vacation
- Vesting Tentative Map
- Site Development Permit
- Planned Development Permit
- Neighborhood Development Permit

III. Environmental Review Process and Public Participation

The City is the lead agency approving the Project and conducting environmental review under CEQA and the State CEQA Guidelines. As lead agency, the City is primarily responsible for carrying out the Project.

In compliance with Section 15082 of the CEQA Guidelines, the City published a NOP on February 24, 2021, which began a 30-day period for comments on the appropriate scope of the Draft EIR. Consistent with Public Resources Code Section 21083.9 and Section 15082 of the CEQA Guidelines, a

public scoping meeting was to be held to solicit comments regarding the scope and analysis of the EIR. However, due to the state of emergency related to the COVID-19 virus and in the interest of protecting public health and safety, the City followed health mandates from Governor Newsom and the County of San Diego (County) to slow the spread of the COVID-19 virus by limiting public meetings. Therefore, the City did not conduct the in-person scoping meeting. A pre-recorded presentation was made available on the City's Website on February 24, 2021 in addition to publication of the NOP.

The City published the Draft EIR on April 29, 2022. Pursuant to CEQA Guidelines section 15085, upon publication of the Draft EIR, the City filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse, indicating that the Draft EIR had been completed and was available for review and comment by the public until June 13, 2022. At this time, the City also posted a Notice of Availability of the Draft EIR pursuant to CEQA Guidelines section 15087.

The Final EIR for the Project was published on September 29, 2022 and was in accordance with CEQA and the CEQA Guidelines.

IV. Summary of Impacts

Impacts associated with specific issues areas (e.g., land use, transportation, air quality, etc.) resulting from approval of the Project and future implementation are discussed below.

The Final EIR concludes the Project will have no impacts with respect to the following issue areas:

- Agriculture and Forestry Resources
- Cultural Resources
- Mineral Resources
- Paleontological Resources
- Tribal Cultural Resources

The Final EIR concludes that the Project will have less than significant impacts and require no mitigation measures with respect to the following issues:

- Energy
- Geologic Conditions
- Health and Safety
- Hydrology
- Population and Housing
- Public Services
- Public Utilities
- Visual Effect/Neighborhood Character

- Water Quality
- Wildfire

Potentially significant impacts of the Project will be mitigated to below a level of significance with respect to the following issues:

- Air Quality
- Biological Resources
- Noise

The impacts of the Project could not be mitigated below a level of significance for the following issues:

- Land Use
- Transportation/Circulation
- Greenhouse Gas Emissions

V. Findings Regarding Impacts

In making each of the findings below, the City has considered the Record of Proceedings. The “Plans, Programs, and Policies” discussed in the Final EIR are existing regulatory plans and programs to which the Project is subject, and analysis throughout the Final EIR demonstrates consistency.

a. Findings Regarding Impacts that Can Be Mitigated to Below a Level of Significance

The City, having independently reviewed and considered the information contained in the Final EIR and the Record of Proceedings, finds pursuant to Public Resources Code section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1) that changes or alterations have been required in, or incorporated into, the Project that avoid, mitigate, or substantially lessen the significant effects on the environment as identified in the Final EIR. The basis for this conclusion is as follows:

1. Air Quality

Impact AIR-1: Toxic Air Contaminant (TAC) emissions generated by equipment during Project construction would expose sensitive receptors to substantial pollutant concentrations and would result in a potentially significant impact.

Facts: The results of the Health Risk Assessment (HRA) (EIR Appendix C) demonstrate that the TAC exposure from construction diesel exhaust emissions would result in cancer risk of 22.63 in 1 million. The City’s Significance Determination Thresholds (City of San Diego 2020) direct the use of the San Diego Air Pollution Control District’s thresholds. As this exceeds the San Diego Air Pollution Control District recommended carcinogenic (cancer) risk threshold of 10 in one million, TAC emissions from construction of the Project would expose sensitive receptors to substantial pollutant

concentrations.

Mitigation Measure: Mitigation Measure (MM-) AQ-1 requires that, prior to the issuance of a grading permit, the grading and construction plan notes shall specify that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines or better. An exemption from this requirement may be granted if (1) the applicant documents equipment with Tier 4 Interim engines or better are not reasonably available, and (2) the required corresponding reductions in diesel particulate matter (DPM) emissions can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the applicant's construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in the County were contacted and that those owners/operators confirmed Tier 4 Interim equipment or better could not be located within the County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method and documentation provided to the City to confirm that project-generated construction emissions do not exceed applicable San Diego Air Pollution Control District's carcinogenic (cancer) risk threshold.

Finding: As detailed in EIR Appendix C and summarized in EIR Section 5.3.4.4, MM-AQ-1 would reduce the cancer risk to 2.21 in 1 million, which would be less than the 10 in 1 million threshold set by San Diego Air Pollution Control District. As such, implementation of MM-AQ-1 would reduce air quality impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.3, Air Quality, and Appendix C.

2. Biological Resources

Impact BIO-1: The Project would result in direct impacts to sensitive vegetation communities, consisting of 3.21 acres of Tier II Diegan coastal sage scrub (including disturbed forms). Direct impacts would be potentially significant.

Facts: The Project would result in direct impacts to sensitive vegetation communities, consisting of 3.21 acres of Tier II Diegan coastal sage scrub (including disturbed forms). As indicated in the City's Significance Determination Thresholds (City of San Diego 2020) and referenced City Biology Guidelines, impacts to Tier II habitat may be considered significant. As detailed in EIR Section 5.4.3.1, the Project's impact to 3.21 acres of Tier II habitat is considered potentially significant.

Mitigation Measure: MM-BIO-1a requires that, prior to issuance of a Notice to Proceed or the first grading permit, the owner/permittee shall mitigate upland impacts in accordance with the City Biology Guidelines. Mitigation for impacts to 3.24 acres of Diegan coastal sage scrub (including disturbed) shall be accomplished on-site at a 1.5:1 mitigation ratio by on-site preservation of 4.86 acres of Tier II habitat also outside of the MHPA. A total of 9.91 acres of Diegan coastal sage scrub would remain on site following project implementation. This project would utilize 4.86-acres of that remaining area to mitigate for the project's direct impacts to Diegan coastal sage scrub. In accordance with ESL regulations, the owner/permittee shall convey a Covenant of Easement to be recorded against the title in over the remaining ESL area on the site.

Mitigation Measure: MM-BIO-1b requires implementation of the following resource protections during construction.

I. Prior to Construction

- A. Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements:** To avoid any direct impacts to the coastal California gnatcatcher and western bluebird and any avian species that is listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report 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 shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

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

II. During Construction.

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

III. Post Construction Measures

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

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

Finding: A total of 9.91 acres of Diegan coastal sage scrub would remain on-site following Project development. The Project would utilize 4.86-acres of that remaining area to mitigate for the Project's direct impacts to Diegan coastal sage scrub. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall convey a Covenant of Easement to be recorded against the title in over the remaining ESL area on the site. Thus, the Project would provide mitigation for impacts to sensitive habitat in accordance with the City Biological Guidelines and ESL regulations. Implementation of MM-BIO-1 would reduce direct biological resource impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.4, Biological Resources, and Appendix D.

Impact BIO-2: The Project would result in direct impacts to special-status wildlife species habitat, including coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard habitat. Impacts would be potentially significant.

Facts: The Project may result in direct impacts to special-status wildlife species habitat, including coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard habitat as detailed in EIR Section 5.4.3.1 and EIR Appendix D.

Mitigation Measure: MM-BIO-1 requires that, prior to issuance of a Notice to Proceed or the first grading permit, the owner/permittee shall mitigate upland impacts in accordance with the City Biology Guidelines. Mitigation for impacts to 3.24 acres of Diegan coastal sage scrub (including disturbed) shall be accomplished on site at a 1.5:1 mitigation ratio by on-site preservation of 4.86 acres of Tier II habitat.

Finding: The Project would preserve 4.86-acres of the remaining 9.91 acres of Tier II habitat on-site to mitigate for the Project's direct impacts to coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard habitat, as it would provide habitat for the impacted species. In accordance with the City's ESL regulations, the owner/permittee shall convey a Covenant of Easement to be recorded against the title in over the remaining ESL area on the site. Implementation of MM-BIO-1 would reduce direct sensitive species habitat impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.4, Biological Resources, and Appendix D.

3. Noise

Impact NOI-1: Construction noise during allowable daytime hours has the potential for noise to exceed the 75 dBA Leq 12-hour City threshold at the nearest residential receiver on occasion. Thus, temporary construction-related noise impacts would be potentially significant.

Facts: Given the location of the Project site interspersed with and in proximity to existing residential

land uses, construction operations associated with the Project have the potential to exceed the City's Municipal Code Section 59.5.0404 75 decibel (dB) 12-hour average property line noise level threshold. As detailed in EIR Appendix H and as summarized in EIR Section 5.10.3.1, the estimated construction noise levels are predicted to be as high as 79 dBA Leq over a 12-hour period at the nearest existing residences (as close as 60 feet away) when grading activities take place near the northern project boundaries.

Mitigation Measure: MM-NOI-1 requires that prior to issuance of demolition, grading, or building permits, Mitigation Monitoring Coordination shall verify that applicant or its contractor shall implement one or more of the following options for on-site noise control and sound abatement means that, in aggregate, would yield a minimum of approximately 12 dBA of construction noise reduction during the grading phase of the Project:

- A. *Administrative controls* (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances to a nearest receiving occupied off-site property).
- B. *Engineering controls* (change equipment operating parameters [speed, capacity, etc.], or install features or elements that otherwise reduce equipment noise emission [e.g., upgrade engine exhaust mufflers]).
- C. *Install noise abatement on the site boundary fencing* (or within, as practical and appropriate) in the form of sound blankets or comparable temporary solid barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern.

Finding: Short-term construction noise impacts would be less than significant with implementation of one or more options identified in MM-NOI-1. One of the options would be halving the operation time of an active on-site piece of construction equipment to obtain a 3 dB reduction in its noise emission over the 12-hour L_{eq} period. Another option is to move equipment farther away from the nearby residences as possible, considering a doubling of the distance between an active piece of equipment and an off-site receiving residential property would yield a 6 dB reduction. Hence, the combination of such potential measures would net a 9 dB noise level reduction. Alternately, proper application of temporary noise barriers on-site (or at the boundary) or comparable sound abatement due to implementation of **MM-NOI-1** also has the ability to reduce noise levels by 9 dB, which would correspondingly reduce the predicted 79 dBA 12-hour L_{eq} for the grading phase to less than 70 dBA L_{eq} , which would make the level compliant with the 75 dBA threshold. Overall, implementation of **MM-NOI-1** would reduce direct construction noise impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.10, Noise, and EIR Appendix H.

Impact NOI-2: Predicted airborne noise levels from blasting could exceed the City's standard of 75 dBA L_{eq} 12-hour for a blast event. Thus, blasting operation noise impacts would be considered potentially significant.

Facts: Predicted airborne noise levels from blasting would be approximately 80.8 to 82.6 dBA L_{eq} 12-hour, which would exceed the City's Municipal Code Section 59.5.0404 construction noise standard

of 75 dBA L_{eq} 12-hour.

Mitigation Measure: MM-NOI-2 requires that prior to issuance of building permit, Mitigation Monitoring Coordination shall verify that applicant or its contractor have prepared, and shall require the implementation of, a blasting plan that will reduce impacts associated with construction-related noise, drilling operations and vibrations related to blasting. The blasting plan shall be site specific, based on general and exact locations of required blasting and the results of a project-specific geotechnical investigation. The blasting plan shall include a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, and calculations to determine the area affected by the planned blasting. Noise calculations in the blasting plan shall account for blasting activities and all supplemental construction equipment. The final blasting plan and pre-blast survey shall meet the requirements provided below:

- Prior to blasting, a qualified geotechnical professional shall inspect and document the existing conditions of facades and other visible structural features or elements of the nearest neighboring off-site residential buildings. Should this inspector determine that some structural features or elements appear fragile or otherwise potentially sensitive to vibration damage caused by the anticipated blasting activity, the maximum per-delay charge weights and other related blast parameters shall be re-evaluated to establish appropriate quantified limits on expected blast-attributed peak particle velocity. The geotechnical professional shall consider geologic and environmental factors that may be reasonably expected to improve attenuation of groundborne vibration between the blast detonations and the receiving structure(s) of concern.

Finding: Blasting operation noise impacts would be less than significant with implementation of MM-NOI-2. The use of measures such as steel or rubber blasting mats over sand/dirt during the use of explosives or installation of a temporary noise barrier (e.g., sound blankets of sufficient height, horizontal extent, and arrangement that occludes direct sound pathways between the blast event and the receptor[s] of concern) is capable of exhibiting 12 dBA of noise reduction would decrease the predicted 82.6 dBA 12-hour L_{eq} for the 1,500 cubic-yard scenario in EIR Table 5.10-8 to less than 71 dBA and thus comply with the City's standard of 75 dBA. Implementation of **MM-NOI-2** would reduce direct construction noise impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.10, Noise, and Appendix H.

Impact NOI-3: There is the potential for the blasting associated with Project excavation to cause undue temporary annoyance and damage risk to receiving structures. Thus, vibration impacts due to blasting events would be considered potentially significant.

Facts: While the blast vibration magnitudes would be compatible with Caltrans guidance limits (0.3 to 0.5 inches per second peak particle velocity) for single-event or "transient" events, there is the potential for the blasting associated with project excavation to cause undue temporary annoyance and minor damage risk to the receiving structures.

Mitigation Measure: MM-NOI-2 requires the preparation of a blasting plan which would help render vibration-related environmental impacts temporary and ensure that vibration from the

blasting associated with project excavation would not cause undue temporary annoyance and minimize damage risk to the receiving structures.

Finding: Blasting event vibration impacts would be less than significant with implementation of **MM-NOI-2**. Implementation of the Blasting Plan introduced as MM-NOI-2 would help render vibration-related environmental impacts temporary and ensure that vibration from the blasting associated with project excavation would not cause undue temporary annoyance and minimize damage risk to the receiving structures. Implementation of **MM-NOI-2** would reduce direct construction noise impacts to below a level of significance.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.10, Noise, and Appendix H.

b. Findings Regarding Impacts That Are Significant and Unavoidable

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings and pursuant to Public Resource Code section 21081(a)(3) and CEQA Guidelines section 15091(a)(3), finds that specific economic, legal, social, technological, or other considerations, make infeasible any mitigation measures for the Project's Land Use, Greenhouse Gas emissions (GHG), and Transportation/Circulation impacts as explained in more detail in the Final EIR.

“Feasible” is defined in Section 15364 of the CEQA Guidelines to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” Public Resources Code section 21081 and CEQA Guidelines section 15091(a)(3) also provide that “other” considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds. These findings are appropriate because there are no feasible mitigation measures available that would reduce the identified Project impacts to below a level of significance.

1. Land Use

Impact LND-1: The Project would conflict with the Housing Element of the City of San Diego General Plan (General Plan) and Climate Action Plan (CAP), which would result in a significant secondary GHG emissions impact per the City's Significance Determination Thresholds (City of San Diego 2020) and CAP Consistency Checklist (City of San Diego 2017). Thus, the Project land use impact would be significant.

Facts: The Project would conflict with Housing Element Goal 5 – Objective O of the Housing Element that states that housing policies should align with state and local GHG emissions reduction and climate adaptation strategies. Per the CAP Consistency Checklist, a project that was not accounted for in the CAP could have a significant impact with regards to GHG emissions. The CAP land use assumptions were based on the SANDAG Series 12 growth projections, which assumed the Project site was to remain vacant in perpetuity. As the site was assumed to remain undeveloped, the CAP assumed the site would generate no GHG emissions. To meet the assumptions in the CAP, the Project would have to obtain net zero or negative GHG emissions. As discussed in more detail below, to reduce GHG emissions, the Project proposes the following mitigation: **MM-TRA-1**

(implementation of pedestrian improvements), **MM-TRA-2** (implementation of 10 bicycle parking spaces), **MM-TRA-3** (implementation of a transit subsidy program), **MM-TRA-4** (implementation of a commute trip reduction program), and **MM-TRA-5** (provide one bicycle per unit to the first buyer of each unit). Additionally, the Project would implement **MM-GHG-1** (implementation of cool roofs), **MM-GHG-2** (implementation of low flow plumbing fixtures), **MM-GHG-3** (implementation of electric vehicle [EV] charging stations), and **MM-GHG-4** (implementation of EV capable spaces).

MM-GHG-1 and **MM-GHG-2** would reduce energy usage and associated GHG emissions. **MM-GHG-1** would reduce the energy usage required by heating ventilation air conditioning (HVAC) equipment at the Project site, which would reduce resulting GHG emissions from building energy demand.

MM-GHG-2 would reduce water consumption at the Project, which would reduce resulting energy demand required to transport water to and from the Project, further reducing GHG emissions associated with the Project.

MM-GHG-3 and **MM-GHG-4** would allow for additional on-site charging of EVs. Per Title 24 California Code of Regulations, Part 6 (California Energy Code), the Project will 12 EV capable spaces (i.e., 10% of on-site parking spaces) , with six of those spaces equipped as EV charging stations per the CAP Consistency Checklist. An additional 5% would entail an additional 6 EV capable spaces, with 3 of those spaces equipped as EV charging stations. Overall, with mitigation, the Project would provide 9 spaces that are prewired for EV charging stations and 9 spaces that include full EV charging stations. While on-site charging would increase energy demand at the Project site, it would reduce overall energy demand and would encourage EV use by expanding vehicle charging locations. GHG emissions generated by gasoline-powered vehicles would also decrease.

MM-TRA-1 would provide an improved pedestrian connection to transit and would encourage transit usage to reduce overall vehicular GHG emissions associated with the Project. **MM-TRA-3** would further encourage transit use by partially subsidizing transit passes for residents for five years. These measures are intended to reduce personal vehicle usage to reduce GHG emissions associated with the project. **MM-TRA-4** would require the annual provision of a one-page flyer to residents containing information regarding available transit, designated bicycle routes, local bicycle groups and programs, local walking routes and programs, and rideshare programs. This program is intended to encourage residents to utilize other methods of transportation and to carpool to reduce VMT and associated vehicular GHG emissions.

MM-TRA-2 and **MM-TRA-5** would provide for additional bicycle parking and provide a bicycle to the first buyer for each unit, which would encourage residents to utilize bicycles instead of vehicles for transportation. In addition to the above measures, improvements to the local northbound and southbound bus stops at the Paseo Montril and Rancho Peñasquitos Boulevard intersections were considered to encourage future Project residents to utilize transit instead of personal vehicles, which would reduce GHG emissions generated by the Project. Such improvements were considered, however, Metropolitan Transit System managers⁵ indicated that the existing and existing plus Project ridership is not expected to warrant the improvement and the bus stops already include adequate amenities suitable for these stops.

⁵ Dawna Marshall (Dudek) personal communications with Rodrigo Carrasco and Clarke Peters at San Diego Metropolitan Transit System on January 14th, 2021.

While these measures are expected to reduce GHG emissions, the GHG emission reductions are not quantified because the GHG reductions from these mitigation measures cannot be substantiated within an acceptable level of accuracy (California Air Pollution Control Officers Association [CAPCOA] 2009). While the proposed mitigation measures (MM-GHG-1 to MM-GHG-4 and MM-TRA-1 to MM-TRA-5) would reduce GHG emissions, the associated reduction cannot be shown to result in net zero emissions. As the Project cannot demonstrate emissions would be reduced to net zero, it cannot be demonstrated that the Project would achieve emissions consistent with the CAP or Housing Element Goal 5, Objective O. Therefore, the Project's GHG emission impact (Impact GHG-1) would be significant and unavoidable after mitigation.

Mitigation Measures: The Project would implement **MM-TRA-1** (implementation of pedestrian improvements), **MM-TRA-2** (implementation of 10 bicycle parking spaces), **MM-TRA-3** (implementation of a transit subsidy program) **MM-TRA-4** (implementation of a commute trip reduction program), and **MM-TRA-5** (provide one bicycle per unit to the first buyer of each unit). Additionally, the project would implement **MM-GHG-1** (implementation of cool roofs), **MM-GHG-2** (implementation of low flow plumbing fixtures), **MM-GHG-3** (implementation of EV charging stations), and **MM-GHG-4** (implementation of EV capable spaces).

Finding: Impacts associated with consistency with the General Plan and the City's CAP would be significant and unavoidable even with implementation of all feasible mitigation measures. Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.1, Land Use, Section 6.1.1, Land Use, and Appendix C.

2. Transportation/Circulation

Impact TRA-1: The Project is located in an area above the 85th percentile mean vehicle miles travelled (VMT) per capita for the region (122.8% of the regional mean), and project impacts associated with VMT would be significant and unavoidable.

Facts: The anticipated weekday trip generation of the residential component of the Project was determined per the City of San Diego's Trip Generation Manual. The Project is anticipated to generate approximately 440 average daily trips. The project is located within Census Tracts 170.18 containing the project site (170.18) has a VMT per capita of 23.3. This value is 122.8% of the regional mean of 18.9 VMT per capita. The Project would result in a significant VMT transportation impact because the Project's location in census tract 170.18 is above the 85th percentile mean VMT per capita for the region.

The City of San Diego Transportation Study Manual (September 2020) (TSM) provides a list of Transportation Demand Management strategies that can be incorporated as mitigation to reduce significant VMTs. In accordance with the TSM, the Permittee would implement mitigation measures **MM-TRA-1** to **MM-TRA-5** to reduce the Project's significant VMT impact to the extent feasible. To reduce the impact to below a level of significance per the City TSM, the VMT would need to be reduced to 85th percentile regional mean VMT per capita. Based on the CAPCOA Handbook (December 2021) and as shown in Table 1, the Project with the implementation of the mitigation measures identified would result in a VMT per capita reduction of 4.10% resulting in a 118.7% of the regional mean VMT per capita. Despite the incorporation of mitigation to the extent feasible, the Project's mitigated VMT per capita would continue to exceed the 85% regional mean VMT per capita,

and impacts would remain **significant and unavoidable** after mitigation.

**Table 1
Paseo Montril VMT Reductions**

Measure	Analysis	VMT per Capita Reduction
2021 CAPCOA Handbook		
T-1. Increase Residential Density	A project with increased density results in shorter and fewer trips by single-occupancy vehicles. Project is at 11.2 du/ac. The project density has been maximized to the extent feasible. Due to the site constraints and the intent to be consistent with surrounding development, additional increase in density is not possible.	-0.86%
T-4. Integrate Affordable and Below Market Rate Housing	The project includes 6 affordable housing units.	-3.12%
T-9 Implement Subsidized or Discounted Transit Program	Project is within 0.5 miles of bus stops. A 25% transit pass subsidy to tenants for 5 years is proposed as part of the project.	-0.13%

Source: EIR Appendix B.2

* Note that percentages are not additive. Refer to Appendix B.2 for the combined VMT Reduction.

Mitigation Measures: The Project would implement **MM-TRA-1** (implementation of pedestrian improvements), **MM-TRA-2** (implementation of 10 bicycle parking spaces), **MM-TRA-3** (implementation of a transit subsidy program), **MM-TRA-4** (implementation of a commute trip reduction program), and **MM-TRA-5** (provide one bicycle per unit to the first buyer of each unit).

Finding: Direct and cumulative impacts associated with VMT would be significant and unavoidable even with implementation of **MM-TRA-1** through **MM-TRA-5**.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.2, Transportation/Circulation, and Section 6.1.2, Transportation/Circulation as well as EIR Appendix B.2.

3. Greenhouse Gas Emissions

Impact: The Project would not be consistent with City's CAP because of the changes in land use and zoning designation, and does not include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designation. Therefore, the project would conflict with the City's CAP or any applicable plan, policy, or regulation for the purpose of reducing GHG emissions.

Facts: The Project is not consistent with the existing land use plan and zoning designations, and would include the following changes to the existing zoning:

- Lot 1 from RS-1-14 and RM-2-5 to RM-1-1
- Lot 2 from RM-2-5 to OC-1-1

Pursuant to Section C of Step 1 of the CAP Consistency Checklist, a GHG emissions analysis was prepared to evaluate if the project would include in a land use and zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing conditions.

Estimated annual Project-generated GHG emissions in 2024 would be approximately 685.09 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year as a result of Project construction and operations. Because the Project site is currently vacant, the CAP assumed the site would generate no GHG emissions. As such, the Project would have to generate zero GHG emissions to be consistent with the CAP. Therefore, the Project would not result in an equivalent or less GHG-intensive project when compared to the existing conditions, and the Project must nonetheless incorporate each of the measures identified in Step 2 of the CAP consistency to mitigate cumulative GHG emissions impacts.

As the Project generates 685.09 MT CO₂e per year, which is in excess of the emissions assumed in the CAP, the Project would not be consistent with the CAP and would result in a **potentially significant**. To reduce this impact, the proposed proposes **MM-GHG-1** through **MM-GHG-4**, as well as **MM-TRA-1** through **MM-TRA-5**.

MM-GHG-1 and **MM-GHG-2** would reduce energy usage and associated GHG emissions. **MM-GHG-1** would reduce the energy usage required by HVAC equipment at the Project site, which would reduce resulting GHG emissions from building energy demand. **MM-GHG-2** would reduce water consumption at the Project site, which would reduce resulting energy demand required to transport water to and from the Project, further reducing GHG emissions associated with the project.

MM-GHG-3 and **MM-GHG-4** would allow for additional on-site charging of EVs. B Per the California Energy Code, the Project will provide 12 EV capable spaces (i.e., 10% of on-site parking spaces), with six of those spaces equipped as EV charging stations per the CAP Consistency Checklist. An additional 5% would entail an additional 6 EV capable spaces, with 3 of those spaces equipped as EV charging stations. Overall, with mitigation, the Project would provide 9 spaces that are prewired for EV charging stations and 9 spaces that include full EV charging stations. While on-site charging would increase energy demand at the Project site, it would reduce overall energy demand and would encourage EV use by expanding vehicle charging locations. GHG emissions generated by gasoline-powered vehicles would also decrease.

MM-TRA-1 would provide an improved pedestrian connection to transit and would encourage transit usage to reduce overall vehicular GHG emissions associated with the Project. **MM-TRA-3** would further encourage transit use by subsidizing transit passes for residents for 5 years. These measures are intended to reduce personal vehicle usage to reduce GHG emissions associated with the Project. **MM-TRA-4** would require the annual provision of a one-page flyer to Project residents with information regarding available transit, designated bicycle routes, local bicycle groups and programs, local walking routes and programs, and rideshare programs. This program is intended to encourage residents to utilize other methods of transportation and to carpool to reduce VMT and

associated vehicular GHG emissions.

MM-TRA-2 and **MM-TRA-5** would provide for additional bicycle parking and provide a bicycle to the first buyer of each unit, which would encourage residents to utilize bicycles instead of vehicles for transportation. The Project's vehicular GHG emissions would be reduced by this measure. In addition to the above measures, improvements to the local northbound and southbound bus stops at the Paseo Montril and Rancho Peñasquitos Boulevard intersections were considered to encourage future Project residents to utilize transit instead of personal vehicles, which would reduce GHG emissions generated by the Project. Such improvements were considered, however, Metropolitan Transit System indicated that they would not be willing to accept the improvement considering the existing and existing plus Project ridership is not expected to warrant the improvement and the bus stops already include adequate amenities suitable for these stops.

While these measures are expected to reduce GHG emissions, the GHG emission reductions are not quantified because the GHG reductions from these mitigation measures cannot be substantiated within an acceptable level of accuracy (CAPCOA 2009). Per the City's CAP Consistency Checklist, a project that was not accounted for in the CAP would have a significant impact with regards to GHGs. As the site is undeveloped, the CAP assumed the site would generate no emissions. To meet the assumptions in the CAP, the Project would have to obtain net zero or negative GHG emissions. Because the Project would result in 685.09 MT CO₂e per year, the Project's GHG emission impact would be **significant and unavoidable** after mitigation.

Mitigation Measures: The Project would implement **MM-GHG-1** (implementation of cool roofs), **MM-GHG-2** (implementation of low flow plumbing fixtures), **MM-GHG-3** (implementation of EV charging stations), and **MM-GHG-4** (implementation of EV capable spaces). These measures would reduce GHG emissions, but not enough to be consistent with the General Plan and the City's CAP.

Finding: GHG emission impacts would be significant and unavoidable.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 5.7, Greenhouse Gas Emissions, and Section 6.1.7, Greenhouse Gas Emissions, as well as EIR Appendix C.

VI. Findings Regarding Mitigation Measures Which are the Responsibilities of Another Agency

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, finds pursuant to Public Resources Code section 21081(a)(2) and CEQA Guidelines section 15091(a)(2) that there are no changes or alterations which could reduce significant impacts that are within the responsibility and jurisdiction of another public agency.

VII. Findings Regarding Alternatives

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives."

Section 15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the Project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1), among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the applicant can reasonably acquire, control or otherwise have access to the alternative site.

"Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." Public Resources Code section 21081 and CEQA Guidelines section 15019(a)(3) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

Because the Project will cause potentially significant environmental effects unless mitigated, the City must consider the feasibility of any environmentally superior alternatives to the Project, evaluating whether these alternatives could avoid or substantially lessen the potentially significant environmental effects while achieving most of the objectives of the project. The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), finds that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the Final EIR. These findings are appropriate because there are no feasible alternative available that would reduce the identified project impacts to below a level of significance.

a. No Project/No Development Alternative

CEQA Guidelines section 15126.6(e), requires that an EIR evaluate a "no project" alternative along with its impact. The purpose of describing and analyzing a no project alternative is to allow a lead agency to compare the impacts of approving the project to the impacts of not approving it.

Under the No Project/No Development Alternative, the Project would not be implemented, and the site would remain in its current condition.

Potentially Significant Effects: The No Project/No Development Alternative would avoid all of the significant and potentially significant impacts associated with the Project, including significant and unmitigated land use, transportation and greenhouse gas impacts, and significant but mitigated impacts related to air quality, biological resources, and noise.

Finding: The City rejects the No Project/No Development Alternative as it fails to satisfy the Project's underlying purpose and fails to meet any of the project objectives. Moreover, as discussed below, specific economic, legal, social, technological, or other considerations including matters of public policy make the alternative infeasible. The City finds that any of these grounds are independently

sufficient to support rejection of this alternative.

Rationale: Under the No Project/No Development Alternative, the Project would not be implemented and the site would remain in its current condition. Under this alternative, none of the environmental impacts associated with construction and operation of the Project would occur.

While this alternative would avoid all significant impacts of the Project, the No Project/No Development Alternative would not meet any of the project objectives as set forth in Section 3.1 of the Final EIR. Specifically, this alternative would not assist the City in meeting state and local housing goals by providing new housing (Objective 1); provide new housing opportunities to the City by utilizing an underutilized site not currently planned for residential uses (Objective 2); it would not provide an infill development (Objectives 3); it would not promote homeownership by providing for-sale units with entry-level housing market product types (Objective 4), it would not provide a cohesive design that is compatible in use, scale and character with the surroundings (Objective 5); and integrate the project into the existing topography of the site and cluster development in a manner that reduces the grading footprint as well as impacts to environmental resources (Objective 6).

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 9.6.1, No Project/No Development Alternative.

b. Reduced Density Alternative

This alternative would have the same footprint of the Project, but the density would be reduced from 55 to 37 units. The same discretionary actions as would be required for the Project would be needed for this alternative, including a General Plan Amendment, Community Plan Amendment, and Rezone.

Potentially Significant Effects: A Reduced Density Alternative of development of 37 multi-family units would generate approximately 296 average daily trips using a rate of 8 trips per dwelling unit. This is below the City's 300 average daily trips threshold to be considered as a small project for VMT screening purposes. As discussed in more detail below, the City's TSM Screening Criteria indicate residential projects of this size would typically screen out as presumed to have less than significant VMT transportation impact.

While this alternative would potentially avoid impacts to transportation, impacts to land use and GHG emissions would remain significant and unavoidable. The following issue areas that would be less than significant with or without mitigation under the Project, would be slightly reduced under the Reduced Density Alternative: air quality, energy, population and housing, public services and facilities, public utilities, and visual effects and neighborhood character. The following issue areas that would be less than significant with or without mitigation under the Project, would be the same under the Reduced Density Alternative: biological resources, geologic conditions, health and safety, hydrology, noise, paleontological resources, tribal cultural resources, water quality, and wildfire.

Finding: This alternative would potentially reduce significant transportation impacts and would satisfy most of the project objectives. As discussed below, specific economic, legal, social, technological or other considerations including matters of public policy render this alternative

infeasible. Therefore, the City rejects this alternative and finds that any of these grounds are independently sufficient to support rejection of this alternative.

Rationale: The Reduced Development Alternative would meet most of the project objectives to the same extent as the Project. Project Objective 1, which involves assisting the City in meeting state and local housing goals by providing new housing, would have a reduced influence on meeting this goal due to the decreased number of units that would be provided as part of this alternative. The City portion of the County's Regional Housing Needs Assessment (RHNA) target for the 2021-2029 Housing Element period is 108,036 homes (City of San Diego 2020). While the City is planning for additional housing to meet the need and targeted to permit more than 88,000 new housing units between 2010 - 2020, less than half of those units were constructed (42,275) as of December 2019 (City of San Diego 2020). Considering this, as public policy, the City aims to maximize the number of new residential units due to the ongoing housing crisis. Thus, a reduction in the number of units provided renders the Reduced Development Alternative infeasible.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 8.6.2, Reduced Density Alternative, as well as Section 5.12, Population and Housing.

c. Construction Noise Avoidance Alternative

This alternative would result in a similar overall development to the Project and provide 55 multi-family units within five individual buildings. The internal drives and alleyways would be constructed in a similar manner compared to the Project, and on-site residential amenities would remain the same. However, the Construction Noise Avoidance Alternative would reduce grading by approximately 0.13 acres.

Similar to the Project, this alternative would require the same discretionary actions, including a General Plan Amendment, Community Plan Amendment, and Rezone.

The intent of this alternative is to reduce the severity of impacts associated with construction noise specific to grading. Grading for this alternative would vary from that under the Project, in that this alternative would require a deviation that includes a steeper slope (1.5:1) between residential Building 3 through Building 5 and the single-family residential development to the northwest. However, impacts from construction noise were already less than significant with mitigation under the Project.

Potentially Significant Effects: The Construction Noise Avoidance Alternative would result in reduced impacts to noise and biological resources, because general construction noise would be avoided, but **Impact NOI-2** and **Impact NOI-3** related to blasting noise would remain significant. This alternative would not reduce the Project's significant and unavoidable impacts associated with land use, transportation and GHG emissions, because the project would still be inconsistent with the City's CAP, the same amount of residents would be added, and the same amount of traffic would be generated.

Finding: The Construction Noise Avoidance Alternative would meet all the project objectives and would reduce the Impact NOI-1. Specific economic, legal, social, technological or other considerations including matters of public policy render this alternative infeasible. Therefore, the

City rejects this alternative and finds that any of these grounds are independently sufficient to support rejection of this alternative.

Rationale: The Construction Noise Avoidance Alternative would meet all of the project objectives. The site proposed to be utilized by this alternative is controlled by the applicant, and therefore it is feasible for the applicant to control it. In addition, this alternative would be economically feasible considering the reduced grading would result in less cost than the Project. However, the utilization of a steeper slope at a 1.5:1 ratio would require a deviation from the City's standards. This ordinance requires this slope ratio for various reasons, including slope stability and erosion. Due to this, the City rejects this alternative.

Reference: These findings incorporate by reference the information and analysis included in Final EIR Section 9.6.3, Construction Noise Avoidance Alternative.

VIII. Findings Regarding Other CEQA Considerations

a. Growth Inducement

Section 15126.2(e) of the CEQA Guidelines mandates that the growth-inducing impact of a project be discussed. This discussion is presented in Chapter 8, Mandatory Discussion Areas, of the Final EIR. The City finds that the Project would not result in short- or long-term growth-inducing impacts. Per the CEQA Guidelines, growth-inducing effects are not necessarily beneficial, detrimental, or of little significance to the environment.

b. Short-Term Growth Inducement

During Project construction, demand for various construction trade skills and labor would increase. It is anticipated that this demand would be met predominantly by the local labor force and would not require importation of a substantial number of workers or cause an increased demand for temporary or permanent local housing. Further, construction of the Project is expected to take approximately 2 years. Since construction would be short term and temporary, it would not lead to an increase in employment on site that would stimulate the need for additional housing or services. Accordingly, no associated substantial short-term growth-inducing effects would result.

c. Long-Term Growth Inducement

The Project proposes to construct 55 multi-family homes with amenities and place the remaining open space within a covenant of easement. Specifically, Lot 1 would consist of 3.60 acres of residential land uses and amenities, and the remaining 1.3 acres of Lot 1 and all of Lot 2 would be open space covered by a covenant of easement. The Project would also include off-site improvements within Paseo Montril and a sewer easement.

As discussed in Section 5.1, Land Use, the Project site is designated as Park, Open Space, and Recreation in the City of San Diego's General Plan (City of San Diego 2008) and Open Space under the Rancho Peñasquitos Community Plan (City of San Diego 2011). The majority of the project site is zoned residential as RM-2-5, with smaller portions zoned as RS-1-13. The Project would require General Plan and Community Plan Amendments as well as a Rezone to allow for the proposed

residential development on site.

Based on the population rate coefficient of 3.07 persons per household⁶ for the Rancho Peñasquitos community, the 55-unit Project would introduce an estimated 169 people to the area (SANDAG 2013). As discussed in Section 5.12, Population and Housing, because the Project would help accommodate the existing and planned population and population growth anticipated in the City and help with the existing housing shortage, the Project would not directly induce substantial growth through the development of residential land uses within a vacant site.

The City is currently in urgent need for housing and is experiencing a housing shortage, as discussed in the City's Housing Element. The City portion of the County's RHNA target for the 2021-2029 Housing Element period is 108,036 homes (City of San Diego 2020). While the City is planning for additional housing to meet the need and targeted to permit more than 88,000 new housing units between 2010 – 2020, less than half of those units were constructed (42,275) as of December 2019 (City of San Diego 2020). Considering this, the proposed construction of 55 units is anticipated to help accommodate the existing and planned population and population growth anticipated in the City and help with the existing housing shortage. Therefore, the Project would not directly induce substantial unplanned population growth to the area.

Regarding infrastructure, the properties surrounding the Project site consist of residential and commercial development that is served by existing public service and utility infrastructure. As discussed in Final EIR Section 5.14, Public Utilities, the proposed project would use existing utility connections that serve the surrounding community to accommodate the internal utility infrastructure needs of the development. No major new infrastructure facilities are required specifically to accommodate the Project. No existing capacity deficiencies were identified for water, wastewater, or storm drain facilities that would serve the Project. Furthermore, the Project would not generate sewage flow or stormwater that would exceed the capacity already planned for the sewer line or storm drain. In addition, the internal roadway network proposed to be constructed within the Project site would connect to the existing roadway network surrounding the project site. Since the Project site is surrounded by existing development, and would connect to existing utility infrastructure, implementation of the Project would not remove a barrier to economic or population growth through the construction or connection of new public utility infrastructure.

While the Project proposes housing on a site planned for open space, the Project would not induce substantial growth considering the housing shortage in the City and the need for additional housing to accommodate planned growth. Therefore, the Project would not directly induce substantial unplanned population growth to the area. Refer to Final EIR Section 5.12.3.1 for additional details.

d. Significant Irreversible Environmental Changes that will be Caused by the Project

CEQA Guidelines section 15126.2(c) requires the evaluation of the following significant irreversible environmental changes that would occur should a project be implemented:

⁶ There are multiple sources for estimations of a “person per household” rate. The analysis contained herein conservatively uses the SANDAG 2050 regional growth forecast rate for the Rancho Peñasquitos community for year 2035, which is the highest out of each forecasted year. By comparison, the City as a whole also has a forecasted rate of 2.65 persons per household in 2035 per SANDAG’s regional growth forecast.

- (1) Primary impacts, such as the use of nonrenewable resources (i.e., biological habitat, agricultural land, mineral deposits, water bodies, energy resources, and cultural resources);
- (2) secondary impacts, such as road improvements, which provide access to previously inaccessible areas; and
- (3) environmental accidents potentially associated with the project.

Furthermore, Section 15126.2(c) of the CEQA Guidelines states that irretrievable commitments of resources should be evaluated to ensure that current consumption of such resources is justified. Implementation of a project would not result in significant irreversible impacts to agricultural land, mineral resources, water bodies, historical resources, paleontological resources, or tribal cultural resources.

The Project site consists of vacant lots situated on a hillside between Interstate 15 and adjacent residential and commercial uses. The Project site is designated Park, Open Space, and Recreation in the General Plan (City of San Diego 2008), and as Open Space in the Rancho Peñasquitos Community Plan (City of San Diego 2011). The site is zoned for residential use (RM-2-5 and RS-1-14).

The Project site does not contain agricultural or forestry resources, as the Project site and immediate surroundings are classified as Urban and Built-Up Land under the California Department of Conservation's Farmland Mapping and Monitoring Program (CDC 2021). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is present on site or would be impacted as a result of the project.

According to the Conservation Element of the City's General Plan, the Project site is designated as MRZ-3 (City of San Diego 2008). MRZ-3 areas contain mineral deposits, the significance of which cannot be evaluated from available data. Despite the known mineral resource designation of the Project site, the surrounding area has experienced increased urbanization and development with land uses (such as residential and commercial) incompatible with typical mineral extraction and processing operations. Similarly, the Project site and surrounding area are historically and currently designated by the City's General Plan and zoned for uses that would preclude mineral resource operations. Additionally, as described in Final EIR Section 5.3, Air Quality and Odor, grading of the Project site would require import of soils. As such, the Project could use the potential construction grade aggregate located within the Project site to the extent feasible during grading operations. Therefore, it would not result in the loss of mineral resources of statewide or local importance.

The Project would require the commitment of energy and non-renewable resources, such as electricity, fossil fuels, natural gas, construction materials (e.g., concrete, asphalt, sand and gravel, steel, petrochemicals, and lumber), potable water, and labor during construction. New development within the Project site would be required to comply with the California Energy Code and Title 24 of the California Code of Regulations, Part 11 (California Green Building Standards Code). The Project features a number of sustainable elements (e.g., rooftop photovoltaic solar panels, energy-efficient lighting and appliances, cool roofs, energy-efficient windows) to minimize its consumption of energy and non-renewable resources (see Final EIR Section 5.7, Greenhouse Gas Emissions, and Final EIR Section 5.5, Energy, for further details). However, use of these resources on any level would have an incremental effect regionally and would, therefore, result in long-term irretrievable losses of non-renewable resources, such as fuel and energy.

The Project site does contain biological resources, including sensitive habitat and sensitive species. More specifically, the site contains Diegan coastal sage scrub habitat. The following sensitive wildlife species were determined to have moderate potential to occur within the project area: Southern California legless lizard, San Diegan tiger whiptail, red diamondback rattlesnake, Blainville's horned lizard, Coronado skink, coast patch-nosed snake, and Crotch bumble bee. Two special-status species and Multiple Species Conservation Program (MSCP) Covered Species, coastal California gnatcatcher and western bluebird, were observed on site. The Project would result in potentially significant impacts to 3.21 acres of Tier II Diegan coastal sage scrub (including disturbed forms) (Impact BIO-1). The Project was specifically designed to avoid the on-site non-wetland waters that crosses the central area of the site east to west. Thus, no significant irreversible impacts to water bodies would occur. Refer to Final EIR Section 5.4, Biological Resources, for additional details. The Project would implement habitat mitigation (**MM-BIO-1**) in accordance with the City's Biology Guidelines. With the implementation of these measures, biological resource impacts would be less than significant.

Implementation of the Project has the potential to result in health and safety impacts due to demolition and construction activities, which could expose people or workers to a cancer risk above the 10 in 1 million threshold. The Project would include **MM-AQ-1**, which requires use of Tier 4 Interim engines or better, to reduce this potential to below a level of significance, as detailed in Final EIR Section 5.3, Air Quality. All other health and safety impacts of the project would be less than significant (see Final EIR Section 5.8, Health and Safety). Specifically, the project would follow applicable health and safety related regulations to prevent any spills or hazardous material use, transport, or disposal from resulting in significant environmental accidents. While the project is located within Review Area 2 of the MCAS Miramar Airport Land Use Compatibility Plan, the Project would comply with the applicable noticing requirements and obtain a Determination of No Hazard from the Federal Airport Authority prior to construction as a Condition of Approval. Thus, no significant environmental accidents would occur as a result of the Project.

The Project would not involve a roadway or highway improvement that would provide access to previously inaccessible areas. The Project includes no additional public roadways, and access to the site would be from the existing Paseo Montril roadway. Therefore, the proposed project would not result in significant irreversible environmental changes.

IX. Findings Regarding Responses to Comments and Final EIR Revisions

The Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by CEQA Guidelines section 15088(c).

Finding/Rationale: Responses to comments made on the Draft EIR and revisions in the Final EIR merely clarify and amplify the analysis presented in the Draft EIR, and do not trigger the need to recirculate per CEQA Guidelines section 15088.5(b).

X. Statement of Overriding Considerations

Pursuant to Public Resources Code section 21081(b) and CEQA Guidelines section 15043 and 15093, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks

when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable pursuant to Public Resources Code section 21081. CEQA further requires that when the lead agency approves a project that will result in the occurrence of significant effects identified in the EIR and not avoided or substantially lessened, the agency shall state in writing the specific reasons to support the action based on the EIR and/or other information in the record.

Pursuant to Public Resources Code section 21081(b) and CEQA Guidelines section 15093, the San Diego City Council (City Council), having considered all of the information presented herein and in the Record of Proceedings, finds that the following specific overriding economic, legal, social, technological, or other benefits associated with the Project outweigh unavoidable adverse direct impacts related to land use, transportation, and GHG emissions.

The City Council declares that it has adopted all feasible mitigation measures to reduce the Project's environmental impacts to an insignificant level; considered the entire Record of Proceedings, including the EIR; and weighed the proposed benefits against the Project's environmental impacts. This determination is based on the following specific benefits, each of which is determined to be, by itself and independent of the other Project benefits, a basis for overriding and outweighing all unavoidable adverse environmental impacts identified in the Final EIR. Substantial evidence supports the various benefits and can be found in the preceding sections (which are incorporated by reference into this section), the Final EIR, or in the Record of Proceedings for this matter.

As set forth above, the City's approval of the Project will result in significant land use, transportation/circulation and GHG emissions, and impacts that cannot be avoided, even with the adoption of all feasible mitigation measures. Whenever a lead agency adopts a project which will result in a significant and unavoidable impact, the agency must, pursuant to Public Resources Code sections 21002 and 21081(b) and CEQA Guidelines section 15093, declare in writing the specific reasons to support its action based on the Final EIR and/or other information in the Record of Proceedings.

The City Council: (i) having independently reviewed the information in the Final EIR and the Record of Proceedings; (ii) having made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the Project to the extent feasible by adopting the mitigation measures identified in the Final EIR; and (iii) having balanced the benefits of the Project against the significant environmental impacts, chooses to approve the Project, despite its significant environmental impacts, because, in the City Council's view, specific economic, legal, social, and other benefits of the Project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the project outweigh the unavoidable significant impacts. Each of these public benefits serves as an independent basis for overriding all significant and unavoidable impacts. Any one of the reasons set forth below is sufficient to justify approval of the Project. Substantial evidence supports the various benefits and such evidence can be found either in the Findings which are provided above and incorporated by reference into this section, the Final EIR, and/or in documents that comprise the Record of Proceedings in this matter.

a. Provide Critically-Needed Market-Rate Housing Consistent with the General Plan and Community Plan Housing Elements.

The Housing Element identifies a total remaining capacity of approximately 893 housing units for the Rancho Peñasquitos community, with 308 of those identified as lower-income (City of San Diego 2020), as part of the site inventory. While the Project site was not identified as a potential site for housing, the Project would contribute 55 units to the 108,036 units allocated to the City under the RHNA target for the 2021-2029 Housing Element period.

The central objective of the Rancho Peñasquitos Community Plan Residential Element is to " provide housing opportunities for a variety of household types, lifestyles and income levels, while maximizing the health, safety and welfare of the community." The Rancho Peñasquitos Community Plan area contains a large number of single-family units and the introduction of more multi-family housing would provide a unique opportunity to further the General Plan and Community Plan's Housing Element goals and policies.

b. Provide Opportunities for Entry-Level Housing Homeownership and Providing Units That Have a More Modest Price Point.

As the price of housing increases, the stacked flats and single level condominiums provided by this Project allow for opportunity for people to own a home at an entry-level. The Project would provide 55 entry-level housing units as part of the Project which would allow for opportunities to increase the total housing stock in the area as well as increase opportunities for homeownership and provide several units that will provide a different and more affordable housing type in the area. According to a report by the Greater San Diego Association of Realtors⁷, the 2022 median home sales price for detached homes in the 92129 ZIP code area is \$1,425,000, while the median home sales price for townhomes/condos is \$625,000. By contrast, based on today's economy, which is subject to change, we envision the townhomes/condos proposed under the Project to be priced from approximately the high \$500,000 range to low \$700,000 range, with most inventory available in the \$600,000 range, providing the public an opportunity for entry-level housing homeownership. The San Diego Housing Commission reports the City's Median Income to be \$106,900 for a family of four.⁸ The City defines middle income as between 80 percent and 150 percent of the region's median income, or \$85,520 to \$160,350. Assuming a 36% debt to income ratio, a 4% interest rate on a 30-year fixed mortgage, and a standard down payment, a family can afford a house between \$516,893 and \$827,428, which would allow first-time buyers to purchase a new moderately-priced home at Paseo Montrail.

c. Affordable Housing.

The Project exceeds the required affordable housing requirements. Per the requirements in place at the time the Project was initiated, the Project is required to provide two affordable units. The Project will provide two affordable housing units on the site and, in addition, four affordable housing units at the Del Mar Highlands Estates located at the western end of the State Route 56 Corridor within

⁷ Greater San Diego Association of Realtors. Local Market Update for July 2022 (current as of August 5, 2022). Accessed August 17, 2022. <http://sdar.stats.10kresearch.com/docs/lmu/2022-07/x/92129-Penasquitos?src=page>

⁸ U.S. Department of Housing and Urban Development. 2022 San Diego Median Income. Accessed August 17, 2022. <https://www.sdhc.org/wp-content/uploads/2022/AMIncomeLimits.pdf>

the City. The two on-site affordable housing units would be provided at 100% area median income (AMI) while the off-site units would be provided at 60% AMI.

d. Provision of Housing Adjacent to Existing Commercial.

The Project would place housing adjacent to existing commercial, which would allow future residents of the site to potentially work near their home. This provision of potential workforce housing would potentially reduce vehicle miles travelled and greenhouse gas emissions. In addition, this would support the local business and employment centers.

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EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

**AMENDMENTS TO THE GENERAL PLAN AND RANCHO
PEÑASQUITOS COMMUNITY PLAN NO. 2513172; REZONE NO.
2513174; PLANNED DEVELOPMENT PERMIT NO. 2416741; SITE
DEVELOPMENT PERMIT NO. 2416738; NEIGHBORHOOD
DEVELOPMENT PERMIT NO. 2513173; and VESTING TENTATIVE
MAP NO. 2416742 INCLUDING EASEMENT VACATION NO. 2513171;
PROJECT NO. 658273**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No. 658273/SCH No. 2021030038 shall be made conditions of the Amendment to the General Plan and Rancho Peñasquitos Community Plan No. 2513172; Rezone No. 2513174; Planned Development Permit No. 2416741; Site Development Permit No. 2416738; Neighborhood Development Permit No. 2513173; and Vesting Tentative Map No. 2416742 including Easement Vacation No. 2513171 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>.
4. The TITLE INDEX SHEET must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. SURETY AND COST RECOVERY - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the

long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS—Part II - Post-Plan Check (after permit issuance/prior to start of construction)

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

Qualified Acoustician, Archaeologists(s), Native American Monitor(s), and Biologist(s)

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

CONTACT INFORMATION:

- a. The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858.627.3200**
 - b. For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE** and **MMC** at **858.627.3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 658273 and/or Environmental Document Number 658273, 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:
 - a. *Regional Water Quality Control Board: National Pollutant Discharge Elimination System General Construction Permit*

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

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

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

**Table 10-1.
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
Air Quality	Grading Plans	Grading Permit Issuance
Biology	Biologist Limit of Work Verification Grading Plans	Limit of Work Inspection Grading Permit
Greenhouse Gas Emissions	Building Plans	Building Permit Issuance
Noise	Grading Plan Acoustical Reports	Grading Permit Issuance
Transportation	Building Plans	Traffic Features On-site Paseo Montril Sidewalk Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

Specific MMRP Issue Area Conditions/Requirements

AIR QUALITY

MM-AQ-1 Prior to the issuance of a grading permit, the grading and construction plan notes

shall specify that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines or better. An exemption from this requirement may be granted if (1) the applicant documents equipment with Tier 4 Interim engines or better are not reasonably available, and (2) the required corresponding reductions in diesel particulate matter (DPM) emissions can be achieved for the project from other combinations of construction equipment. Before an exemption may be granted, the applicant's construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in San Diego County were contacted and that those owners/operators confirmed Tier 4 Interim equipment or better could not be located within San Diego County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method and documentation provided to the City of San Diego to confirm that project-generated construction emissions do not exceed applicable San Diego Air Pollution Control District's carcinogenic (cancer) risk threshold.

BIOLOGY

MM-BIO-1a Habitat Mitigation. Prior to issuance of a Notice to Proceed or the first grading permit, the owner/permittee shall mitigate upland impacts in accordance with the City of San Diego Biology Guidelines. Mitigation for impacts to 3.24 acres of Diegan coastal sage scrub (including disturbed) shall be accomplished on site at a 1.5:1 mitigation ratio by on-site preservation of 4.81 acres of Tier II habitat. A total of 9.91 acres of Diegan coastal sage scrub would remain on site following project implementation. This project would utilize 4.86-acres of that remaining area to mitigate for the project's direct impacts to Diegan coastal sage scrub. In accordance with ESL regulations, the owner/permittee shall convey a Covenant of Easement to be recorded against the title in over the remaining ESL area on the site.

MM-BIO-1b Resource Protections During Construction.

I. Prior to Construction

- A. Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act

(CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements:** To avoid any direct impacts to the coastal California gnatcatcher and western bluebird and any avian species that is listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report 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 shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.
- F. Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the

avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

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

III. Post Construction Measures

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

GREENHOUSE GAS EMISSIONS

MM-GHG-1 CAP Strategy 1- Cool Roofs. Prior to the issuance of residential building permits, the project applicant or its designee shall submit building plans illustrating that residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year solar reflectance index (SRI) of 64 for a low-sloped roof and an SRI of 32 for a high-sloped roof.

MM-GHG-2 CAP Strategy 1 - Low Flow Plumbing Fixtures. Prior to the issuance of residential building permits, the project applicant or its designee shall submit building plans illustrating that residential structures shall have low flow fixtures including; kitchen faucets with a maximum flow rate not to exceed 1.5 gallons per minute at 60psi; standard dishwashers at 4.25 gallons per cycle; compact dishwashers at 3.5 gallons per cycle and clothes washers with a water factor of 6 gallons per cubic feet of drum capacity.

MM-GHG-3 CAP Strategy 2 - Electrical Vehicle Charging Stations. Prior to the issuance of

building permits, the proposed project applicant or its designee shall submit building plans illustrating that the project provides electrical vehicle charging stations at 5% of the on-site parking (6 spaces).

MM-GHG-4 Beyond CAP Strategy 2 - Electrical Vehicle Charging Stations. Prior to the issuance of building permits, the proposed project applicant or its designee shall submit building plans illustrating that the project provides an additional 5% of on-site parking as EV capable spaces above Title 24 code and half of those additional spaces as EV charging stations.

NOISE

MM-NOI-1 Temporary Construction Noise. Prior to issuance of demolition, grading, or building permits, Mitigation Monitoring Coordination shall verify that project applicant or its contractor shall implement one or more of the following options for on-site noise control and sound abatement means that, in aggregate, would yield a minimum of approximately 12 dBA of construction noise reduction during the grading phase of the Project:

- A. Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances to a nearest receiving occupied off-site property).
- B. Engineering controls (change equipment operating parameters [speed, capacity, etc.], or install features or elements that otherwise reduce equipment noise emission [e.g., upgrade engine exhaust mufflers]).
- C. Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary solid barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern.

MM-NOI-2 Blasting Vibration and Noise Plan. Prior to issuance of building permit, Mitigation Monitoring Coordination shall verify that project applicant or its contractor have prepared, and shall require the implementation of, a blasting plan that will reduce impacts associated with construction-related noise, drilling operations and vibrations related to blasting. The blasting plan shall be site specific, based on general and exact locations of required blasting and the results of a project-specific geotechnical investigation. The blasting plan shall include a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, and calculations to determine the area affected by the planned blasting. Noise calculations in the blasting plan shall account for blasting activities and all supplemental construction equipment. The final blasting plan and pre-blast survey shall meet the requirements provided below:

- Prior to blasting, a qualified geotechnical professional shall inspect and document the existing conditions of facades and other visible structural features or elements of the nearest neighboring off-site residential buildings. Should this inspector determine that some structural features or elements appear fragile or otherwise potentially sensitive to vibration damage caused by the anticipated blasting activity, the maximum per-delay charge weights and other related blast parameters shall be re-evaluated to establish appropriate quantified

limits on expected blast-attributed PPV. The geotechnical professional shall consider geologic and environmental factors that may be reasonably expected to improve attenuation of groundborne vibration between the blast detonations and the receiving structure(s) of concern.

- All blasting shall be designed and performed by a blast contractor and blasting personnel licensed to operate per appropriate regulatory agencies.
- Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast. This data shall be recorded, and a post-blast summary report shall be prepared and be available for public review or distribution as necessary.
- Blasting shall not exceed 1 ips PPV (transient or single-event), or a lower PPV determined by the aforesaid inspector upon completion of the pre-blast inspection, at the façade of the nearest occupied residence.
- To ensure that potentially impacted residents are informed, the applicant will provide notice by mail to all property owners within 500 feet of the project at least 1 week prior to a scheduled blasting event.
- Where a blast event may be expected to cause an airborne noise level that exceeds the City's 12-hour Leq standard, the proposed project applicant or its contractor(s) shall coordinate with the potentially affected neighboring property owner-occupant for permission to install at or near the proposed project property line (to the extent feasible, given the terrain of the proposed project vicinity) a field-erected temporary noise wall (e.g., sound blankets suspended from framing members, such as those provided by Behrens & Associates, Pacific Sound Control, or other vendors of comparable equipment). The installing contractor shall be responsible for determining the height and extent of the temporary noise barrier, so that its proper on-site implementation can be expected to provide up to 15 dBA of noise reduction and thus enable the 12-hour Leq representing the blast event noise level to comply with the City's standard of 75 dBA.
- Where a blast event may be expected to cause an airborne noise level that contributes to exceedance of the City's 12-hour Leq standard, the proposed project applicant or its contractor(s) shall utilize blasting noise abatement techniques (at the discretion of the blast contractor) such as steel or rubber blasting mats over sand/dirt, so that its proper on-site implementation can be expected to provide approximately 15 dBA of noise reduction and thus enable the 12-hour Leq representing the blast event noise level to comply with the City's standard of 75 dBA.

TRANSPORTATION

MM-TRA-1 Pedestrian Improvements. Prior to the issuance of the first building permit, Permittee shall assure by permit and bond the construction/improvement of standard City sidewalk along the south side Paseo Montril, satisfactory to the City Engineer. The improvements shall be completed and operational prior to first occupancy. This includes providing a continuous concrete sidewalk from the project access to Rancho Peñasquitos Boulevard.

MM-TRA-2 Bike Parking. Prior to the issuance of the first occupancy permit, the Permittee shall provide 10 short term bike parking spaces on site.

MM-TRA-3 Transit Passes. Prior to first occupancy, the Permittee shall implement a transit subsidy program. The subsidy value will be limited to the equivalent value of 25% of the cost of an MTS "Regional Adult Monthly/30-Day Pass" (currently \$72, which equates to a subsidy value of \$18 per month). Subsidies will be available on a per unit basis to residential tenants for a period of five years (five years after issuance of the first occupancy permit). Permittee shall provide an annual report to the City Engineer in each of the first five years demonstrating how the offer was publicized to residents and documenting the results of the program each year, including number of participants and traffic counts at the project entrance.

MM-TRA-4 Commute Trip Reduction Program. Prior to first occupancy, the Permittee shall develop and implement a commute trip reduction program that requires each homeowner and tenant to be provided with a one page flyer every year that provides information regarding available transit, designated bicycle routes, local bicycle groups and programs, local walking routes and programs, and rideshare programs.

MM-TRA-5 Bicycle Micromobility Fleet. Prior to first of occupancy, the Permittee shall provide one bicycle (up to a \$400 value) per unit to the first buyer of each unit.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
APPROVING VESTING TENTATIVE MAP NO. 2416742 WITH AN
EASEMENT VACATION FOR PASEO MONTRIL – PROJECT NO. 658273.

WHEREAS, TRI POINTE HOMES, A CALIFORNIA CORPORATION, Subdivider, and HENRY H. PENG, ENGINEER, submitted an application to the City of San Diego for a Vesting Tentative Map (Vesting Tentative Map No. 2416742) and a public easement vacation (Easement Vacation No. 2513171) for the subdivision of a 15.20-acre-site into two lots, for a residential lot for the creation of 55 multi-family residential condominium units and an open space lot; and for the vacation of an existing public sewer easement, known as Paseo Montril (Project); and

WHEREAS, The Project site is located at the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard; and is legally described as that portion of Rancho Los Peñasquitos, in the City of San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: Beginning at the most easterly corner of Lot 371 of Peñasquitos View Unit No. 3, according to Map No. 6859; thence along the easterly boundary thereof north 23°55'06" west 778.86 feet to a point on the southerly boundary of Peñasquitos View Unit No. 1, according to Map No. 6654; thence along the southerly boundary thereof north 66°04'54" east 275.16 feet; thence north 12°38'22" west 400.00 feet; thence north 77°21'38" east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of Sun Ridge Vista Unit No. 1, according to Map No. 11924; thence along the boundary of said Lot 11, south 60°26'12" east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of Interstate 15 (XI-SD-15) as described in the Lis Pendens

recorded January 17, 1964 as instrument No. 10305, and the amended Lis Pendens recorded August 03, 1965 as Instrument No. 139001, both of official records; thence along said line south 25°19'51" west 534.85 feet, more or less, to an angle point thereon; thence south 39°12'51" west 534.40 feet; thence south 14°08'26" west 283.79 feet; thence south 66°11'51" west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos View Unit No. 3, according to Map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of State Highway XI-SD-395 described in Parcel 2A as "north 66°11'50" east, 253.03 feet" in final order of condemnation recorded June 26, 1967 as Instrument No. 92316 of official records; thence along the northwesterly and westerly line of said State Highway the following numbered courses: (1) north 66°11'50" east 95.91 feet; thence (2) north 14°08'26" east 283.77 feet; thence (3) north 39°12'22" east, 211.24 feet; thence (4) leaving said state highway northwesterly line south 71°35'16" west, 195.73 feet; thence (5) south 15°36'46" west, 294.70 feet; thence (6) south 65°20'54" west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos View Unit No. 3; thence (7) along said northeasterly line south 23°55'06" east, 108.15 feet to the point of beginning; and

WHEREAS, the Map proposes the Subdivision of a 15.2-acre-site into two lots consisting of a 4.9-acre Residential lot for 55 condominium dwelling units and a 10.3-acre Open Space lot; 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 (SDMC) 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 55; and

WHEREAS, on November 3, 2022, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2416742 and Easement Vacation No. 2513171, and pursuant to Resolution No. _____, the Planning Commission voted to recommend the City Council of the City of San Diego (City Council) approval of the Map; and

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

WHEREAS, on _____, the City Council considered Vesting Tentative Map No. 2416742 and Easement Vacation No. 2513171, and pursuant to San Diego Municipal Code sections 125.0440 and 125.1040; and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2416742:

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 would subdivide the existing 15.20-acre site into two lots: a 4.90-acre residential lot (Lot 1) for 55 condominiums (including six affordable dwelling units consisting of two on-site affordable dwelling units and four off-site dwelling units) and a 10.30-acre open-space lot (Lot 2). The open-space lot would be for the preservation of open space, whereas no public access would be permitted. The 15.20-acre project site located at the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard. The site is located in the RM-2-5 and RS-1-14 Base zones and within the following overlay zones (OZ): Airport Influence Area for Marine Corps Air Station Miramar (MCAS-Miramar), Airport Land

Use Compatibility Plan (ALUCP) OZ for MCAS-Miramar, Environmentally Sensitive Lands (ESL) for sensitive biological resources (uplands and wetlands) and steep hillsides, Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Brush Management Zone within the Rancho Peñasquitos Community Plan area. Additionally, the site is located within the Views Neighborhood and designated as Open Space land use within the Rancho Peñasquitos Community Plan and designated as Park, Open Space and Recreation land use within the City of San Diego's General Plan (General Plan).

The Project would have a residential density of 11.2 dwelling units per acre (du/ac) which is in conformance with the density regulation of the proposed RM-1-1 zoning designation which permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area which would permit a maximum of 71 dwelling units for the proposed residential lot (Lot 1). The proposed 55 dwelling units fall within this RM-1-1 density range and would be consistent with the proposed Low-Medium Residential density designation of the Rancho Peñasquitos Community Plan.

The General Plan designates the Project site for Park, Open Space and Recreation uses and the Rancho Peñasquitos Community Plan designates the Project site as Open Space. The Project includes a General Plan Amendment to redesignate portions of the Project site from "Park, Open Space and Recreation" to "Residential" and an Amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the site from "Open Space" to "Residential (Low-Medium Density)" to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space - Conservation).

The Project is consistent with the General Plan's Urban Design Element and the Community Plan's Residential Element as it would allow development in an area where a high level of activity already exists, the proposed development is compact, efficient and an environmentally sensitive pattern of development, the proposed development includes the preservation and protection of natural landforms and open space, the proposed development is creative and flexible in its site planning to maximize the preservation of open space and hillside areas. The Project is consistent with the City of San Diego General Plan by developing a project which respects existing neighborhood character, preserves open space systems and the natural environment, and targets new growth into compact development. The proposed Project would implement the General Plan's Urban Design Element guidelines by developing a project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood while maintaining the topographic relief of the existing terrain and concentrating development in the least sensitive areas. Additionally, the proposed buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape designs to enhance the community aesthetically while achieving functional requirements.

The City of Villages strategy includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of

housing types that are suitable for households of various income levels. The General Plan's Housing Element identifies policies to help the City meet the regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes, allowing residential densities that exceed the ranges defined in the General Plan and community plans for projects using State density bonus provisions (including senior housing and affordable housing) and City housing incentive programs, and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The Project proposes a condominium development which would increase the mix of housing types for the area. Additionally, the Project proposes a rezone which would maximize the development density for the residential development portion of the site while preserving a portion of the site for open space while developing in an area with shopping, schools, connections to transit and to existing pedestrian and biking infrastructure.

The proposed development would assist in meeting the City's housing goals including the provision of affordable housing, whereas the Project includes the provision of 10-percent of the dwelling units (six dwelling units) as affordable housing to be included on-site (two dwelling units) and off-site (four dwelling units) at the Del Mar Highlands Estates project site. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. The Project will contribute to the diversity of the region by providing different aesthetically pleasing housing options at varying price points. The range in housing, including on-site affordable housing, will provide community members with an opportunity to live close to where they work. The property is located in close proximity to employment centers in Scripps Ranch, Carmel Mountain, Rancho Bernardo and Carmel Valley. The proposed Project meets the goals and follows the principles outlined in the City of San Diego's planning and community planning documents. The Project will be designed to preserve open space and cluster development to maintain the character of hillside and canyon areas and would not impact MHPA lands. Therefore, the proposed subdivision, with the approval of the Rezone, General Plan amendment and Community Plan amendment, and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Project is described in finding (1) above, incorporated by reference herein and will comply with the development regulations of the Land Development Code (LDC) with exception to the requested deviations for standard side yard setback, front yard setback, structure height limitation, retaining wall height and development encroachment into steep hillsides to achieve the maximum development area.

The Project requests the following deviations:

- Deviations from SDMC Section 131.0443, Table 131-04G for the RM-1-1 zoning designation as follows:
 - A deviation from the standard side yard setback, where the required minimum standard side yard setback is eight feet or 10-percent of the premise width, whichever is greater, whereas the proposed standard side yard setback would be 10-feet.
 - A deviation from the minimum front yard setback, where the required minimum setback is 15-feet, whereas the minimum front yard setback would be reduced to 11-feet.
 - A deviation from the standard front yard setback, where the required standard setback is 20-feet, whereas the standard front yard setback would be reduced to 19-feet.
 - A deviation from the structure height limitation, where the structure height limitation in is 30-feet, whereas the structure height limitation would be increased to 40-feet.
- A deviation from SDMC Section 143.0142(a)(2), where the maximum development area in steep hillsides is limited to 25-percent, whereas the maximum development area would be increased to 27.3 percent.
- A deviation from SDMC Section 142.0340(e), where the maximum retaining wall height outside of the required yard is 12-feet, whereas the maximum retaining wall height would be increased to 26-feet.

The reduced setbacks, development encroachment into steep hillsides, and increased retaining wall height allows the proposed development to meet the Rancho Peñasquitos Community Plan design guideline objectives by providing a diversity of housing opportunities for a variety of household types, lifestyles and income levels, while meeting conservation goals for environmentally sensitive lands and maximizing the health, safety and welfare of the community. Additionally, the Project is consistent with the policies of the Rancho Peñasquitos Community Plan by providing a harmonious community appearance by using a compatible variety of architectural styles, colors, building heights, lot sizes, setbacks, landscaping and street furniture; using creative and flexible site planning to maximize the preservation of open space and hillside areas; and proposing density of new residential development based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.

Without the requested deviations, the regulations would eliminate much of the development footprint and the Project would not be able to maximize the number of the residential units. The proposed deviations would allow for a Project design that is consistent with the goals and policies of the Community Plan and maximizes the development potential versus a Project that if designed in strict conformance with the development regulations of the applicable zone would limit the site layout and reduce the density of development. The

Project will contribute to the housing mix of the community that will improve the opportunities for homeownership.

Each of the requested deviations have been reviewed as they relate to the proposed Project and the impact to the surrounding neighborhood. The requested deviations are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Rancho Peñasquitos Community Plan and the General Plan's Housing Element. Therefore, with the requested deviations, the proposed subdivision would comply with the applicable zoning and development regulations of the LDC, including any allowable deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location.

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

The Project is described in findings (1) and (2) above, incorporated by reference herein. The Project would be consistent with the proposed residential zoning and the proposed General Plan and Community Plan amendments for residential development. The Project site is located approximately 800 feet from existing public transit stops and in close proximity to the Sabre Springs & Peñasquitos Transit Station, providing community members with public transit access to employment and commercial centers. Additionally, a Park and Ride site is located approximately a quarter-mile from the Project site. The proximity to alternate means of transportation would contribute to the shift from vehicular transportation which would help achieve carbon cutting measures defined in the City of San Diego's progressive Climate Action Plan. As mentioned above, the Project proposes a total of 55 dwelling units within five separate buildings on the proposed 4.90-acre residential lot, which would result in approximately 11.2 du/ac. The proposed bulk and scale would be similar to the surrounding 3-story apartment complexes.

On-site elevations range from approximately 580-feet above mean sea level (AMSL) along the western portion of the Project site to approximately 445-feet AMSL along the eastern portion of the Project site. Steep hillsides are present within the Project site, and the Project is requesting a deviation from SDMC Section 143.0142(a)(2) to exceed the 25-percent maximum development area within steep hillsides and proposes to develop on 27.3-percent of the steep hillsides within the Project site. In addition, grading of the Project site would result in 22-feet of fill slopes, 49-feet of cut slopes, and would require a total cut amount of 59,500 cubic yards of soil. The manufactured slopes would be constructed at a 2:1 slope ratio.

The Project design includes mass terracing of natural slopes with cut or fill slopes in order to prepare flat pads for the construction of structures. The proposed grading of the Project site is designed to retain the majority of the site as open space, reduce the overall grading footprint, and integrate the proposed buildings into the hillside. This would allow for a stepped down development plan for the buildings and internal parking lots and driveways. Of the 15.20-acre Project site, approximately 3.27-acres are proposed for development, and steep hillside encroachment is proposed within approximately 11.3-percent (1.71-acres) of the existing 11.17-acres of steep hillside areas (slopes of 25-percent or greater) on the Project site.

The Project site currently consists of a southeast-facing slope with sheet flows in a southerly to southeasterly direction over the moderate to steeply sloping natural hillside. There are two ridges within the Project site which create three drainage flow patterns across the site. While the Project would exceed the City's significance thresholds for landform alterations, the Project meets one of the three conditions provided in the City's significance guidelines and thus, the landform alteration impact would not be considered significant. The Project design would ultimately preserve 11.60-acres (10.30-acres within Lot 2 and 1.30-acres within Lot 1) as open space within a covenant of easement (COE) and would focus the development area closest to the adjacent existing homes to the west and commercial area to the south.

Per the Geotechnical Investigation prepared for the Project site, no soils or geologic conditions were encountered that would preclude the development of the Project site as proposed with incorporation of the recommendations outlined in the geotechnical investigation. Further, a mandatory geotechnical report will be prepared in accordance with the City's "Guidelines for Geotechnical Reports" and will be reviewed by the Geology Section of the Development Services Department prior to the issuance of any construction permit. The report must adequately demonstrate the Project's compliance with the California Building Code (CBC) and any applicable geologic hazards regulations.

The Drainage Report prepared for the Project concluded that development would result in an overall increase in impervious area and site runoff, but peak flows after detention would be at or below the existing condition peak flow at the Project outfall. No fires have recently occurred at the Project site. Flooding as a result of runoff or drainage changes under post-fire conditions would not expose people or structures to significant risk considering this.

Development of the 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. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation.

The Project site is located within the Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Brush Management Zone. Brush Management is required for premises with structures that are within 100 feet of any highly flammable area of native or naturalized vegetation. The Project would implement the City's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes a means of providing fire safety in the landscape. Fire hazard conditions currently exist in the open space area to the north, east, and

south of the Project site. The Project would include brush management zones which reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees canopies no closer than 10-feet from the habitable structure. Brush management Zone One shall not be allowed on the Project's slopes with a gradient greater than 4:1. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and would consist of thinned, native, or naturalized non-irrigated vegetation. As shown on the landscape development plan, the development cannot provide the full defensible space required, and therefore, is subject to alternative compliance measures. Alternative compliance measures for Buildings 1, 2, and 3 are required due to the reduced brush management Zone Two. Alternative compliance measures proposed for these buildings would include a combination masonry block/1-hour fire rated wall or a six-foot high masonry block wall. Maintenance of brush management zones shall include the removal of invasive species. Management and maintenance of brush management zones will be the responsibility of the developer/applicant and shall be completed in accordance with San Diego Municipal Code (SDMC).

The Project site lies outside of the City's Multi-Habitat Planning Area (MHPA), and therefore, is not required to document compliance with the Multiple Specific Conservation Program (MSCP) Land Use Adjacency Guidelines. The nearest MHPA occurs approximately 0.08 miles (440 feet) from the Project area but is separated from the Project area by Interstate 15 (I-15). Implementation of the Project would result in direct permanent impacts to 4.48-acres, including 3.24-acres of Tier II Diegan coastal sage scrub, 0.03-acres of Tier IV eucalyptus woodland, 0.93-acres of Tier IV urban/developed, and 0.28-acres of Tier IV disturbed habitat. A total of 9.91-acres of Diegan coastal sage scrub would remain on site following Project implementation. The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II habitat on-site to mitigate for the Project's direct impacts to Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title in over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts.

The Project will integrate into the existing community by maintaining the aesthetic appeal of the Rancho Peñasquitos region while preserving a significant amount of open space located within the Project site in conformance with the goals and policies of the General Plan and Community Plan. Therefore, the site is physically suitable for the type and density of development.

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

The Project is described in findings (1), (2), and (3) above, incorporated by reference herein and has been designed to minimize alterations to natural landforms. Development footprint has been located to minimize erosion, flood and fire hazards. The entire Project is consistent with the City's adopted MSCP and is not located within or adjacent to the MHPA.

Environmental Impact Report (EIR) No. 658273/SCH No. 2021030038, which incorporates associated technical studies, has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The EIR determined that the Project would result in potentially significant impacts to Land Use, Transportation/Circulation, Air Quality, Biological Resources, Greenhouse Gas Emissions, and Noise. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would mitigate impacts to Air Quality, Biological Resources and Noise to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and unavoidable impacts to Land Use, Transportation/Circulation and Greenhouse Gas Emissions, as described in the EIR.

The Project would preserve 4.86-acres of the remaining 9.91-acres of Tier II habitat on-site to mitigate for the Project's direct impacts to coastal Tier II Diegan coastal sage scrub and sensitive species habitat for coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard. In accordance with the City's Environmentally Sensitive Lands (ESL) regulations, the owner/permittee shall be required to convey a COE to be recorded against the title over the remaining ESL areas on the site that are outside the allowable development area. The Project would also comply with the species Area Specific Management Directives (ASMD) developed for certain MSCP covered species as a condition of coverage in the MSCP. Overall, the Project is consistent with the City's MSCP guidelines and will include mitigation measures to address any significant impacts. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The Project is described in findings (1), (2), (3) and (4) above, incorporated by reference herein. The General Plan designates the Project site for Park, Open Space and Recreation uses and the Rancho Peñasquitos Community Plan designates the Project site as Open Space. The Project includes a General Plan amendment to redesignate portions of the Project site from "Park, Open Space and Recreation" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the from "Open Space" to "Residential (Low-Medium Density)" to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space - Conservation). The Project site is located within Review Area II of the Airport Influence Area for MCAS-Miramar and the ALUCP OZ for MCAS-Miramar. The Project would

not conflict with the ALUCP and would not result in airport safety hazards for people residing or working in the Project area.

As identified in finding (4) above, the EIR determined that the Project would result in potentially significant impacts to Land Use, Transportation/Circulation, Air Quality, Biological Resources, Greenhouse Gas Emissions, and Noise. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would mitigate impacts to Air Quality, Biological Resources and Noise to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the Project with significant and unavoidable impacts to Land Use, Transportation/Circulation and Greenhouse Gas Emissions, as described in the EIR.

The EIR identified impacts to Land Use as it relates to the Project's inconsistency with the City's Climate Action Plan (CAP) related to impacts from Greenhouse Gas (GHG) Emissions. While the Project would incorporate mitigation and CAP measures including Vehicle Miles Traveled (VMT) reduction measures, the Project would continue to generate more emissions than assumed in the CAP, the CAP utilizes the San Diego Association of Governments (SANDAG) growth assumptions to determine the expected City build out GHG emissions. The site is designated as Open Space in the General Plan and the Community Plan therefore, the CAP assumed no development would occur at the site. To meet the assumptions in the CAP, the Project would have to obtain net zero or negative GHG emissions. Therefore, the land use impact and GHG impacts would be significant and unavoidable. Additionally, the Project would have transportation impact because the Project location in census tract 170.18 is above the 85th percentile mean VMT per Capita for the region. Even with implementation of transportation mitigation measures, the Project is unable to reduce VMT impacts to less than a significant level, and the Project's contribution to traffic/VMT in the surrounding area, in addition to that of the projects in the surrounding area would be cumulatively significant.

A public water study (PWS) was prepared for the Project was prepared to evaluate if sufficient water supplies would be available to meet the projected water demands of the Project and the demand of existing and other planned uses. The Project would connect to existing and new public water mains adjacent to the site and within the surrounding roadways, and no additional improvements would be needed to serve the Project.

Development of the 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. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project

would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation.

The Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ) within the Local Responsibility Area (CAL FIRE 2009). All projects proposed within the urban/wildland interface are required to meet minimum fire fuel modification and/or clearing requirements in addition to meeting the standards of the various fire codes in effect at the time of building permit issuance. Brush Management is required for premises with structures that are within 100 feet of any highly flammable area of native or naturalized vegetation. The Project would implement the City's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes a means of providing fire safety in the landscape. Fire hazard conditions currently exist in the open space area to the north, east, and south of the Project site. The Project would include brush management zones which reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees canopies no closer than 10-feet from the habitable structure. Brush management Zone One shall not be allowed on the Project's slopes with a gradient greater than 4:1. Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and would consist of thinned, native, or naturalized non-irrigated vegetation. As shown on the landscape development plan, the development cannot provide the full defensible space required, and therefore, is subject to alternative compliance measures. Alternative compliance measures for Buildings 1, 2, and 3 are required due to the reduced brush management Zone Two. Alternative compliance measures proposed for these buildings would include a combination masonry block/1-hour fire rated wall or a six-foot high masonry block wall. Maintenance of brush management zones shall include the removal of invasive species. Management and maintenance of brush management zones will be the responsibility of the Paseo Montril HOA and shall be completed in accordance with San Diego Municipal Code.

The Project would introduce 55 dwelling units to the Project area, resulting in an increase in population base within the Rancho Peñasquitos community and fire/police protection service area, thereby increasing the demand for fire/police protection and emergency services within the service area. Cumulative projects including this Project are required to offset the increase in demand caused by their respective project. Thus, the cumulative impacts related to fire and police service would not be cumulatively considerable.

The Tentative Map for the proposed Project was reviewed by City Staff and determined to be in compliance with the SDMC and California Government Code Section 66400 et. seq. (Subdivision Map) Act. The Project must satisfy conditions of approval of Vesting Tentative Map No. 2416742, Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173 to achieve compliance with the regulations of the SDMC. Conditions to the Vesting Tentative Map include various conditions and referenced exhibits of approval relevant to achieving compliance with applicable regulations of the SDMC in effect for this Project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include submitting an updated geotechnical report that addresses the

construction plans; assuring by permit and bond plans for the revegetation and hydro-seeding of all disturbed lands and required brush management; obtaining an Encroachment Maintenance Removal Agreement (EMRA) for all private storm drain systems and connections, landscape and irrigation located in the public right-of-way; assuring by permit and bond the design and construction of all required public water and sewer facilities; and installation of private back flow prevention devices. Prior to issuance of any building permit, grading permit, and public improvement permit, for the proposed Project, the plans shall be reviewed by City staff to ensure compliance with all building, electrical, mechanical, plumbing and fire code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction would be enforced through building inspections completed by the City's building inspectors. Therefore, the design of the subdivision or the type of improvement would not be detrimental to the public health, safety, and welfare.

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

The proposed Project is described in findings (1), (2), (3), (4) and (5) above, incorporated by reference herein. The Project site currently has an existing sewer easement which was granted to the City of San Diego per Grant Deed recorded on April 2, 1986, as DOC. NO. 86-127174 of Official Records, for a sewer pipeline, and the pipeline serving the site is constructed and operational. The sewer easement is located on the southwestern portion of the Project site, adjacent to the Paseo Montril cul-de-sac, as shown on the Tentative Map exhibit. The proposed development will remove the existing sewer line within the sewer easement, therefore, there is no longer a need for the easement. A private sewer line will replace and reroute the sewer facilities for the proposed Project site as a condition of the development of the Project. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will benefit the underlying parcel. The easement vacation will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Additionally, a public street easement also exists on the site for the cul-de-sac which shall remain in place. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The Project is described in findings (1), (2), (3), (4), (5) and (6) above, incorporated by reference herein. The design of the Project has taken into account the best use of the land to minimize grading and provide for greater housing opportunities in the Rancho Peñasquitos area. Design guidelines have been developed for the future construction of the multi-residential dwelling units and include features that do not impede or inhibit any future passive or natural heating and cooling opportunities. The proposed site design takes into consideration the pattern of prevailing winds and the utilization of natural sunlight within the proposed buildings for passive and natural heating/cooling opportunities. Proposed

landscaping would include canopy trees, ornamental trees and landscaping throughout the Project which would minimize heat gain, provide for an attractive landscape environment, provide solar protection of pavement areas to encourage pedestrian activities and utilize natural cooling opportunities. The Project will comply with the California Energy Code (Title 24) and California Green Building Standards Code (CALGreen), as part of the Project's conditions of approval. To meet these requirements, all new development within the Project site would include energy-efficient lighting, appliances, and windows; cool roofs; and other design features that would reduce energy demand, water and resource consumption, and environmental waste. Therefore, the design of the proposed subdivision provides, 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 Project is described in findings (1), (2), (3), (4), (5), (6) and (7) above, incorporated by reference herein. Based on a review of the City's strategic housing and community planning goals, the proposed Project would best serve the community as a residential project while preserving open space. The Project will provide 55 multi-family dwelling units that will help to meet the need for moderate-income housing by providing condominium dwelling units which provides a natural entry level opportunity for home ownership. Additionally, the Project includes 10-percent affordable housing as a condition of the Project, the affordable dwelling units would consist of two dwelling units provided on-site and four dwelling units provided off-site at Del Mar Highlands Estates project site. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years.

The San Diego Housing Commission has begun to address the need for additional housing in their San Diego Housing Production Objectives 2018-2028 report. The report states that the City of San Diego has the housing potential to fulfill its 10-year housing need if all of its capacity sources, including rezoning to increase density around transit hubs and the re-development of underutilized parcels of land, are fully utilized (San Diego Housing Production Objectives 2018 – 2028, Page 10). The Project would aid in closing the gap in rising housing demand in the San Diego and assist in meeting the regional housing needs allocation. Therefore, 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.

BE IT FURTHER RESOLVED, that portions of Sewer Easement, located within the Project boundaries as shown in Vesting Tentative Map No. 2416742, shall be vacated, contingent upon the recordation of the approved Final Map for the Project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))

The Project proposes to vacate an existing City of San Diego sewer easement within the 15.2-acre Project site located at the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard. The sewer easement was granted to the City of San Diego per Grant Deed recorded on April 2, 1986, as DOC. NO. 86-127174 of Official Records, for a sewer pipeline, and the pipeline serving the site is constructed and operational. The sewer easement is located on the southwestern portion of the Project site, adjacent to the Paseo Montril cul-de-sac, as shown on the Tentative Map exhibit.

The Project would subdivide the existing 15.20-acre site into two lots: a 4.90-acre residential lot (Lot 1) for 55 condominiums (including six affordable dwelling units consisting of two on-site affordable dwelling units and four off-site dwelling units) and a 10.30-acre open-space lot (Lot 2). The open-space lot would be for the preservation of open space, whereas no public access would be permitted. The sewer easement does not serve or encumber other parcels of land in proximity to the easement. The proposed development will remove the existing sewer line within the sewer easement, therefore, there is no longer a need for the easement. A private sewer line will replace and reroute the sewer facilities for the proposed Project site as a condition of the development of the Project. No portion of the easement vacation is within the public right-of-way and removing the encumbrance will provide benefit to the underlying parcel. The easement vacation will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, there is no present or prospective public use for the easement, either for facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

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

The Project and easement vacations are described in finding (9) above, incorporated by reference herein. The Project is consistent with the intent of the General Plan and Rancho Peñasquitos Community Plan's goals and policies of focusing growth close to activity centers and linked to the regional transit system. The Project would increase housing capacity and provide a varied housing type and a land use compatible with the existing residential neighborhood that is compact, provides connection to the existing pedestrian and bicycle infrastructure and is accessible to the regional transit system located within the community.

The public will benefit through the improved use of the land that is facilitated by the easement vacation. The proposed easement vacation would allow for the construction of 55 multi-family dwelling units, including affordable units and recreational amenities. With the construction of a new private sewer system, the existing sewer line and associated easement over the property will no longer be necessary. The proposed development would assist in meeting the City's housing goals including the provision of affordable housing, whereas the Project includes the provision of 10-percent of the dwelling units as affordable housing to be included on-site and at an off-site location. Additionally, the proposed Project is in close proximity to existing transit and infrastructure, which is consistent with the goals and policies

of the City of San Diego General Plan (General Plan) and the Rancho Peñasquitos Community Plan. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

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

The proposed easement vacation is described in finding (9) above, incorporated by reference herein. The General Plan designates the Project site for Park, Open Space and Recreation uses. The Rancho Peñasquitos Community Plan designates the Project site as Open Space. The proposed subdivision will include a General Plan amendment to redesignate portions of the Project site from "Park, Open Space and Recreation" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of the from "Open Space" to "Residential (Low-Medium Density)" to allow for multi-family residential use. The Project also proposes to rezone a portion of the site, proposed as Lot 1, that is RS-1-14 (Residential-Single Unit) and RM-2-5 (Residential-Multiple Unit) to RM-1-1 (Residential-Multiple Unit); and a portion of the site, proposed as Lot 2, that is RM-2-5 (Residential-Multiple Unit) to OC-1-1 (Open Space – Conservation).

The Project is consistent with the General Plan's Urban Design Element and the Community Plan's Residential Element as it would allow development in an area where a high level of activity already exists, the proposed development is compact, efficient and an environmentally sensitive pattern of development, the proposed development includes the preservation and protection of natural landforms and open space, the proposed development is creative and flexible in its site planning to maximize the preservation of open space and hillside areas. The Project is consistent with the City of San Diego General Plan by developing a project which respects the existing neighborhood character, preserves open space systems and the natural environment, and targets new growth into compact development. The Project would implement the General Plan's Urban Design Element guidelines by developing a project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood while maintaining the topographic relief of the existing terrain and concentrating development in the least sensitive areas. Additionally, the proposed buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape designs to enhance the community aesthetically while achieving functional requirements.

The City of Villages strategy includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels. The General Plan's Housing Element identifies policies to help the City meet the regional housing needs allocation (RHNA) targets including designating land for a variety of residential densities to meet housing needs for a variety of household sizes, allowing residential densities that exceed the ranges defined in the General Plan and community plans for projects using State density bonus provisions (including senior housing and affordable housing) and City housing incentive programs, and encouraging location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The Project proposes a condominium development which would increase the

mix of housing types for the area. Additionally, the Project proposes a rezone which would maximize the development density for the residential development portion of the site while preserving a portion of the site for open space while developing in an area with shopping, schools, connections to transit and to existing pedestrian and biking infrastructure.

The proposed easement vacation would allow for the construction of 55 multi-family dwelling units, including affordable units and recreational amenities. The Project would assist in meeting the City's housing goals including the provision of affordable housing, whereas the Project includes the provision of 10-percent of the dwelling units (six dwelling units) as affordable housing to be included on-site (two dwelling units) and off-site (four dwelling units) at the Del Mar Highlands Estates project site. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. Therefore, the proposed easement vacation would not adversely affect the General Plan and the Rancho Peñasquitos Community Plan, or the goals and policies contained therein.

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

The proposed easement vacation is described in finding (9) above, incorporated by reference herein. With the construction of a new private sewer system, the existing sewer line and associated easement over the property will no longer be necessary. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 2416742 and the easement vacation, is approved, and hereby granted to TRI POINTE HOMES, a California Corporation, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference, contingent upon final passage of Resolution No. R-_____ approving amendments to the General Plan and Rancho Peñasquitos Community Plan and Ordinance No. O-_____ rezoning portions of the Project site to the RM-1-1 (Lot 1) and OC-1-1 (Lot 2) zones.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
NAME
Deputy City Attorney

MJL:pev
[Month]/[Day]/[Year]
Or.Dept: DSD
R-R-[Reso Code]

Attachment: Vesting Tentative Map Conditions

Internal Order No. 24007662

DRAFT

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2416742
PASEO MONTRIL - PROJECT NO. 658273
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

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

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Final Map.

4. The Vesting Tentative Map shall conform to the provisions and conditions of Site Development Permit No. 2416738 and Neighborhood Development Permit No. 2513173.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which

incorporates applicable affordability conditions consistent with approval of the Project, the Owner/Permittee shall secure by a deed of trust for this Project site and the Del Mar Highlands Estates project site the provision of six affordable units, including two on-site affordable dwelling units and four off-site affordable dwelling units to be located within the Del Mar Highlands Estates project. The two for-sale on-site condominium units shall be restricted to median income households at 100-percent of area median income (AMI) and the four off-site rental units shall be rent restricted to low-income households at 60-percent of area median income (AMI) for a period of not less than 55-years. If providing units at an off-site location, the project shall comply with Section VII of the Inclusionary Housing Procedures Manual.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision in accordance with the requirements of the SDMC, satisfactory to the City Engineer.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
10. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
11. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
12. The Subdivider 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.
13. The Subdivider 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.
14. The Subdivider shall I enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. The Subdivider 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.
16. 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.
17. 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.

GEOLOGY

18. Prior to the issuance of any construction permits, the Subdivider 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, and satisfactory to the City Engineer.
19. The Subdivider 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, satisfactory to the City Engineer.

LANDSCAPE/BRUSH MANAGEMENT

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

MAPPING

21. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or

posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

22. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map.
23. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

24. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
25. 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.
26. "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].
27. "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."
28. Prior to the expiration of the tentative map, if approved, a Final Map to subdivide the properties into 2 lots. (Lot 1 with 55 residential condominium units, Lot 2 a Multi-Habitat Planning Area open space lot), shall be recorded at the County Recorder's office.

PLANNING

29. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

WASTEWATER AND WATER

30. Prior to the recordation of the Final Map, the Subdivider is required to vacate the existing public sewer easement shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION:

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

Internal Order No. 24007662

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DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING AMENDMENTS TO THE GENERAL PLAN TO
REDESIGNATE PORTIONS OF LAND LOCATED AT THE EAST END
OF PASEO MONTRIL AND NORTH OF INTERSTATE 15, FROM PARK,
OPEN SPACE AND RECREATION TO RESIDENTIAL AND AN
AMENDMENT TO THE RANCHO PENASQUITOS COMMUNITY PLAN
TO REDESIGNATE PORTIONS OF LAND FROM OPEN SPACE TO
RESIDENTIAL -LOW - MEDIUM, FOR PASEO MONTRIL - PROJECT
NO. 658273

WHEREAS, Tri Pointe Homes, a California Corporation, requested an amendment to the General Plan to change the designated land use for an approximately 15.20-acre site located at the east end of Paseo Montril, west of interstate 15, and east of Rancho Peñasquitos Boulevard from Park, Open Space and Recreation to Residential; and an amendment to the Rancho Peñasquitos Community Plan (Community Plan) to change the designated land use from Open Space to Residential - Low - Medium as part of the subdivision and development of a 15.20-acre site for two lots which would consist of a 4.90-acre residential lot for 55 condominium units (including 10-percent of the dwelling units as deed-restricted affordable units, where two dwelling units will be located on-site and four dwelling units will be located at an off-site location) and a 10.30-acre open space lot for the conservation of open space, known as Paseo Montril (Project); and

WHEREAS, the site is legally described as that portion of Rancho Los Peñasquitos, in the City of

San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: beginning at the most easterly corner of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859; thence along the easterly boundary thereof north $23^{\circ}55'06''$ west 778.86 feet to a point on the southerly boundary of Peñasquitos view unit No. 1, according to map No. 6654; thence along the southerly boundary thereof north $66^{\circ}04'54''$ east 275.16 feet; thence north $12^{\circ}38'22''$ west 400.00 feet; thence north $77^{\circ}21'38''$ east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of sun ridge vista unit No. 1, according to map No. 11924; thence along the boundary of said Lot 11, south $60^{\circ}26'12''$ east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of interstate 15 (XI-SD-15) as described in the lis pendens recorded January 17, 1964 as instrument No. 10305, and the amended lis pendens recorded August 03, 1965 as instrument No. 139001, both of official records; thence along said line south $25^{\circ}19'51''$ west 534.85 feet, more or less, to an angle point thereon; thence south $39^{\circ}12'51''$ west 534.40 feet; thence south $14^{\circ}08'26''$ west 283.79 feet; thence south $66^{\circ}11'51''$ west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of state highway XI-SD-395 described in parcel 2A as "north $66^{\circ}11'50''$ east, 253.03 feet" in final order of condemnation recorded June 26, 1967 as instrument No. 92316 of official records; thence along the northwesterly and westerly line of said state highway the following numbered courses: (1) north $66^{\circ}11'50''$ east 95.91 feet; thence (2) north $14^{\circ}08'26''$ east 283.77 feet; thence (3) north $39^{\circ}12'22''$ east, 211.24 feet; thence (4) leaving said state highway northwesterly line south $71^{\circ}35'16''$ west, 195.73 feet; thence (5) south $15^{\circ}36'46''$ west, 294.70 feet; thence (6) south

65°20'54" west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos view unit No. 3; thence (7) along said northeasterly line south 23°55'06" east, 108.15 feet to the point of beginning; and

WHEREAS, on November 3, 2022, the Planning Commission found the proposed amendments consistent with the General Plan and the Community Plan, and pursuant to Resolution No. _____-PC, voted to recommend the City Council of the City of San Diego (City Council) approve the amendments; and

WHEREAS, on _____, the City Council held a public hearing for the purpose of considering amendments to the General Plan and the Community Plan; and

WHEREAS, the City Council has considered all maps, exhibits, and written documents contained in the file for this Project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

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

BE IT RESOLVED, by the City Council, that it adopts the amendments to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, by the City Council, that it adopts the amendments to the General Plan and the Rancho Peñasquitos Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Corrine L. Neuffer
Chief Deputy City Attorney

MJL:pev

INSERT Date

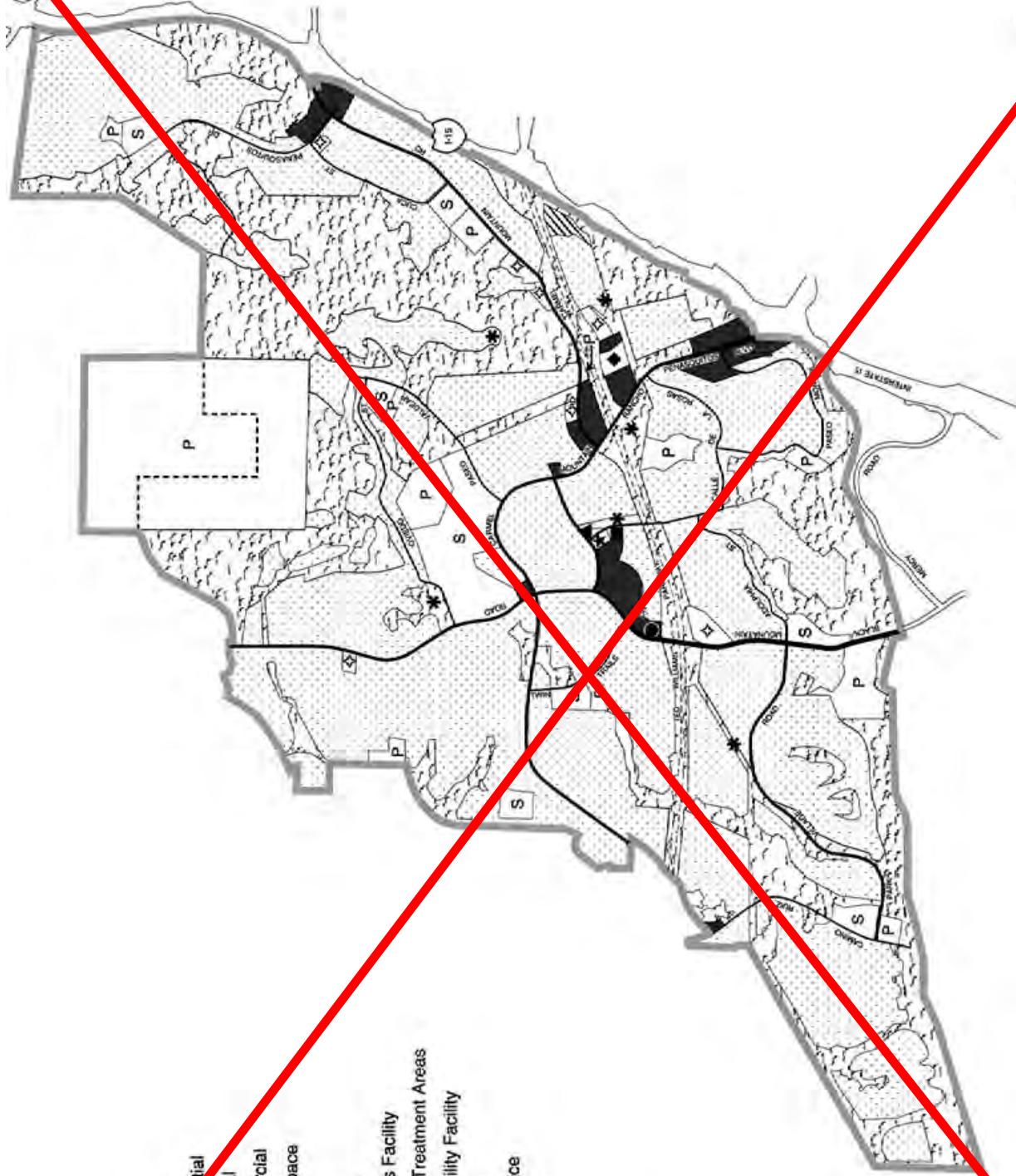
Or.Dept:DSD-Planning Division

R-2022- INSERT

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DRAFT

PASEO MONTRIL
Community Plan Amendment Package
Draft - July 2022

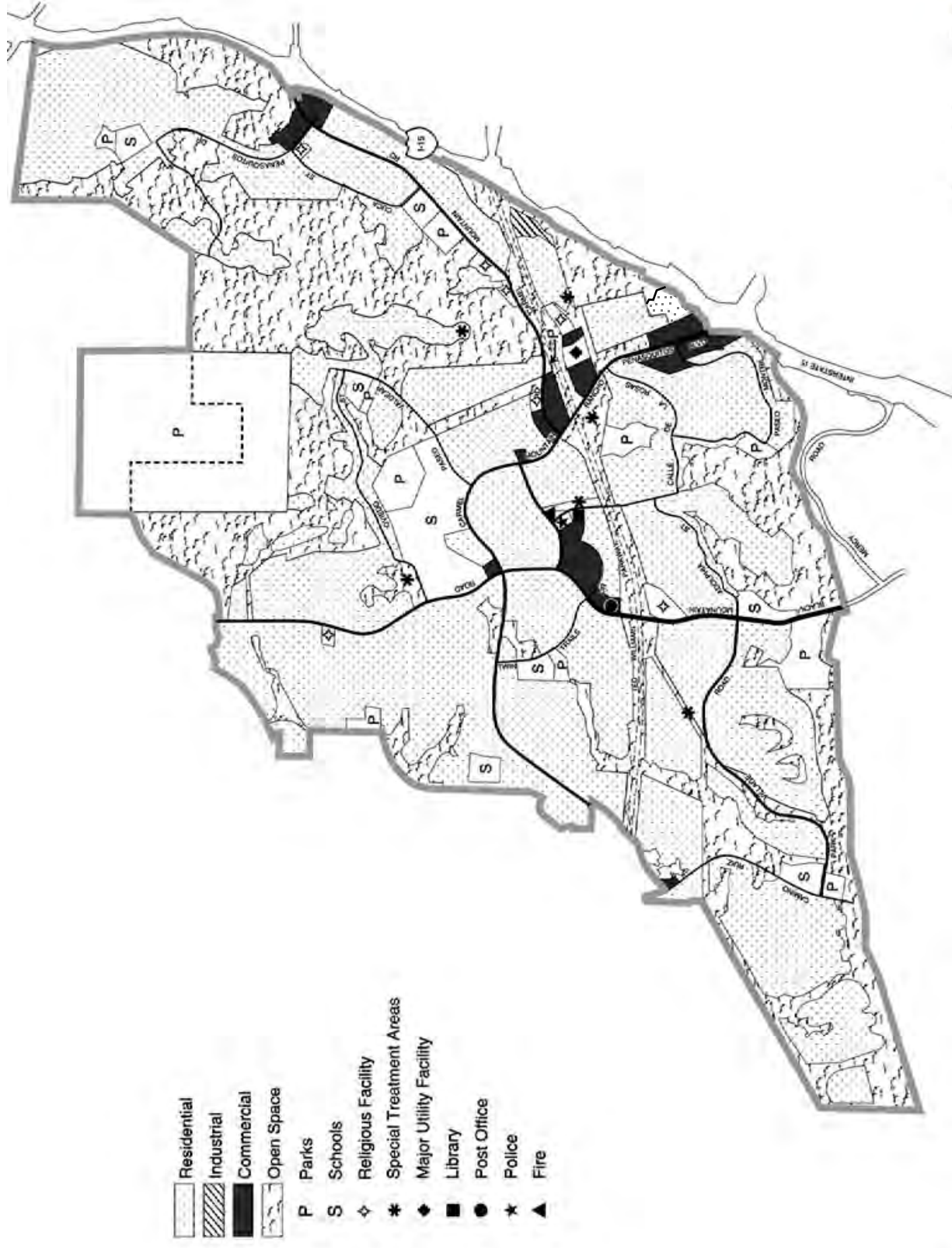


- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire

4
FIGURE

Land Use Map
Rancho Peñasquitos Community Plan





- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
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- Post Office
- ★ Police
- ▲ Fire



TABLE 1
RECOMMENDED LAND USE ALLOCATIONS

LAND USE	ACRES	PERCENT
Very Low-Density Residential (0-1*)	175 ±	2.7
Low-Density Residential (1-5**)	2,873 ±	43.9
Low-Medium-Density Residential (5-10**)	150 ±	2.3
Medium-Density Residential (10-22**)	134 ±	2.0
Medium-High Density (22-45**)	8 ±	0.1
SUBTOTAL	3,340	51.3
Neighborhood Commercial	17 ±	0.3
Community Commercial	52 ±	0.8
General Commercial	50 ±	0.8
Commercial Recreation	9 ±	0.1
SUBTOTAL	128 ***	2.0
Industrial (Recreational Vehicle and Mini-Storage)	10 ±	0.1
Neighborhood Parks	57 ±	0.9
Community Parks	53 ±	0.7
Black Mountain Park/Open Space	480 ±	7.4
Small Parks/Special Treatment Areas	12 ±	0.2
Golf Course	121 ±	1.9
Open Space	1,525 ±	23.4
SUBTOTAL	2,258	34.6
Schools	130 ±	2.0
Religious Facility	32 ±	0.5
Civic Buildings	8 ±	0.1
SUBTOTAL	170	2.6
Utilities and Easements	165 ±	2.5
Streets and Other Public Rights-of-Way	450 ±	7.0
SUBTOTAL	615	9.5
TOTAL	6,511 ±	100.0

*DU/ACRE = Dwelling units per acre.

**DU/DA = Dwelling units per developable acre.

***31 acres have been developed residentially.

TABLE 1
RECOMMENDED LAND USE ALLOCATIONS

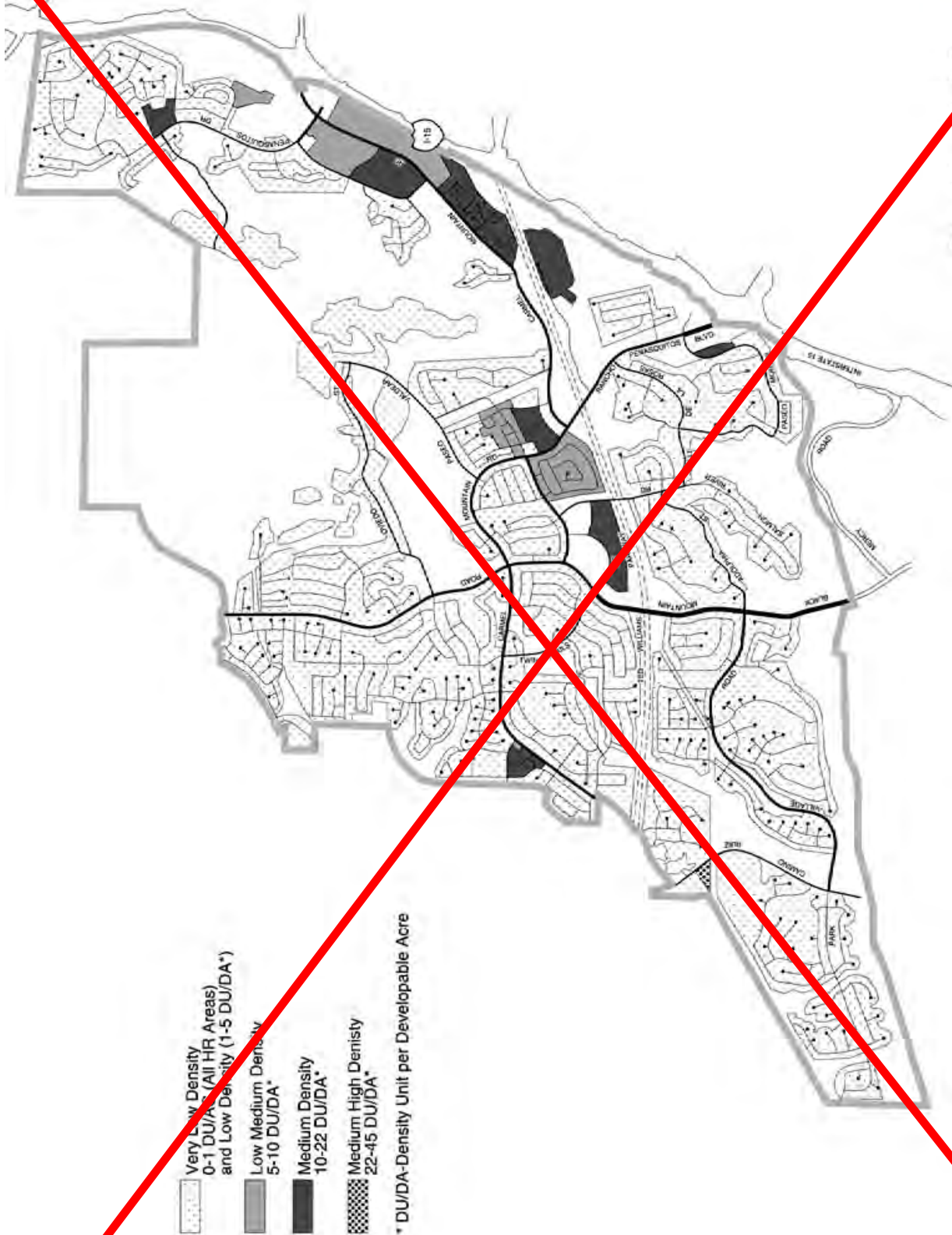
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Medium-Density Residential (10-22**)	139 134 ±	2.0 2.1
Medium-High Density (22-45**)	8 ±	0.1
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Neighborhood Commercial	17 ±	0.3
Community Commercial	52 ±	0.8
General Commercial	50 ±	0.8
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Residential Areas
Rancho Peñasquitos Community Plan

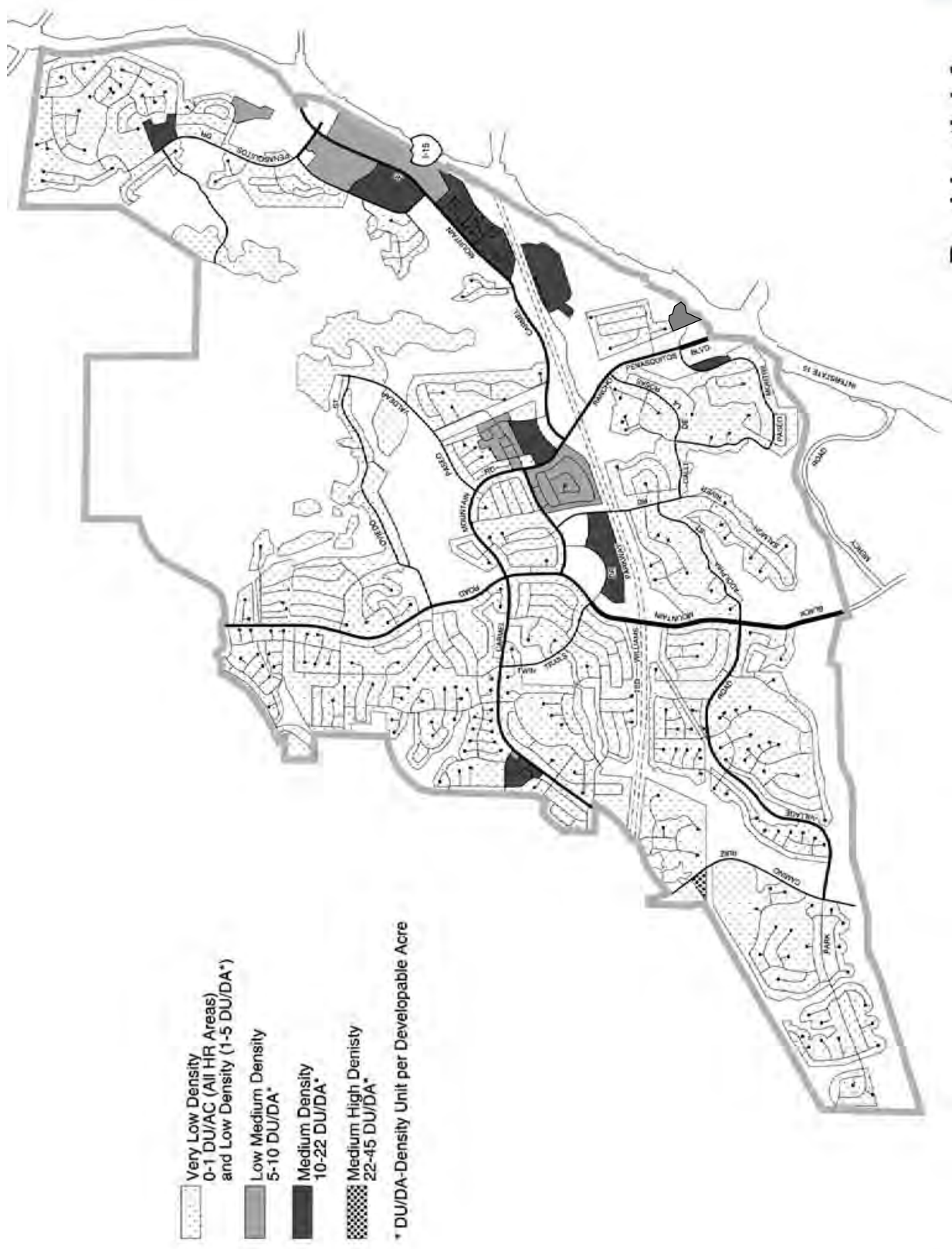


- Very Low Density
0-1 DU/DA (All HR Areas)
and Low Density (1-5 DU/DA*)
 - Low Medium Density
5-10 DU/DA*
 - Medium Density
10-22 DU/DA*
 - Medium High Density
22-45 DU/DA*
- * DU/DA-Density Unit per Developable Acre



6
 FIGURE

Residential Areas
Rancho Peñasquitos Community Plan



NEIGHBORHOOD PLANNING ELEMENT

While the community overall should maintain a quiet residential atmosphere, each neighborhood should be developed in a manner appropriate to its particular topography, geology, views and other natural features, as well as its location with respect to existing and proposed land uses. Eleven neighborhoods within the Peñasquitos community have been identified, as shown in **Figure 9**. Generally, these neighborhoods are recommended to contain about 1,200 to 2,000 dwelling units, or 3,500 to 6,500 residents, although smaller neighborhoods have been designated in special cases.

The following provides a summary of the land use, transportation and urban design recommendations for each of the neighborhoods. These recommendations focus on the specific needs of the neighborhoods. This section provides a more detailed analysis of the community based upon a neighborhood specific study.

**TABLE 3
NEIGHBORHOOD PLANNING AREAS
RECOMMENDED LAND USE**

Neighborhood	Single-family Detached Units	Multifamily Attached Units	Commercial Acreage	Industrial Acreage	Parks	Schools
Glens	1,229	21	19		1	1
Village	116	1,504			1	1
Black Mountain	397	178			3	1
Sunset Hills	633					2
Bluffs	2,177				1	3
Twin Trails	1,330				3	1
Town Center	1,213	657	57		1	1
Views	200	680	24	10		
Ridgewood	1,513	426	26		2	1
Parkview	1,790		2		8	1
Peñasquitos Creek	877	367			13	
TOTAL	11,475	4,203	131	10	33	12

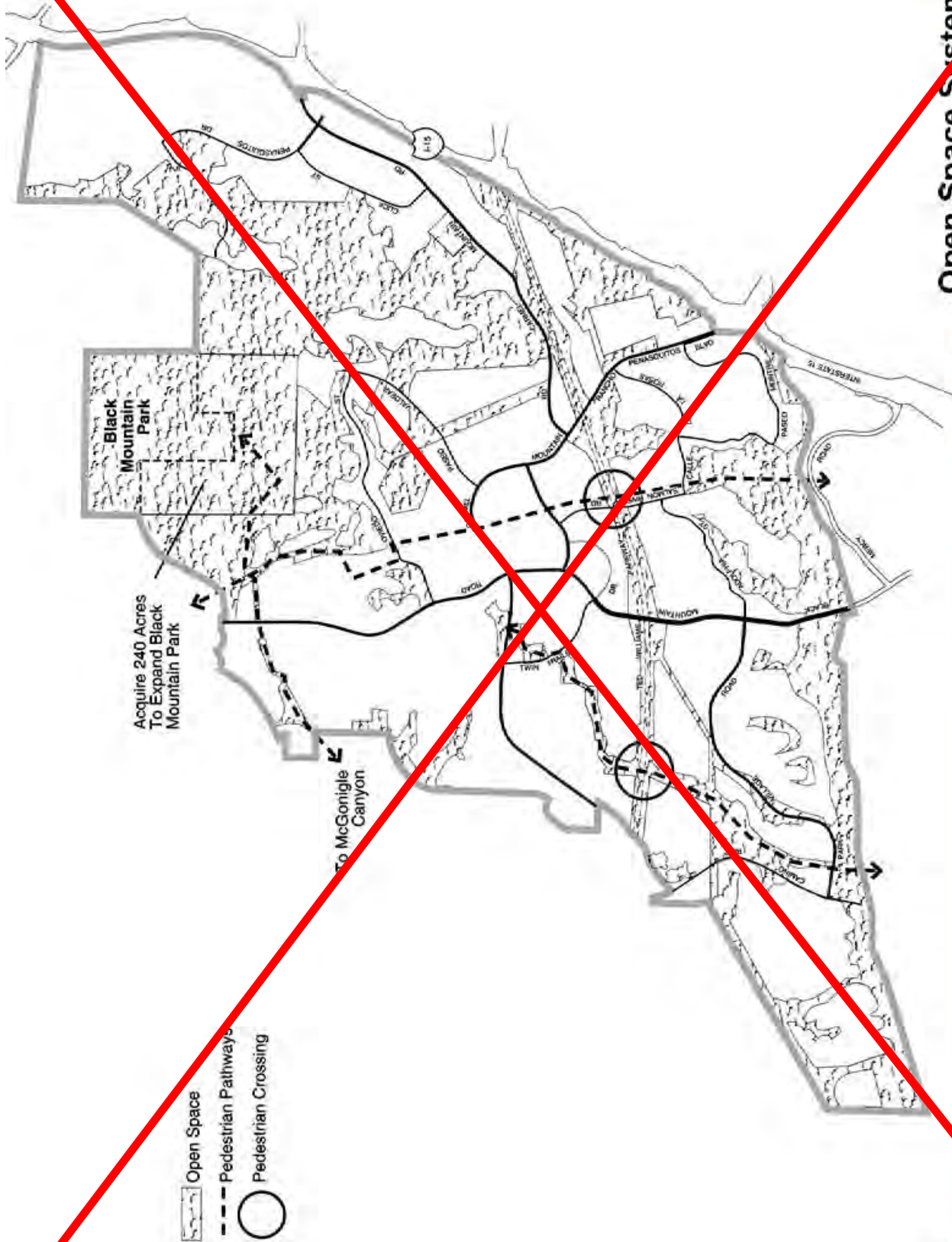
NEIGHBORHOOD PLANNING ELEMENT

While the community overall should maintain a quiet residential atmosphere, each neighborhood should be developed in a manner appropriate to its particular topography, geology, views and other natural features, as well as its location with respect to existing and proposed land uses. Eleven neighborhoods within the Peñasquitos community have been identified, as shown in **Figure 9**. Generally, these neighborhoods are recommended to contain about 1,200 to 2,000 dwelling units, or 3,500 to 6,500 residents, although smaller neighborhoods have been designated in special cases.

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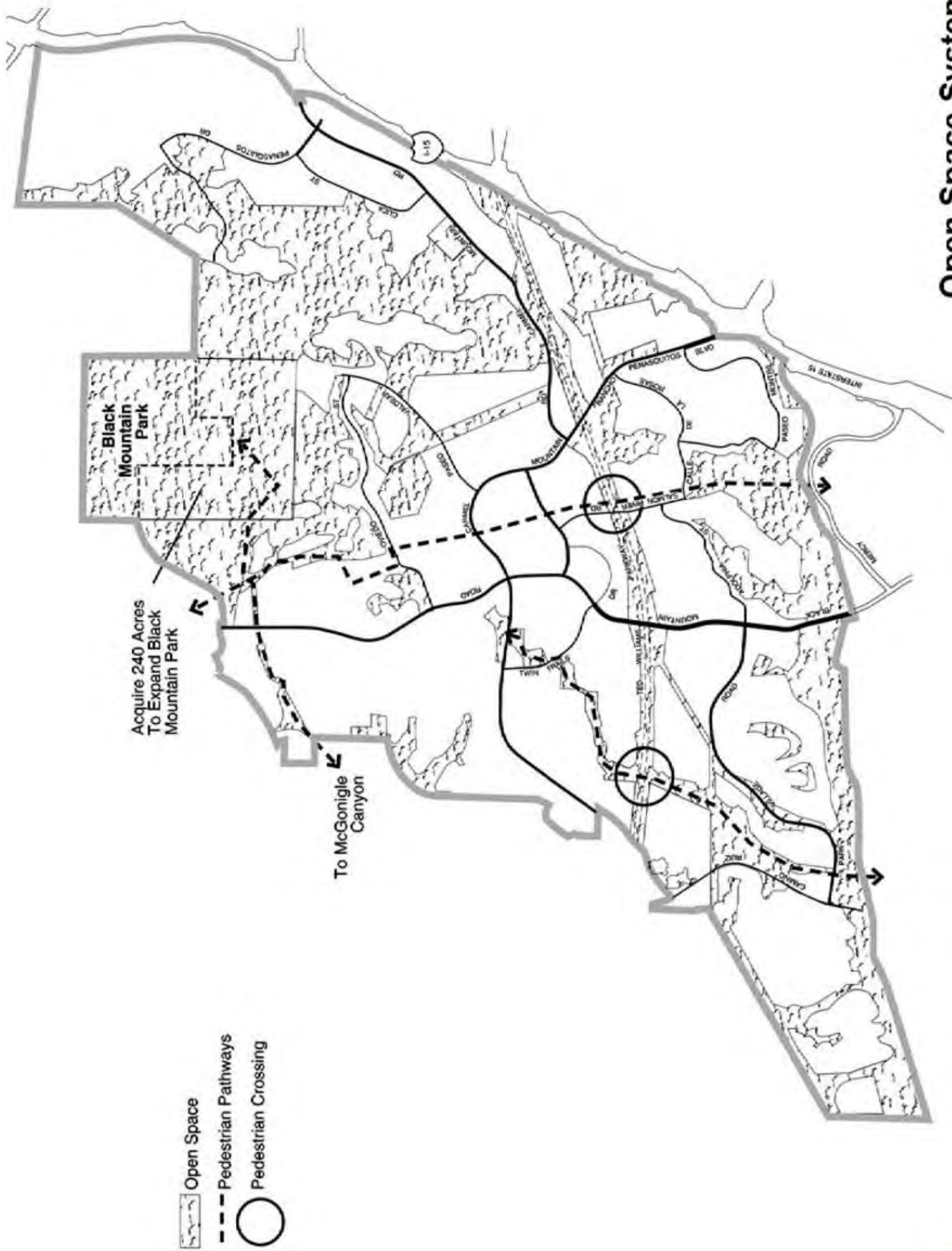
Neighborhood	Single-family Detached Units	Multifamily Attached Units	Commercial Acreage	Industrial Acreage	Parks	Schools
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Village	116	1,604			1	1
Black Mountain	397	178			3	1
Sunset Hills	633					2
Bluffs	2,177				1	3
Twin Trails	1,330				3	1
Town Center	1,213	657	57		1	1
Views	200	680 735	24	10		
Ridgewood	1,513	426	26		2	1
Parkview	1,790		2		8	1
Peñasquitos Creek	877	367			13	
TOTAL	11,475	4,203 4,258	131	10	33	12



33
FIGURE

Open Space System
Rancho Peñasquitos Community Plan



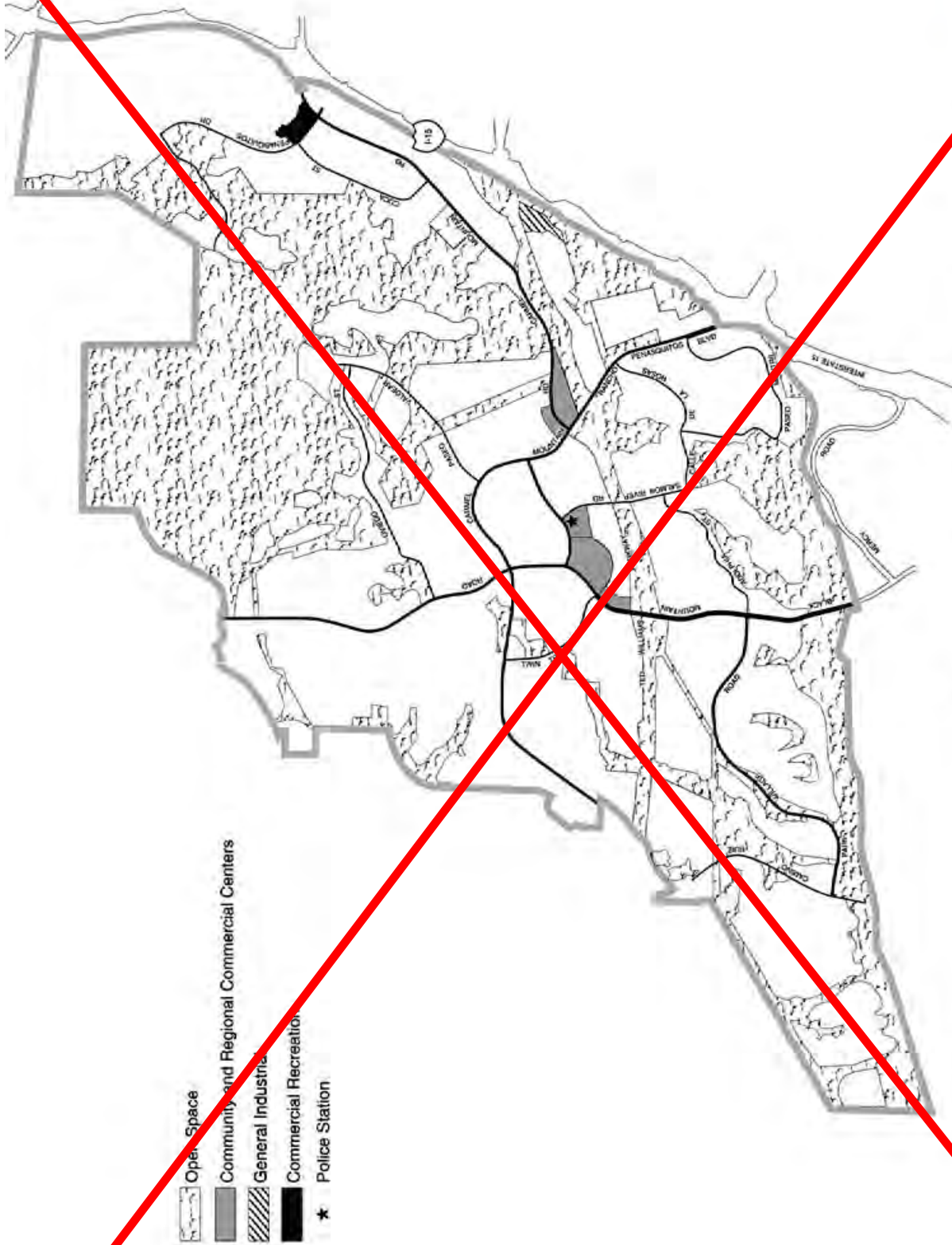


33
 FIGURE

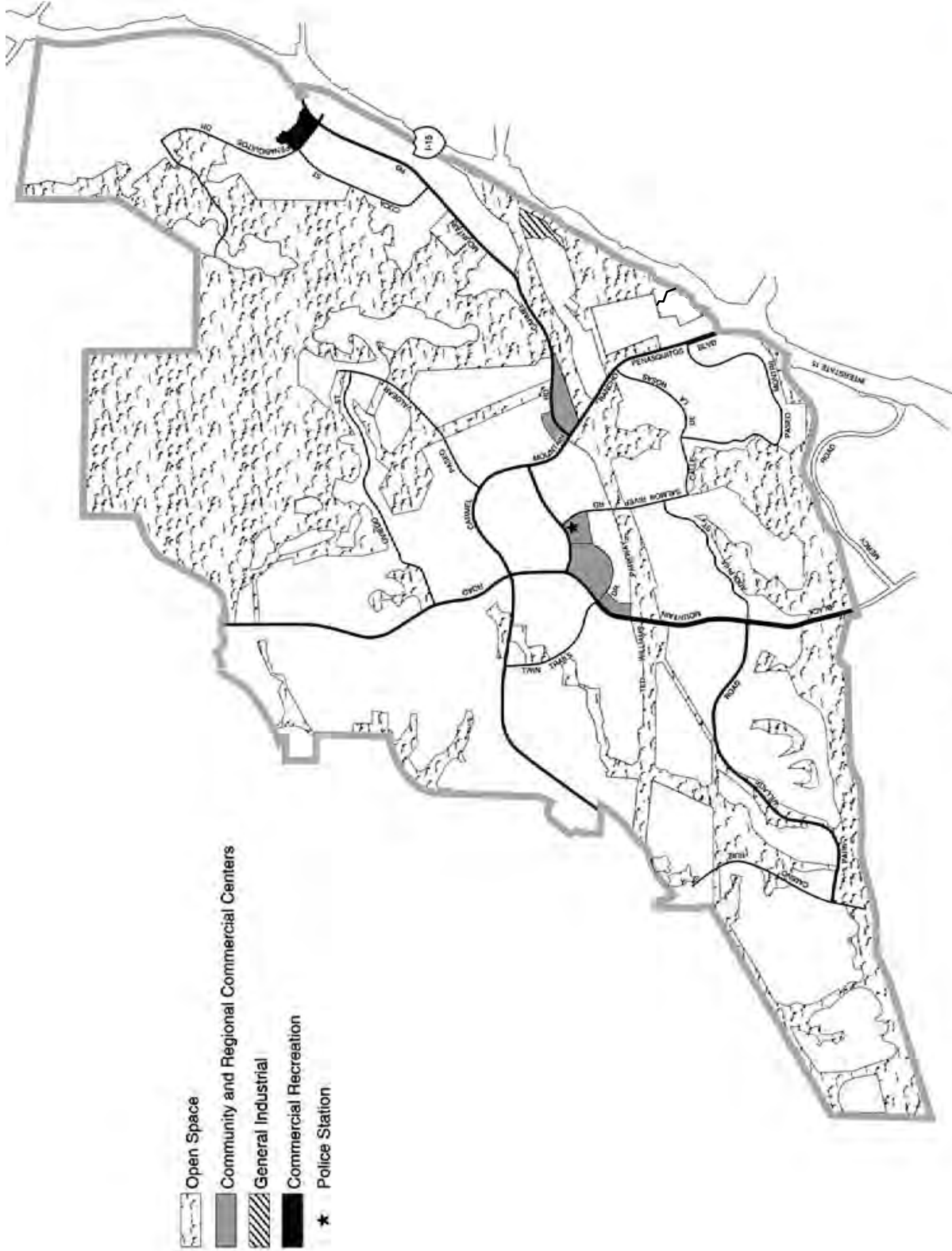
Open Space System
 Rancho Peñasquitos Community Plan



Revised General Plan Land Use Modifications
Rancho Peñasquitos Community Plan



Revised General Plan Land Use Modifications
Rancho Peñasquitos Community Plan



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REZONE ORDINANCE

(O-INSERT~)

ORDINANCE NUMBER O-_____(NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 15.20-ACRES LOCATED AT THE EASTERN TERMINUS OF PASEO MONTRIL, WEST OF INTERSTATE 15, EAST OF RANCH PEÑASQUITOS BOULEVARD, WITHIN THE RANCHO PENASQUITOS COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM RM-2-5 (RESIDENTIAL-MULTIPLE UNIT) ZONE TO THE OC-1-1 (OPEN SPACE – CONSERVATION) ZONE; AND FROM THE RM-2-5 (RESIDENTIAL-MULTIPLE UNIT) AND RS-1-14 (RESIDENTIAL-SINGLE UNIT) ZONES TO THE RM-1-1 (RESIDENTIAL-MULTIPLE) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403, 131.0406, AND 131.0203; AND REPEALING ORDINANCE NO. O-10294 NS (NEW SERIES), ADOPTED ON MAY 14, 1970, AND ORDINANCE NO. O-10077 NS, ADOPTED ON JULY 3, 1969, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HEREWITH.

WHEREAS, Tri Pointe Homes, a California Corporation, requested to rezone approximately 15.2- acres of land located at the eastern terminus of the Paseo Montril, west of Interstate 15, east of Rancho Penasquitos Boulevard, with the Rancho Penasquitos Community Plan area, from the RM-2-5 (Residential Multiple-Unit) zone to the OC-1-1 (Open Space-Conservation) zone; and RS-1-14 (Residential Single-Unit) zone and RM-2-5 (Residential Multiple-Unit) zone to the RM-1-1 (Residential Multiple- Unit) zone in the Rancho Peñasquitos Community Plan area; and

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

WHEREAS, on November 3, 2022, the Planning Commission of the City of San Diego considered the rezone of the property and pursuant to Resolution No. _____-PC voted to

recommend the City Council of the City of San Diego (City Council) approve the rezone;

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

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

Section 1. That site is legally described as that portion of Rancho Los Peñasquitos, in the City of San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: beginning at the most easterly corner of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859; thence along the easterly boundary thereof north $23^{\circ}55'06''$ west 778.86 feet to a point on the southerly boundary of Peñasquitos view unit No. 1, according to map No. 6654; thence along the southerly boundary thereof north $66^{\circ}04'54''$ east 275.16 feet; thence north $12^{\circ}38'22''$ west 400.00 feet; thence north $77^{\circ}21'38''$ east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of sun ridge vista unit No. 1, according to map No. 11924; thence along the boundary of said Lot 11, south $60^{\circ}26'12''$ east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of interstate 15 (XI-SD-15) as described in the lis pendens recorded January 17, 1964 as instrument No. 10305, and the amended lis pendens recorded August 03, 1965 as instrument No. 139001, both of official records; thence along said line south $25^{\circ}19'51''$ west 534.85 feet, more or less, to an angle point thereon; thence south $39^{\circ}12'51''$ west 534.40 feet; thence south $14^{\circ}08'26''$ west 283.79 feet; thence south $66^{\circ}11'51''$ west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos view unit

No. 3, according to map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of state highway XI-SD-395 described in parcel 2A as “north 66°11’50” east, 253.03 feet” in final order of condemnation recorded June 26, 1967 as instrument No. 92316 of official records; thence along the northwesterly and westerly line of said state highway the following numbered courses: (1) north 66°11’50” east 95.91 feet; thence (2) north 14°08’26” east 283.77 feet; thence (3) north 39°12’22” east, 211.24 feet; thence (4) leaving said state highway northwesterly line south 71°35’16” west, 195.73 feet; thence (5) south 15°36’46” west, 294.70 feet; thence (6) south 65°20’54” west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos view unit No. 3; thence (7) along said northeasterly line south 23°55’06” east, 108.15 feet to the point of beginning; in the Rancho Penasquitos Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4367, filed in the office of the City Clerk as Document No. O- _____, are rezoned from the RM-2-5 to OC-1-1; and from the RS-1-14 and RM-2-5 to RM-1-1, as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-10294 (New Series), adopted on May 14, 1970, and Ordinance No. O-10077 (New Series), adopted on July 3, 1969, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

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

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, or the date that R-_____ adopting amendments to the General Plan and the Rancho Penasquitos Community Plan becomes effective, whichever date occurs later.

Section 5. No building permits for development inconsistent with the provisions of this

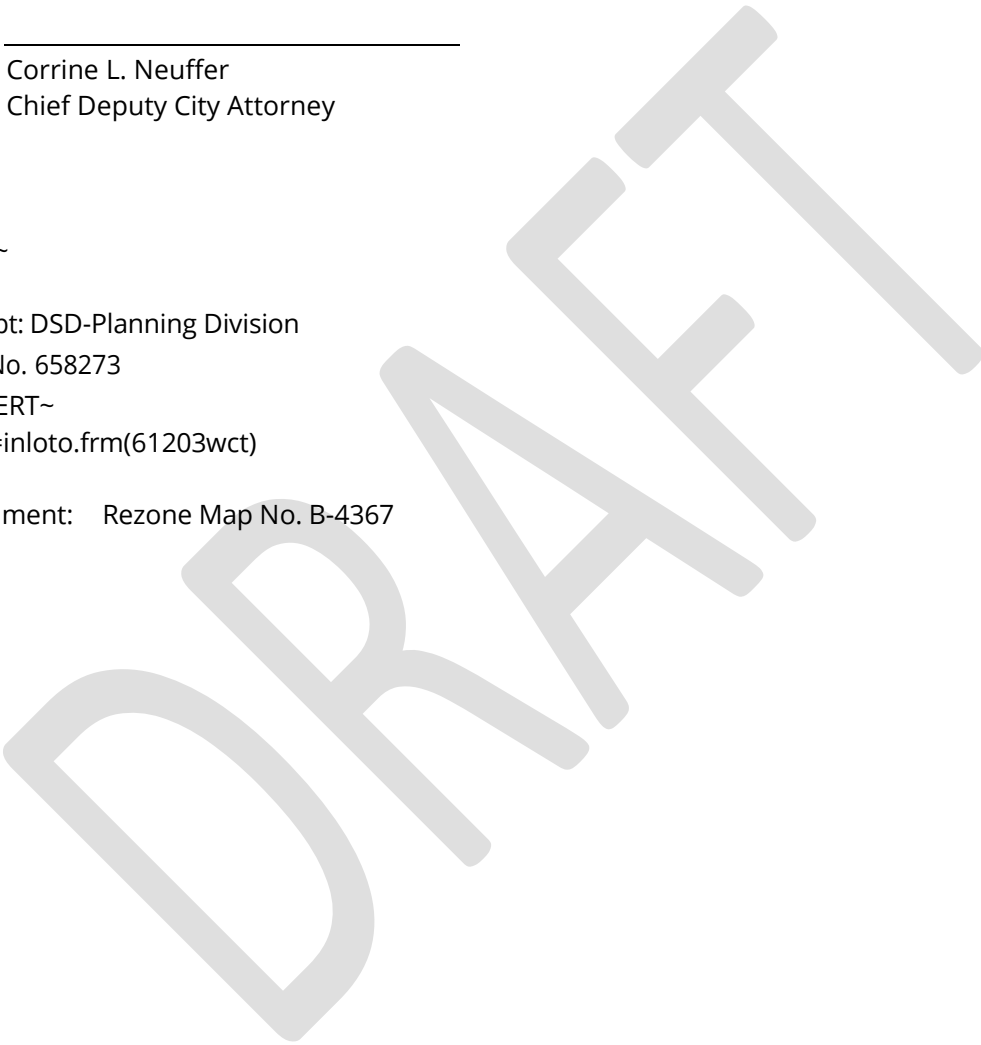
Ordinance shall be issued unless an application was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Corrine L. Neuffer
Chief Deputy City Attorney

Initials~
Date~
Or.Dept: DSD-Planning Division
Case No. 658273
O-INSERT~
Form=inloto.frm(61203wct)

Attachment: Rezone Map No. B-4367





PROPOSED REZONING



		B-4367
ORDINANCE NO. _____	REQUEST: Rezone RM-2-5 to RM-1-1 and OC-1-1 and Rezone RS-1-14 to RM-1-1	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	
BEFORE DATE _____		
EFF. DATE ZONING _____		APN(s): 3150205500

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PLANNING COMMISSION RESOLUTION NO. _____

RECOMMENDING TO THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 658273/SCH NO. 2021030038, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; APPROVE THE AMENDMENTS TO THE AND GENERAL PLAN AND RANCHO PEÑASQUITOS COMMUNITY PLAN NO. 2513172; APPROVE REZONE NO. 2513174; APPROVE SITE DEVELOPMENT PERMIT NO. 2416738; APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2513173; AND APPROVE VESTING TENTATIVE MAP NO. 2416742 WITH EASEMENT VACATION NO. 2513171;
PASEO MONTRIL - PROJECT NO. 658273 [MMRP]

WHEREAS, on November 3, 2022, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego certification of an Environmental Impact Report, adoption of the Findings and Statement of Overriding Considerations, and adoption of a Mitigation, Monitoring, and Reporting Program; approval of the amendments to the General Plan and Rancho Peñasquitos Community Plan; adoption of the Rezone Ordinance; approval of the Site Development Permit; approval of the Neighborhood Development Permit; and approval of the Vesting Tentative Map with an Easement Vacation; and

WHEREAS, TRI POINTE HOMES, A California Corporation, OWNER/PERMITTEE, filed an application with the City of San Diego for amendments to the General Plan and Rancho Peñasquitos Community Plan No. 2513172, Rezone No. 2513174, Site Development Permit No. 2416738, Neighborhood Development Permit No. 2513173, and a Vesting Tentative Map No. 2416742 with Easement Vacation No. 2513171, for the purpose of subdividing a 15.2-acre site into two lots, for a residential lot for the creation of 55 multi-family residential condominium dwelling units and an open space lot; and for the vacation of an existing public sewer easement, known as Paseo Montril (Project); and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to CERTIFY Environmental Impact Report No. 658273/SCH No. 2021030038, ADOPT the Findings and Statement of Overriding Considerations, and ADOPT the Mitigation, Monitoring, and Reporting Program; APPROVE the amendments to the General Plan and Rancho Peñasquitos Community Plan No. 2513172, ADOPT Rezone No. 2513174, APPROVE Site Development Permit No. 2416738, APPROVE Neighborhood Development Permit No. 2513173, and APPROVE Vesting Tentative Map No. 2416742 with Easement Vacation No. 2513171.

ATTACHMENT 17

(R-[Reso Code])

Martin R. Mendez
Development Project Manager
Development Services Department

Dated _____

By a vote of: _____

Internal Order Number: 24007662

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 10, 2018
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:01 a.m. Chairperson Stephen Haase adjourned the meeting at 10:09 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – absent

Staff

Shannon Thomas, City Attorney – present
Laura Black, Planning Department – present
PJ FitzGerald, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Jack Monger commented on Kearny Mesa Community Plan Update.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA**ITEM-1: THE SPORTING CLUB TM – PROJECT NO. 527398**

City Council District: 1

Plan Area: University

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by John Leppert.

No speaker slips in opposition to the project submitted were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE TENTATIVE MAP NO. 1852556; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 2124540. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioner Otsuji absent.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

None.

COMMISSION COMMENT

Commissioner Whalen commented that they heard back from Planning Director Mike Hansen, the Commission will be having a Stormwater Alternative Compliance Workshop. He just spoke to staff and it looks like September 13th is the day and that will give them enough time to get ready. He mentioned that he forwarded the email to PJ FitzGerald so the rest of the Commissioners will see it.

Commissioner Austin commented that the Housing Workshop on June 7th might change. He would like to remind folks who are interested in coming and would like to encourage the developers to come, because the Commission will be talking about the financial feasibility what really makes housing happen. He encouraged everyone to stay tuned and will advertise when the date is finalized.

Commissioner Haase commented that he had the opportunity to attend the National Planning Conference in New Orleans, with his third trip there over the last 20 years. It's a fascinating City with all that it's gone through and there's quite an interesting workshop, obviously from speakers from all over the country. One of the more interesting ones was from a Councilmember from Detroit. Here we are with a different form of housing crisis and when we talked housing crisis, it can take a different form in some cities. In the case of Detroit, their housing crisis is they own 90,000 properties, because people walked away from their homes. They've demolished a lot homes and almost giving away homes for people to fix up to try to encourage people to move back in. It's a totally different dynamic in some areas of the country from which we faced. But it's still a challenge in many ways when an economy goes away. In some ways we are fortunate that we have a strong economy, but the price to pay is housing. In other cases, people don't have the jobs and they have abandoned subdivisions. It's almost unimaginable to think that the city owns 90,000 lots that the people just walked away from. That's how significant and terrible what happened to Detroit. They have a program where if you want to buy the lot next door with the house on it, they'll sell it to you for a thousand dollars and they'll give you a year to fix it up and try to sell it. They are trying to incentivize and do anything that they can to rebuild the neighborhoods. It's like you can almost buy your own block, if you thought that's a good idea to rebuild a neighborhood. There are companies and individuals who are making significant investments in the Downtown area of Detroit, but it's amazing a city that lost half a million of the population or more. It's a different world out there and it's a good opportunity for those that do planning to get a different perspective on things, many have helped us solve our problems, but it's certainly helpful to understand the type of issues that are out there that we face as a nation.

DISCUSSION ITEMS

ITEM-2: **REQUEST FOR INITIATION OF COMMUNITY PLAN AMENDMENT FOR PASEO MONTRIL – PROJECT NO. 590841**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Sara Toma

Speaker slips in favor of the project submitted by Jimmy Ayala, April Tornillo, Elizabeth Hansen, Jon Becker and Maykia King.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER PEERSON TO INITIATE AN AMENDMENT TO THE RANCHO PEÑASQUITOS COMMUNITY PLAN TO REDESIGNATE A PORTION OF A 15.2 ACRE SITE,

LOCATED AT 10198 PASEO MONTRIL, FROM OPEN SPACE TO MULTI-FAMILY RESIDENTIAL WITH THE FOLLOWING COMMENTS: ITEM # 2 EVALUATE SENSITIVE SITE DESIGN WITH RESPECT TO THE STEEP SLOPE AND SURROUNDING NATURAL ENVIRONMENT; ITEM # 6 STUDY THE EDGE CONDITIONS AND RELATIONSHIPS OF THE DEVELOPMENT SETBACKS TO THE FREEWAY; ITEM # 7 PROVIDE AN ANALYSIS OF THE STEEP SLOPE AND GRADING PLANS WITH RESPECT TO SENSITIVE LANDS AND CLUSTER DEVELOPMENT; ITEM # 8 STUDY SITE DESIGN ALTERNATIVES WITH RESPECT TO THE VISUAL IMPACT FROM THE FREEWAY AND PUBLIC ROADS; ITEM # 9 MAXIMIZE THE OPEN SPACE & MINIMIZE DEVELOPMENT; ITEM # 10 ANALYZE THE URBAN DESIGN ISSUES WITHIN THE SITE WITH REGARDS TO NEIGHBORHOOD INTERFACE AND PEDESTRIAN ACCESS; #11 ENCOURAGE STEP DEVELOPMENT DESIGN; ITEM #12 TO MAXIMIZE AFFORDABLE HOUSING AND DENSITY. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-1-1 with Commissioners Haase, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioner Hofman voting nay and with Commissioner Otsuji absent.



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 1, 2018 **REPORT NO. PC-18-023**

HEARING DATE: May 10, 2018

SUBJECT: Initiation of an Amendment to the Rancho Peñasquitos Community Plan to redesignate 10198 Paseo Montril from Open Space to Multi-Family residential.

Project Number: 590841

**OWNER/
APPLICANT:** Pardee Homes

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of a 15.2 acre site, located at 10198 Paseo Montril, from Open Space to Multi-Family residential?

Staff Recommendation: No Recommendation

Community Planning Group Recommendation: On (day, month, year), the Rancho De Los Peñasquitos Planning Board voted XX-X-X in favor/denial of initiating an amendment to the Rancho Peñasquitos Community Plan (Attachment 1).

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None

Housing Impact: If initiated, subsequent approval of the proposed Community Plan Amendment would allow the development of 92 multi-family units, where none are currently allowed. The applicant has committed to provide 10% inclusionary affordable housing on-site, and provide 9.7 acres of open space.

The initiation of a plan amendment in no way confers adoption of a plan amendment; neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The project site is a 15.2 acre parcel located at northeast corner of the Rancho Peñasquitos community planning area (Attachment 2). Currently the site is designated Open Space in the Rancho Peñasquitos Community Plan and is zoned RM-2-5 (Attachment 3). The site is predominately surrounded by single-family housing, community commercial, and Interstate 15 (I-15) (Attachment 4). East of the project site is I-15. Southwest of the project site are two neighborhood commercial developments, multi-family developments and single-family homes. The neighborhood commercial offers a variety of eating establishments and convenient shopping services for the surrounding residents. Metropolitan Transit Service (MTS) Bus Route 235 runs along the site's eastern boundary down I-15 which provides service between the Sabre Springs Transit Station to Downtown San Diego. MTS Bus Route 20 provides transit service west of the project site with nearest bus stops located just south of the intersection of Rancho Peñasquitos Boulevard and Paseo Montrail (Attachment 5).

If initiated, the applicant would propose to move forward with a community plan amendment and associated discretionary actions to develop 92 multi-family residential units, including 10% inclusionary affordable housing units within the project site.

In addition to the present initiation request, there are three amendments that have been initiated in the Rancho Peñasquitos Community (Attachment 6).

- The proposed Rhodes Crossing Amendment (Project No. 360009) to redesignate 26 acres from Low Density Residential and Open Space to Medium-High Density Residential; located at the intersection of Carmel Mountain Road and Camino Del Sur.
- The proposed Rancho Peñasquitos Community Plan Amendment (Project No. 357262) to reclassify Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major, from Twin Trails Drive on the North to the Southern community boundary.
- The proposed Rancho Peñasquitos Community Plan Amendment (Project No. 544941) to redesignate a 114 acre site from Golf Course/Open Space to Single-Family Residential.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may proceed. Community plans are a components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Community Plan, and may include mapping changes to the General Plan. A recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. Due to competing General Plan and Community Plan goals related to the preservation of open space and provision of housing, staff is neutral on the initiation request. An analysis of relevant General Plan and Community Plan goals and polices, as they relate to the criteria, are provided below:

(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Rancho Peñasquitos Community Plan:

General Plan: Open Space Policies

The General Plan's Conservation Element goals and policies focus on protecting and conserving open space land to maintain the City's identity and character. The City's open space is a naturally connected

system characterized by valleys, canyons, and mesas. The following General Plan Policies address the presentations of open space.

- Policy(s) CE-B.1. Protect and conserve the landforms, canyon lands, and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.
- Policy(s) CE-B.6. Provide an appropriate defensible space between open space and urban areas through the management of brush, the use of transitional landscaping, and the design of structures.
- Policy(s) UD-A.1. Preserve and protect natural landforms and features.
- Policy(s) UD-A.1. Protect the integrity of community plan designated open spaces.

Community Plan: Open Space Policies

The Rancho Peñasquitos Community contains a unique system of canyons, hillsides and ridges which are an important part of the community character. The primary goal of the Open Space Element within the Community Plan is to conserve, enhance and restore all open space and sensitive resource areas. The following Community Plan policies support protecting community character.

- The large open space areas in the neighborhood should be preserved to provide a buffer between residential developments and I-15.
- Care must be taken to ensure that the interface between existing and proposed developments and these areas remain non-intrusive.
- Preserve significant natural features and canyons as viable connected open space systems
- Protect environmental resources that are typically associated with hillsides, preserve significant public views of and from hillsides, and maintain a clear sense of natural hillside topography throughout the Rancho Peñasquitos Community.

General Plan: Housing Policies

General Plan's Housing Element identifies measurable goals and policies to address the City's critical housing needs by 2020. A Key goal is to ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013-2020:

- Policy HE-A.5. ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums, as well as maximums, of applicable zone and plan designations.
- Policy HE-B.11. Encourage and promote the use of the City's Affordable and Sustainable Expedite Programs
- Policy HE-I.4. The City's highest housing priority shall be to provide housing for very low- and low-income families and special needs populations.

Community Plan: Housing Policies

The primary goal of the Residential Element is to provide housing opportunities for a variety of household types, lifestyle, and income levels.. Policies were set in place to meet the goals and address the issues of the community:

- Identifiable neighborhood units should be developed based on location, access, natural features, land use mix, design qualities and open space.
- Residential development should use creative and flexible site planning to maximize the preservation of open space and hillside areas.
- The density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.
- Additional low-and moderate-income housing should be created through the use of all available public and private financing program or as a requirement of new residential development.

(2) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policies or site design; and

The proposed amendment would offer additional public benefit to the community by providing on-site affordable housing and 9.7 acres of open space preservation surrounding the development.

(3) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

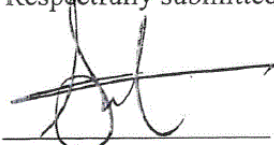
Public facilities do appear available to serve the proposed amendment. However, a full analysis of public facilities would be included as part of the Community Plan Amendment analysis should this request be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the Community Plan Amendment review process:

- Determine the appropriate land use designation and intensity for the site
- Evaluate the accessibility of transit, including shuttle service to nearby transit centers
- Analyze urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation
- Evaluate sensitive site design with respect to the surrounding natural environment
- Ensure that residential development of the site provides housing for varying income levels

Staff has not fully reviewed the applicant's site-specific proposal; therefore, by initiating this Community Plan Amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and any associated discretionary permits.

Respectfully submitted,



Sara Toma
Assistant Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments:

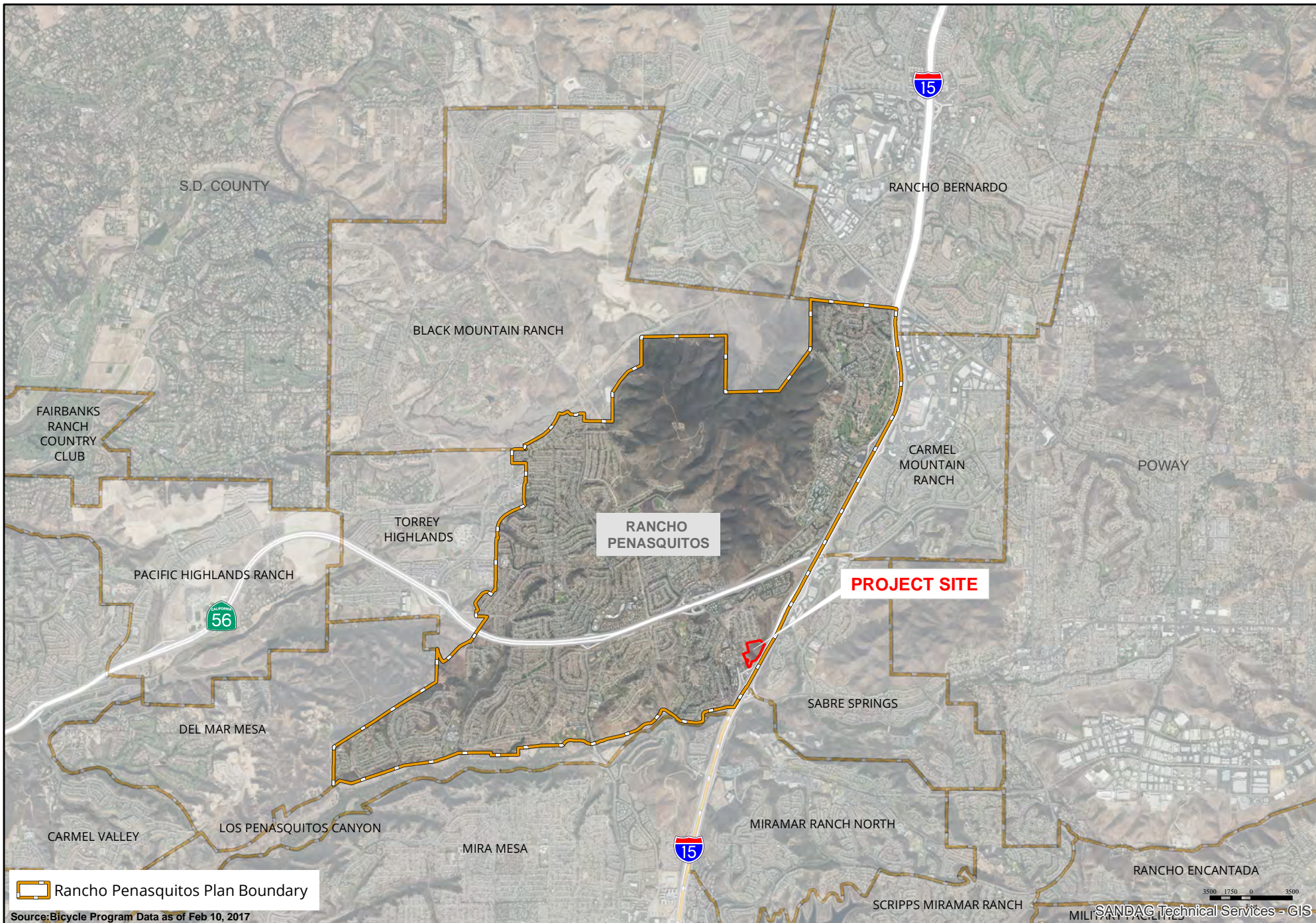
1. Rancho Peñasquitos Community Planning Group Recommendation
2. Rancho Peñasquitos Vicinity Map
3. Rancho Peñasquitos Zoning Map
4. Rancho Peñasquitos Land Use Map
5. Rancho Peñasquitos Public Transit Map
6. Rancho Peñasquitos Currently Initiated Plan Amendments
7. Ownership Disclosure Statement

As of printing of this report, the Rancho Penasquitos Community Planning Board will not have met to vote on the project. However, they will be meeting May 2, 2018. Distribution of the CPG minutes will be available at the time of the hearing on May 10, 2018.

Thank you,

A handwritten signature in black ink, appearing to be 'ST', written over a horizontal line.

Sara Toma
Assistant Planner
Planning Department



Rancho Penasquitos Plan Boundary

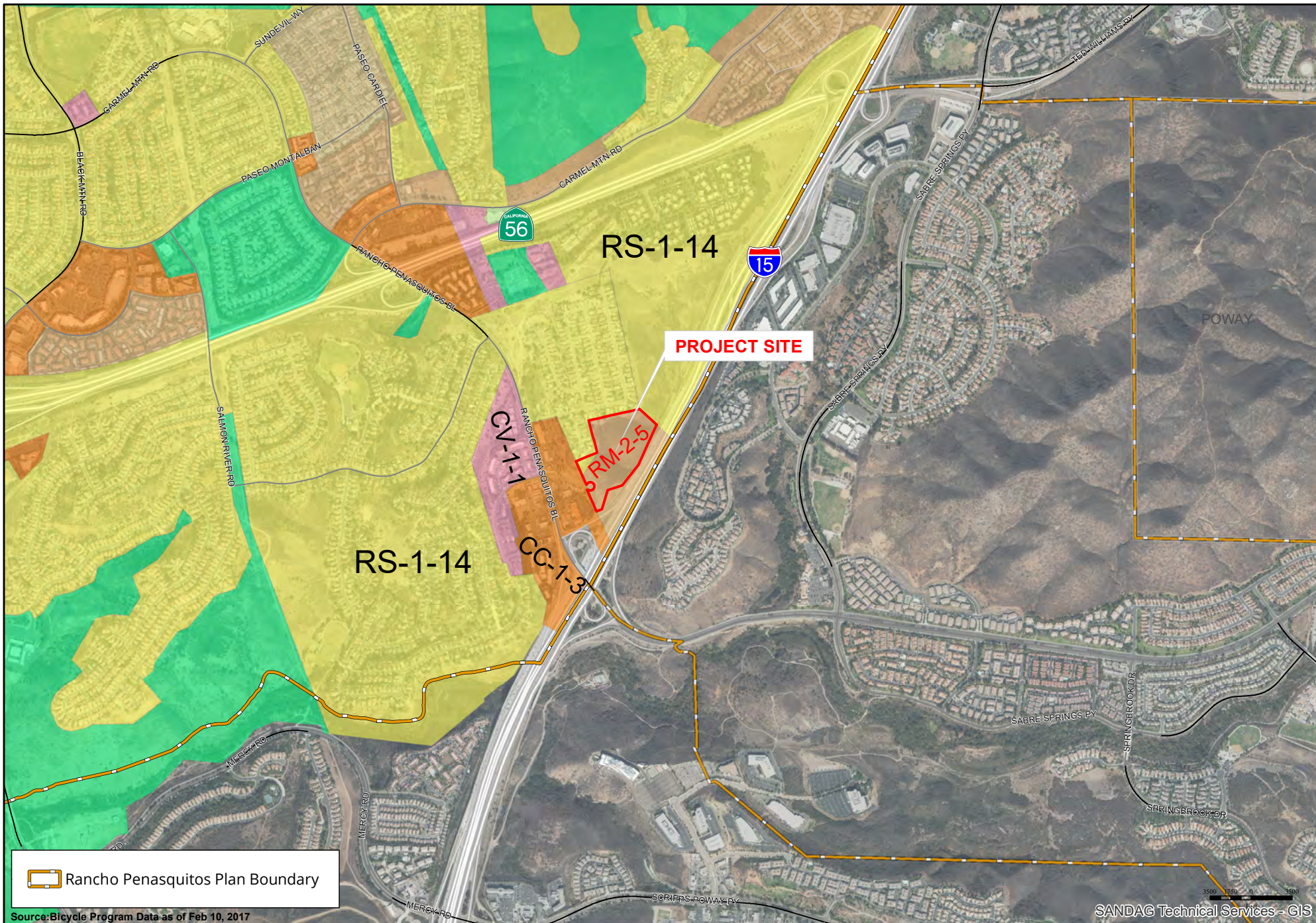
Source: Bicycle Program Data as of Feb 10, 2017

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SANDAG Technical Services - GIS



2014 AERIAL

SanGIS Date: 4/23/2018
This map is a derivative of the 2014 Aerial Imagery provided by the City of San Diego. It is not intended to be used for any purpose other than the one for which it was created. The City of San Diego is not responsible for any errors or omissions in this map. The City of San Diego is not responsible for any damages or liabilities arising from the use of this map. The City of San Diego is not responsible for any claims or lawsuits arising from the use of this map. The City of San Diego is not responsible for any claims or lawsuits arising from the use of this map.



Source: Bicycle Program Data as of Feb 10, 2017

SANDAG Technical Services - GIS

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PLANNING DEPARTMENT

Date: 4/23/2018

Rancho Penasquitos Land Use

Land Use

- Low-Medium Density Residential (5-10 du/da)
- Medium Density Residential (10-22 du/da)
- Very Low Density 0-1 du/ac(all HR areas);Low Density Residential (1-5 du/ac)
- Industrial
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Commercial Recreation
- Open Space
- Regional Park
- Community Park
- Neighborhood Park
- Skate Park
- E Elementary School
- M Middle School
- S Senior High School
- R Religious Facility
- U Major Utility Facility
- L Library
- P Police
- F Fire Services
- Community Boundary

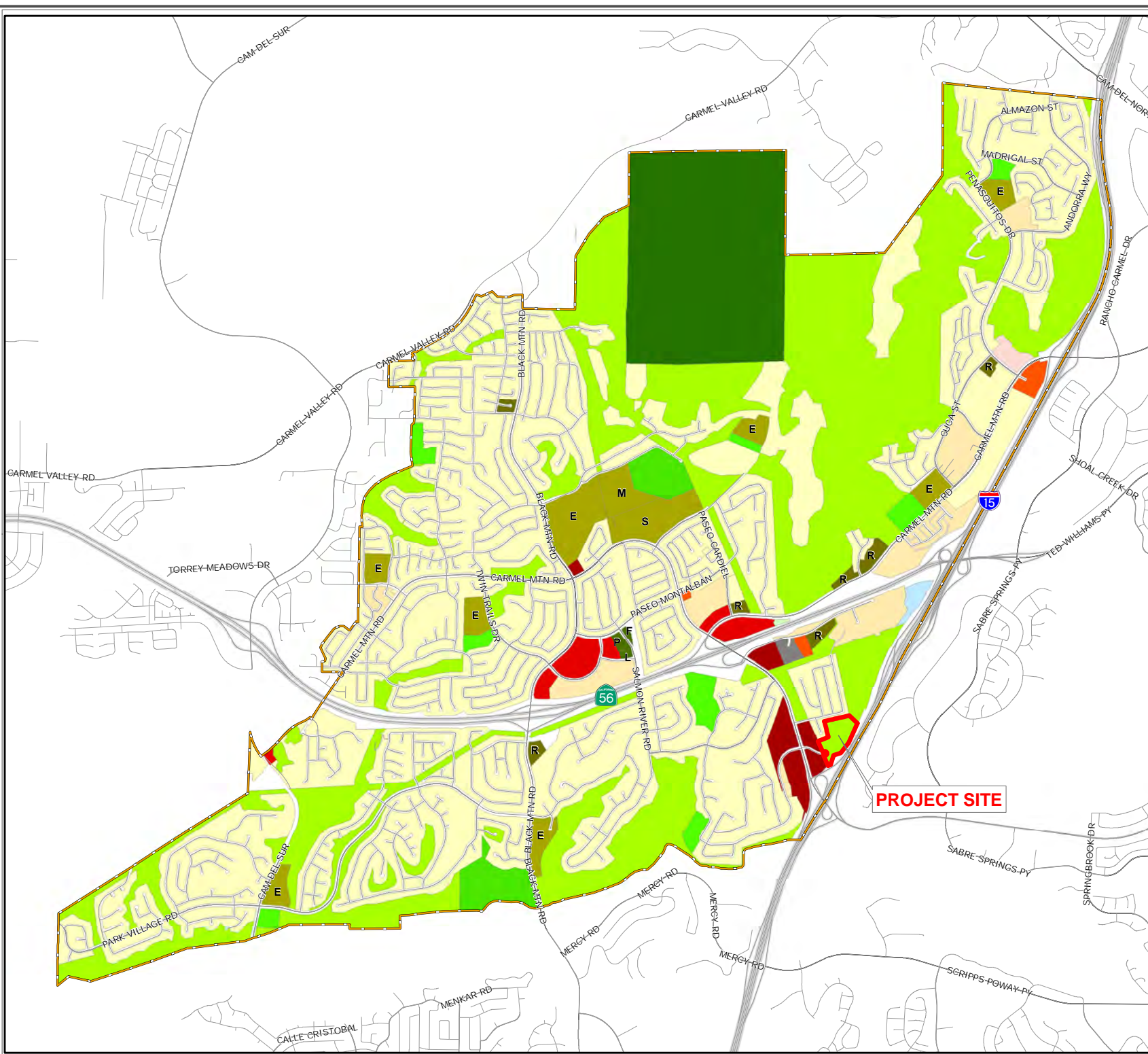
Attachment 4

PROJECT SITE



0 2,100 4,200 Feet

SanGIS
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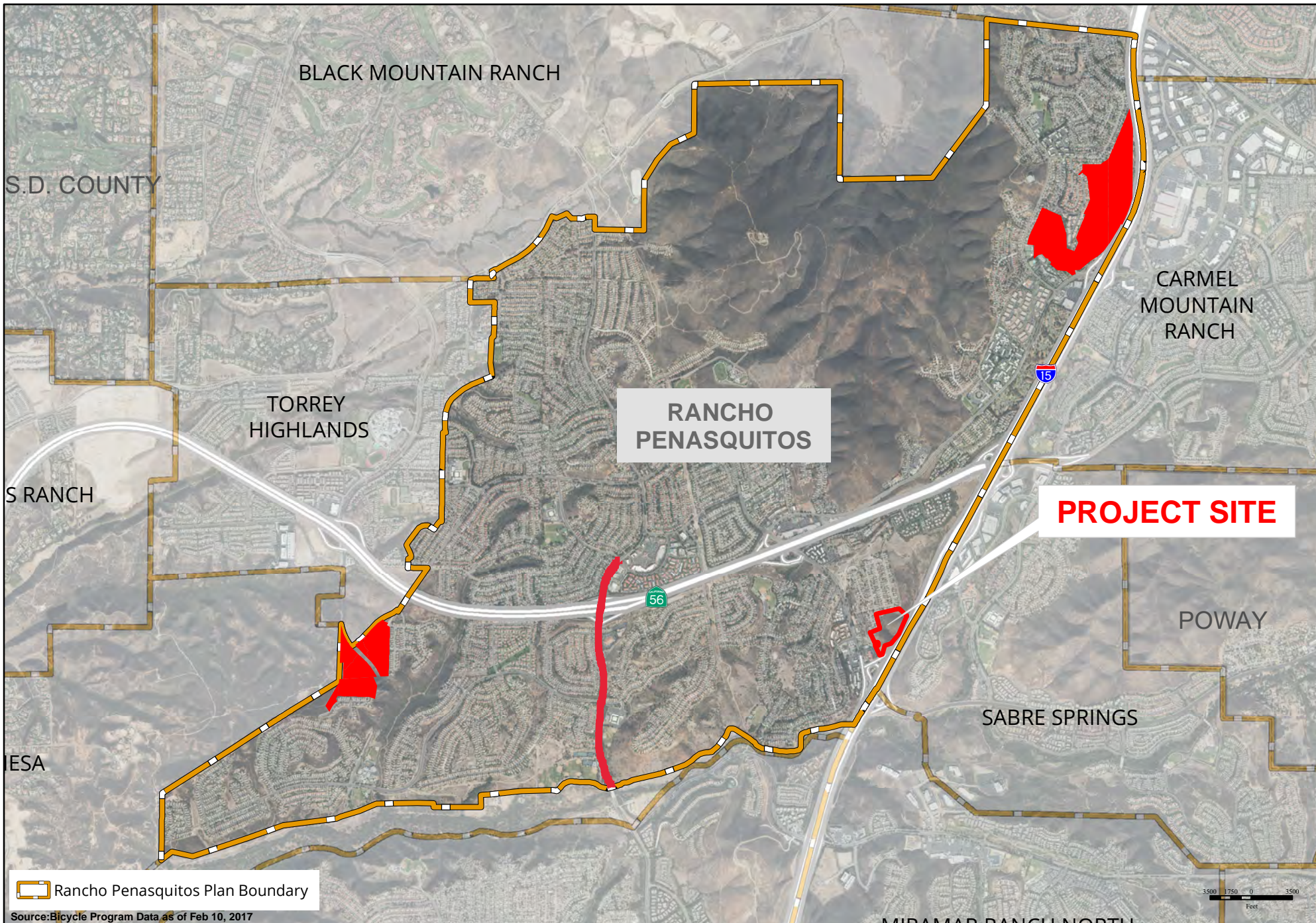
Source: Bicycle Program Data as of Feb 10, 2017


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 Rancho Penasquitos Plan Boundary

Source: Bicycle Program Data as of Feb 10, 2017





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*
 Paseo Montril Community Plan Amendment

Project Address:
 Paseo Montril, San Diego, CA 92129

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: _____
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Name of Individual (type or print):
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 Street Address:
 City/State/Zip:
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Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: Paseo Montril Community Plan Amendment	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. 95-2509383
 Partnership

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

Corporate/Partnership Name (type or print):
 Pardee Homes
 Owner Tenant/Lessee
 Street Address:
 13400 Sabre Springs Parkway, Ste 200
 City/State/Zip:
 San Diego, CA 92128
 Phone No: Fax No:
 (858) 794-2500 (858) 794-2599
 Name of Corporate Officer/Partner (type or print):
 Jimmy Ayala
 Title (type or print):
 Division President
 Signature : _____ Date: 12-5-17

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:

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 Title (type or print):

 Signature : _____ Date:

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 Title (type or print):

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 Phone No: Fax No:

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 Title (type or print):

 Signature : _____ Date:

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Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: Paseo Monril		Project Number: 658273
Community: Rancho Penasquitos			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: June 01, 2022	
# of Members Yes 10	# of Members No 1	# of Members Abstain 1	
Conditions or Recommendations: No conditions or recommendations in the approval of the motion.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Brian Reschke			
TITLE: Chair Rancho Penasquitos Planning Board		DATE: August 29, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



**Rancho de los Peñasquitos Planning Board
REGULAR MEETING MINUTES
Wednesday June 1, 2022, at 7:30
PM**

<u>SEQAttendance</u>					
<u>Seat</u>	<u>Board Member</u>		<u>Seat</u>	<u>Board Member</u>	
District 1	Brian Reschke-C	Present	District 2	VACANT	V
District 3	Thom Clark	Present	District 4	Andrew Kiesling	Present
District 5	Corey Buckner	Present	District 6	VACANT	V
District 7	Randy Steffler	Present	District 8	VACANT	V
District 9	VACANT	V	District 10	Tim Dougherty	Present
District 11	Jon Becker-VC	Present	RP Town Council	Matt Megna	Present
BMR 1	Kenneth Heinz	Present	BMR 2	Hollie Kahn-S	Present
Commercial 1	Pamela Blackwill	Absent	Commercial 2	Arlene Tendick	Present
Renter at Large	VACANT	V	Rec Council	Steve Leffler	Present
Torrey Highlands 1	VACANT	V	Torrey Highlands 2	Kelly Lemker	Resigned Seat Open

IN PERSON MEETING AT THE YMCA – Pamela Blackwill absent, Kelly Lemker resigned in May.

12 Present at 7:30pm; 1 absence; 7 vacancies = 20 seats

7:39pm – The Call to Order (all times listed are approximate)

7:40pm – Modifications: (Brian R.) None from the floor, Senate District 38 representing BMR – Brian Jones' office – District Rep Marc Schaefer in attendance.

7:42pm – Approval of Minutes

May Minutes: Motion: Corey B./Ken H. - To approve 5/4/22 minutes as amended. Vote: 12-0-0. Motion passes unanimously.

7:44pm – Public Safety Agencies (Fire Station 40, SD Police Northeastern Substation) **Not Present**

7:45pm Public Forum – (Steve Egbert) Some lighting repaired in PQ, counted 18 light posts that need new bulbs, city is working to complete. Corey Buckner introduces Blaze, from YMCA.

7:49pm – Public Officials (Community Announcements and Informational Items)

- **San Diego City Office of the Mayor-Todd Gloria** Michaela Valk (mvalk@sandiego.gov)

I apologize that I could not be here tonight, please share this report for June:

- On Friday June 16, Mayor Gloria signed his "[Ready to Rebuild](#)" \$5.06 billion Budget which received unanimous approval by the Council and marks the largest investment in infrastructure in City history, fully funds public safety and allocates significant resources toward improving the speed and quality of City of San Diego services. This includes \$349 million going to Phase 1 of Pure Water, \$343 million to upgrade and repair



Rancho de los Peñasquitos Planning Board
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existing water and sewer infrastructure, increases resurfacing funding by \$14.3 million for a total of \$77 million, and \$12.8 million to improve traffic flows at intersections as well as remove graffiti and weeds.

- This budget also includes a new conservatorship unit, the City's first Chief Behavioral Health Officer to assist paramedics with clients in need of mental health services, and additional shelter options and Safe Haven beds for San Diegans experiencing homelessness who have co-occurring behavioral health and substance-abuse disorders.
- Our shelter system is regularly at over 90% capacity, and we are working on adding 450 beds to our shelter system by the end of this year. However, neighborhoods across our city have entire sidewalks on both sides taken over by encampments, creating public health and safety hazards, hurting local businesses and eroding the quality of life. The Mayor announced he will be stepping up enforcement [progressive enforcement](#) when individuals are encroaching on the public-right-of way.
- On Monday, June 27, City Council approved Mayor Gloria's proposal and funding to extend the Safe Parking Lot in Mission Valley to 24 hours.

- **San Diego City Council, Fifth District Marni von Wilpert** – Khayri D.Carter (KDCarter@sandiego.gov) (see Deputy City Attorney report below)

- **San Diego 38th Senate District Brian Jones** – Mark Schaefer (marc.schaefer@sen.ca.gov)

Hello, happy to be back at the RPPB meetings. Brian Jones' district covers the BMR/Santaluz/Del Sur areas, so I volunteered to attend your meetings. The senator is working on multiple bills currently, two that I will mention, one for gas tax elimination and the other an 18.1 billion inflation relief program unfortunately have not been able to get these passed. Please let people know if they live our district, we have a great track record for assisting individuals with concerns, please feel free to reach out to Laura Brown in our office.

- **San Diego City Council Sixth District Chris Cate** – Denise Torres: (dtorres@sandiego.gov)

I apologize that I could not be here tonight, please share this report for June:

City of San Diego City Council District 6 – Elected official report City council is currently on legislative recess until Tuesday, June 7th . Last city council meeting summary on May 24th:

<https://sandiego.hylandcloud.com/211agendaonlinecouncil/Meetings/ViewMeeting?id=5071&doctype=3&site=council>

Park Social Events: <https://www.sandiego.gov/park-social/events> District 6 Proclamations: June 10, 2022 – Dr. Pamela T. Luster Day June 12, 2022 – Philippine Independence Day. (Note links will need to be copied and pasted to view.)

- **Deputy City Attorney – Elizabeth McGuire**

My name is Liz McGuire, Deputy City Attorney. I've been with the city attorney's office for two years and the first case that was assigned to me was involving vehicle habitation, and people experiencing homelessness who have no option but to live in their vehicles. The city of San Diego had a 1980 law that prohibited living in one vehicle and 2017 the court continued the enforcement of that, granting a preliminary injunction that was brought by homelessness advocates. And in 2019, the city of San Diego enacted a new legal habitation ordinance, which was more specific as to time, place and manner and beefed up the city laws. And what the plaintiffs did in that litigation was amend their complaint to add the new vehicle habitation ordinance to the lawsuit. So, the new ordinance, even though it is more carefully and narrowly drawn is currently in litigation. And I have offered to discuss this because I am the deputy city attorney handling this, of course, much of what I do is covered by the attorney client privilege. But I am available to answer questions regarding matters of public record. The city of San Diego has done a wonderful job, and the police department is doing



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REGULAR MEETING MINUTES
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the best job that they can against the backdrop where we have increased housing insecurity, and we have rising homelessness rates and here in California where we are bound by a case called Martin versus Boise. If you're interested in some light reading, it's about 80 pages long. And basically, for a summary, the city of Boise tried to appeal it all the way to the United States Supreme Court. But the United States Supreme Court refused to entertain the appeal so it is binding precedent in the Ninth Circuit, which is where we are, but I must tell you that our police are doing the best job that they can about vehicle habitation under these circumstances.

8:10pm – Information Item – New Organic Waste Recycling Collection

Hello everyone, my name is Polina Osipova, I'm a recycling specialist with the city of San Diego's Environmental Services Department. Thank you for giving me this opportunity to speak with you all tonight. I'm here to introduce the new organic waste recycling program for the city of San Diego. You might have heard of Senate Bill 1383, this is a new statewide law that's coming into effect, the topic has been discussed on the news and on social media. I want to introduce how it will affect all of us, what's going on now and what to expect in the future. So just a little bit of background the city of San Diego operates Miramar landfill and over 900,000 tons of trash are deposited into this landfill every year. We have a citywide recycling ordinance that already requires everyone to recycle the traditional blue can materials. Now our recycling ordinance has been amended to include organic waste materials as well to be in compliance with this new state law, these regulations will be coming into effect June 8th for the city of San Diego. So, Senate Bill 1383, it was enacted in 2016 by the State as an effort to reduce greenhouse gas emissions, such as carbon dioxide and methane. When organic waste is deposited into a landfill, it generates methane, which is a greenhouse gas that's many times more potent than carbon dioxide. And the most aggressive action we can take and the most effective action we can take in the short term to combat climate change is to reduce the amount of organic waste to landfills. The way that this bill is different from past organic waste laws is that it requires jurisdictions to implement and enforce organic waste recycling for all residents as well as businesses. Under this law, organic waste is defined as food waste, solid paper, yard trimmings, and clean wood waste. So again, just briefly, organic waste includes leftover food, including prepared foods, eggs, and dairy, things like that. It also includes used paper goods, such as coffee filters, kitchen paper towels and napkins. It does not include the things that you see that are takeaway containers, those are often plastic lined, and it also doesn't include things like compostable plastics, those are not accepted in our composting facility. And I don't believe they are accepted anywhere else in the San Diego region. I do want to note here that for commercial facilities, they are already able to sign up for organic waste recycling. It's a very big change to the way that we used to do things because it will be adding new food waste collection and additional organic selection to over 200,000 new residential homes. The things that we're already doing to implement this program is establishing the funding procedures and scheduling for the new routes that we'll be adding for residential homes. We're also actively purchasing additional vehicles to pick up organic waste. We're also preparing the facilities to process and store the finished product. We already have a greenery which creates compost and mulch out of the Miramar landfill, and we'll be expanding this facility, as well we're hiring additional staff to carry this out. This includes truck drivers and other support staff and we're also creating education and outreach pieces so that includes presentations like this, and updates to our website. The city will also be providing technical assistance to businesses and residences that will need help with this. So, everyone in the city of San Diego now that this law is implemented will be required to divert their food waste. That's new for a lot of people and it also includes yard waste too. So basically, from your home to your place of work to maybe going out to eat, every location you will be participating and at some point, we'll have organic waste recycling. For businesses as well as residences, there will be a hauler picking up that organic waste. So, each business and multifamily unit will need to have organic waste collection setup. The food scraps do need to be contained in a container of choice and for the residences, for multifamily and apartment buildings, the property manager will need to provide education to those residences. And one other component for businesses that I want to briefly mention is that there is a food recovery requirement for very large food generating businesses such as wholesale food vendors or supermarkets. They are required to divert to donate excess edible food. Since this will be the first time that we're collecting food waste you



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will be receiving a new schedule and as well as a new container when needed, updates will be posted at sandiego.gov/organicwasterecycling. We will be providing ample notification to homes via mailers and other presentations such as this one. Again, the three-step process is fairly simple. The residents can collect food waste, and whatever container they choose FTM super green cart, and it can be commingled with the yard waste, then those carts just need to be brought out for curbside pickup, the way that recycling and trash are. If a home already has a green yard waste bin, then they will continue using it. And last, I want to finish with encouraging everyone to reach out to the Environmental Services Department for any assistance they may need, whether it's for your business or multifamily property or for your home. If you have any questions we offer in person or virtual technical assistance. We also have signs and handouts, we do trainings, for staff or for tenants. We have our materials available in different languages, we also provide interpreting services. I'm also happy to take any of your questions and concerns right now. Thank you for your time.

8:37pm – Action Item – LUC – Project: Paseo Montril 658273

(David Stern/Allen Kashani – taking turns speaking) We have our team of consultants here to answer questions. As the Board knows we were before you last month presenting the Paseo Montril project. We heard your comments and made a few minor changes that we thought we'd show you updates as opposed to doing a full presentation again so we will do a quick overview and allow more time for discussion. This property is 15.2 acres at the end street which is right here (pointing to map). And this is Rancho Peñasquitos Boulevard. And we're proposing to dedicate 11.6 acres as open space which is approximately 76% of the property and we're promoting 55 residential condominium units with two garages for almost 96 enclosed parking spaces and 46 surface parking spaces and a little more than 5000 square feet of common area open space on site which includes outdoor amenities, open play for kids and a dog run. We took note on four items that we wanted to respond to regarding amenities, the gathering spaces, community benefits, including for model and developer fees, grading and blasting and open spaces. This is an orientation of the project landscaping with the five buildings, and we wanted to show you, the common area where we've added a few more amenities, in response to providing a place for kids to play and there's some other gathering spaces as well. There's some seating at this location here (pointing to map) and there's a dog run area, this is just a little bit about the strip that we explained to the land use committee earlier where there are elements that we added for kids to be able to play. These are our picnic tables that we showed in the last presentation. A little bit about affordable housing, this project is proposing 10% Affordable Housing Units. Two of the units we're proposing on site at Paseo Montreal, and we're proposing additional housing at Del Mar Highlands Estates, which is in the Carmel Valley area in the Western Pacific Highlands Ranch community. The benefit of doing affordable housing there is those units would be a 60% AMI versus 100% AMI on site. So, we thought we'd share a little bit about the advantage for affordable housing families to be able to afford more coastal living at a lower price. On top of that, Chair, I think you asked about the developer fees. And what we identified was we programmed to pay our FBA fees net after city wide park fees, which is about \$936,000. And that makes about \$750,000 going to RPQ projects, there is roughly a 15-foot depth at the site, and it is metamorphic rock. But I want to explain to you a little bit about the protocols blasting we are required to inform homeowners when within 600 feet. And then anything closer than 300 feet of existing house, we must do a pre and post inspection of homes and the protocols that are standard care for blasting. Those requirements have so much overburden above the rock that they're going to blast and drill in order to protect and keep that overburden to mitigate the project and then on top of that there's the practice of doing seismographs. So last year, we're on this job and start at the east end, which is furthest away from homes. Tracking key traffic monitoring results for all their instrumentation and readings precise. The map conditions that were referred to in 1987 don't apply to this project, because a final map hasn't recorded for this project, so I thought it was important to clarify, this is a completely separate application that's before you today And I want to reiterate that we're trying to promote the project in a respectful way, where we're still proposing a substantial amount of open space, again over 75% of the project proposes open space. And so that's what we wanted to do to respond to that. Although, in 1987, what was created was for a protection area for habitat. And now here we are, we're in crisis we're trying to make use of this property. And a little bit about where we came from, we started with a community



Rancho de los Peñasquitos Planning Board
REGULAR MEETING MINUTES
Wednesday June 1, 2022, at 7:30
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plan, initiation back in 2018, and came before the board. And since then, we've reduced the project in size and we've decreased the developing a graded footprint area from 5.5, to 3.3 acres. And then there's a few things we did in 2021, as well to look at enhancing gathering spaces, and that sort of thing. Most recently, we mapped the project and provided neutral exteriors to blend with the surrounding environment. And we've added the active learning play area that we explained. So that's a little bit about where we've come since last month.

9:15pm Motion to approve project 658273 passed by the Land Use Committee in their meeting earlier tonight. Chair B. Reschke moves to approve Paseo Montril project 658273 as presented. Vote: 10-1-1. Motion passes, 10 yes, one no vote by Thom Clark, one recusal by Jon Becker.

9:17pm – Action Item: Paseo Del Sur – Del Sur Ridge Road Crosswalk Letter

(Brian Reschke) This action item is to approve a letter in support of the crosswalk at Del Sur Ridge Road. I will pull up a map so we can see just where I am talking about. This came about from a request by a resident living in Del Sur back in December 2021, I believe asking for an extra stop sign be installed at the corner of PDS and DSRR. The City conducted a survey and felt that there was not sufficient traffic or speed at that corner to install a stop sign, it was suggested that she could approach the city again in a different way and this is what resulted out of this second attempt. We look to those members of the committee who have analyzed this area. (Ken Heinz) I'm on the sheriff's volunteer patrol, it's not the area that I ordinarily patrol, but it's an area that's easy to reach. So, I personally was up there several days, and several times during the day because my daughter lives in the area, we go past this street when we are coming and going to her house. The determination is that there's a safety issue at that corner that can be taken care of by having a crosswalk, I do agree a stop sign would be overkill for that area. I believe the speed limit is 20 to 25 on that street. (Brain Reschke) Looking at the map, on the other corner, there is a ramp but there's no access to that linear park. (Looking at the overhead map) There's a stop sign at Babcock which is about .28 miles away and this one's a stop sign right here on Delta Ridge Road. After close review it looks like the best option at this time is to install a crosswalk here.

9:34pm Motion: Corey Buckner/Matt Megna – Move to approve letter. Vote: 11-1-0. Motion passes, 11 yes, one no vote by Arlene Tendick.

9:36pm REPORTS:

Chair Report: Brian Reschke (rppb.chair@gmail.com) Now that we are back to in-person meetings, I suggest we form a subcommittee to take care of setting up and breaking down our meeting room. It is quite time intensive if just a couple of people have to do it alone.

Vice-Chair: Jon Becker None

Secretary: Hollie Kahn (rppb.secretary@gmail.com) The Board is looking for a new secretary to start in September 2022. Volunteers, please contact me or Brian.

Standing Committee Reports:

- **Land Use (Thom Clark)** See minutes above re: Paseo Montril Project 658273
- **Wireless Communications Facilities (Randy Steffler)** No Report



Rancho de los Peñasquitos Planning Board
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Ad Hoc Committee Reports:

- **Media/Communications/Website (Matt Megna)** Currently working on fixing several problems on site.
- **Extra Ordinary Benefits Subcommittee** – Matt Megna will post request on Town Council Website for community input on projects.

Liaison and Organization Reports:

- **Black Mountain Open Space Park (Hollie Kahn)** No Report
- **Community Funds (Pam Blackwill)** Not Present
- **MCAS Miramar CLF (Stephen Egbert)** Airshow will be back on this year. We have two visiting squadrons, the Navy 18 Squadron and a Canadian 18 squadron that came with a small handful of other types of Canadian military aircraft.
- **PQ Fire Safe Council (Stephen Egbert)** Council meets on the third Tuesday of the month in the library at six o'clock. Meeting held on May 17th.
- **PQ Town Council (Matt Megna)** Fiesta is June 25th; Election results have not been ratified yet.
- **PQ Recreation Council (Steve Leffler)** Brian Reschke attended this month's meeting, discussed EOB money, Flag Day at Hill Top on June 12th.
- **Los Peñasquitos Canyon Preserve CAC (Ken Heinz)** Frank Glenn - working on trails; Ranch House celebration on Tuesday, June 21st.
- **Park Village LMAD (Jon Becker)** Waiting on Phase 3 of development. Work being done on round-about.
- **Peñasquitos East LMAD (Brian Reschke)**
Current City Rep retired, have contacted the city to find out status.
- **Torrey Highlands LMAD** Sabrina Leitner Chair (gave report to Hollie Kahn) Currently working on repairing fencing along Camino Del Sur (footing problems). New Torrey Meadows bridge has been turned over to LMAD. TH-LMAD starting to anticipate Merge 56 handover to LMAD (won't likely happen for 1 to 2 years but our committee wants to get out in front of the transition and be prepared).
- **Black Mountain Ranch South MAD (Ken Heinz)** No Report
- **Transportation Agencies (Corey Buckner)** No Report – see minutes on – Del Sur Ridge Road Crosswalk Letter.



**Rancho de los Peñasquitos Planning Board
REGULAR MEETING MINUTES
Wednesday June 1, 2022, at 7:30
PM**

ADJOURNMENT at 10:00pm - Next Meeting on July 6th, 2022

NEXT MEETINGS:

7/6/2022, 9/7/2022, 10/5/2022, 11/2/2022, 12/7/2022, 1/4/2023, 2/1/2023, 3/1/2023

VACANCIES: District 2, 6, 8, 9, Torrey Highlands 1, Torrey Highlands 2, Renter at Large

FINAL



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Paseo Montril Community Plan Amendment

Project No. For City Use Only**658273****Project Address:**

Paseo Montril, San Diego, CA 92129

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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):

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Signature :

Date:

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 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Paseo Montrail Community Plan Amendment	Project No. (For City Use Only) 658273
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Part II - To be completed when property is held by a corporation or partnership

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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):	
Tri Pointe Homes IE-SD, a California Corporation	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
13400 Sabre Springs Parkway, Ste 200	
City/State/Zip:	
San Diego, CA 92128	
Phone No:	Fax No:
(858) 794-2500	(858) 794-2599
Name of Corporate Officer/Partner (type or print):	
David Stearn	
Title (type or print):	
Vice President of Project Management & Land Acquisition	
Signature :	Date:
	7/14/22

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

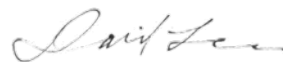
**SECRETARY'S CERTIFICATE
OF
TRI POINTE HOMES IE-SD, INC.**

The undersigned does hereby certify that he is the duly elected, qualified and acting Secretary of Tri Pointe Homes IE-SD, Inc., a California corporation (the "Company"), and that, as the duly elected, qualified and acting Secretary of the Company, does hereby certify:

1. Signing Authority for Project Management Documents. The Board of Directors of the Company did, as of June 2, 2021, adopt by unanimous written consent the recitals and resolutions a true and correct copy of which is attached hereto as Exhibit A.

2. Project Management Documents Officers. The Project Management Documents Officers designated by resolution as set forth in Exhibit A continue to serve (a) in their respective offices as listed in Exhibit A and (b) as Project Management Documents Officers.

Executed this 2nd day of June, 2021.



David C. Lee, Secretary

The undersigned, Matthew A. Susson, hereby certifies that he is the duly elected Assistant Secretary of the Company and that the signature above is David C. Lee's true and correct signature.

IN WITNESS WHEREOF, I have executed this Secretary's Certificate as of June 2, 2021.



Matthew A. Susson, Assistant Secretary

EXHIBIT A**RESOLUTIONS****Project Management Documents Signing Authority**

WHEREAS, the Board has determined it to be in the best interests of the Company and its stockholders to specify the power and authority of certain officers of the Company to execute Project Management Documents (as defined below) by and on behalf of the Company.

NOW, THEREFORE, BE IT RESOLVED, that “Project Management Documents” shall consist of:

A. Agreements for Mello Roos and Special District (or Metro District) financing, including but not limited to Ballots, Reports and Certificates as needed for projects of the Company;

B. Tentative and final tract maps, homeowners’ association budgets, governing documents as defined in California Civil Code §4150 (including, but not limited to, Declarations of C, C & R’s and Supplemental Declarations), any applications and Subdivision Questionnaires for the State Department of Real Estate; and any Preliminary and Final Plats, as needed for projects of the Company;

C. Subdivision improvement, monumentation, grading, warranty, Department of Real Estate surety and tax bonds as may be required by various governmental agencies pertinent to the projects of the Company and agreements relating to surety bonds, including but not limited to Subdivision Improvement Agreements, Lien Agreements, extension of time and one-year maintenance agreements in favor of various governmental agencies;

D. Agreements on behalf of the Company for subdivision improvement and development, including but not limited to Road Improvement Agreements, Water Main Extension Agreements, Underline Extension Agreements and Utility Easements;

E. Agreements with agencies for gas, power, telephone, water or any other required utility;

F. Recordable Memoranda of Agreements, Cost Sharing Reimbursement Agreements and School Mitigation Agreements;

G. Master Agreements for Professional Services (Architect, Engineer or Other Consultant), Work Agreements for Master Agreement for Professional Services, Purchase Orders and Change Orders; and

H. Documents, including but not limited to, Post Closing Title 7 Dispute Resolution, Master Dispute Resolution Declaration and Individual Dispute Resolution, as may be required by the Department of Real Estate.

RESOLVED FURTHER, that the following officers of the Company, duly elected and currently serving in the offices of the Company respectively set forth after their names, are hereby designated the “Project Management Documents Officers” and are each hereby authorized to execute on behalf of the Company and to deliver Project Management Documents:

Jimmy Ayala	Division President—San Diego
Michael C. Taylor	Division President—Inland Empire
Thomas J. Mitchell	President
David A. Stearn	Vice President
Emily Barlage	Vice President
Jeffrey R. Chambers	Vice President
Thomas G. Grable	Division President—Orange County-Los Angeles(*)
Scott Pasternak	Vice President of Finance(*)
Stephanie Fabbri-Carter	Assistant Secretary(*)
Keith Frankel	Assistant Secretary(*)
Michael Miller	Assistant Secretary(*)

(*) Officer of Tri Pointe Homes Holdings, Inc., an affiliate (and indirect parent) of the Company

RESOLVED FURTHER, that the Project Management Documents Officers are hereby severally authorized to (a) sign, execute, certify to, verify, acknowledge, deliver, accept, file and record any and all instruments and documents related to the Project Management Documents, and (b) take, or cause to be taken, any and all such action in the name and on behalf of the Company as are in such officer’s sole discretion necessary or advisable and in the best interest of the Company in order to consummate the transactions contemplated by, or otherwise to effect the purposes of, the foregoing resolutions and recitals; and

RESOLVED FURTHER, that any and all acts of the Project Management Documents Officers to the date of this consent in connection with the documents and transactions referred to in the preceding resolutions and recitals are hereby in each respect ratified, confirmed, and adopted and approved as the acts of the Company.

**CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF
PARDEE HOMES**

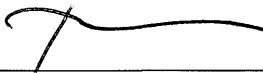
The undersigned certifies that:

1. They are the President and the Secretary, respectively, of Pardee Homes, a California corporation.
2. ARTICLE 1 of the Articles of Incorporation of this corporation is amended to read as follows:

“The name of this corporation is and shall be: Tri Pointe Homes IE-SD, Inc.”
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.
4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902, California Corporations Code. The total number of outstanding shares of the corporation is 30. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.
5. This amendment of the Articles of Incorporation shall be effective on January 11, 2021.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: January 4, 2021



Thomas J. Mitchell, President



David C. Lee, Secretary

PASEO MONTRIL

design guidelines



SEPTEMBER 2022

Chapter 1. Introduction

1.1 Project Vision

Located within the Rancho Peñasquitos Community, Paseo Montril includes 55-unit multi-family homes proposed for an approximately 15.2 acre site. Paseo Montril will increase the diversity of housing options available in San Diego County by introducing multi-family residential to the area.

Paseo Montril brings much needed affordable and workforce housing to a site within close proximity to schools, community recreational amenities, major transportation corridors, and existing infrastructure.

The project features recreational amenities, green space, and courtyards. It also preserves a portion of the site as permanent open space. With direct access to nearby freeways, Paseo Montril is nearby to multi-modal transit options including the State Route 56 (SR-56) bike path, park-and-ride lots, and the Sabre Springs/Peñasquitos Transit Station.

Paseo Montril will include the following entitlements:

- Vesting Tentative Map to subdivide the lot;
- Community Plan Amendment to re-designate the site from Park, Open Space, and Recreation to Residential;
- Rezone existing RM-2-5 and RS-1-14 zone to RM-1-1 on Lot 1 and RM-2-5 to OC-1-1 on Lot 2;
- Neighborhood Development Permit or Planned Development Permit to deviate from the minimum side yard setback, minimum front yard setback, and maximum structure height;
- Easement Vacation to remove a sewer easement that is no longer needed as it will be replaced by a private sewer facility that will service the proposed project; and a

- Site Development Permit due to the presence of environmentally sensitive lands.

To comply with the City's inclusionary affordable housing requirements, the project will be providing 10% affordable housing units, which would consist of two onsite units and four offsite units at the Del Mar Highland Estates development. The for-sale residential units will be set aside for households earning 100% of the Area Medium Income (AMI) for a period of 55 years.

1.2 Purpose of Document

The purpose of these guidelines is to provide direction for the design of new construction in lieu of specific floor plans and elevations. These guidelines are intended to allow for flexibility and creativity while maintaining a high level of quality and design. Building and site elements described in this document are meant to create an attractive and livable neighborhood that is compatible with the surrounding community.

Photographs and illustrations are included to aid in understanding of the practical application of requirements. These images should not be interpreted as requiring a specific type, but more as a guideline.

1.3 Location and Context

Paseo Montril is located generally west of Interstate 15 (I-15), south of SR-56, and east of Rancho Peñasquitos Boulevard within the Rancho Peñasquitos Community Planning Area of the City of San Diego. The project site is located within the Views neighborhood and encompasses approximately 15.2 acres (APN 315-020-055). See Figure 1, *Local Vicinity Map*, and Figure 2, *Site Vicinity Map*, for details.

Figure 1: Local Vicinity Map

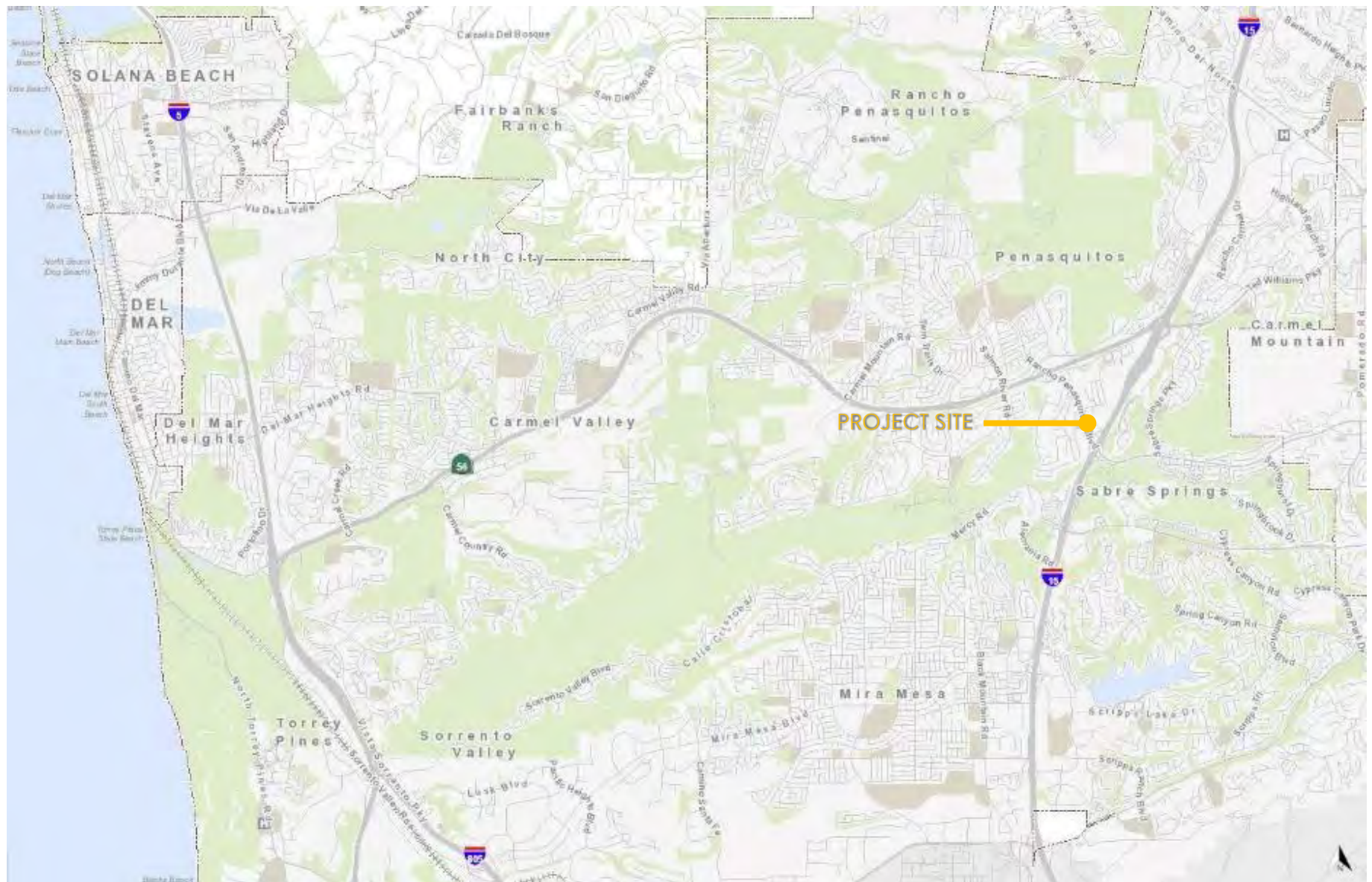


Figure 2: Site Vicinity Map



The site is topographically diverse and is physically characterized by canyons and hillsides. As a result of this topographic relief, most of the residential subdivisions in this area have been developed with curvilinear streets and cul-de-sacs.

The Rancho Peñasquitos community is identified in the Progress Guide and General Plan (General Plan) as a planned urbanizing community. Approximately 51% of the land area in Rancho Peñasquitos is recommended for residential use. Of that acreage, 76% is single-family and 24% is multifamily.

1.4 Consistency with Planning Documents

1.4.1 City of San Diego General Plan

The City of San Diego General Plan includes an Urban Design Element whose purpose is to guide physical development toward a desired scale and character that is consistent with the social, economic, and aesthetic values of the City. Some of the primary goals and principles of the Urban Design Element include:

- Build upon our existing communities;
- Preserve stable residential neighborhoods;
- Design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context;
- Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.

The project is consistent with the City of San Diego General Plan by developing a project respects existing neighborhood character, preserves open space systems and the natural environment, and targets new growth into compact development.

1.4.2 Rancho Peñasquitos Community Plan

The Rancho Peñasquitos Community Plan emphasizes the preservation of the unique character of the Rancho Peñasquitos' topography and establishes design guidelines for sensitive development of hillside areas. Some of the overall community goals include:

- Provide a diversity of housing opportunities for a variety of household types, lifestyles, and income levels
- Provide public parks and recreation facilities as needed, while preserving and maintaining landscaped and natural open space areas.
- Ensure a pleasant and healthful physical and socially environment by balancing development with the preservation of the community's natural resources and amenities.

Paseo Montril implements the urban design guidelines by developing a project that is compatible to the existing scale, bulk, architectural styles, and landscaping of existing neighborhood. The project maintains the topographic relief of the existing terrain and concentrates development in the least sensitive areas. Buildings are carefully sited and designed to preserve views while utilizing high-quality architectural and landscape features to enhance the community aesthetically while achieving functional requirements.

1.5 Existing Conditions

1.5.1 Existing Land Uses

The project site is currently vacant and comprised of steep hillsides and ridges. Primary access to the site extends east along the cul-de-sac from the Rancho Peñasquitos Boulevard and Paseo Montril intersection.

1.5.2 Surrounding Land Uses

The project site is surrounded by commercial uses to the west, very low density (0-1 du/ac) and low density (1-5 du/da) residential uses to the north, and the I-15 to the east.

1.6 Planning Considerations

1.6.1 Land Use Designation

The City of San Diego General Plan Designates the site as Park, Open Space, and Recreation. The Rancho Peñasquitos Community Plan designates the site as open space. In May 2018, the Planning Commission approved an Initiation to Amend the Rancho Peñasquitos Community to bring it in compliance with the residential zone prescribed on the Zoning Map. This project includes both a General Plan Amendment and Community Plan Amendment (CPA) that is being processed concurrently with this entitlement package and is subject to approval.

1.6.2 Zoning

The site is currently zoned RM-2-5 (Residential – Multiple Unit) and RS-1-14 (Residential – Single Family). The project will rezone the Lot 1 to RM-1-1 (Medium Density Residential) and Lot 2 to OC-1-1 (Open Space - Conservation). The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The purpose of the OC zone is to protect natural and cultural resources and environmentally sensitive lands.

1.6.3 Overlay Zones

The project is located within the MCAS Miramar Airport Land Use Compatibility Overlay Zone (ALUCOZ), Airport Influence Area MCAS Miramar Review Area 2, the Very High Fire Hazard Severity Zone

(VHFSZ), the Brush Management Zone, and the Fire Brush Zones 300' Buffer.

The project site contains the following Environmentally Sensitive Lands (ESL): Sensitive Biological Resources, and Steep Hillsides.

1.6.4 Transit

As shown in Figure 3, *Transit Services*, the project site is located within close proximity to major transit corridors, park-and-ride lots, the Sabre Springs Transit Station, and bus stops. I-15 runs along the eastern boundary of the site and provides north-south regional access and SR-56 traverses east-west through the central portion of the community. Two park-and-ride lots and one bus stop located at the corner of Rancho Peñasquitos Boulevard and Paseo Montril (Route 20) are located near to the site. The bus stop is located approximately 0.12 miles walking distance from the site. These provide service to Downtown San Diego, the I-15 corridor, and the City of Poway.

1.6.5 Non-Motorized Transportation

Non-motorized transportation includes pedestrian paths, sidewalks, bikeways, and equestrian paths. As shown in Figure 4, *Bikeways and Pedestrian Circulation*, a Class II bike lane runs north-south along Rancho Peñasquitos Boulevard. Paseo Montril is designated as a Class III bike route. The nearest major pedestrian pathways runs north-south along Rancho Peñasquitos Blvd.

Figure 3: Transit Services

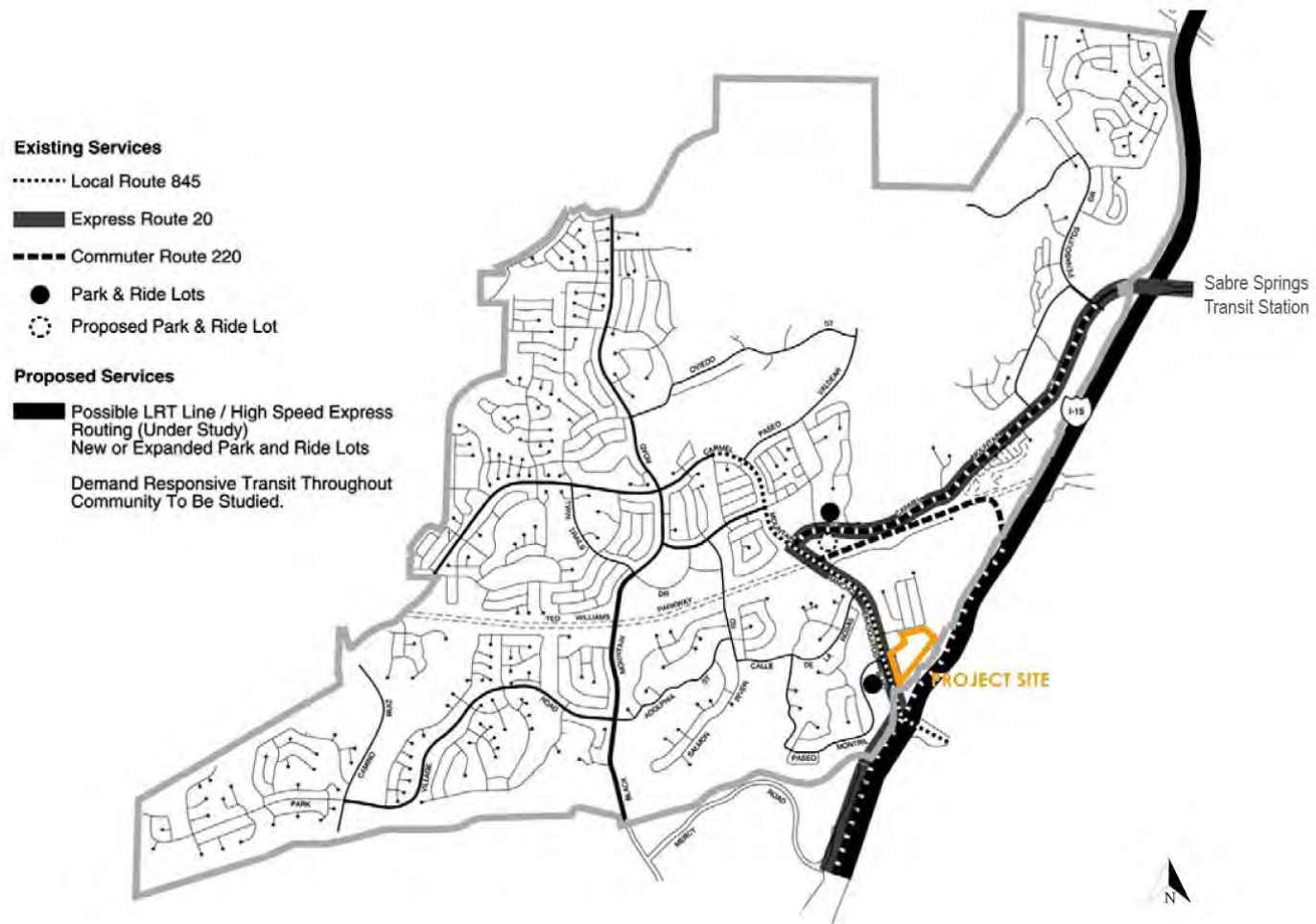
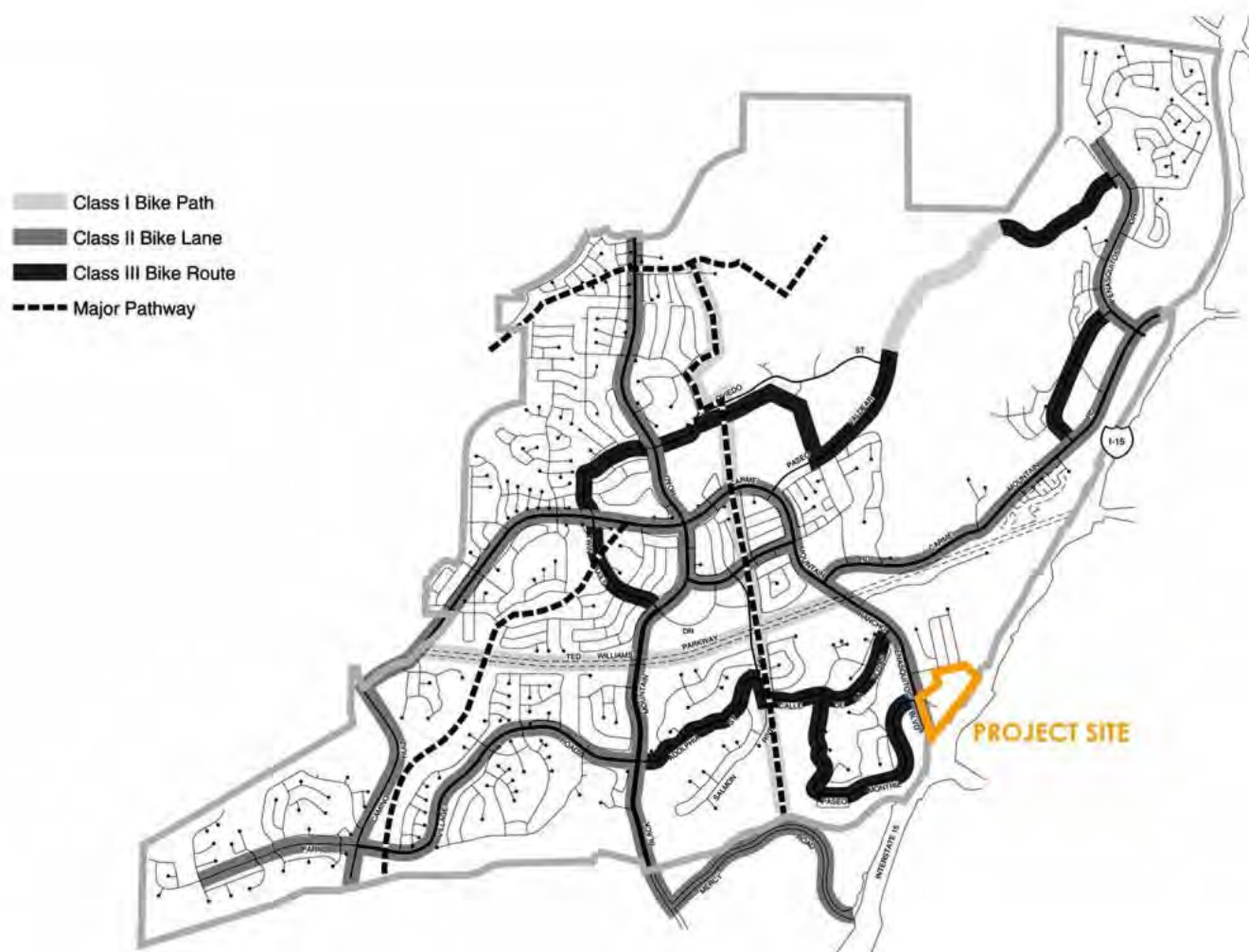


Figure 4: Bikeways and Pedestrian Circulation



Chapter 2. The Plan

2.1 Overview of Land Use Plan

Paseo Montril increases the diversity of housing options by introducing multi-family residential housing to the Rancho Peñasquitos community.

A rezone is proposed to change the existing RS-1-14 and RM-2-5 zone to the RM-1-1 zone on Lot 1 and OC-1-1 zone on Lot 2. The Community Plan Amendment proposal, submitted concurrently with this entitlement package, requests to change a portion of the existing open land use designation to a medium density residential zone on Lot 1 and preserve the remaining site as OC-1-1 (Open Space - Conservation) on Lot 2. Upon approval, the number of units proposed under this designation and zoning would be 55 dwellings. Two on-site dwelling units and four off-site dwelling units shall be designated as affordable to meet the City of San Diego's Inclusionary Affordable Housing Regulations. See Figure 6, *Land Use Plan*, and Table 1, *Land Use Summary*, for details.

2.2 Recreational Amenities

The site has a diverse topography that is characterized by numerous canyons, hillsides, and ridges. The most prominent feature of the community is Black Mountain, which rises to an elevation of 1,500 feet.

The site features multiple gathering areas of varying sizes for limited size gatherings or large community gatherings. A combination of open and covered areas with seating, BBQs, and open play areas provide spaces for socializing or simply enjoyment of some of the

varied views of the property. A dog run area is also provided to provide a safe, onsite environment for residents' pets.

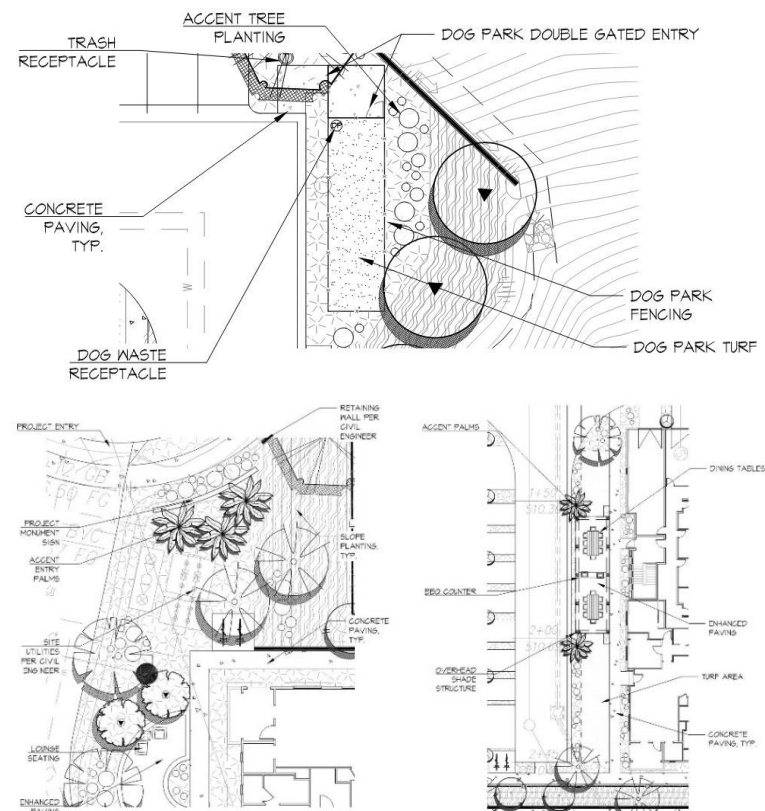


Figure 5: Site Amenities

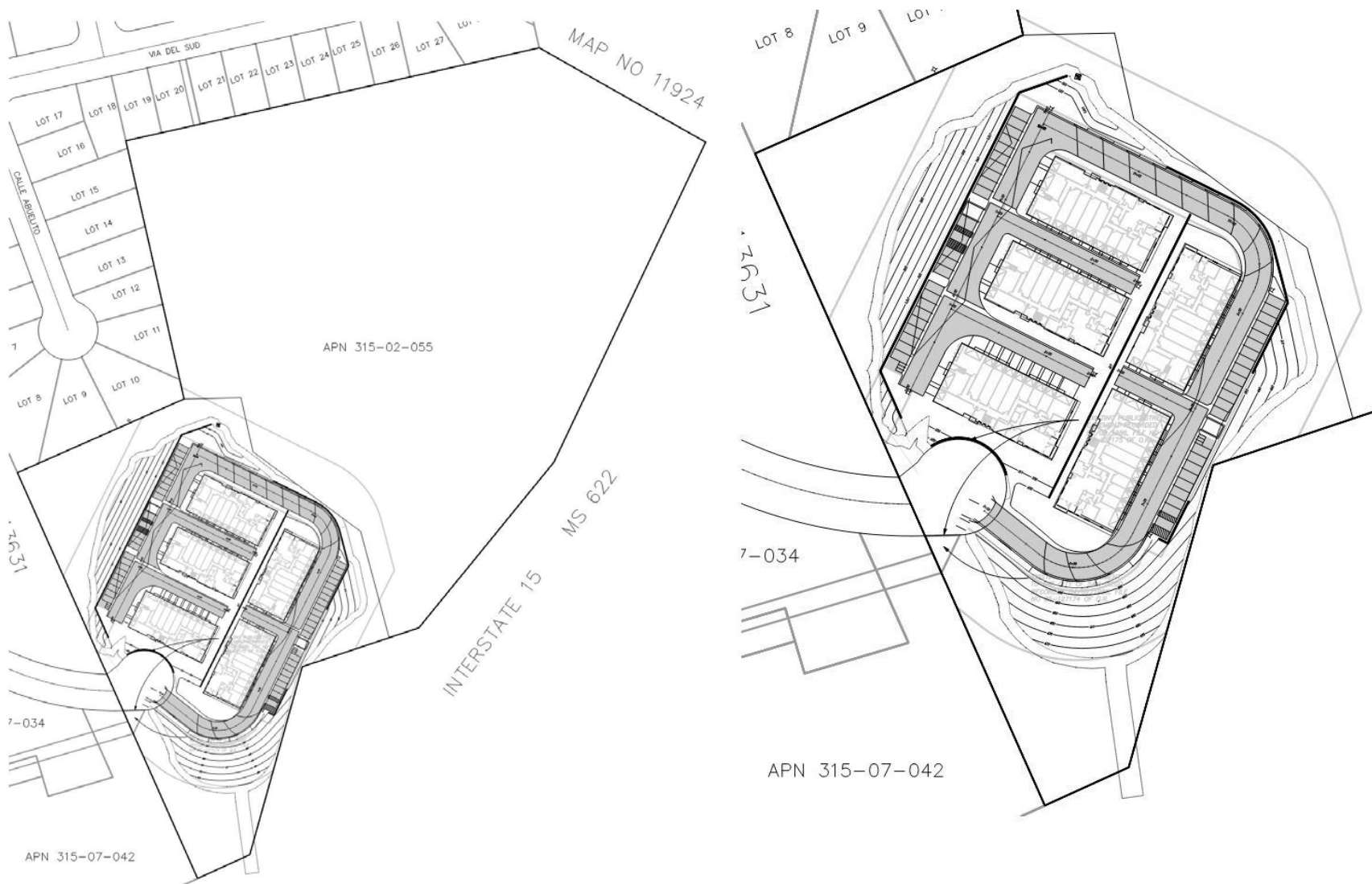
Figure 6: Land Use Plan



Land Use	Zoning	Acres	Minimum Allowed	Maximum Allowed*	Proposed
Medium Density Residential	RM-1-1	4.9	49	107*	55 du
Open Space	OC-1-1	10.3	N/A	N/A	N/A

*An exception to the maximum permitted *density* may be permitted in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Regulations)

Figure 7: Site Plan



Chapter 3. Architectural Design Guidelines

3.1 Design Intent

The following architectural design guidelines are intended to ensure a high standard of architectural design and quality for future residents. The guidelines provide design recommendations for homes that utilize compatible architectural styles, colors, building heights, lot sizes, setbacks, landscaping, and street furniture harmonious to the existing community appearance.

Paseo Montril has been designed to cluster development and maximize the preservation of open space and hillside areas as viable connected open space systems.

3.2 Project Design Theme

The architectural design themes for Paseo Montril will integrate the unique character of Rancho Peñasquitos topography combined with the rich and diverse architectural forms and styles associated with modern California design. High-quality architectural shapes, bulk, color materials, and landscaping will be carefully chosen to respect the physical constraints of the land.

3.3 Architectural Styles

Paseo Montril boasts a cool, modern style complementary of the surrounding natural terrain. Spanish Mission and Old West Ranch Style are the predominant architectural styles of the existing neighborhood. Although a specific architectural style is not preferred, it is strongly encouraged that future design is sensitive to the scale, form, rhythm, proportions, and materials of adjacent residential neighborhoods follow a similar architectural style.

3.4 Building Form, Mass, and Scale

- Discourage the appearance of blank walls. Consider the recession of building facades, structured and organized placement of windows or doors, or other fenestration to provide architectural interest.
- Provide shadow relief, offsetting planes, overhangs, and recesses to provide visual interest at the pedestrian level.
- Break up and vary roof lines within the overall horizontal plane. Roofing constructed of shake or Spanish tile is encouraged. Vary rooftops on sloping sites to emphasize the variety in shape and flowing character of the hillside.
- Encourage cantilevered, projecting, or recessed elements at balconies and second-story and third-story elements to accentuate roof lines and fenestration compositions.
- Design buildings to maximize natural ventilation, sunlight, and views.
- Design construction to respect the pedestrian orientation of neighborhoods.

3.5 Materials and Colors

- Use unique and well-designed materials and finishes that are compatible with building style.
- Utilize natural earth tone colors that complement existing architecture, vegetation, and open space.
- Use a variety of colors and textured materials that are compatible with surrounding development to articulate buildings facades and architectural features. No more than three different variations should be able applied to the façade of one building.
- Building materials should be durable, easy to maintain, and appropriate to the local climate.
- Stucco, wood, brick, stone, terracotta, or cast concrete ornaments are encouraged as exterior materials.

- Stucco-like wall finishes are acceptable provided the stucco finish are light lace, sand, or smooth.

3.6 Site Design

- Maintain the existing topography and natural features of the site to the maximum extent possible.
- Minimize cut and fill slopes and preserve significant views within and surrounding the site.
- Use creative and flexible site planning to maximize the preservation of open space and steep hillsides.
- Building coverage should consider the quality and intensity of site vegetation, geology, topography, and other environmental resources.
- Site buildings to reinforce street frontages.



Figure 7: Architectural Elevations

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Chapter 4 – Site Common Area Design

4.1 Design Intent

This chapter addresses common area design features, such as site furniture, trash and recyclable areas, and signage that contribute to the visual quality of the community. The following guidelines encourage a variety of design elements that reinforce Crime Prevention through Environmental Design (CPTED) techniques and social interaction.

4.2 Streetscape Elements

4.2.1 Site Furniture

- Design, selection, and placement of site furnishings such as tables, benches, and trash receptacles shall be compatible with the overall site design and architectural character of the development.
- Provide seating in sunny and shaded areas.
- Carefully select materials and color to achieve the desired aesthetic and vision for the public realm.

4.2.2 Trash and Recycling Areas and Organic Waste

- Evenly distribute trash and recycling areas for easy access by users and refuse collection services.
- Screen trash and recycling areas with landscaping, fencing, or walls designed to protect adjacent uses from noise and odors.
- Design trash and recycling areas to be compatible with the appearance and scape of adjacent buildings.
- Include organic waste in refuse and recyclable material storage areas per the City of San Diego Municipal Code (SDMC) Section no. 142.0801

4.2.3 Bicycle Racks

Provide bicycle racks throughout the property where feasible. Bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

4.2.4 Signage

- Place signage at strategic locations with the goal of minimizing the overall number of signage as necessary.
- Align signage with existing site furnishings.
- Utilize a consistent graphic design that is complementary of neighborhood character.
- Incorporate neighborhood-specific or artistic elements.
- Any monument signage should not obscure sight lines for vehicular and pedestrian safety.

4.2.5 Lighting

- Provide a hierarchy of light quality and intensity
- Design lighting fixtures to be compatible in scale, design, and material with the local setting.
- Encourage simple design.
- Provide pedestrian-scaled lighting along sidewalks and pathways.
- Direct lighting downward and shield the light source.

4.2.6 Landscaping

- Utilize street trees that are consistent with the City of San Diego's Street Tree Selection Guide.
- Utilize varied planting to enhance visual aesthetics and add color and interest.
- Provide landscaping at project entry points.
- Utilize native, drought-tolerant planting species that recognize the importance of water conservation, fire resistance, and erosion control.
- Utilize landscaping to soften the appearance of blank walks, buildings edges, and enhance the pedestrian scale of development.

Chapter 5 – Landscape Design

5.1 Design Intent

The landscaping guidelines are intended to address the appearance and functionality of the landscaping within the development. The purpose is to establish minimum landscape design standards without dictating specific planting styles, planting themes, or planting arrangements.

5.2 Landscape Development Plan

The landscape development plan is identified and illustrated on the project plans for Paseo Montril. The primary goal of the landscape design is to provide common open space areas for gathering, passive landscape corridors, and seating areas for the resident's enjoyment.

Landscaping within the project shall conform to standard horticultural practice, the City of San Diego Municipal Code Section 142.0402, the City of San Diego Land Development Manual, Landscape Standards, and other applicable city and regional standards for landscape installation and maintenance.

5.3 Prohibited Plant Palette

The California Invasive Plant Council Inventory (CAL-IPC) categorizes plants that threaten California's natural areas. The project shall not include plants that currently cause damage in California (invasive plants) as well as "Watch" plants that are high risk of becoming invasive in the future. Refer to CAL-IPC for the latest prohibited plant species.

5.4 Approved Plant Palette

Plant species shall be consistent with the application's Landscape Development Plan. The plant palette will utilize a combination of low water use and indigenous material to enhance and complement the architectural elevations. Landscaping will be used to enhance the pedestrian scale of the development. Hardscape materials and colors will also complement the architecture and other specialty materials such as pavers or tile may be used to enhance common area spaces.

Any species not contained in the Landscape Development Plant shall not be used without the written approval from the Paseo Montril Home Owner's Association and the City of San Diego.

5.5 Slope Revegetation

Graded slopes will be promptly revegetated in compliance with the overall Landscape Development Plan, Section 142.0411 of the City of San Diego Municipal Code, Section III of the Steep Hillside Guidelines in the Land Development Manual, and other applicable City requirements.

5.6 Irrigation Standards

Irrigation systems shall conform to the Citywide Landscape Regulations SDMC 142.0403(c) and all other applicable City and regional standards for irrigation installation and maintenance. The irrigation design will meet the Maximum Applied Water Allowance (MAWA) by proposing a plant palette that is comprised of enough low water use species, and or/an efficient enough irrigation system. Irrigation systems shall be designed so that separate areas of maintenance responsibility are metered and controlled independently.

Permanent irrigation systems will be below ground, automatically controlled, and in full compliance with building code requirements.

The irrigation system will utilize potable water. Water conserving systems such as drip irrigation, moisture sensors, low gallonage heads, and matched precipitation rate heads will be used. Temporary irrigation systems in naturalized or native areas may utilize above ground systems. All backflow control devices will be located or screened from public view. Disturbed areas shall be replanted and irrigated per the Land Development Manual sections on planting and irrigation.

5.7 Maintenance

Required common landscape areas shall be maintained by the Home Owner's Association. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. For crime prevention purposes, canopies of mature trees should be maintained at least eight feet above the ground. - Shrubs shall be trimmed to a 36" maximum height at the project entry site distance triangles as noted on the plans. All other shrub material shall be maintained at an appropriate height that preserves privacy and views, avoids blocking lighting, and abstains from providing hiding places.

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

5.8 Open Space System

The components of the open space system include Diegan Coastal Sage Scrub. In order to minimize impacts to sensitive lands and promote the objectives of the City of San Diego Multiple Species Conservation Program, a covenant of easement is proposed for the open space preserve. No public access to the open space preserve is permitted as shown and identified on the development plans.

5.9 Brush Management

The Brush Management Program described in this section implements the City of San Diego's Brush Management Regulations found in Section 142.0412 of the Land Development Code, which establishes a means of providing fire safety in the landscape for public or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. The Brush Management Plan is identified on the project plans for Paseo Montril. Two distinct brush management areas referred to as "Zone One" and "Zone Two" reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management Zone One is the area adjacent to the structure and shall be the least flammable. It shall consist of pavement and permanently irrigated ornamental planting and trees no closer than 10' from the habitable structure. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1. As shown on the landscape development plan, the development cannot provide the full defensible space required, and therefore, is subject to alternative compliance measures. Alternative compliance measures for Buildings 1, 2, and 3 are required due to the reduced brush management Zone Two. Alternative compliance measures proposed for these buildings shall be combination masonry block/1-hr fire rated wall or 6' high masonry block wall. Specific measures are to be

determined at ministerial review. A plus Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and shall consist of thinned, native, or non-irrigated vegetation. Maintenance of brush management zone shall include the removal of invasive species.

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

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Chapter 6. Implementation

The Paseo Montril Design Guidelines will be implemented by the Homeowner's Association (HOA) and the City of San Diego. The processes described in this section are not intended to supersede or supplant the responsibility of municipal authorities duly authorized to issue construction permits within Paseo Montril.

Homeowner's Association: The HOA will oversee the maintenance and operation of community-wide facilities within the project boundary, including but not limited to, brush management areas, open space area, signs and monuments, etc. Any future development, addition, or modification to an existing residence must obtain HOA approval prior to project submittal with the Development Services Department.

The HOA shall be responsible for the aesthetic review and approval of all room additions, patio covers, decks, patios, and other structures requiring a building permit within the Paseo Montril development. All future room additions by homeowners shall comply with the standards set forth in Section IV of this document. This shall be clearly stated in the Master Covenants, Conditions, and Restrictions (CC&Rs) for this project, which describe the requirements and limits of what can be done with the property.

The HOA will be responsible for administering the CC&Rs with the intent to protect, preserve, and enhance property values in the community. These shall be recorded prior to the sale of any home-site to an individual. The City of San Diego will not be responsible for the administration or enforcement of CC&Rs.

City of San Diego: An applicant may apply for a building permit through the City of San Diego Development Services Department. The developers of Paseo Montril will be responsible for satisfying the

conditions of approval for this project. Individual home builders are encouraged to determine what effect, if any, infrastructure phasing may have on the timing of the issuance of a permit for their property.

Residential development regulations are based on the City of San Diego, RM-1-1 and OC-1-1 zone located in Chapter 13, Article 1, Division 2 and 4 of the City of San Diego's Municipal Code. In addition to the Residential Base Zone Requirements, the project shall comply with Chapter 14, Article 2, Division 5 (Parking Regulations), Section 142.0801 (Refuse, Organic Waste, and Recyclable Materials Storage Regulations), Chapter 14, Article 2, Division 2 (Storm Water Runoff and Drainage Regulations), Chapter 14, Article 2, Division 3 (Fence Regulations), Chapter 14, Article 2, Division 4 (Landscape Regulations), and Chapter 14, Article 2, Division 9 (Mechanical and Utility Equipment Screening Regulations). Subsequent building plans will be reviewed against these architectural design guidelines in accordance with a Process 1 administrative review. Highly flammable plants will be prohibited within ornamental landscaping per the City Condition of approval and the City of San Diego Brush Management requirements.

San Diego County Airport Land Use Commission (ALUC): The applicant will be required to work with the lead agency, the City of San Diego, to obtain a Consistency Determination from the ALUC stating that the proposed project is determined to be one of the following:

- Consistent with all four compatibility factors in the applicable ALUCP. The local agency can proceed with its approval.
- Conditionally consistent with the applicable ALUCP. Any specified conditions must correspond to the policies and standards of the ALUCP. Unless a condition specifies subsequent review by the ALUC, responsibility to ensure compliance with conditions rests with the local agency with permit or approval authority.

- Not consistent with the ALUCP. The ALUC must explain the specific conflicts with ALUCP policies and standards. The local agency may not approve the proposed land use plan, regulation or project, unless it overrules the ALUC's finding of inconsistency in accordance with applicable State law.

Federal Administration Aviation (FAA): The applicant will be required to notify the FAA of their proposed development project so that the FAA can conduct an Obstruction Evaluation/Airport Airspace Analysis (OE/AAA). See attached IB 530 for more information. Part 77 requires that any applicant who intends to perform any of the following construction or alterations must notify the FAA:

1. Any construction or alteration exceeding 200 feet in height above ground level.
2. Any construction or alteration of structures, antennas, trees, mobile objects, and temporary objects such as construction cranes that:
 - a. Are within a horizontal distance of 20,000 feet from a public use or military airport and exceed a 100:1 surface from any point on the runway to each airport with at least one runway more than 3,200 feet. Within the City of San Diego, this includes the following airports: San Diego International Airport, Montgomery Field, Brown Field, Gillespie Field, Marine Corps Air Station Miramar, Naval Air Station North Island, and Naval Outlying Field Imperial Beach.
 - b. Are within a horizontal distance of 10,000 feet from a public use or military airport and exceed a 50:1 surface from any point on the runway to each airport with at least one runway no more than 3,200 feet.
 - c. Are within a horizontal distance of 5,000 feet of a public use heliport and exceed a 25:1 surface.

3. Any highway, railroad or other traverse way where the prescribed adjusted height would exceed that above noted criteria.
4. When requested by the FAA.
5. Any construction or alteration located on a public use airport or heliport regardless of height or location.

An obstruction to air navigation is an object that exceeds any of the following federal obstruction standards:

- A height of 499 feet AGL (§77.17(a)(1))
- A height 200 feet AGL or 200 feet above the airport elevation, whichever is higher, within three nautical miles of the airport (§77.17(a)(2))
- A height that encroaches into the required obstacle clearance areas separating designated flight altitudes from obstacles (§77.17(a)(3))
- A height that increases a minimum obstacle clearance under en-route criteria (§77.17(a)(4))
- The surface of a take-off and landing area of an airport or any imaginary surface defined around the airport in accordance with Part 77, Subpart C (§77.17(a)(5))

PASEO MONTRIL

VESTING TENTATIVE MAP NO. 2416742
 SITE DEVELOPMENT PERMIT NO. 2416738
 PLANNED DEVELOPMENT PERMIT NO. 2746741
 COMMUNITY PLAN AMENDMENT NO. 2513172
 REZONE NO. 2513174
 NEIGHBORHOOD DEVELOPEMENT PERMIT NO. 2513173
 EASEMENT VACATION NO. 2513171
 CITY OF SAN DIEGO

OWNER / DEVELOPER

PARDEE HOMES
 13400 SABRE SPRINGS PARKWAY, SUITE 200
 SAN DIEGO, CA 92138
 PHONE (858) 794-2500 FAX (858) 794-2599

CIVIL ENGINEER

CIVIL SENSE, INC.
 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92064
 PHONE (858) 843-4253

ARCHITECT

KTCY
 17911 VON KARMAN AVE, SUITE 200
 IRVINE, CA 92614
 PHONE (949) 851-2133

LANDSCAPE

GILLESPIE MOODY PATTERSON, INC.
 4010 SORRENTO VALLEY RD., SUITE 200
 SAN DIEGO, CA 92121
 PHONE (858) 558-8977

PUBLIC AFFAIRS

SOUTHWEST STRATEGIES, LLC
 401 B STREET, SUITE 150
 SAN DIEGO, CA 92101
 PHONE (858) 541-7800
 FAX (858) 541-7863

LEGAL DESCRIPTION

THAT PORTION OF RANCHO LOS PENASQUITOS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ACCOMPANYING THE PATENT OF SAID RANCHO RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 2, PAGE 385 OF PATENTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3, ACCORDING TO MAP NO. 6859; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 23°55'06" WEST 778.86 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PENASQUITOS VIEW UNIT NO. 1, ACCORDING TO MAP NO. 6654; THENCE ALONG THE SOUTHERLY BOUNDARY THEREOF NORTH 66°04'54" EAST 275.16 FEET; THENCE NORTH 12°38'22" WEST 400.00 FEET; THENCE NORTH 77°21'39" EAST 640.00 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHWEST BOUNDARY OF LOT 11 OF SUN RIDGE VISTA UNIT NO. 1, ACCORDING TO MAP NO. 11924; THENCE ALONG THE BOUNDARY OF SAID LOT 11, SOUTH 60°26'12" EAST 288.59 FEET TO THE MOST SOUTHERLY CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTHWEST LINE OF INTERSTATE 15 (N-30-15) AS DESCRIBED IN THE LIS PENDENS RECORDED JANUARY 17, 1964 AS INSTRUMENT NO. 10305, AND THE AMENDED LIS PENDENS RECORDED AUGUST 03, 1965 AS INSTRUMENT NO. 139001, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID LINE SOUTH 25°19'51" WEST 534.85 FEET, MORE OR LESS, TO AN ANGLE POINT THEREON; THENCE SOUTH 39°12'51" WEST 534.40 FEET; THENCE SOUTH 14°08'26" WEST 283.79 FEET; THENCE SOUTH 66°11'51" WEST 95.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3, ACCORDING TO MAP NO. 6859 FILED IN THE OFFICE OF THE COUNTY RECORDER, WITH THAT COURSE ON THE NORTHWESTERLY LINE OF STATE HIGHWAY 96-50-395 DESCRIBED IN PARCEL 24 AS "NORTH 66°11'50" EAST, 253.03 FEET" IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 26, 1967 AS INSTRUMENT NO. 92316 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINE OF SAID STATE HIGHWAY THE FOLLOWING NUMBERED COURSES:

- NORTH 66°11'50" EAST 95.91 FEET; THENCE
- NORTH 14°08'26" EAST 283.77 FEET; THENCE
- NORTH 39°12'22" EAST, 211.24 FEET; THENCE
- LEAVING SAID STATE HIGHWAY NORTHWESTERLY LINE SOUTH 71°35'16" WEST, 195.73 FEET; THENCE
- SOUTH 15°36'46" WEST, 294.70 FEET; THENCE
- SOUTH 65°20'54" WEST, 86.83 FEET TO SAID NORTHEASTERLY LINE OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3; THENCE
- ALONG SAID NORTHEASTERLY LINE SOUTH 23°55'06" EAST, 108.15 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER

315-020-55-00

LAMBERT COORDINATES

286-1737

CCS83 COORDINATES

1926-6297

BENCHMARK

LOCATION: PASEO MONTRIL AND RANCHO PENASQUITOS BLVD
 BRASS PLUG ON TOP OF CURB AT SOUTHWEST CURB RETURN
 REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
 OCTOBER 4, 2011
 INDEX: NORTHING 2866 EASTING 17371
 ELEVATION: 454.559
 DATUM: MSL
 * ELEVATION UPDATED PER U.S.C.G.S. ADJUSTMENT OF 1970,
 MAY DIFFER FROM PREVIOUS ELEVATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CC83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON JANUARY 18, 2018 AND WERE ESTABLISHED FROM G.P.S. STATION 201 AND G.P.S. STATION 200 PER ROS 14492, THE BEARING FROM G.P.S. STATION 201 AND G.P.S. STATION 200 IS N 4° 30' 05" E.

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

THE COMBINED GRID FACTOR AT G.P.S. STATION 201 IS 0.9999632. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION 201 IS 453.98 M.S.L.

SOLAR ACCESS NOTE

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

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
 A VESTING TENTATIVE MAP NO. 2416742
 SITE DEVELOPMENT PERMIT NO. 2416738
 PLANNED DEVELOPMENT PERMIT NO. 2746741
 COMMUNITY PLAN AMENDMENT NO. 2513172
 REZONE NO. 2513174
 NEIGHBORHOOD DEVELOPEMENT PERMIT NO. 2513173
 EASEMENT VACATION NO. 2513171
 FOR A 55 MULTI-FAMILY DWELLING UNITS.
- STREET ADDRESS: EAST END OF PASEO MONTRIL AND NORTH OF INTERSTATE 15.
- SITE AREA
 TOTAL SITE AREA (GROSS): 15.2 ACRES (662,159 SF)
 NET SITE AREA: 3.27 ACRES (142,441 SF)
- ZONING
 EXISTING: RM-2-5 AND RS-1-14
 PROPOSED: RM-1-1 (LOW-MEDIUM DENSITY RESIDENTIAL) FOR LOT 1
 AND OC-1-1 FOR LOT 2
- COMMUNITY PLANNING AREA: RANCHO PENASQUITOS
- COVERAGE DATA
 TOTAL LANDSCAPE / OPEN SPACE AREA 13.1 ACRES
 TOTAL HARDSCAPE / PAVED AREAS (PARKWAYS): 1.2 ACRES
 GROSS SITE AREA: 15.2 ACRES
 PROPOSED FLOOR AREA RATIO PER ZONE (FAR): 0.75
 GROSS FLOOR AREA (GFA): PER DESIGN GUIDELINES
- DENSITY
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 55
- YARD / SETBACK
 REQUIRED:
 MIN. FRONT SETBACK 15 FEET
 STANDARD FRONT SETBACK 20 FEET
 MIN. SIDE SETBACK 5 FEET
 STANDARD SIDE SETBACK 8 FEET OR 10% OF LOT WIDTH
 MIN. STREET SIDE SETBACK 10 FEET OR 10% OF PREMISES WIDTH
 MIN. REAR SETBACK 15 FEET
 PROPOSED:
 MIN. FRONT SETBACK 11 FEET
 STANDARD FRONT SETBACK 19 FEET
 MIN. SIDE SETBACK 10 FEET
 STANDARD SIDE SETBACK 10 FEET
 MIN. STREET SIDE SETBACK N/A
 MIN. REAR SETBACK 15 FEET
- MAXIMUM STRUCTURE HEIGHT:
 REQUIRED: 30 FEET
 PROPOSED: 40 FEET

REQUESTED DEVIATIONS

MUNICIPAL CODE REGULATION	SDMC LANGUAGE	REQUIRED	PROPOSED DEVIATION	REQUESTED PERMIT
SECTION 131.044.3, TABLE 131-04G	STANDARD SIDEYARD SETBACK	8 FEET OR 10% OF LOT WIDTH	10 FEET	NDP
SECTION 131.044.3, TABLE 131-04G	MINIMUM FRONT SETBACK	15 FEET	11 FEET	NDP
SECTION 131.044.3, TABLE 131-04G	STANDARD FRONT SETBACK	20 FEET	19 FEET	NDP
SECTION 131.044.3, TABLE 131-04G	MAX. STRUCTURE HEIGHT	30 FEET	40 FEET	NDP
SECTION 143.0142(a)(2)	STEEP HILLSIDE GUIDELINES	DEVELOPMENT IS TO OCCUR ON PORTIONS OF THE PREMISES WITHOUT STEEP HILLSIDES, EXCEPT DEVELOPMENT IS PERMITTED IN STEEP SLOPES OUTSIDE OF MHA AND COASTAL OVERLAY ZONE, TO ALLOW DEVELOPMENT ON 25% OF THE PREMISES	EXCEED THE 25% MAXIMUM DEVELOPMENT AREA TO ALLOW DEVELOPMENT ON 27.3% OF THE PREMISES	NDP
SECTION 142.0340(e)	RETAINING WALL HEIGHT	12 FEET MAX. OUTSIDE REQ'D YARD	26 FEET	NDP

GENERAL NOTES

- ### LOT SUMMARY
- EXISTING LOTS: 1
 PROPOSED LOTS: 2
 RESIDENTIAL LOTS: 1 (55 CONDOMINIUM UNITS) TOTAL AREA: 4.90 AC
 OPEN SPACE LOTS: 1 TOTAL AREA: 10.30 AC
 - TOTAL AREA WITHIN SUBDIVISION IS 15.20 ACRES GROSS
 - GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
 - TELEPHONE: AT&T
 - CABLE TELEVISION: TIME WARNER CABLE
 - SEWER AND WATER: PRIVATE
 - DRAINAGE SYSTEM: PRIVATE
 - FIRE: PRIVATE
 - SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT
 - ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
 - CONTOUR INTERVAL: 1 FEET
 - ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE
 - GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION ON FINAL DESIGN
 - LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION ON FINAL DESIGN
 - ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED
 - ALL RESIDENTIAL LOCAL AND PRIVATE STREETS WITH A GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY STREET DESIGN MANUAL
 - ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO
 - ALL PRIVATE ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT WILL REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
 - THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC FACILITIES AND SERVICES MITIGATION, MONITORING, AND REPORTING PROGRAM
 - THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PALEONTOLOGICAL RESOURCE MITIGATION, MONITORING, AND REPORTING PROGRAM
 - THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC SAFETY (VECTORS) MITIGATION, MONITORING, AND REPORTING PROGRAM

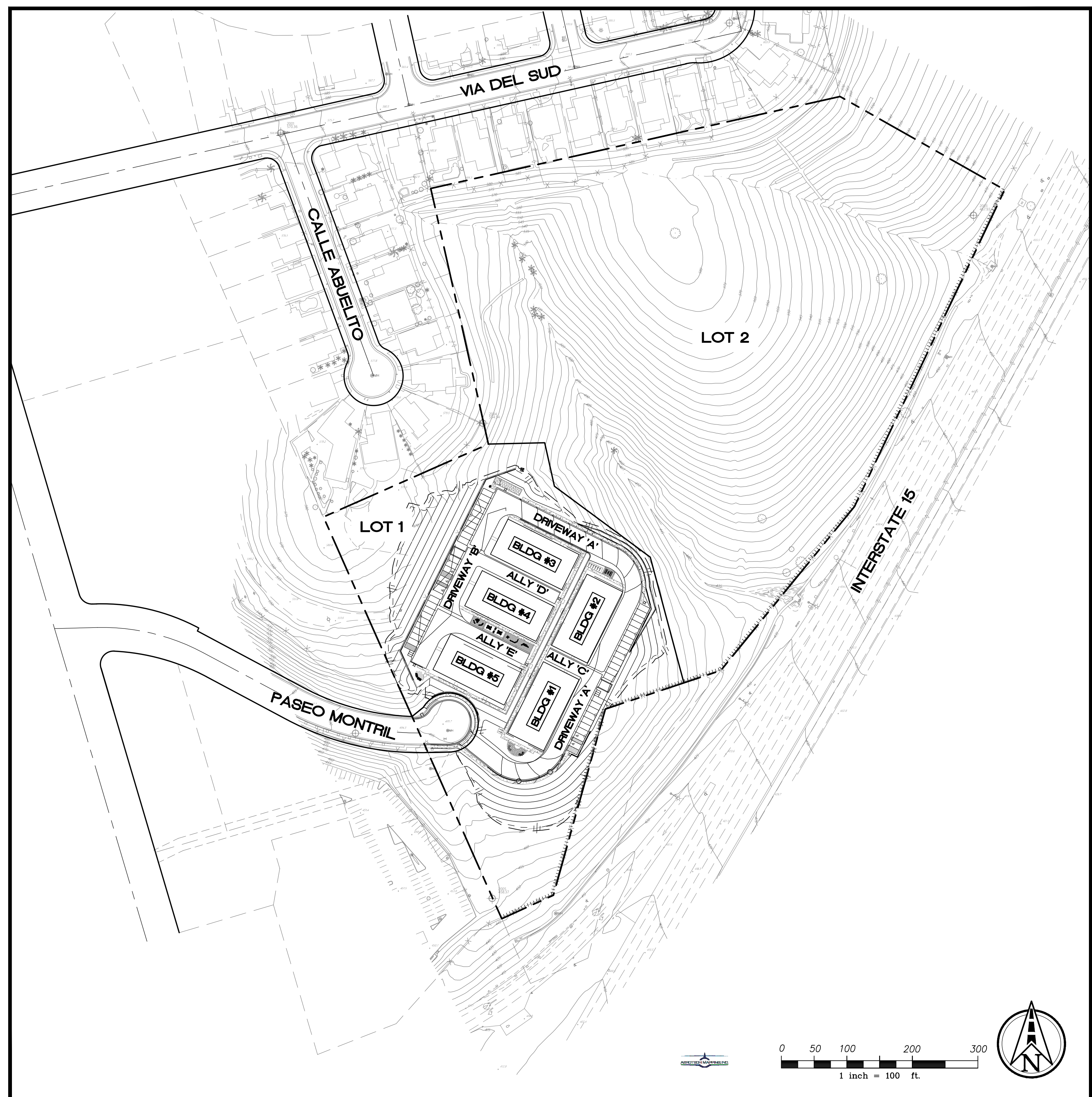
GRADING NOTES

- TOTAL AMOUNT OF SITE TO BE GRADED: 3.27 ACRES
- PERCENTAGE OF TOTAL SITE GRADED: 21.5 %
 (3.27 AC / 15.2 AC)
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 11.17 ACRES
- PERCENTAGE OF THE EXISTING SLOPES STEEPER THAN 25 PERCENT PROPOSED TO BE GRADED: 11.3%
 (1.71 AC / 15.2 AC)
- PERCENTAGE OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 73.5 %
 (11.17 AC / 15.2 AC)
- AMOUNT OF CUT: 59,600 CUBIC YARDS
- AMOUNT OF FILL: 12,900 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S): ±22 FEET
 MIN. 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): ±49 FEET
 MAX. 1.5:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 46,700 CUBIC YARDS
- RETAINING WALLS
 QUANTITY: 6
 MAX. LENGTH: 390 FEET
 MAX. HEIGHT: 26 FEET
 NOTE: ADDITIONAL WALLS UNDER 3 FEET IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL BUILDING PLOTTING.

PARKING CALCULATIONS

Unit Mix	Count	Factor	Total
One Bedroom	10		
Two Bedroom	10		
Three Bedroom	35		
Total No. of Units	55		
Required Automobile Parking (Per SDMC §142.0525):			
One Bedroom	10	x 1.50	15
Two Bedroom	10	x 2.00	20
Three Bedroom	35	x 2.25	78.75
Subtotal Number of Parking Spaces			113.75
Common Area Parking	113.75	x 20%	22.75
Total Number of Parking Spaces Required			137
Total Number of Accessible Parking Spaces Required			5
Total Number of Motorcycle Parking Required			5.5
Total Number of EV Charging Spaces Required			6
Total Number of EV Charging Capable Spaces Required			6
Bicycle Parking Required Per Table 142-05C - See Note 1 Below			-
Required Parking Ratio	137	/ 55	2.49
Proposed Automobile Parking			
Garage (includes tandem spaces)			95
Open Parking Spaces (Includes accessible)			47
Proposed On-Street Parking on Paseo Montril			0
Total Number of Parking Spaces Provided			142
Proposed Parking Ratio	142	/ 55	2.58
Total Number of Motorcycle Parking Provided			6
Total Number of EV Charging Spaces Provided			9
Total Number of EV Charging Capable Spaces Provided			9

- NOTES: 1. BICYCLE PARKING PROVIDED WITHIN GARAGES. ADDITIONAL BIKE RACKS ARE PROVIDED THROUGHOUT THE SITE.
 2. MOTORCYCLE PARKING SHOWN ON SHEET 6.



SITE PLAN

SCALE: 1" = 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING TOPOGRAPHY AND EASEMENTS
3	SLOPE ANALYSIS
4	GRADING PLAN
5	UTILITY
6	STORM DRAIN BMP DETAILS
7	SITE PLAN
8	EARTHWORK
9	SITE CROSS SECTIONS
10	FIRE ACCESS
11-15	LANDSCAPE

PREPARED BY:



HENRY H. PENG
 R.C.E. 63686

DATE



NAME: CIVIL SENSE, INC.
 ADDRESS: 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92064
 PHONE: 858-843-4253

PROJECT ADDRESS:
PASEO MONTRIL

PROJECT NAME:
**PASEO MONTRIL VTM, SDP, PDP, CPA
 REZONE, NDP AND EASEMENT VACATION**

P.T.S. NUMBER: 658273
 I.O. NUMBER: 240076682

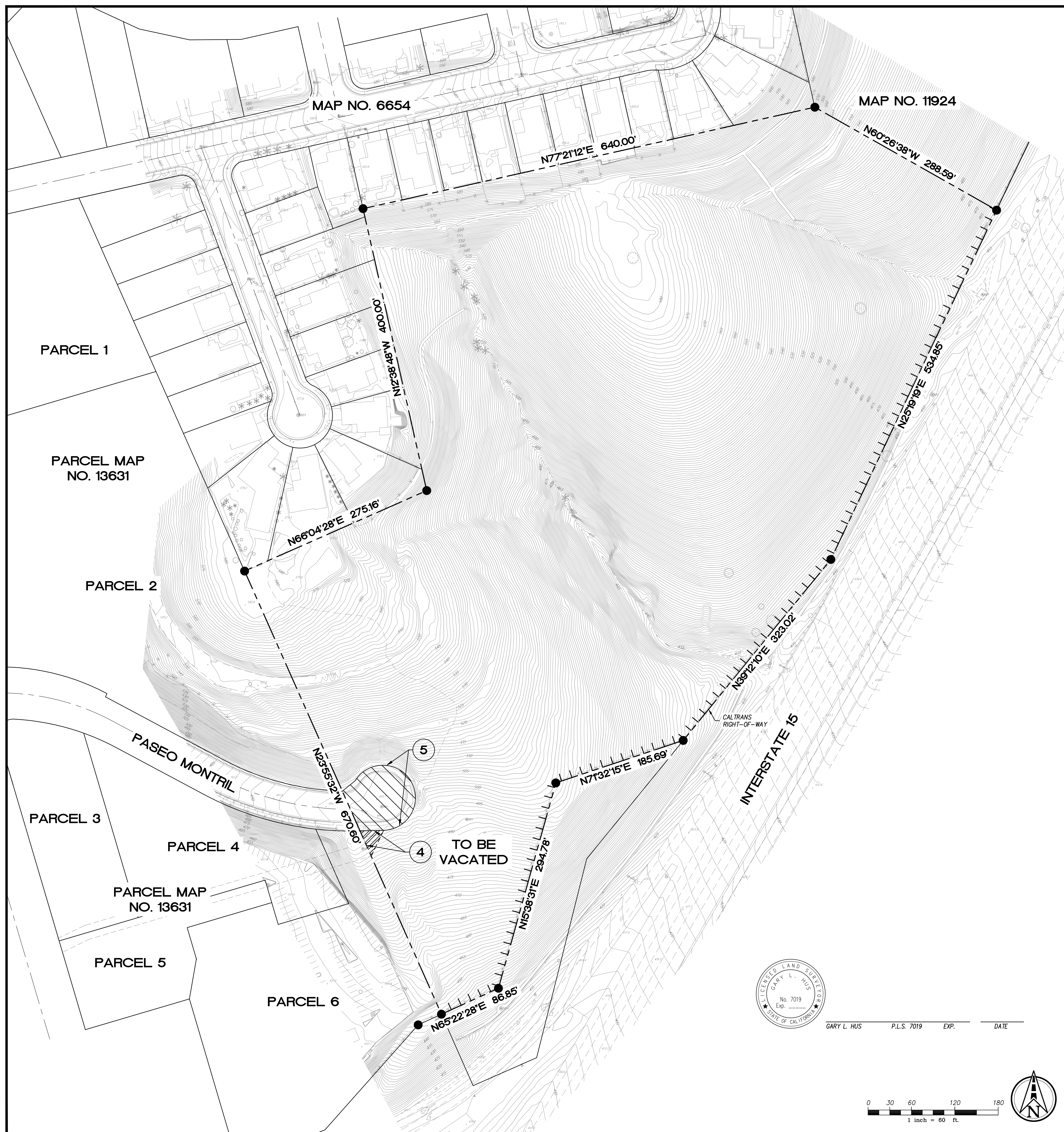
SHEET TITLE:
COVER SHEET

- REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: 6/20/2022
 REVISION 7: 7/29/2021
 REVISION 6: 9/3/2021
 REVISION 5: 2/19/2021
 REVISION 4: 1/28/2021
 REVISION 3: 1/28/2021
 REVISION 2: 11/24/2020
 REVISION 1: 9/28/2020

ORIGINAL DATE: 3/19/2020

SHEET 1 OF 15

DEP #



LEGEND

- VTM BOUNDARY
- EASEMENT LINE
- EXISTING LOT LINE
- EASEMENT NOTE NUMBER
- INDICATES ABUTTER'S RIGHT OF ACCESS RELINQUISHED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 14, 1975 AS DOC. NO. 75-016910, BOOK 1975, O.R.
- INDICATES EXISTING SURVEY MONUMENT

EASEMENTS

TITLE REPORT BY: CHICAGO TITLE COMPANY
ORDER NO. 00080662-998-S01-R74

- 3** WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 07, 1975 AS INSTRUMENT NO. 75-078033 OF OFFICIAL RECORDS, AND OTHER INSTRUMENTS OF RECORD.
- 4** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: SEWER(S)
RECORDING DATE: APRIL 02, 1986
RECORDING NO: 86-127174 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
NOTE: EASEMENT TO BE VACATED
- 5** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC STREET
RECORDING DATE: APRIL 02, 1986
RECORDING NO: 86-127175 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

VACATION STATEMENT

THE EASEMENT SHOWN ON THE TENTATIVE MAP EXHIBIT WILL BE VACATED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 55.

MAPPING NOTES

1. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
2. 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.

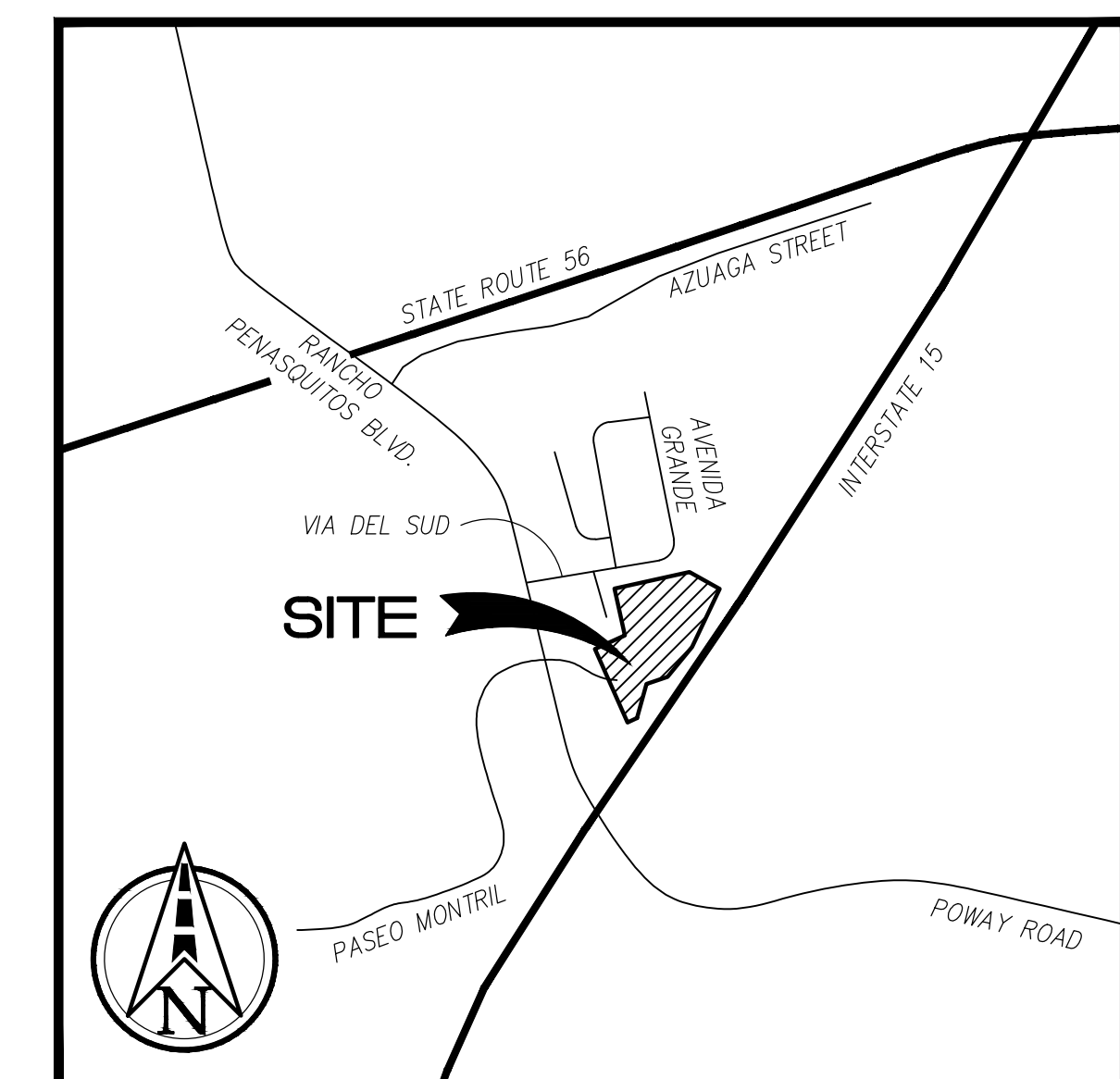
IF A TAX BOND IS REQUIRED AS INDICATED IN THE TAX CERTIFICATE, ENSURE THAT IT IS PAID OR POSTED AT THE COUNTY CLERK OF THE BOARD OF SUPERVISORS OFFICE ALONG WITH THE ASSOCIATED \$34.00 COMPLIANCE FEE TO AVOID DELAYING THE RECORDATION OF THE FINAL MAP.
3. ALL SUBDIVISION MAPS IN THE CITY OF SAN DIEGO ARE REQUIRED TO BE TIED TO THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6 PURSUANT TO SECTION 8801 THROUGH 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.
4. THE FINAL MAP SHALL:
 - a. USE THE CALIFORNIA COORDINATE SYSTEM FOR ITS "BASIS OF BEARINGS" AND EXPRESS ALL MEASURED AND CALCULATED BEARING VALUES IN TERMS OF SAID SYSTEM. THE ANGLE OF GRID DIVERGENCE FROM A TRUE MERIDIAN (THETA OR MAPPING ANGLE) AND THE NORTH POINT OF SAID MAP SHALL APPEAR ON EACH SHEET THEREOF. ESTABLISHMENT OF SAID BASIS OF BEARINGS MAY BE BY USE OF EXISTING HORIZONTAL CONTROL STATIONS OR ASTRONOMIC OBSERVATIONS.
 - b. SHOW TWO MEASURED TIES FROM THE BOUNDARY OF THE MAP TO EXISTING HORIZONTAL CONTROL STATIONS HAVING CALIFORNIA COORDINATE VALUES OF FIRST ORDER ACCURACY. THESE TIE LINES TO THE EXISTING CONTROL SHALL BE SHOWN IN RELATION TO THE CALIFORNIA COORDINATE SYSTEM (I.E., GRID BEARINGS AND GRID DISTANCES). ALL OTHER DISTANCES SHOWN ON THE MAP ARE TO BE SHOWN AS GROUND DISTANCES. A COMBINED FACTOR FOR CONVERSION OF GRID-TO-GROUND SHALL BE SHOWN ON THE MAP.
5. THE FINAL MAP SHALL BE BASED ON FIELD SURVEY AND ALL LOT CORNERS MUST BE MARKED WITH DURABLE SURVEY MONUMENTS PURSUANT TO SECTION 144.0311(D) OF THE CITY OF SAN DIEGO LAND DEVELOPMENT CODES AND SUBDIVISION MAP ACT SECTION 66495.

ALL SURVEY MONUMENTS SHALL BE SET PRIOR TO THE RECORDATION OF THE FINAL MAP, UNLESS THE SETTING OF MONUMENTS IS DEEMED IMPRACTICAL DUE TO THE PROPOSED IMPROVEMENTS AND/OR GRADING ASSOCIATED WITH THE PROJECT, IN WHICH CASE, DELAYED MONUMENTATION MAY BE APPLIED ON THE FINAL MAP IN ACCORDANCE WITH SECTION 144.0130 OF THE CITY OF SAN DIEGO LAND DEVELOPMENT CODES.

PREPARED BY:



HENRY H. PENG
R.C.E. 63686



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THAT PORTION OF RANCHO LOS PENASQUITOS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ACCOMPANYING THE PATENT OF SAID RANCHO RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 2, PAGE 385 OF PATENTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3, ACCORDING TO MAP NO. 6859; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 23°55'06" WEST 778.86 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PENASQUITOS VIEW UNIT NO. 1, ACCORDING TO MAP NO. 6654; THENCE ALONG THE SOUTHERLY BOUNDARY THEREOF NORTH 66°04'54" EAST 275.16 FEET; THENCE NORTH 12°38'22" WEST 400.00 FEET; THENCE NORTH 72°21'38" EAST 640.00 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHWEST BOUNDARY OF LOT 11 OF SUN RIDGE VISTA UNIT NO. 1, ACCORDING TO MAP NO. 11924; THENCE ALONG THE BOUNDARY OF SAID LOT 11, SOUTH 60°26'12" EAST 288.59 FEET TO THE MOST SOUTHERLY CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTHWEST LINE OF INTERSTATE 15 (N-S-15) AS DESCRIBED IN THE US PENDENS RECORDED JANUARY 17, 1964 AS INSTRUMENT NO. 10305, AND THE AMENDED US PENDENS RECORDED AUGUST 03, 1965 AS INSTRUMENT NO. 139001, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID LINE SOUTH 25°19'51" WEST 534.85 FEET, MORE OR LESS, TO AN ANGLE POINT THEREON; THENCE SOUTH 39°12'51" WEST 534.40 FEET; THENCE SOUTH 14°08'26" WEST 283.79 FEET; THENCE SOUTH 66°11'51" WEST 95.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3, ACCORDING TO MAP NO. 6859 FILED IN THE OFFICE OF THE COUNTY RECORDER, WITH THAT COURSE ON THE NORTHWESTERLY LINE OF STATE HIGHWAY 16-395 DESCRIBED IN PARCEL 2A AS NORTH 66°11'50" EAST, 253.03 FEET; IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 26, 1967 AS INSTRUMENT NO. 92316 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINE OF SAID STATE HIGHWAY THE FOLLOWING NUMBERED COURSES:

- (1) NORTH 66°11'50" EAST 95.91 FEET; THENCE
- (2) NORTH 14°08'26" EAST 283.77 FEET; THENCE
- (3) NORTH 39°12'22" EAST, 211.24 FEET; THENCE
- (4) LEAVING SAID STATE HIGHWAY NORTHWESTERLY LINE SOUTH 71°35'16" WEST, 195.73 FEET; THENCE
- (5) SOUTH 15°36'46" WEST, 294.70 FEET; THENCE
- (6) SOUTH 65°20'54" WEST, 86.83 FEET TO SAID NORTHEASTERLY LINE OF LOT 371 OF PENASQUITOS VIEW UNIT NO. 3; THENCE
- (7) ALONG SAID NORTHEASTERLY LINE SOUTH 23°55'06" EAST, 108.15 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER

315-020-55-00

LAMBERT COORDINATES

286-1737

CCS83 COORDINATES

1926-6297

BENCHMARK

LOCATION: PASEO MONTRIL AND RANCHO PENASQUITOS BLVD BRASS PLUG ON TOP OF CURB AT SOUTHWEST CURB RETURN CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
REFERENCE: OCTOBER 4, 2011
INDEX: NORTHING 2866 EASTING 17371
ELEVATION: 454.559
DATUM: MSL

* ELEVATION UPDATED PER U.S.C.G.S. ADJUSTMENT OF 1970, MAY DIFFER FROM PREVIOUS ELEVATION.

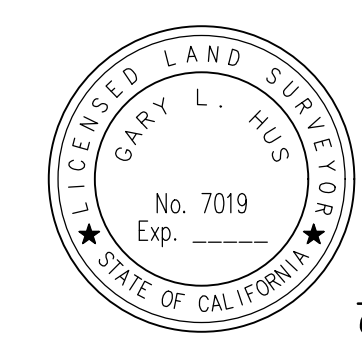
TOPOGRAPHY SOURCE

SOURCE: AEROTECH MAPPING, INC.
29970 TECHNOLOGY DRIVE, SUITE 220-C
MURRIETA, CA 92563
619-606-5020
METHOD: COMPILED BY PHOTOGRAMMATIC METHODS
FLOWN: NOVEMBER 3, 2016

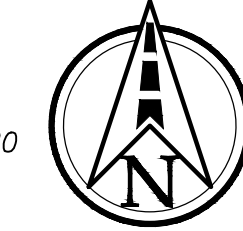
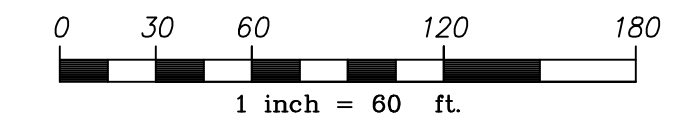
NAME:	CIVIL SENSE, INC.	REVISION 12:	
ADDRESS:	13475 DANIELSON STREET, SUITE 150	REVISION 11:	
	POWAY, CA 92064	REVISION 10:	
PHONE:	658-843-4253	REVISION 9:	
		REVISION 8:	6/20/2022
		REVISION 7:	7/29/2021
		REVISION 6:	5/3/2021
		REVISION 5:	2/19/2021
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		REVISION 2:	11/24/2020
		REVISION 1:	9/28/2020

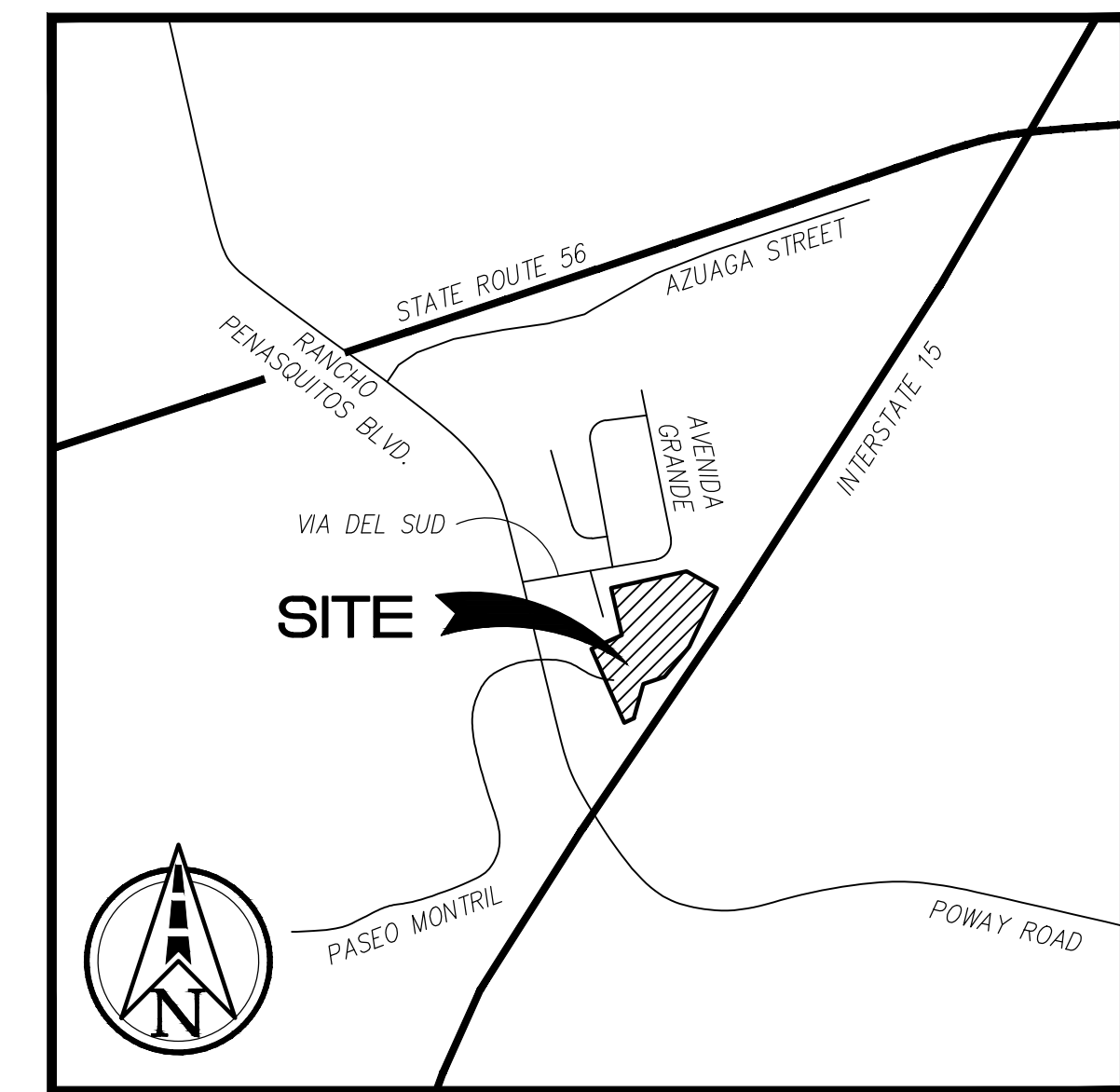
P.T.S. NUMBER: 658273
I.O. NUMBER: 240076682
ORIGINAL DATE: 3/19/2020

SHEET TITLE: EXISTING TOPOGRAPHY AND EASEMENTS
SHEET 2 OF 15
DEP #



GARY L. HUS P.L.S. 7019 EXP. DATE





GRADING NOTES

1. TOTAL AMOUNT OF SITE TO BE GRADED:	3.27 ACRES
2. PERCENTAGE OF TOTAL SITE GRADED:	21.5 % (3.27 AC / 15.2 AC)
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER:	11.17 ACRES
4. PERCENTAGE OF THE EXISTING SLOPES STEEPER THAN 25 % PROPOSED TO BE GRADED:	11.3% (1.71 AC / 15.2 AC)
5. PERCENTAGE OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER:	73.5 % (11.17 AC / 15.2 AC)
6. AMOUNT OF CUT:	59,600 CUBIC YARDS
7. AMOUNT OF FILL:	12,900 CUBIC YARDS
8. MAXIMUM HEIGHT OF FILL Slope(S):	±22 FEET
MIN. 2:1 Slope Ratio	
9. MAXIMUM HEIGHT OF CUT Slope(S):	±49 FEET
MAX. 1.5:1 Slope Ratio	
10. AMOUNT OF EXPORT SOIL:	46,700 CUBIC YARDS
11. RETAINING WALLS	
QUANTITY:	6
MAX. LENGTH:	390 FEET
MAX. HEIGHT:	26 FEET

NOTE: ADDITIONAL WALLS UNDER 3 FEET IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL BUILDING PLOTTING.

LEGEND AND ANALYSIS

EXISTING SLOPES 0 % TO 25 % (2.43 ACRES)		TOTAL ACREAGE	PERCENTAGE
EXISTING SLOPES 0 % TO 25 % SURROUNDED BY SLOPES 25 % OR GREATER (1.60 ACRES)		2.43 ACRES	16.0 %
EXISTING SLOPES 25 % AND GREATER (11.17 ACRES)		12.77 ACRES	84.0 %
STEEP SLOPE IMPACT AREA (1.71 ACRES)		15.20 ACRES	100.0 %

** INCLUDES SLOPE AREAS DEFINED AS "SMALL ISOLATED POCKETS" IN THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, "STEEP HILLSIDE GUIDELINES" IN SECTION 1 (E) (2), DIAGRAMS 1-7 AND 1-8, MORE PARTICULARLY AS QUOTED BELOW:

"SMALL POCKETS OF LESS THAN 25 GRADIENT SURROUNDED BY STEEP HILLSIDES SHALL BE CONSIDERED PART OF THE STEEP HILLSIDES AND DEVELOPMENT POCKETS WILL ONLY BE PERMITTED CONSISTENT WITH THE REGULATIONS FOR ALL OTHER STEEP HILLSIDES."

PREPARED BY:



HENRY H. PENG
R.C.E. 63686

DATE

NAME: CIVIL SENSE, INC.
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POWAY, CA 92064
PHONE: 658-843-4253

PROJECT ADDRESS:
PASEO MONTRIL

PROJECT NAME:
PASEO MONTRIL VTM, SDP, PDP, CPA
REZONE, NDP AND EASEMENT VACATION

P.T.S. NUMBER: 658273
I.O. NUMBER: 240076682

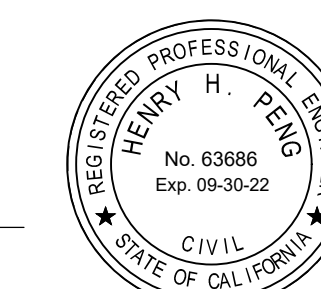
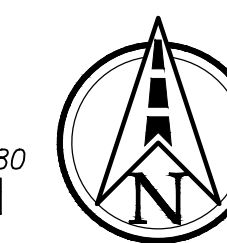
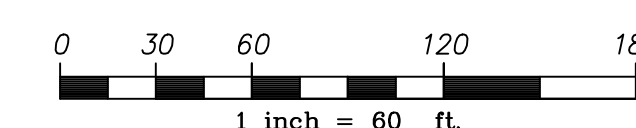
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SLOPE ANALYSIS

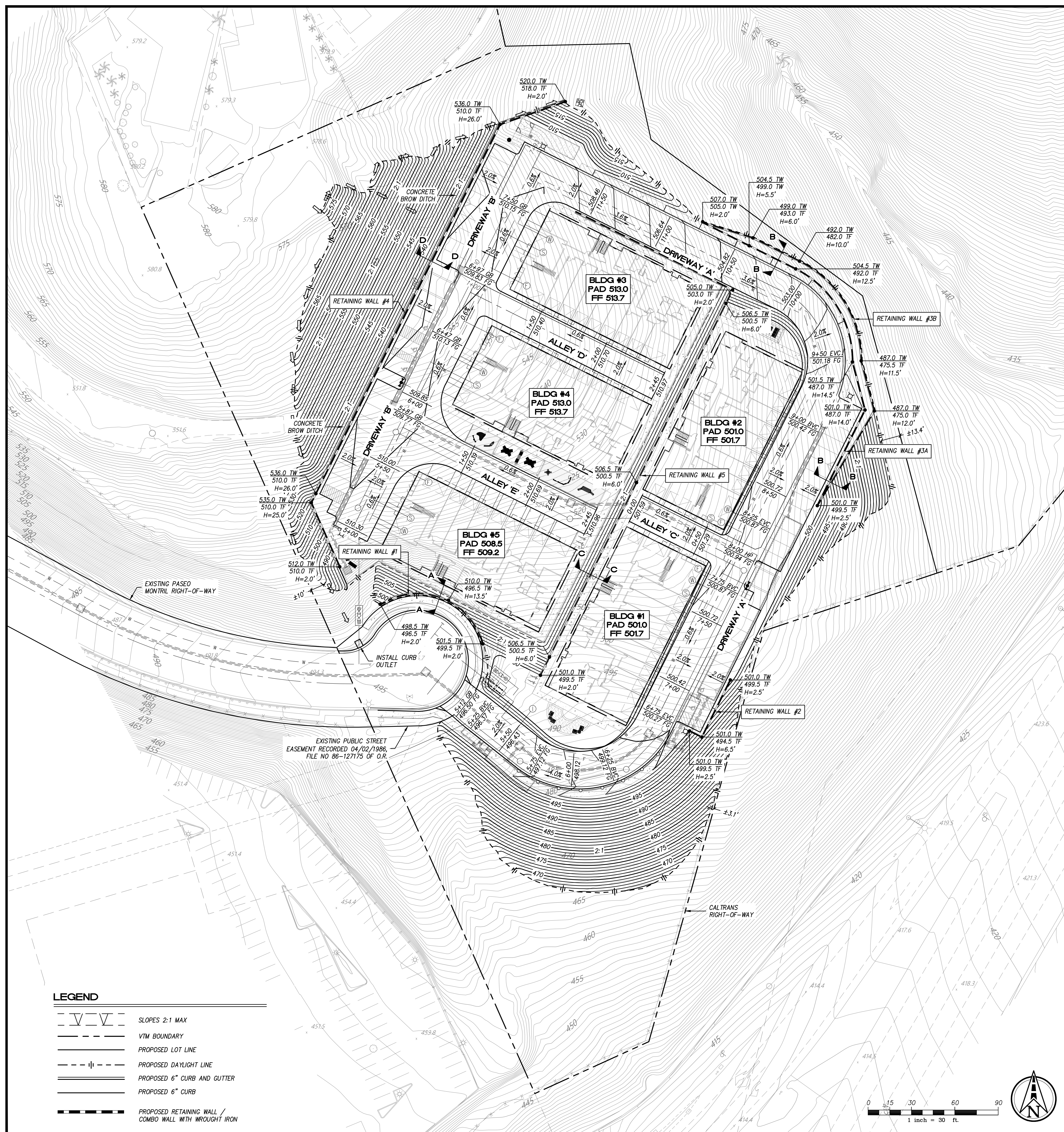
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ORIGINAL DATE: 3/19/2020

SHEET 3 OF 15

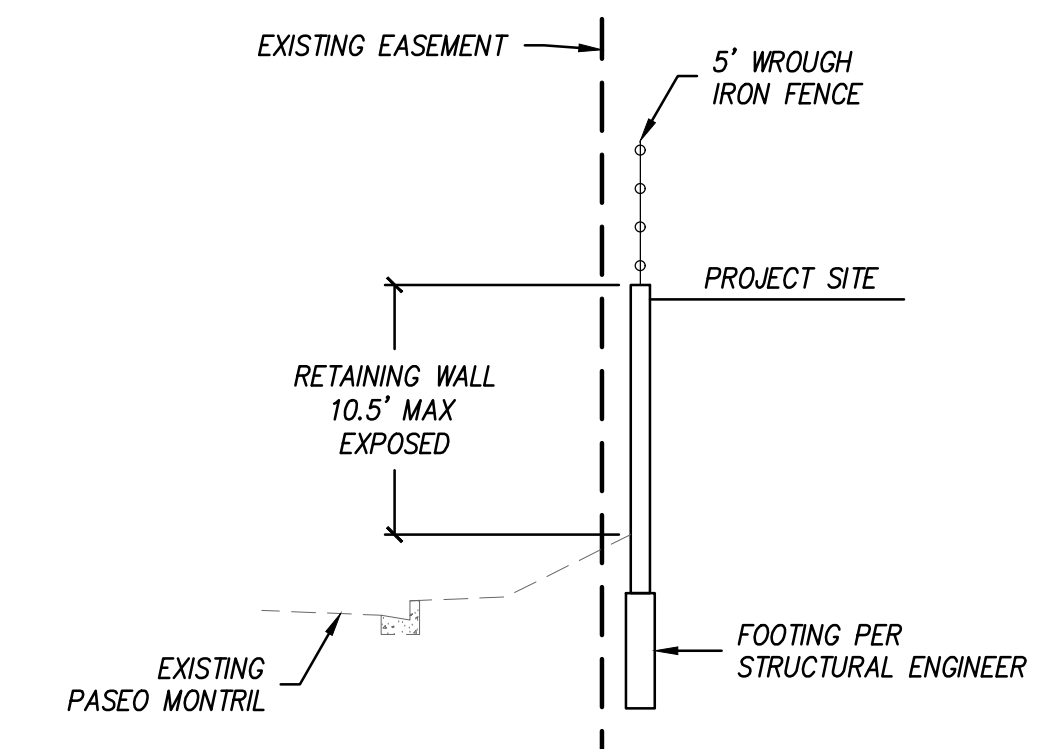
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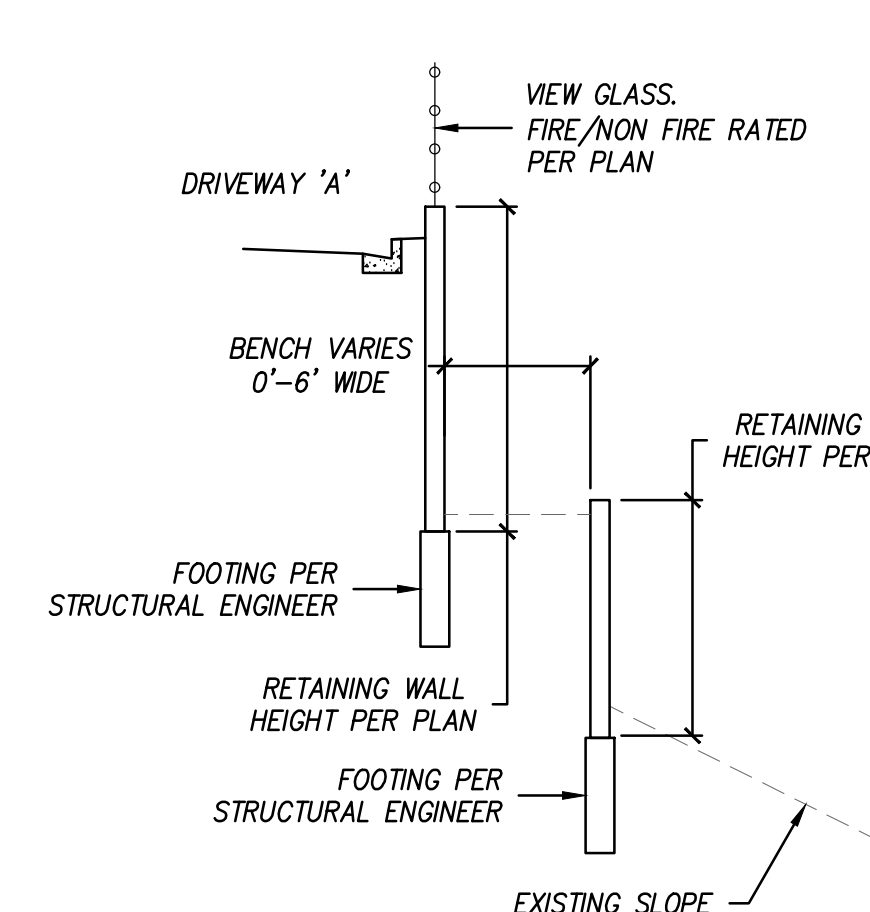


GRADING NOTES / BMP NOTES

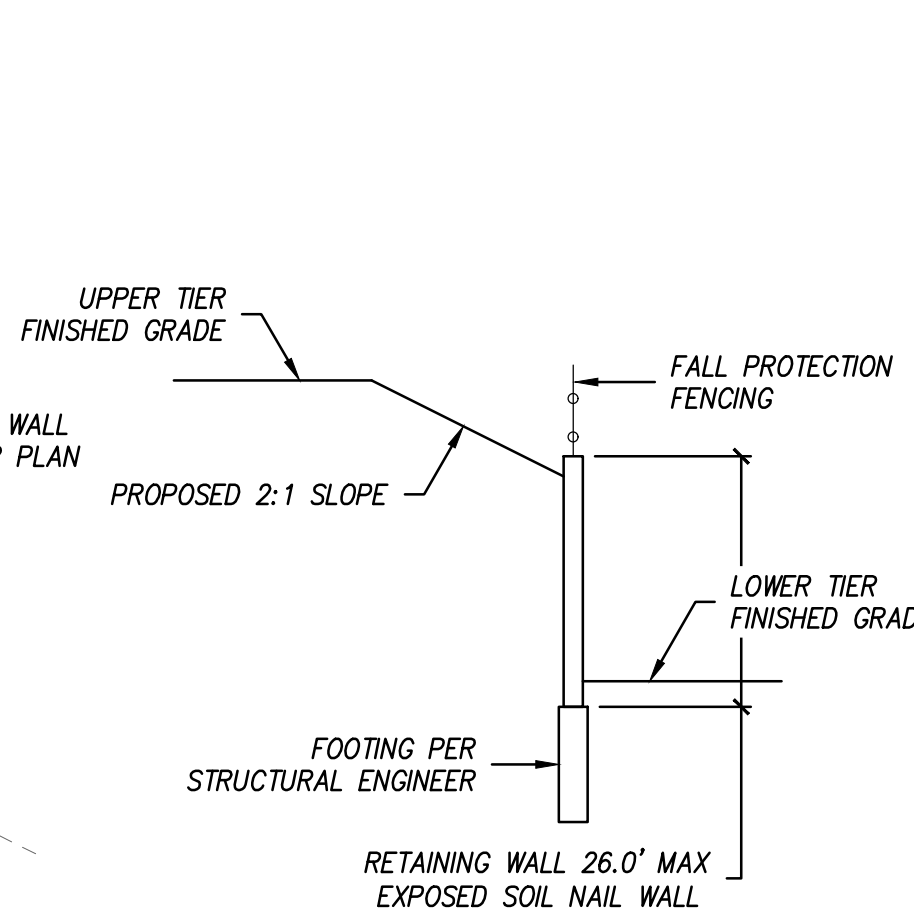
- BMP MAINTENANCE – PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- CONSTRUCTION BMP – PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION1 (GRADING REGULATIONS) OR SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.



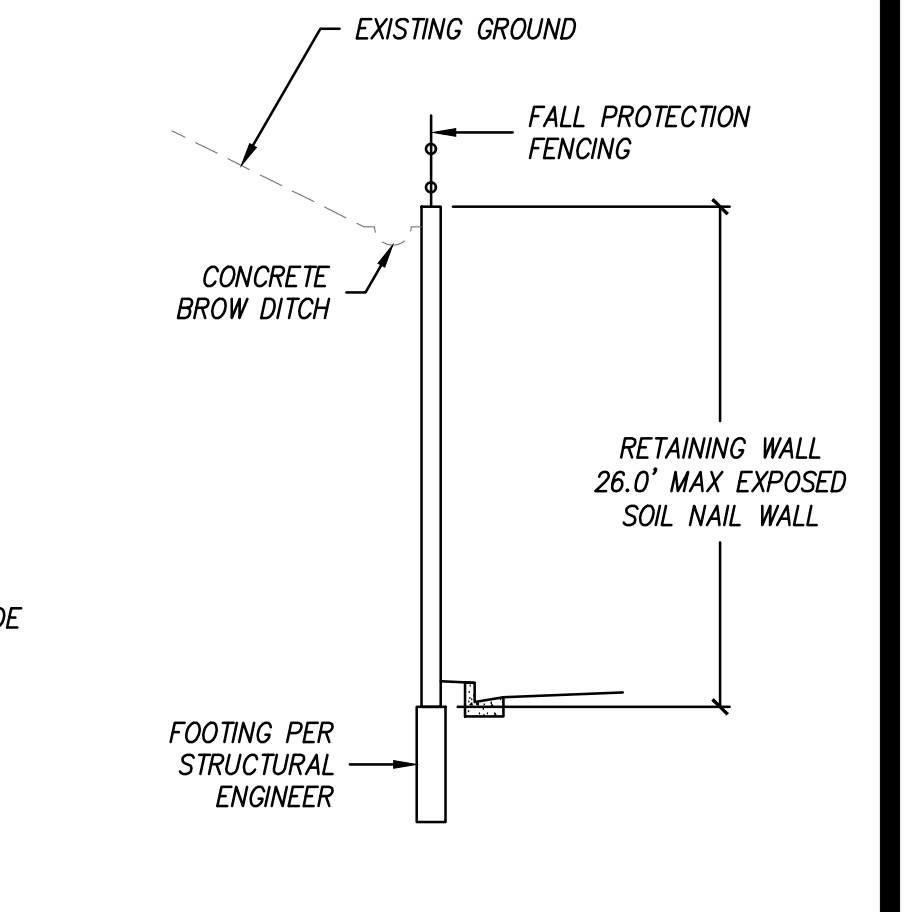
SECTION A-A
NOT TO SCALE



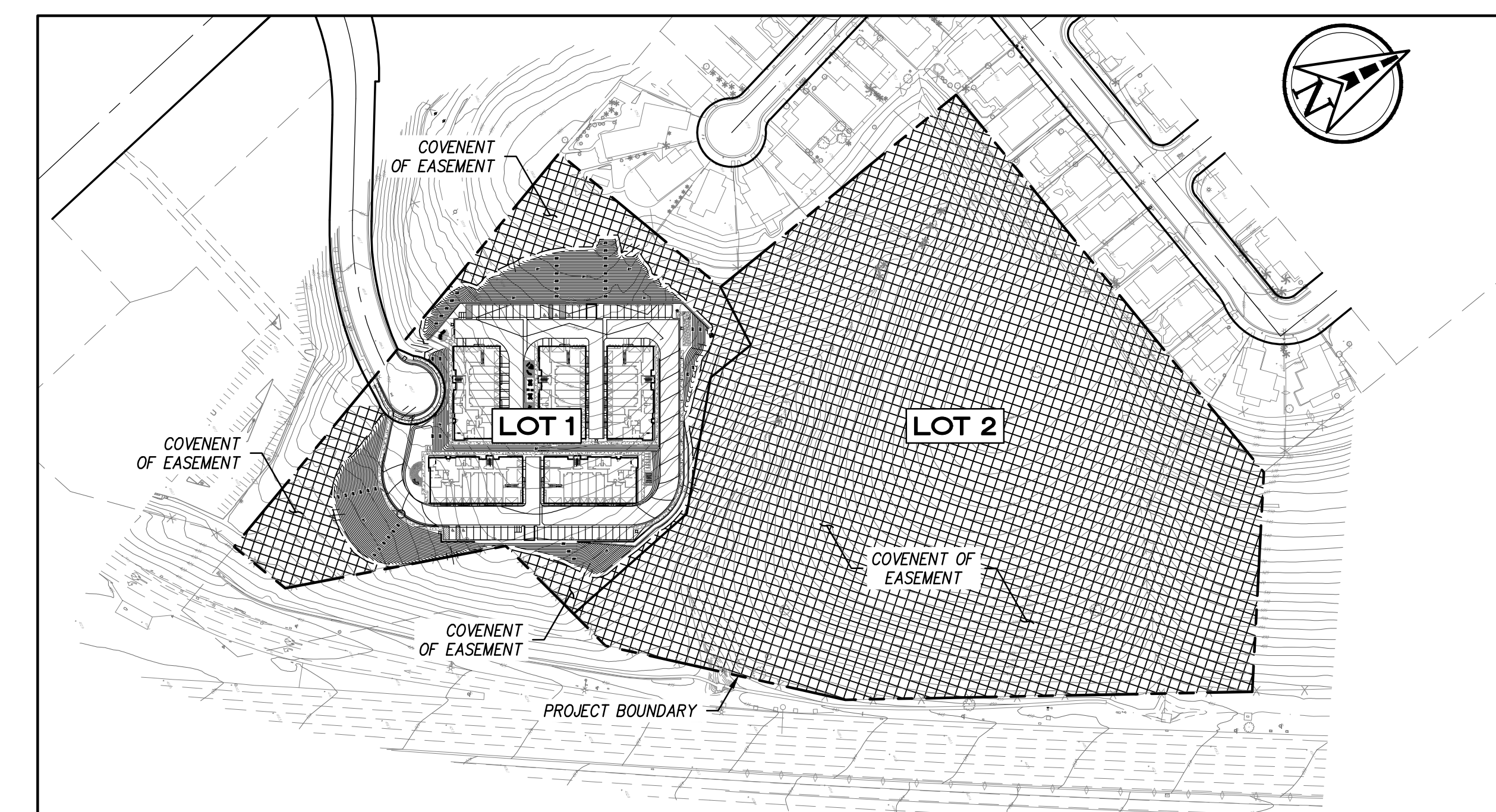
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



COVENENT OF EASEMENT DETAIL

SCALE: 1" = 150'

PREPARED BY:



HENRY H. PENG
R.C.E. 63686

DATE

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PHONE: 658-843-4253

PROJECT ADDRESS:
PASEO MONTRIL

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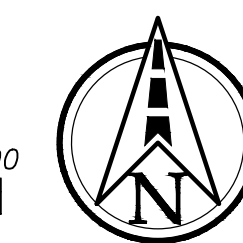
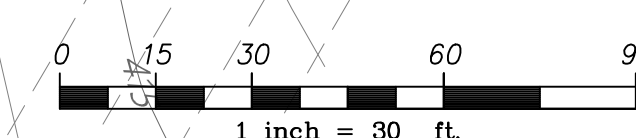
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GRADING PLAN

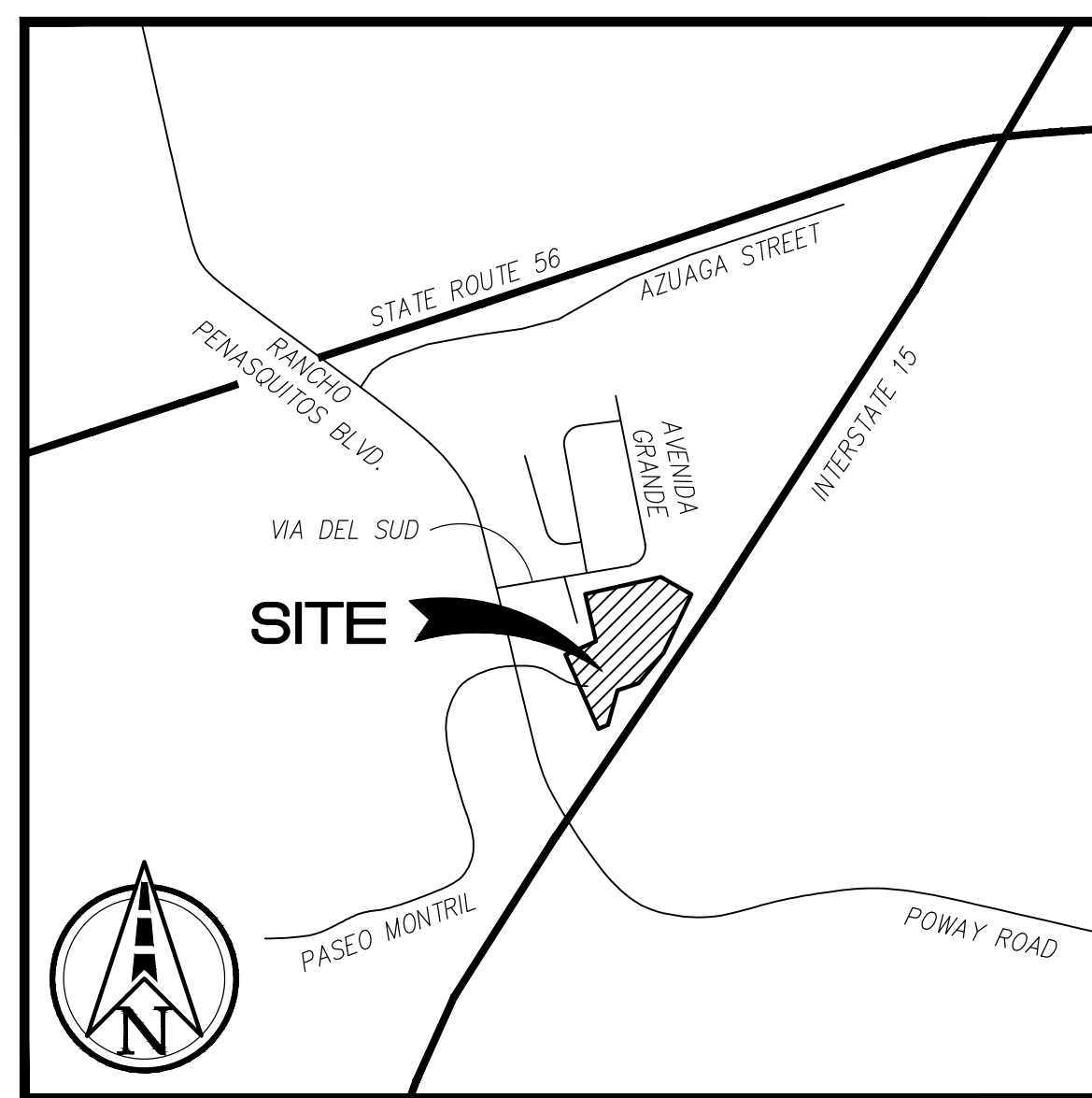
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SHEET 4 OF 15

DEP #





VICINITY MAP
NOT TO SCALE

MINIMUM TREE SEPARATION DISTANCE

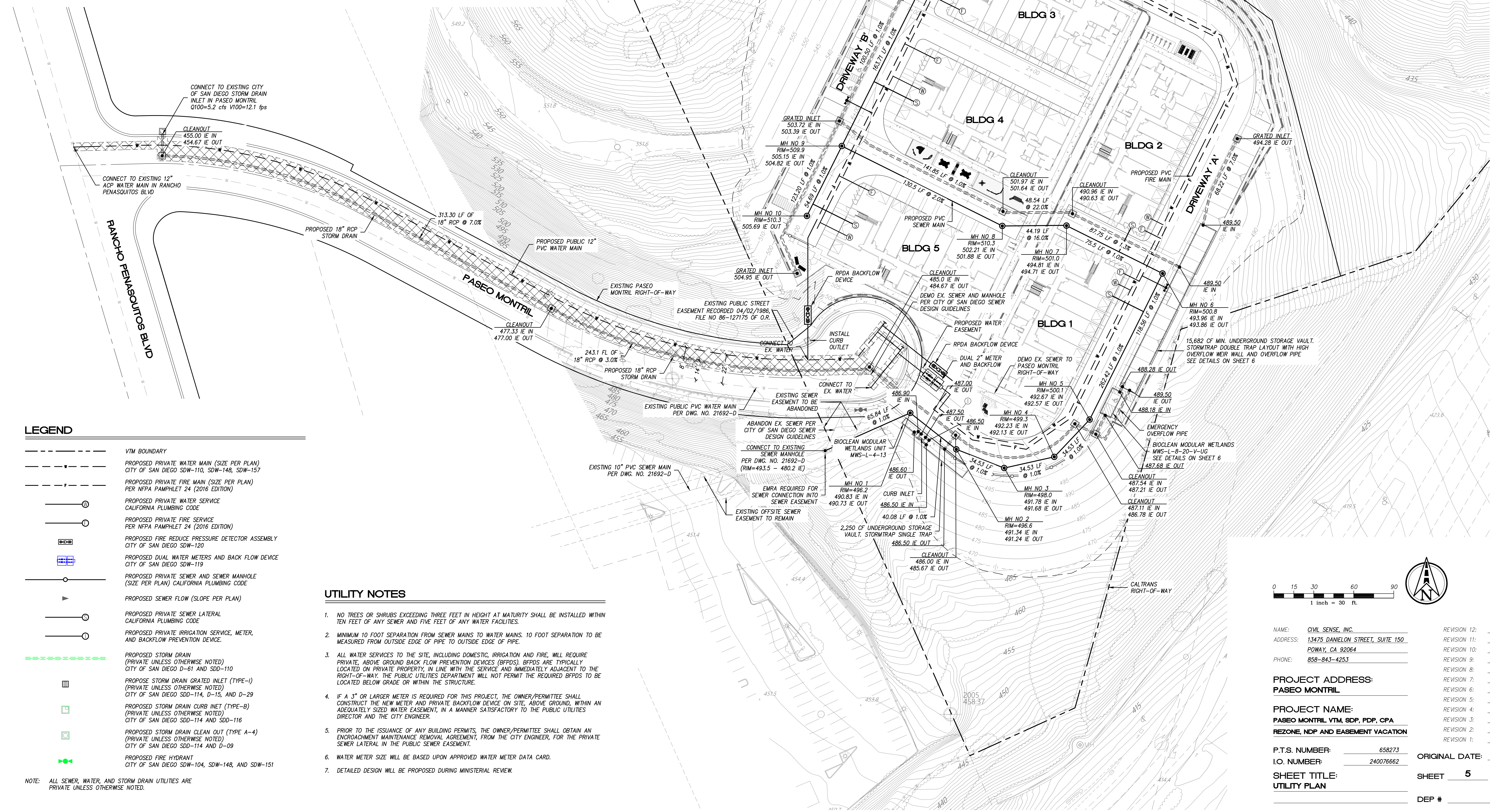
IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET *
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)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

* 5 FEET ON RESIDENTIAL LOCAL STREETS WITH A DESIGN SPEED OF 25MPH OR SLOWER

UTILITY TABLE

UTILITY	OVERHEAD/UNDERGROUND
GAS	UNDERGROUND
ELECTRIC	UNDERGROUND
TELEPHONE (A&T)	UNDERGROUND
CABLE TELEVISION (SPECTRUM)	UNDERGROUND
SEWER	UNDERGROUND
STORM DRAIN	UNDERGROUND
FIRE	UNDERGROUND
WATER	UNDERGROUND

NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH ALL OF THE APPROPRIATE PERMITS.



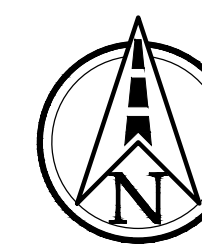
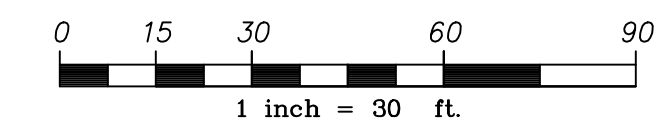
LEGEND

- VTM BOUNDARY
- PROPOSED PRIVATE WATER MAIN (SIZE PER PLAN) CITY OF SAN DIEGO SDW-110, SDW-148, SDW-157
- PROPOSED PRIVATE FIRE MAIN (SIZE PER PLAN) PER NFPA PAMPHLET 24 (2016 EDITION)
- PROPOSED PRIVATE WATER SERVICE CALIFORNIA PLUMBING CODE
- PROPOSED PRIVATE FIRE SERVICE PER NFPA PAMPHLET 24 (2016 EDITION)
- PROPOSED FIRE REDUCE PRESSURE DETECTOR ASSEMBLY CITY OF SAN DIEGO SDW-120
- PROPOSED DUAL WATER METERS AND BACK FLOW DEVICE CITY OF SAN DIEGO SDW-119
- PROPOSED PRIVATE SEWER AND SEWER MANHOLE (SIZE PER PLAN) CALIFORNIA PLUMBING CODE
- ▶ PROPOSED SEWER FLOW (SLOPE PER PLAN)
- PROPOSED PRIVATE SEWER LATERAL CALIFORNIA PLUMBING CODE
- PROPOSED PRIVATE IRRIGATION SERVICE, METER, AND BACKFLOW PREVENTION DEVICE.
- PROPOSED STORM DRAIN (PRIVATE UNLESS OTHERWISE NOTED) CITY OF SAN DIEGO D-61 AND SDD-110
- PROPOSED STORM DRAIN GRATED INLET (TYPE-I) (PRIVATE UNLESS OTHERWISE NOTED) CITY OF SAN DIEGO SDD-114, D-15, AND D-29
- PROPOSED STORM DRAIN CURB INLET (TYPE-B) (PRIVATE UNLESS OTHERWISE NOTED) CITY OF SAN DIEGO SDD-114 AND SDD-116
- PROPOSED STORM DRAIN CLEAN OUT (TYPE A-4) (PRIVATE UNLESS OTHERWISE NOTED) CITY OF SAN DIEGO SDD-114 AND D-09
- PROPOSED FIRE HYDRANT CITY OF SAN DIEGO SDW-104, SDW-148, AND SDW-151

NOTE: ALL SEWER, WATER, AND STORM DRAIN UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

UTILITY NOTES

- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
- MINIMUM 10 FOOT SEPARATION FROM SEWER MAINS TO WATER MAINS. 10 FOOT SEPARATION TO BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
- ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS ARE TYPICALLY LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
- IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE SEWER LATERAL IN THE PUBLIC SEWER EASEMENT.
- WATER METER SIZE WILL BE BASED UPON APPROVED WATER METER DATA CARD.
- DETAILED DESIGN WILL BE PROPOSED DURING MINISTERIAL REVIEW.



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PROJECT ADDRESS:
PASEO MONTRIL

PROJECT NAME:
**PASEO MONTRIL VTM, SDP, PDP, CPA
REZONE, NDP AND EASEMENT VACATION**

P.T.S. NUMBER: 658273
I.O. NUMBER: 240076682

SHEET TITLE:
UTILITY PLAN

REVISION	DATE
REVISION 12:	
REVISION 11:	
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SHEET 5 OF 15

DEP #

BILL OF MATERIALS

QTY	UNIT	DESCRIPTION	WEIGHT
0	II	7"-6" SINGLETRAP	0
18	III	7"-6" SINGLETRAP	21873
0	IV	7"-6" SINGLETRAP	23075
0	VII	7"-6" SINGLETRAP	0
2	SPIV	7"-6" SINGLETRAP	1438
0	T2 PANEL	6" THICK PANEL	0
4	T4 PANEL	6" THICK PANEL	3975
0	T7 PANEL	6" THICK PANEL	0
0	E JOINTWRAP	150' PER ROLL	0
40	JOINTTAPE	14.5' PER ROLL	0

LOADING/DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

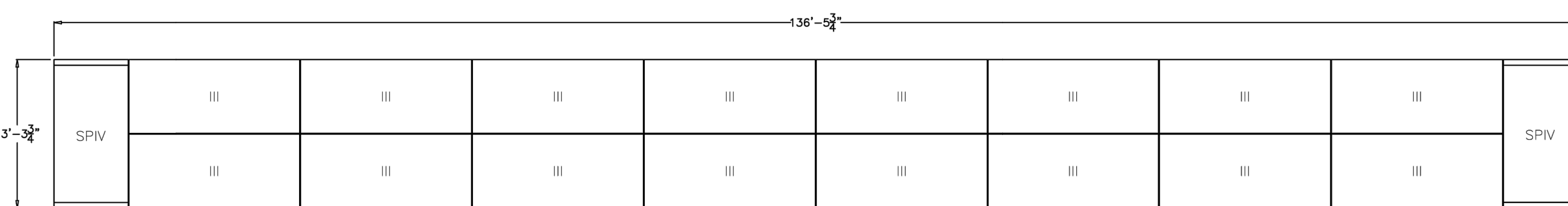
DESIGN CRITERIA:

ALLOWABLE MAX GRADE = TBD
ALLOWABLE MIN GRADE = TBD
SYSTEM INVERT = TBD

NOTES:

- DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
- SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
- SP - INDICATES A MODULE WITH A PANEL ATTACHMENT.
- CONTRACTOR RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.

NOTE:
DETAILS ARE FOR REFERENCE ONLY
PROJECT SPECIFIC DETAILS TO BE PROVIDED AT FINAL ENGINEERING.



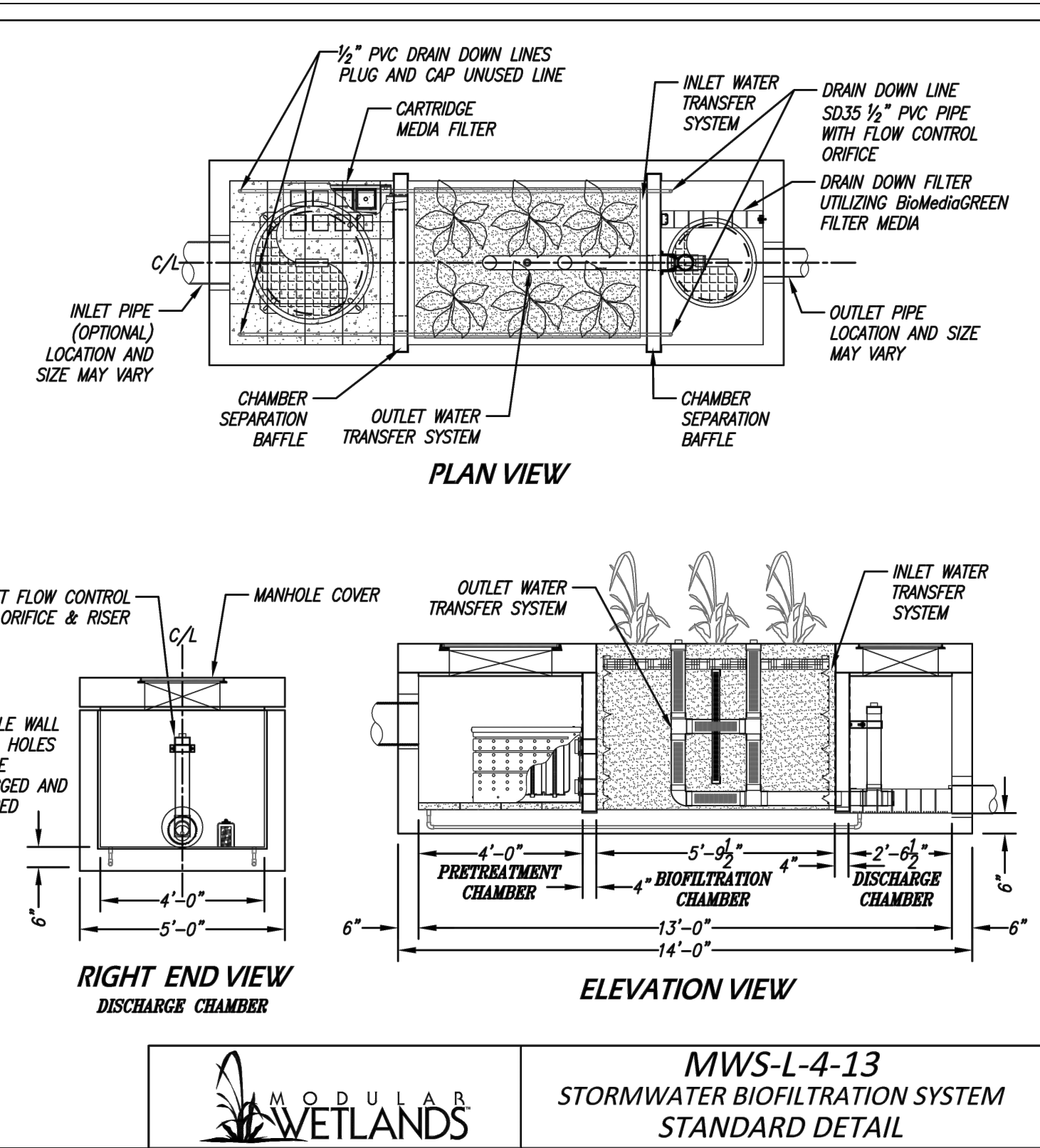
STORMTRAP - SYSTEM LAYOUT

NOT TO SCALE

SITE SPECIFIC DATA*

PROJECT NAME	PASEO MONTREL
PROJECT LOCATION	SAV DREG, CA
STRUCTURE ID	MWS-4-13-V
TREATMENT VOLUME (CF)	
TREATMENT HGL (FT)	
BYPASS FLOW RATE (CFS)	DEPENDENT ON PIPE SIZE

- GENERAL NOTES:**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



BIOCLEAN - MODULAR WETLANDS DETAIL

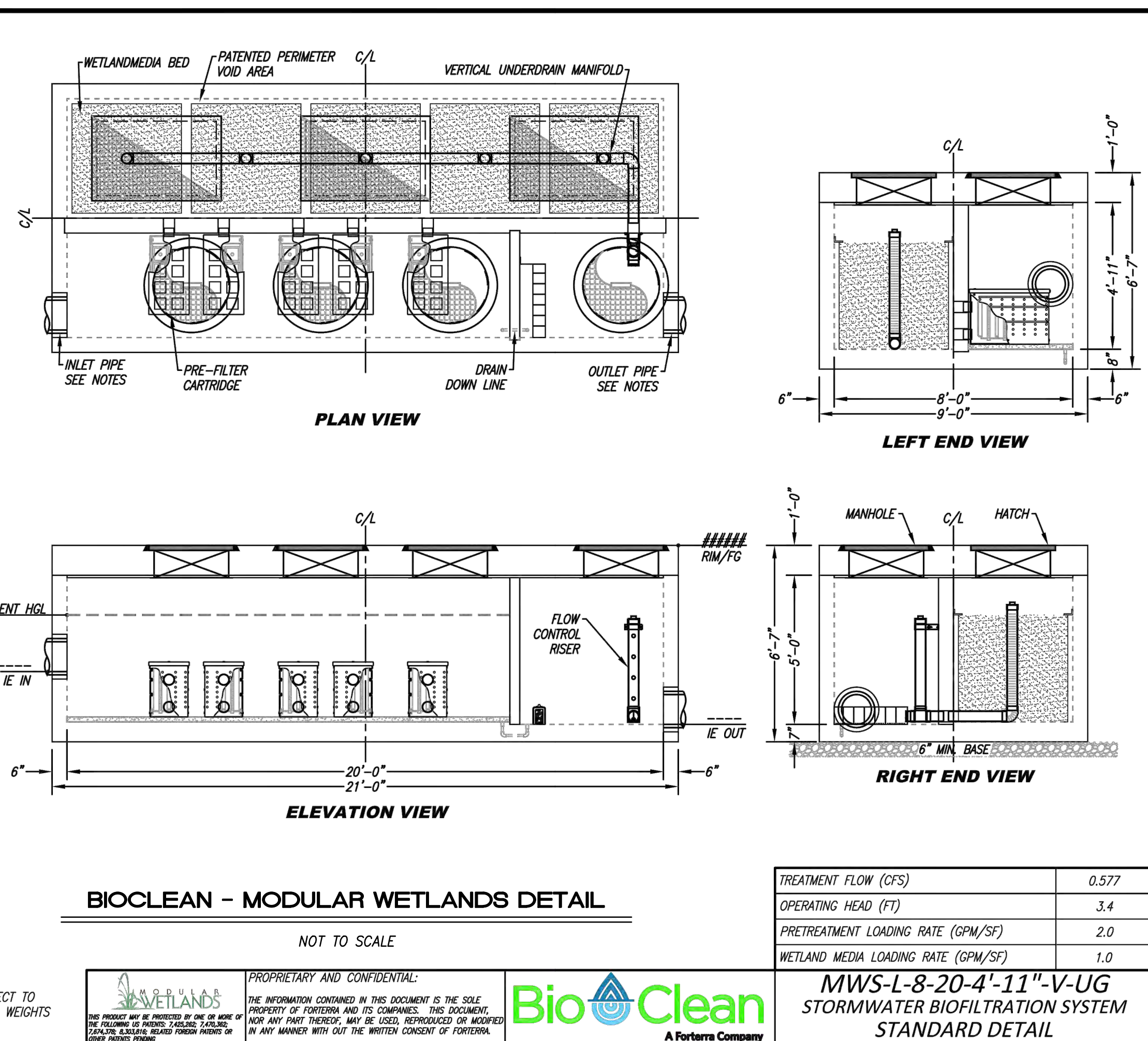
NOT TO SCALE

SITE SPECIFIC DATA

PROJECT NUMBER	-----
PROJECT NAME	-----
PROJECT LOCATION	-----
TREATMENT REQUIRED	-----
VOLUME BASED (CF)	-----
FLOW BASED (CFS)	-----
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	-----
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE	N/R 12"
OUTLET PIPE	N/R 12"
PRE-TREATMENT	BIOFILTRATION
PRE-TREATMENT DISCHARGE	-----
FRAME & COVER	SEA #30" SEA 30" X 48" #30"
WETLAND MEDIA VOLUME (CY)	8.33
ORIFICE SIZE (DIA. INCHES)	5 EA #1.34"

NOTES:
1. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
5. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
6. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
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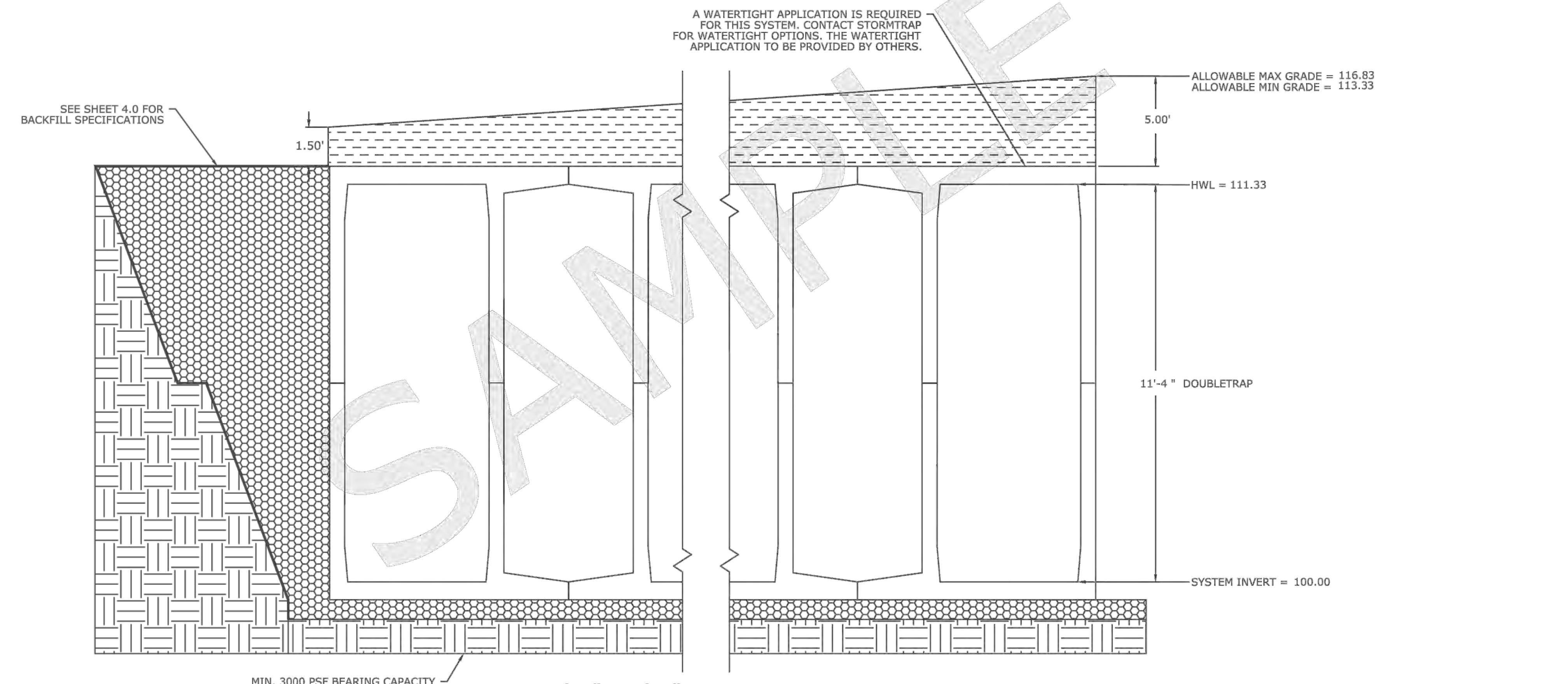


BIOCLEAN - MODULAR WETLANDS DETAIL

NOT TO SCALE

TREATMENT FLOW (CFS)	0.577
OPERATING HEAD (FT)	3.4
PRE-TREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-8-20-4-11"-V-UG STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL



STORMTRAP - DOUBLETRAP DETAIL

NOT TO SCALE

BMP NOTE

DETAILS FOR STORMTRAP SINGLETRAP SYSTEM AND BIOCLEAN MODULAR WETLANDS SYSTEM ARE NOT FOR CONSTRUCTION AND PROVIDED FOR REFERENCE ONLY. FINAL DETAILS FOR CONSTRUCTION WILL BE PROVIDED DURING FINAL ENGINEERING.

CONCRETE FOUNDATION NOTES:

- CONCRETE FOUNDATION TO BE SUPPLIED AND INSTALLED BY OTHERS.
- CONCRETE STRENGTH ϕ 28 DAYS, 95% MIN. ENTRAINED AIR, 4" MAX SLUMP.
- NET ALLOWABLE SOIL PRESSURE AS INDICATED ON SHEET 1.0.
- SOIL CONDITIONS TO BE VERIFIED ON SITE BY OTHERS.
- REBAR: ASTM A615 GRADE 60, BLACK BAR.
- DIMENSION OF FOUNDATION MUST HAVE 1'-0" OVERHANG BEYOND EXTERNAL FACE OF MODULE.
- DIMENSION OF STORMTRAP SYSTEM ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
- CONTROL JOINTS SHALL BE BETWEEN (IF REQUIRED BY ENGINEER OF RECORD) 18'-0" TO 24'-0" MAX APART.
- SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.

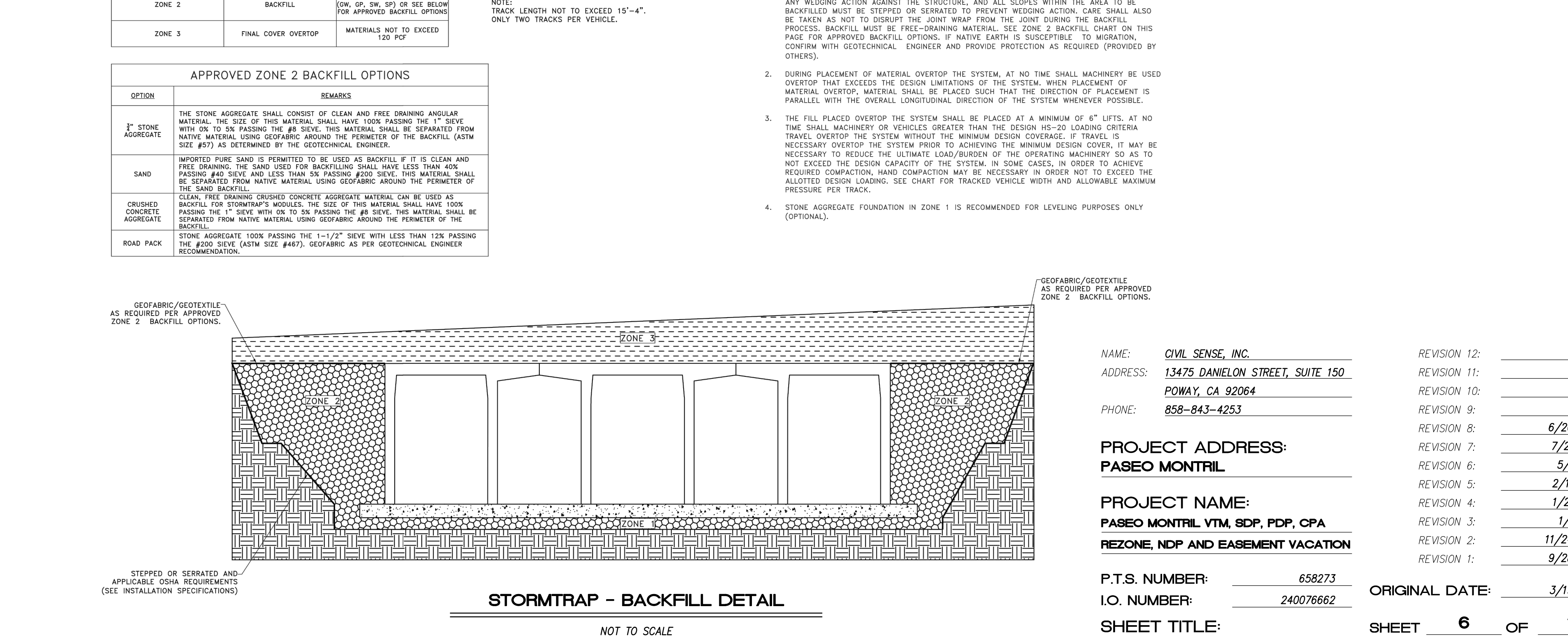
ZONE CHART

ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	#5 (7) STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (SU: 0R, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PSF

FILL DEPTH TRACK WIDTH MAX VEHICLE WEIGHT (KIPS) MAX GROUND PRESSURE

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	18"	51.8	1850 psf
	24"	56.1	1119 psf
	30"	68.1	767 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4". ONLY TWO TRACKS FOR VEHICLE.



STORMTRAP - BACKFILL DETAIL

NOT TO SCALE

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PHONE: 858-843-4253

PROJECT ADDRESS:
PASEO MONTREL
REZONE, NDP AND EASEMENT VACATION

PROJECT NAME:
PASEO MONTREL VTM, SDP, PDP, CPA
REZONE, NDP AND EASEMENT VACATION

P.T.S. NUMBER: 658273
I.O. NUMBER: 240076682

SHEET TITLE:
STORM DRAIN BMP DETAILS

DEP #

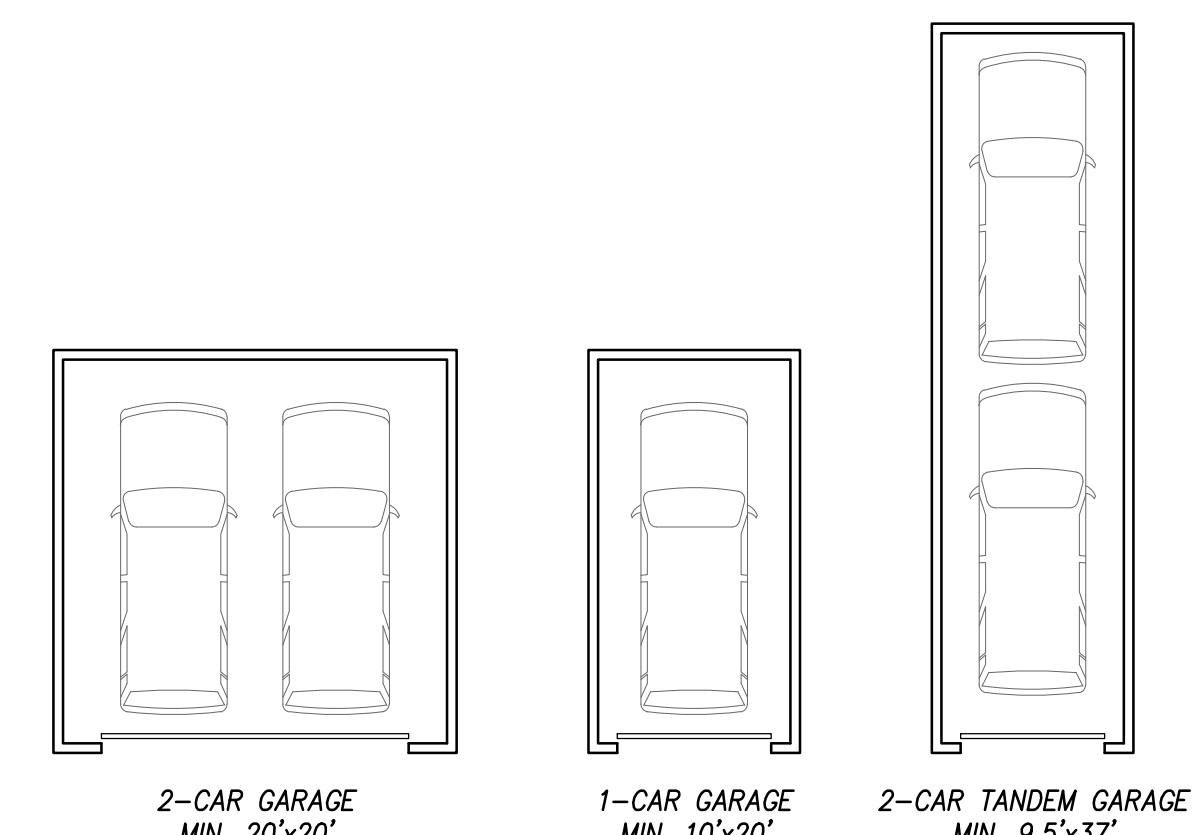
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REVISION 1:	9/28/2020

ORIGINAL DATE: 3/19/2020

SHEET 6 OF 15

TYPICAL GARAGE SPACE DETAIL

- CITY OF SAN DIEGO STANDARDS, ALL TWO-CAR GARAGES SHALL HAVE A MINIMUM DIMENSION OF 20 FEET X 20 FEET, WHILE ONE-CAR GARAGE SHALL HAVE A MINIMUM DIMENSION OF 10 FEET X 20 FEET, AS SHOWN BELOW.
- CITY OF SAN DIEGO STANDARDS, ALL TWO-CAR TANDEM GARAGES SHALL HAVE A MINIMUM DIMENSION OF 9.5 FEET X 37 FEET, AS SHOWN BELOW.

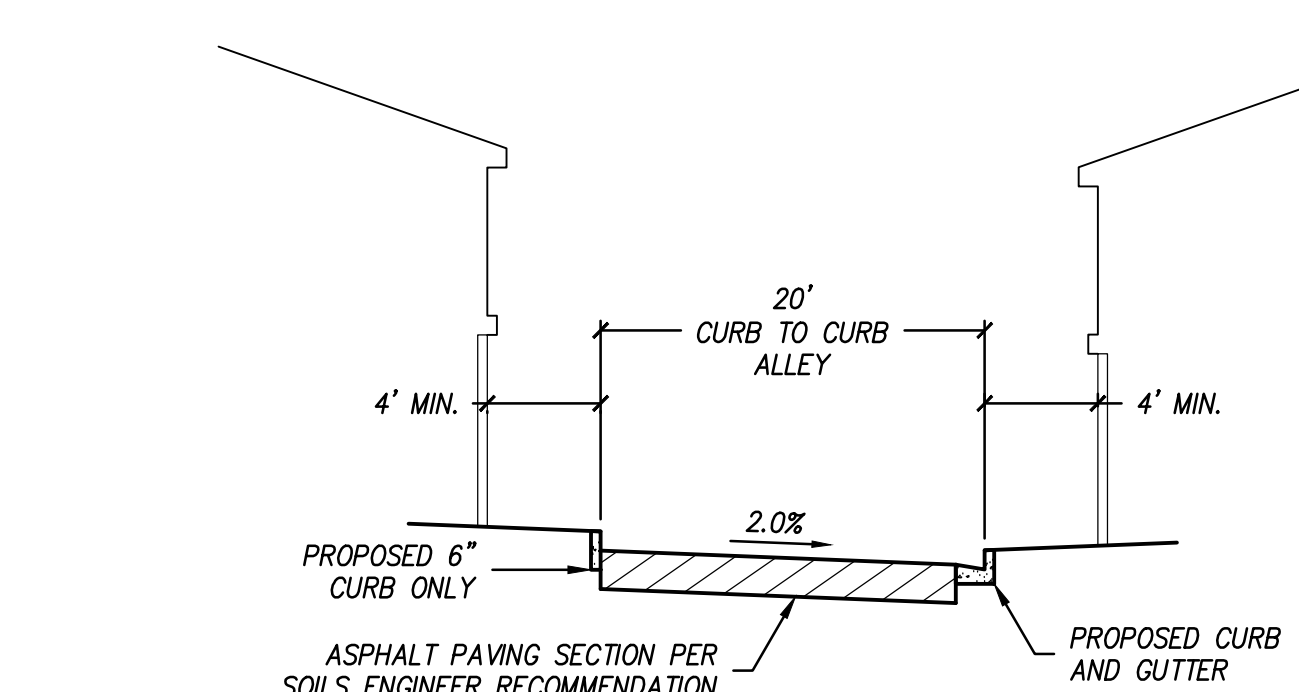
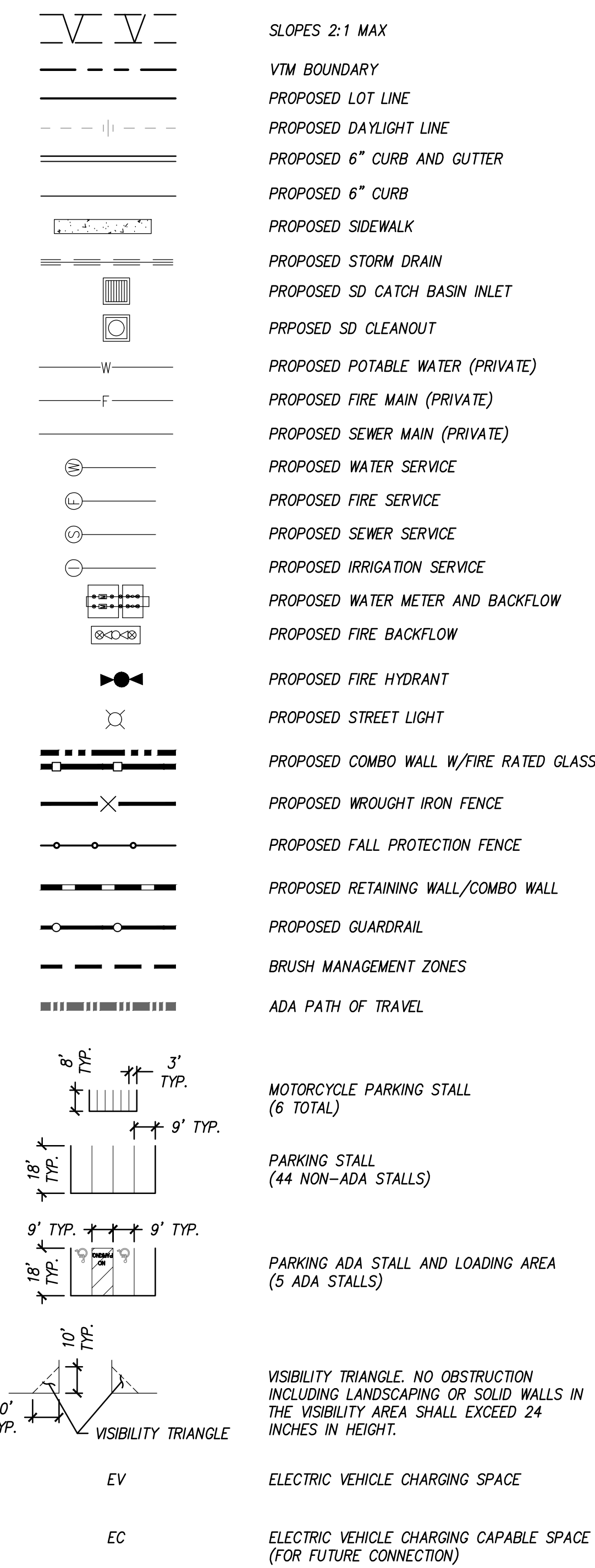


NOTE: BICYCLE PARKING PROVIDED WITHIN GARAGES.

GENERAL NOTES

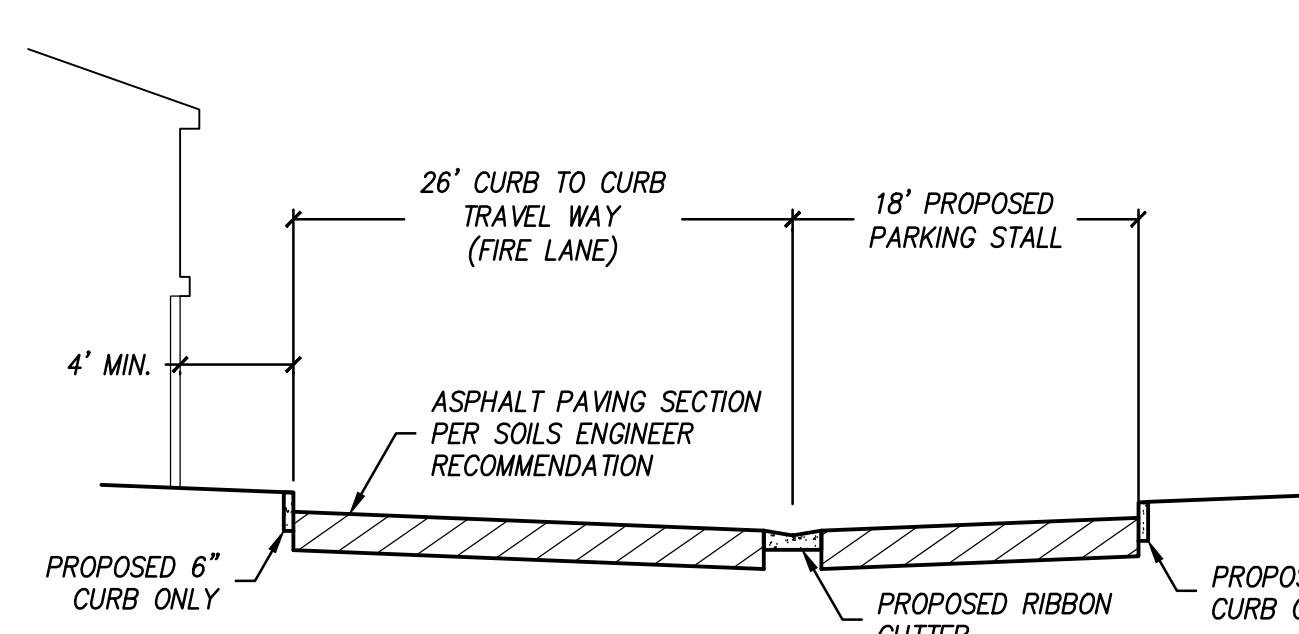
- ALTERNATIVE COMPLIANCE MEASURES FOR BUILDINGS 1, 2, AND 3 ARE REQUIRED DUE TO THE REDUCED BRUSH MANAGEMENT ZONE 2. ALTERNATIVE COMPLIANCE MEASURE PROPOSED FOR THESE BUILDINGS SHALL BE COMBO MASONRY BLOCK/1-HR FIRE RATED WALL OR 6 FOOT HIGH MASONRY BLOCK WALL, TO BE DETERMINED AT MINISTERIAL REVIEW.
- ALL SEWER, WATER AND STORM DRAIN UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED. SEE SHEET 5 FOR MORE INFORMATION.
- VISIBILITY AREA - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

LEGEND



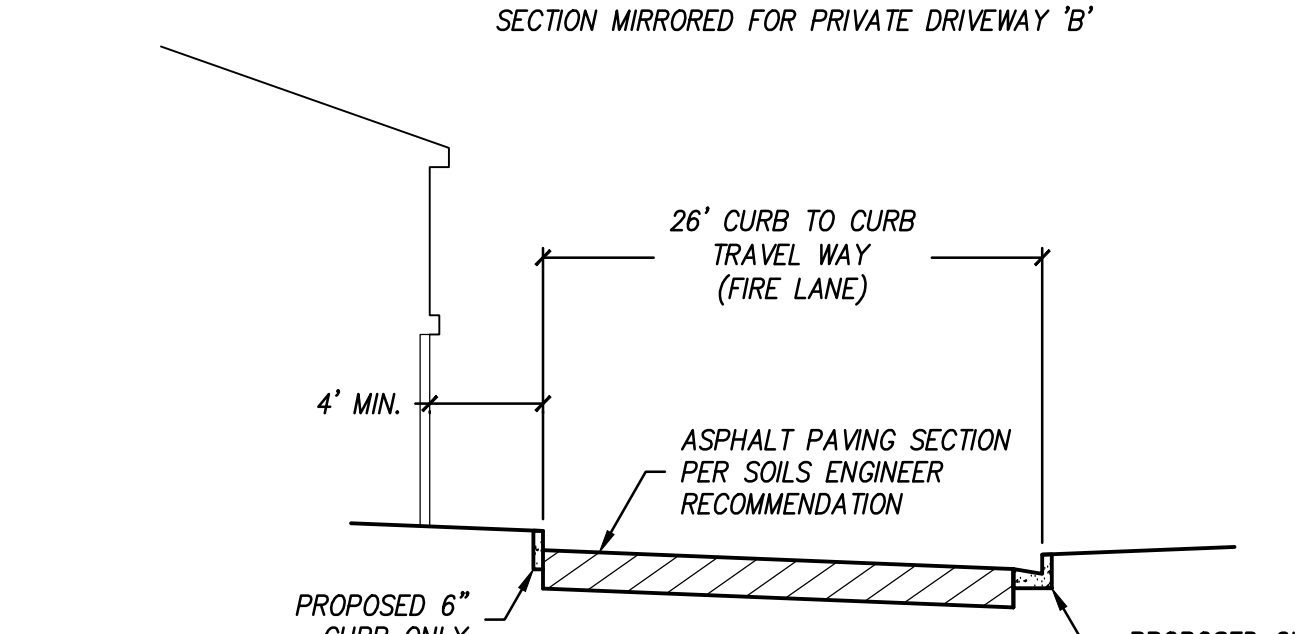
TYPICAL SECTION ALLEY 'C', 'D', AND 'E'

NOTE: NO PARKING PERMITTED ON EITHER SIDE OF THE DRIVEWAY.



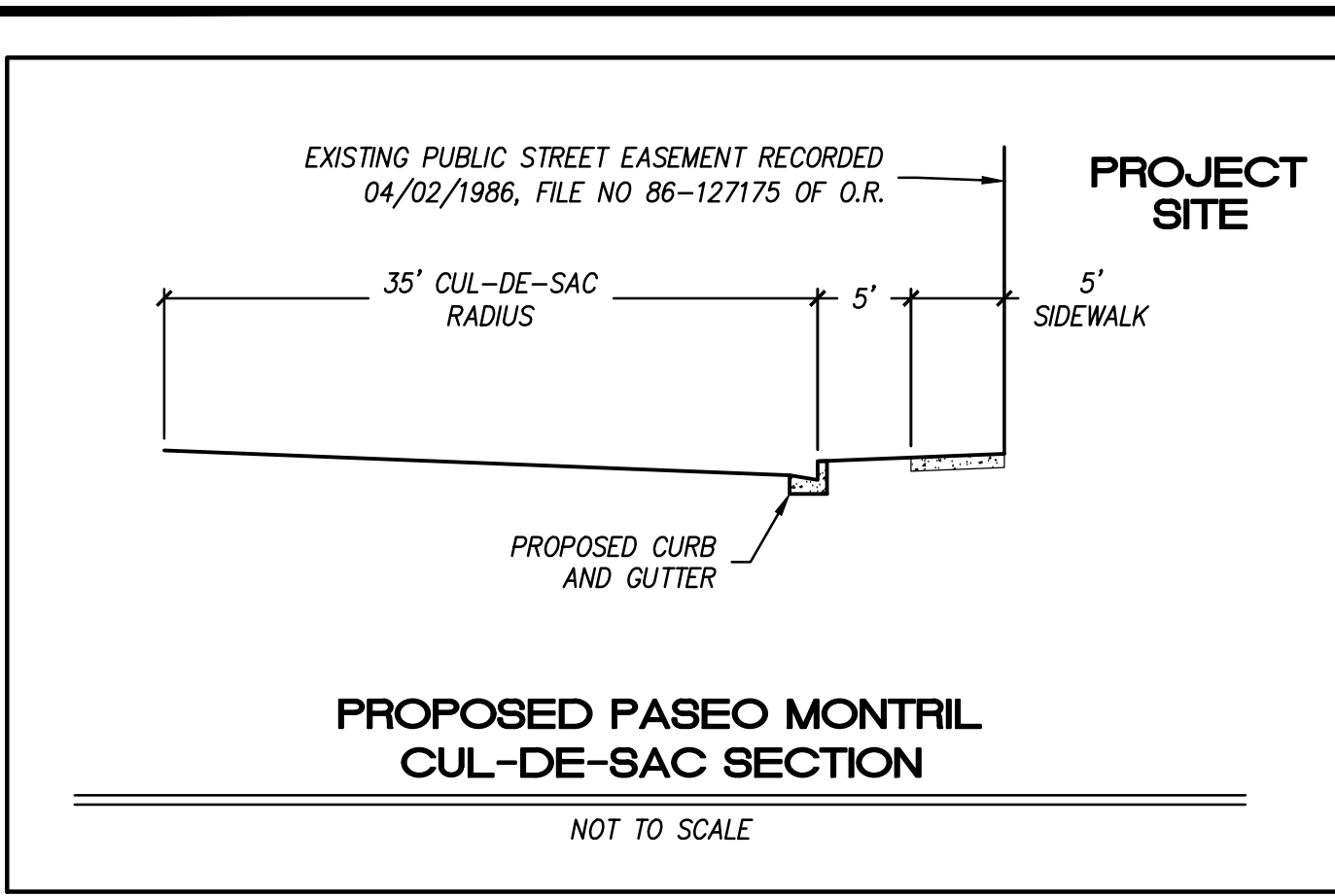
TYPICAL SECTION PRIVATE DRIVEWAY 'A' AND 'B' (PARKING ONE SIDE)

NOTE: LOOKING UP STATION. SECTION MIRRORED FOR PRIVATE DRIVEWAY 'B'



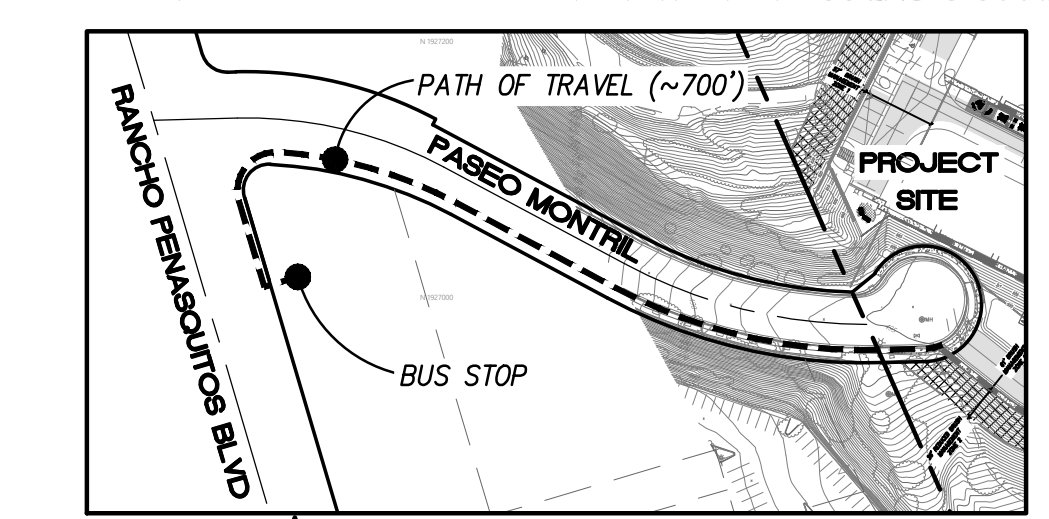
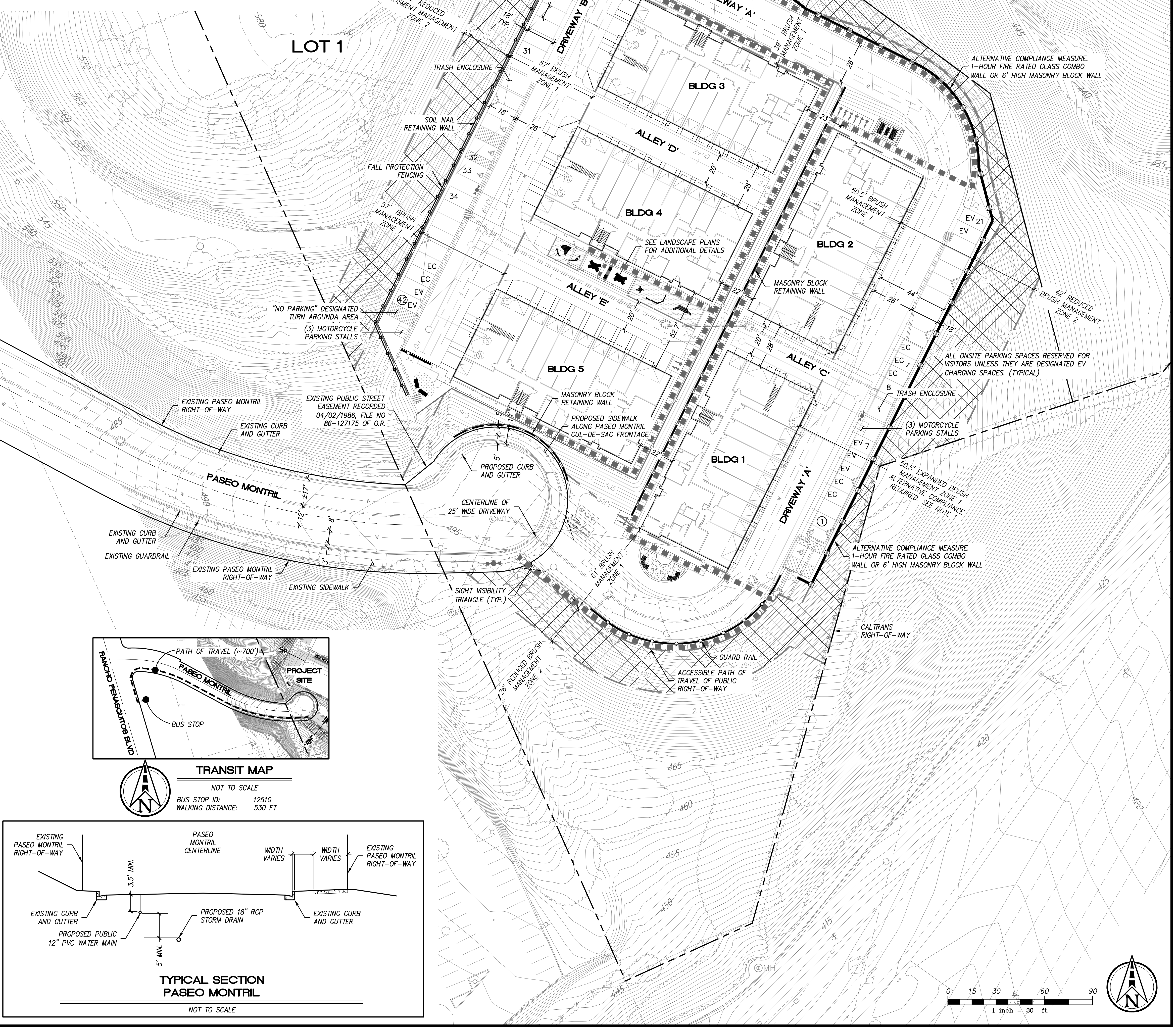
TYPICAL SECTION PRIVATE DRIVEWAY 'A' AND 'B' (NO PARKING)

NOTE: LOOKING UP STATION. SECTION MIRRORED FOR PRIVATE DRIVEWAY 'B'



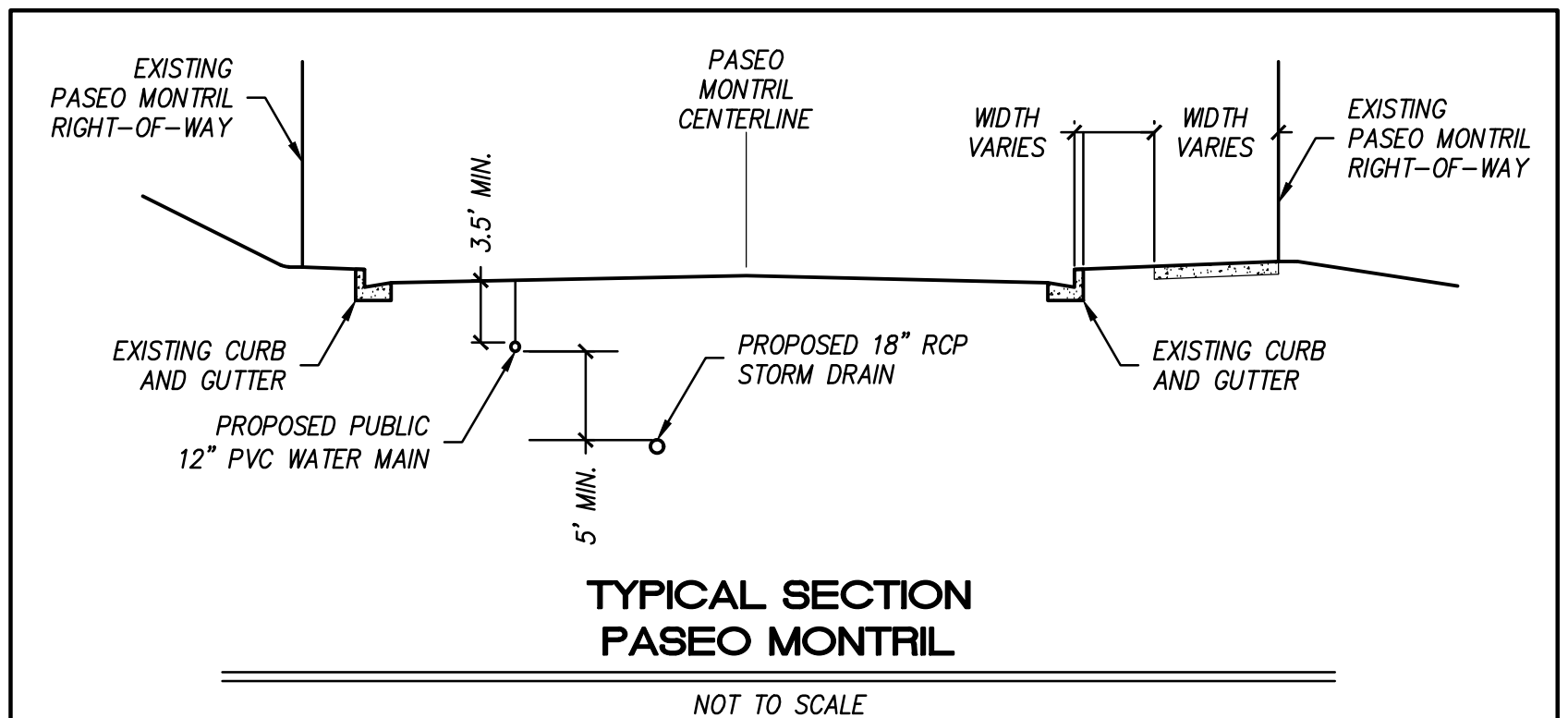
PROPOSED PASEO MONTRIL CUL-DE-SAC SECTION

NOT TO SCALE



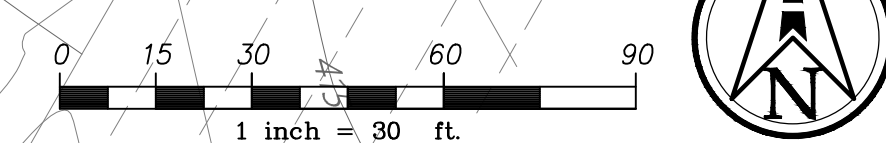
TRANSIT MAP

NOT TO SCALE
BUS STOP ID: 12510
WALKING DISTANCE: 530 FT

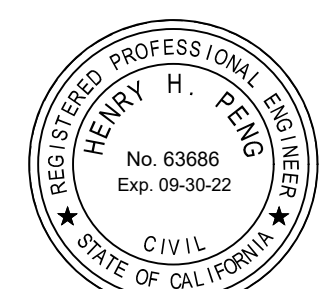


TYPICAL SECTION PASEO MONTRIL

NOT TO SCALE



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PROJECT NAME: PASEO MONTRIL VTM, SDP, PDP, CPA REZONE, NDP AND EASEMENT VACATION

P.T.S. NUMBER: 658273
I.O. NUMBER: 240076682

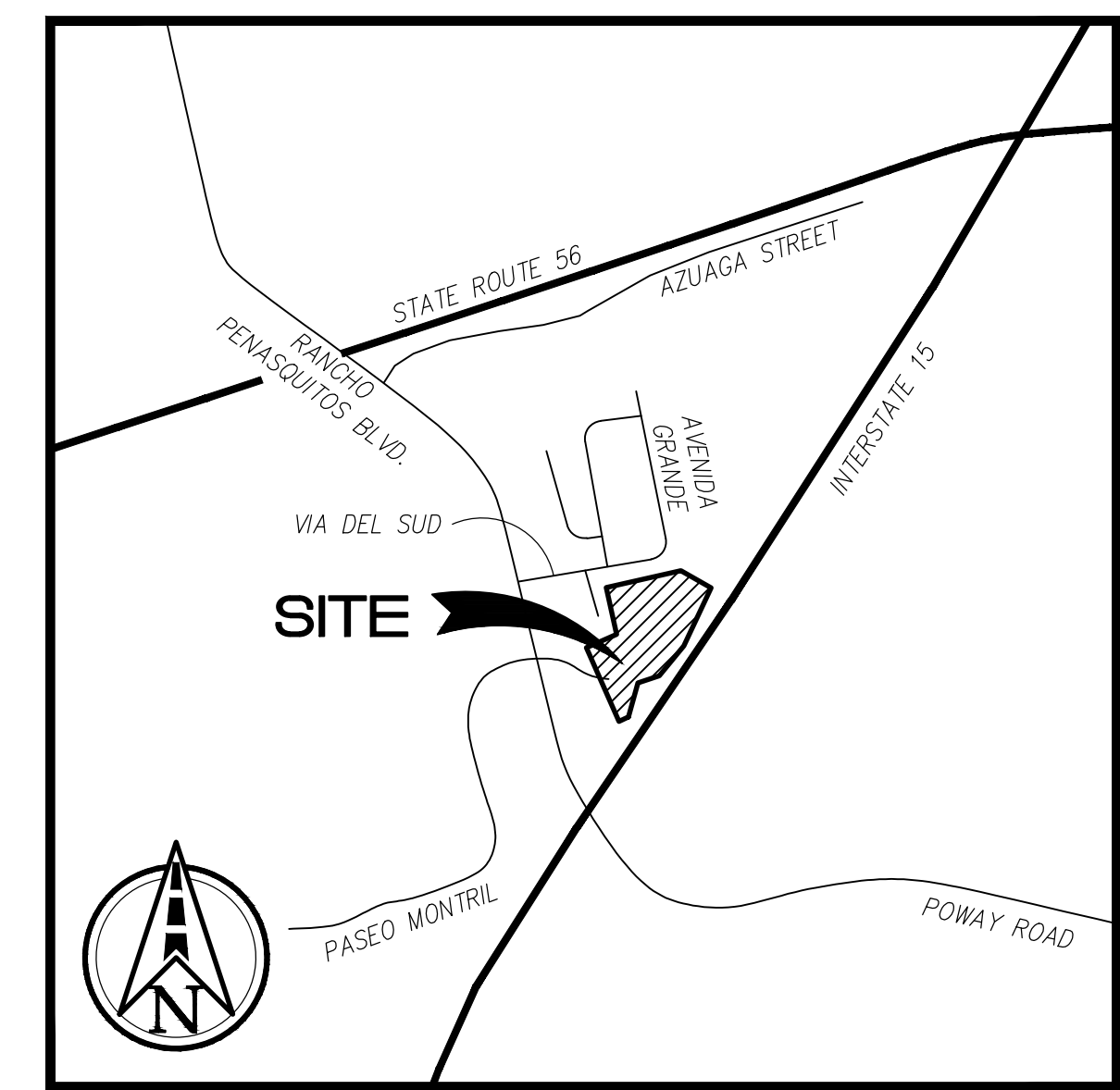
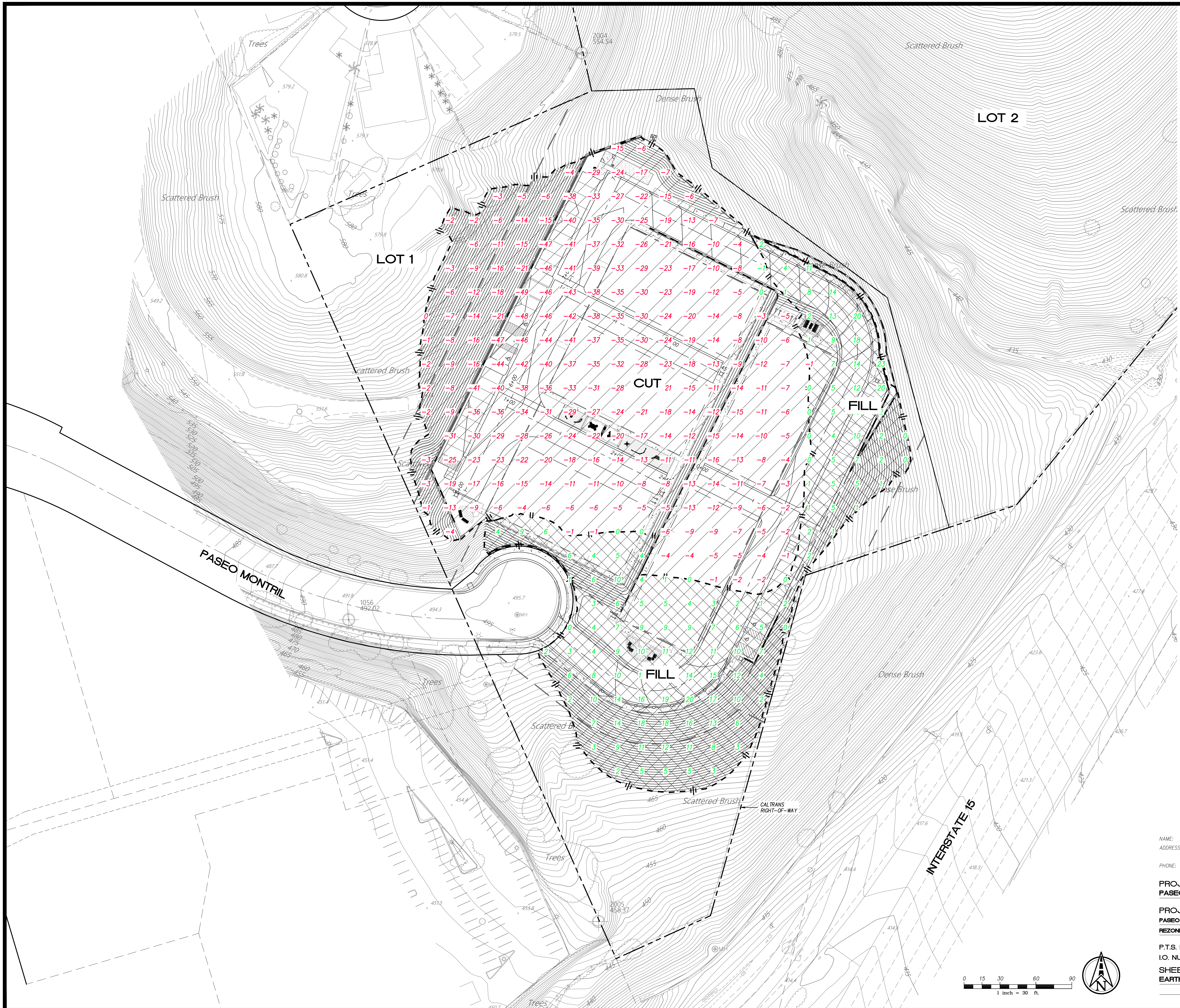
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SHEET 7 OF 15

DEP #



VICINITY MAP
NOT TO SCALE

LEGEND

- DAYLIGHT LINE
- CUT / FILL LINE
- PROPOSED FILL AREA
- PROPOSED CUT AREA

RAW EARTHWORK QUANTITIES

59,600	CY CUT
12,900	CY FILL
46,700	CY EXPORT

PREPARED BY:



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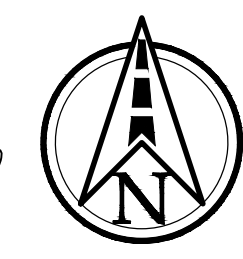
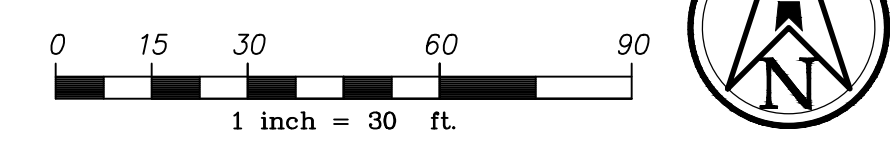
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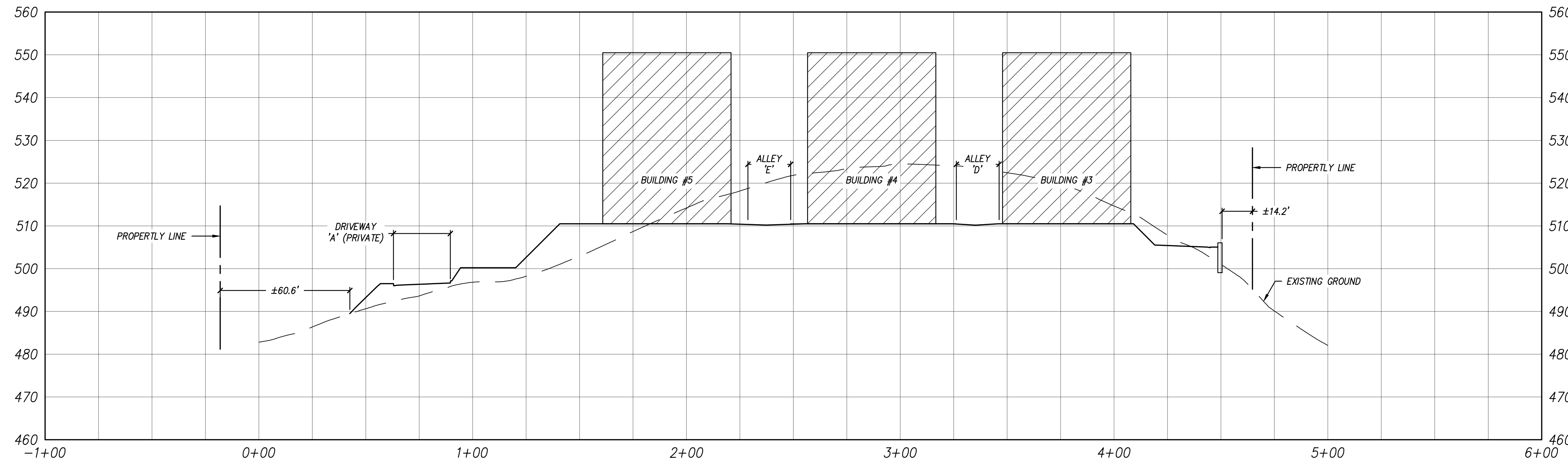
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SHEET TITLE:
EARTHWORK

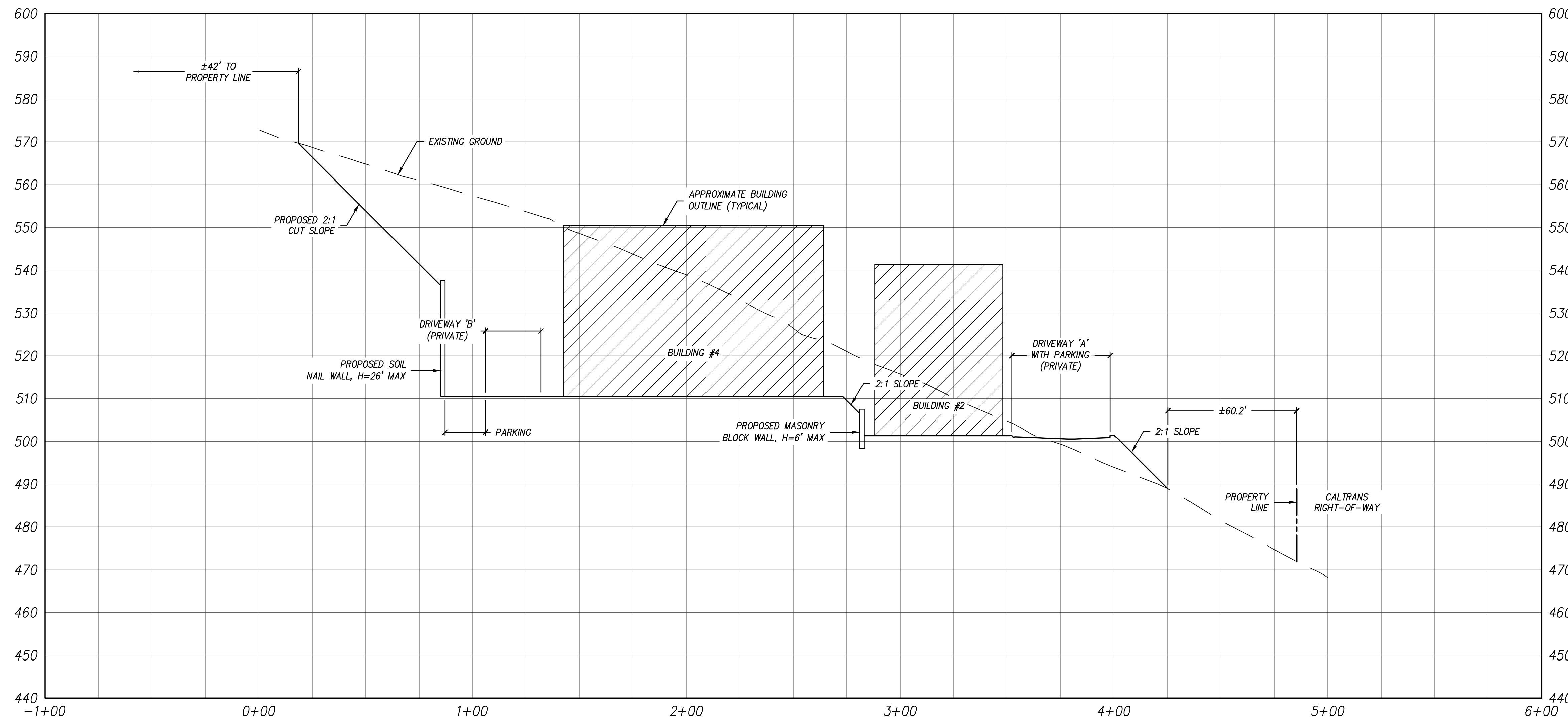
SHEET 8 OF 15

DEP #

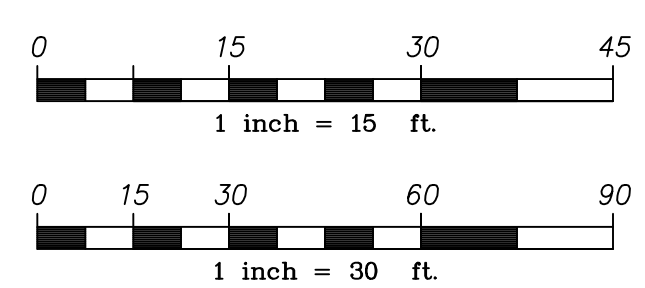
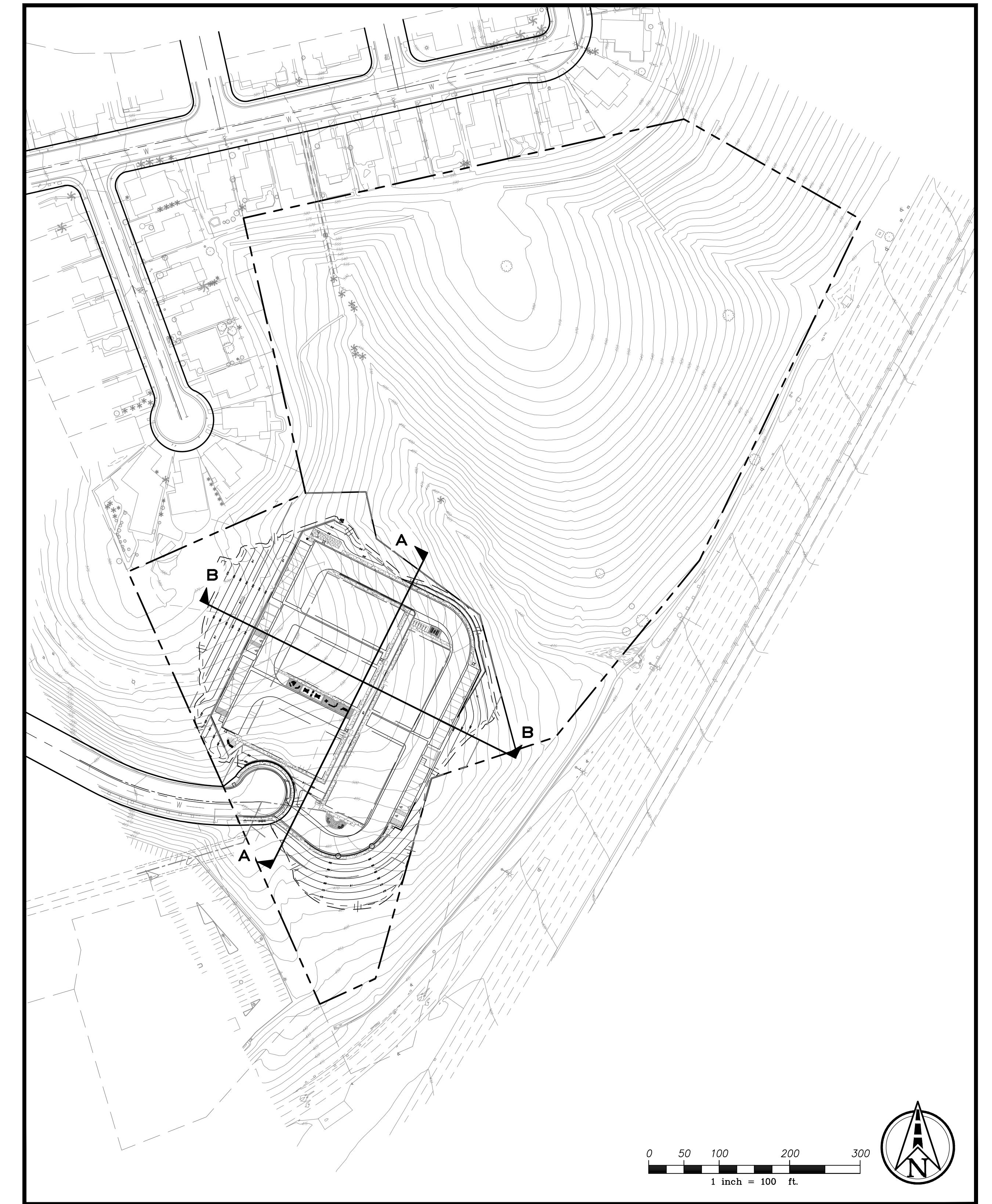




SECTION A-A
SCALE HORIZ. 1"=30' VERT. 1"=15'



SECTION B-B
SCALE HORIZ. 1"=30' VERT. 1"=15'

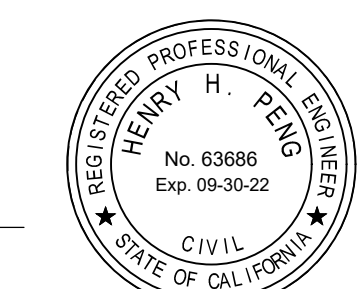


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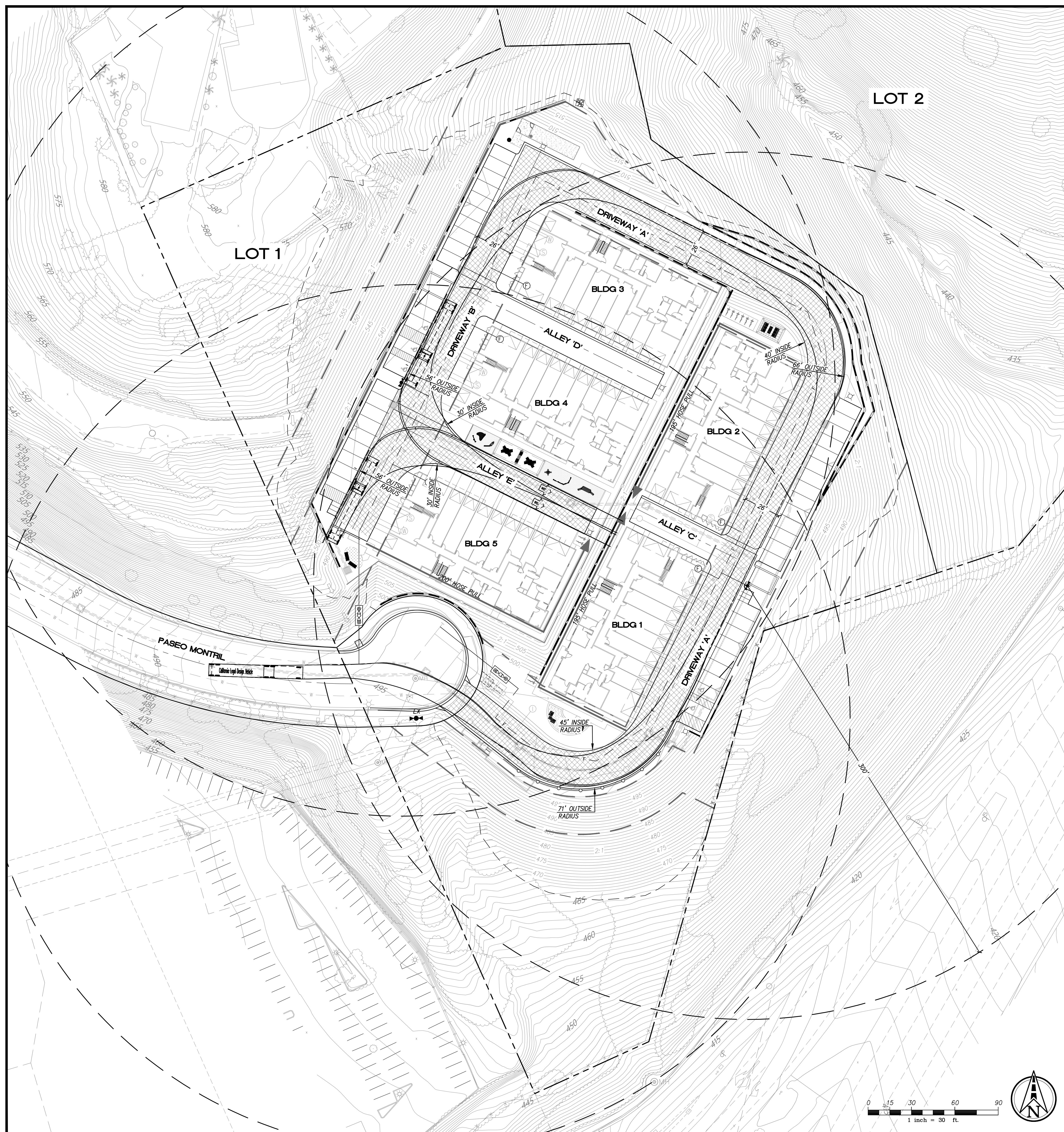
SHEET TITLE:
SITE CROSS SECTIONS

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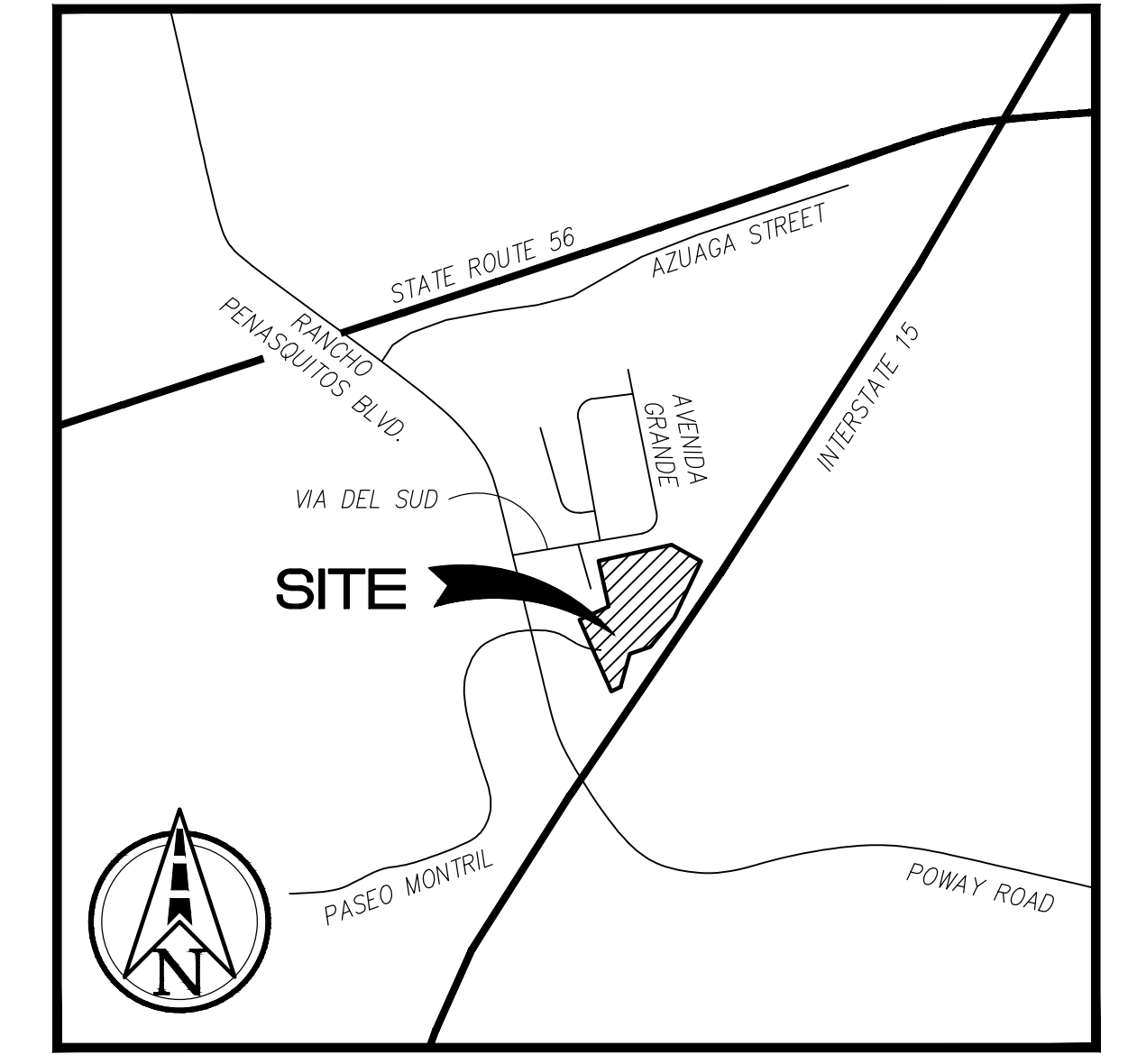
SHEET 9 OF 15

DEP #



LEGEND:

- FIRE HYDRANT SERVICE RADIUS = 300'
- PROPOSED FIRE ACCESS ROADWAY, NO PARKING ALLOWED. "FIRE LANE - NO PARKING" SIGNS TO BE INSTALLED AT 150' INTERVALS.
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 200' MAX HOSE PULL TO ALL PORTIONS OF THE EXTERIOR OF BUILDINGS PER POLICY A-14-1
- FIRE TRUCK TURN



FIRE NOTES:

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
3. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
4. CFC 507.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CC 312.
5. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OR ALARM BELLS, HORNS OR STROBES.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
7. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, CFC 503.2.3.
9. NO ON STREET PARKING ALLOWED ON ALL PRIVATE DRIVEWAYS AND PRIVATE ALLEYS.
10. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING.
11. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY I-00-6, SHALL BE PROVIDED.
12. SITE PLAN, AS SHOWN, MEETS FIRE ACCESS AND SETBACK REQUIREMENTS FOR BUILDINGS LESS THAN 30' IN HEIGHT. SETBACK AND ACCESS REQUIREMENTS TO BE REVIEWED AGAIN DURING BUILDING PERMIT PROCESS TO ENSURE THAT REQUIREMENTS CONTINUE TO BE MET FOR BOTH RESIDENTIAL AND COMMERCIAL SITES.
13. BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTIONS 95.0209.
14. FOR ADU/CDU; IT SHALL BE NECESSARY TO PROVIDE A SEPARATE ADDRESS FOR THE SEPARATE UNIT. THE APPLICANT WILL NEED TO REQUEST THAT THE PROJECT MANAGER ADDS A REVIEW CYCLE FOR MIS ADDRESSING TO REVIEW THE PROJECT TO ASSIGN AND/OR RE-ASSIGN A PHYSICAL ADDRESS WITH STREET NAME, NUMBER AND/OR UNIT DESIGNATION.
15. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
16. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT.
17. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
18. DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
19. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AC SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
20. ANY HAMMERHEAD/TURNAROUND/CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D CFC. FIGURE D103.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN. TURN RADIUS 30' INSIDE/50' OUTSIDE. SDFD FPB POLICY A-14-1.
21. AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. SEE CFC APPENDIX D/FPB POLICY A-14-A.

PREPARED BY:



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PROJECT ADDRESS:
PASEO MONTRIL

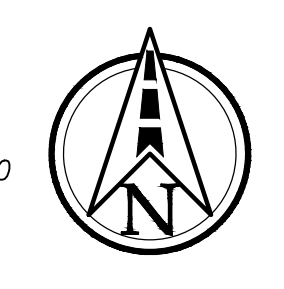
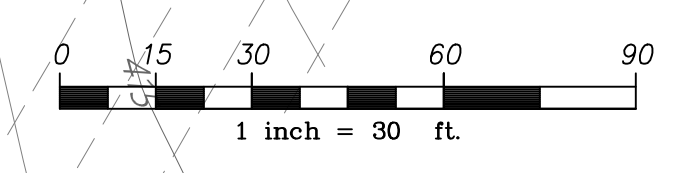
PROJECT NAME:
**PASEO MONTRIL VTM, SDP, PDP, CPA
 REZONE, NDP AND EASEMENT VACATION**

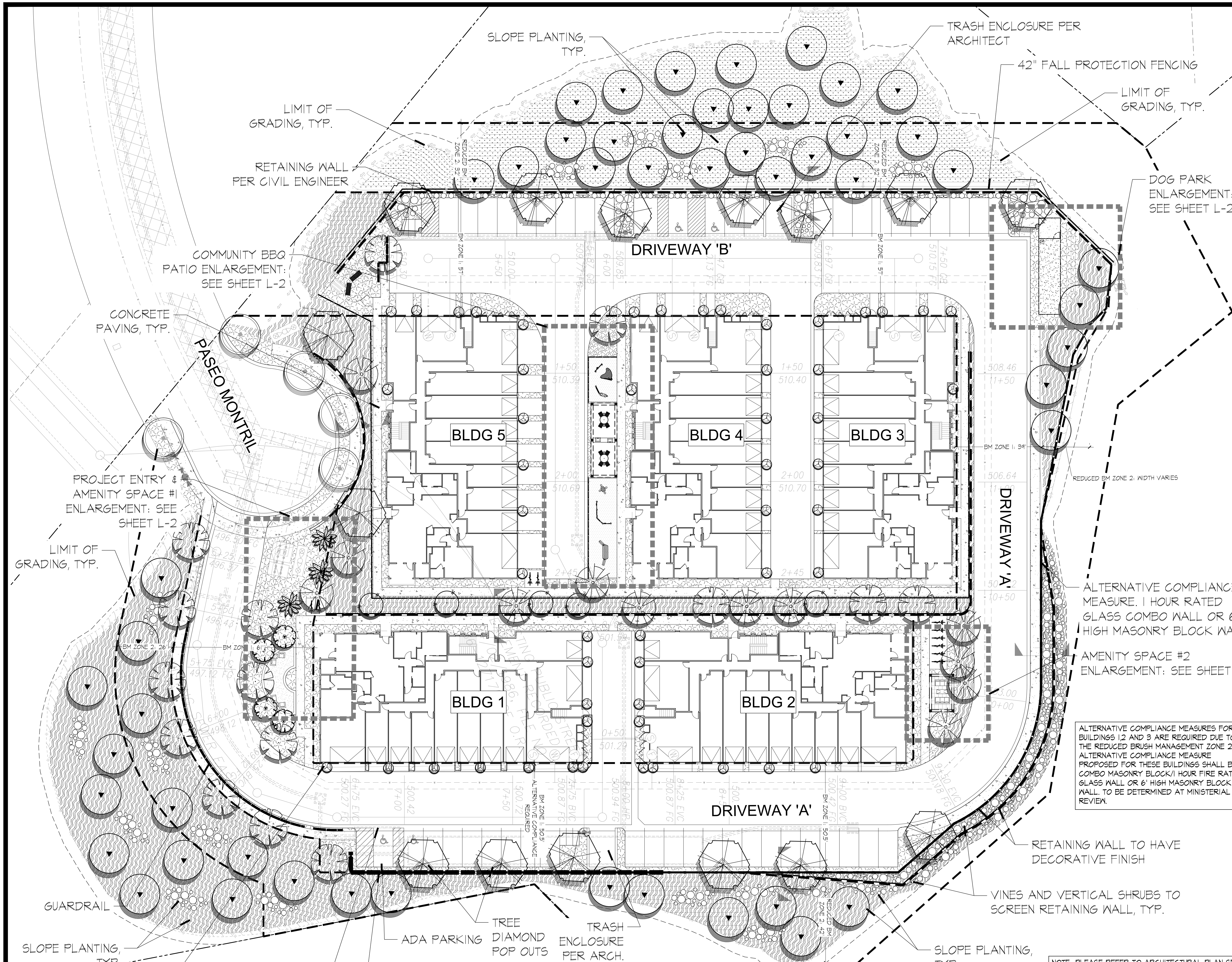
P.T.S. NUMBER: 658273
 I.O. NUMBER: 240076682

SHEET TITLE:
FIRE ACCESS PLAN

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	6/20/2022
REVISION 7:	7/29/2021
REVISION 6:	5/3/2021
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REVISION 2:	11/24/2020
REVISION 1:	9/28/2020

ORIGINAL DATE: 3/19/2020
 SHEET 10 OF 15
 DEP #





*NOTE: ALL TREES TO BE PLANTED ON SLOPE SHALL BE 15 GAL.
 PLANT LEGEND NOTE: ALL PLANTS SHOWN ON LEGEND MAY ULTIMATELY NOT BE USED AND ADDITIONAL PLANTS MAY BE ADDED ON CONSTRUCTION DOCUMENTS.

TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 20-25	H X S	SIZE	WCOLs
[Symbol]	HYMENOPHYLLUM FLAVUM	SWEET SHADE	30 X 20	15 GAL/24" BOX	M	
[Symbol]	STENOCARPUS SINIATUS	FIREWHEEL TREE	30 X 15	15 GAL/24" BOX	M	
[Symbol]	TRISTANIA CONFERTA	BRISBANE BOX	30 X 25	15 GAL/36" BOX	M	
SMALL ACCENT TREES, SUCH AS						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 10-20	SIZE	WCOLs	
[Symbol]	LAGERSTROEMIA INDICA	GRAPE MYRTLE	20 X 10	36" BOX	M	
[Symbol]	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM 'DIARF' MAGNOLIA	20 X 10	36" BOX	M	
MEDIUM ACCENT TREES, SUCH AS						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 10-20	SIZE	WCOLs	
[Symbol]	CUPRESSUS SEMPERVIRENS 'TINY TOWERS'	'DIARF' ITALIAN CYPRESS	4 X 2	15 GAL	L	
[Symbol]	PODOCARPUS 'MAKI'	SHREBBY YEN PODOCARPUS	10 X 4	15 GAL	M	
SPECIMEN/ACCENT TREES, SUCH AS						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 20-30	SIZE	WCOLs	
[Symbol]	ALBIZIA JULIBRISSEIN	SILK TREE	25 X 20	15 GAL/24" BOX	L	
[Symbol]	Olea EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	25 X 25	15 GAL/36" BOX	M	
[Symbol]	SCHEFFERA ACTINOPHYLLA	UMBRELLA TREE	25 X 20	15 GAL/24" BOX	M	
LARGE CANOPY TREES, SUCH AS						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 20-30	SIZE	WCOLs	
[Symbol]	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	40 X 25	15 GAL/24" BOX/36" BOX	M	
[Symbol]	ULMUS PARVIFOLIA	CHINESE ELM	30 X 40	15 GAL/24" BOX/36" BOX	M	
PALMS						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 20-30	SIZE	WCOLs	
[Symbol]	PHOENIX DACTYLIFERA	DATE PALM	30 X 15	15" BTH	L	
NATIVE TREES						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 5-10	SIZE	WCOLs	
[Symbol]	HETEROMELES ARBUTIFOLIA	TOYON	20 X 10	15 GAL	VL	
[Symbol]	QUERCUS AGRIFOLIA	COAST LIVE OAK	50 X 50	15 GAL	VL	
[Symbol]	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	25 X 25	15 GAL	VL	
STREET TREES (PASEO MONTRIL)						
TREES SYM.	BOTANICAL NAME	COMMON NAME	QTY 5	SIZE	WCOLs	
[Symbol]	RHUS LANCEA	AFRICAN SUMAC	25 X 30	24" BOX	L	
[Symbol]	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	25 X 25	24" BOX	VL	

SHRUBS BOTANICAL NAME	COMMON NAME	SIZE	WCOLs
LARGE SHRUBS	ALYOSYNE HUEGELII	BLUE HIBISCUS	5 GAL. LOW
4'-8" HEIGHT	CEANOTHUS CONCHA	CONCHA MOUNTAIN LILAC	LOW
	CISTUS PURPUREUS	ROCK ROSE	LOW
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	LOW
	TEXAS RANGER		
	MYRTUS COMMIS	COMMON MYRTLE	LOW
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW
	SALVIA LEUCANTHA	SANTA BARBARA SAGE	VERY LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	VERY LOW
	NESTINGIA F. 'SMOKEY'	COAST ROSEMARY	LOW

SHRUBS BOTANICAL NAME	COMMON NAME	SIZE	WCOLs
SMALL SHRUBS	ANISOZANTHOS FLAVIDUS	RED KANGAROO PAM	1 GAL. LOW
1'-3" HEIGHT	BOUSAINVILLEA SPP	BOUSAINVILLEA	LOW
	BULBINE FRUTESCENS	ORANGE STALKED BULBINE	LOW
	GLIVIA MINIATA	TORCH LILY	LOW
	LANTANA 'GOLD MOUND'	GOLD SPREADING LANTANA	LOW
	LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	LOW
	MULLENBERGIA RIGENS	DEER GRASS	LOW
	RHAPHIOLEPSIS UMBELLATA MINOR	'DIARF' YEDDO HAWTHORNE	LOW
	SALVIA GREGGII 'HOT LIPS'	HOT LIPS SALVIA	LOW

SHRUBS BOTANICAL NAME	COMMON NAME	SIZE	WCOLs
SLOPE SHRUBS	ARCTOSTAPHYLOS SPP	MANZANITA	LOW
	CEANOTHUS SPP.	CALIFORNIA LILAC	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD SHRUB	LOW
	ENGELIA CALIFORNICA	COAST SUNFLOWER	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	LOW
	RHUS OVATA	SUGAR BUSH	LOW
	SALVIA LEUCANTHA	MEXICAN SAGE	LOW

IRRIGATED HYDROSEED MIX: NATIVE

BOTANICAL SEED NAME	RATE LBS/ACRE	% PURITY	PURE GERMINATION	% PURE LIVE SEED
ARTEMISIA CALIFORNICA	3.0	15	60	9
CISTUS CORSCICUS	6.0	95	75	6.86
ELYMUS TRITICOIDES	10.0	95	85	8.10
ENCHELIA CALIFORNICA	6.0	40	60	2.40
ERIOGONUM FASCICULATUM	15.0	10	65	1.47
ERIOPHYLLUM CONFERTIFLORUM	4.0	35	75	1.56
ESCHSCHOLZIA CALIFORNICA	3.5	95	75	3.20
VULPIA MICROSTACYS	5.0	85	80	6.80
GAZANIA SPENDENS 'SUNRISE YELLOW'	10.0	70	85	6.00
LOTUS SCOPARIUS	6.0	40	60	3.12
MIMULUS LONGIFLORUS	2.0	5	70	4
MUMULUS PUNICEUS	2.5	2	55	1
NEMOPHILA MENZIESII	2.0	95	85	81
PHACELIA CAMPANULARIA	3.0	95	75	71
SALVIA MELLIFERA	4.5	85	50	43
VERBENA TENUISECTA	9.0	95	70	67

ALTERNATIVE COMPLIANCE MEASURE. 1 HOUR RATED GLASS COMBO WALL OR 6' HIGH MASONRY BLOCK WALL TO BE DETERMINED AT MINISTERIAL REVIEW.

RETAINING WALL TO HAVE DECORATIVE FINISH

VINES AND VERTICAL SHRUBS TO SCREEN RETAINING WALL, TYP.

NOTE: PLEASE REFER TO ARCHITECTURAL PLAN SET FOR ARCHITECTURAL ALTERNATIVE COMPLIANCE MEASURES.

SC	BOTANICAL NAME	COMMON NAME	SIZE	WCOLs
SLOPES	BACCHARIS PILLULARIS	'DIARF' COYOTE BRUSH	1 GAL.	LOW
FLAT AREAS	SENEGIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL.	LOW
1.5:1 SLOPE	HYDROSEED MIX. REFER TO HYDROSEED TABLE, SHEET L-1			
VINES	BOUSAINVILLEA SPP	BOUSAINVILLEA	15 GAL.	LOW
5'X10'	TEGOMARIA CAPENSIS	CAPE HONEYSUCKLE	15 GAL.	MODERATE

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

* 5 FEET ON RESIDENTIAL LOCAL STREETS WITH A DESIGN SPEED OF 25MPH OR SLOWER

ALTERNATIVE COMPLIANCE MEASURE. 1 HOUR RATED GLASS COMBO WALL OR 6' HIGH MASONRY BLOCK WALL

PASEO MONTRIL

SAN DIEGO, CALIFORNIA

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



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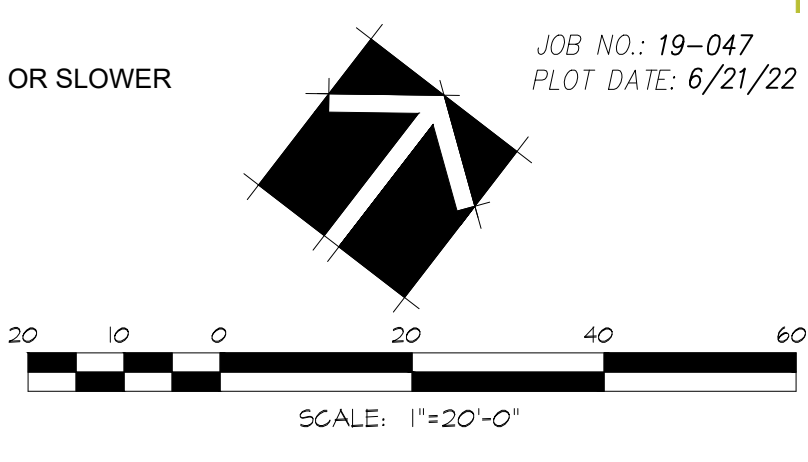
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 PHONE: 858-843-4253

PROJECT ADDRESS:
PASEO MONTRIL

PROJECT NAME:
PASEO MONTRIL VTM, SDP, PDP, CPA
 REZONE, NDP AND EASEMENT VACATION

P.T.S. NUMBER: 658273
 I.O. NUMBER: 240076662

SHEET TITLE:
LANDSCAPE CONCEPT PLAN



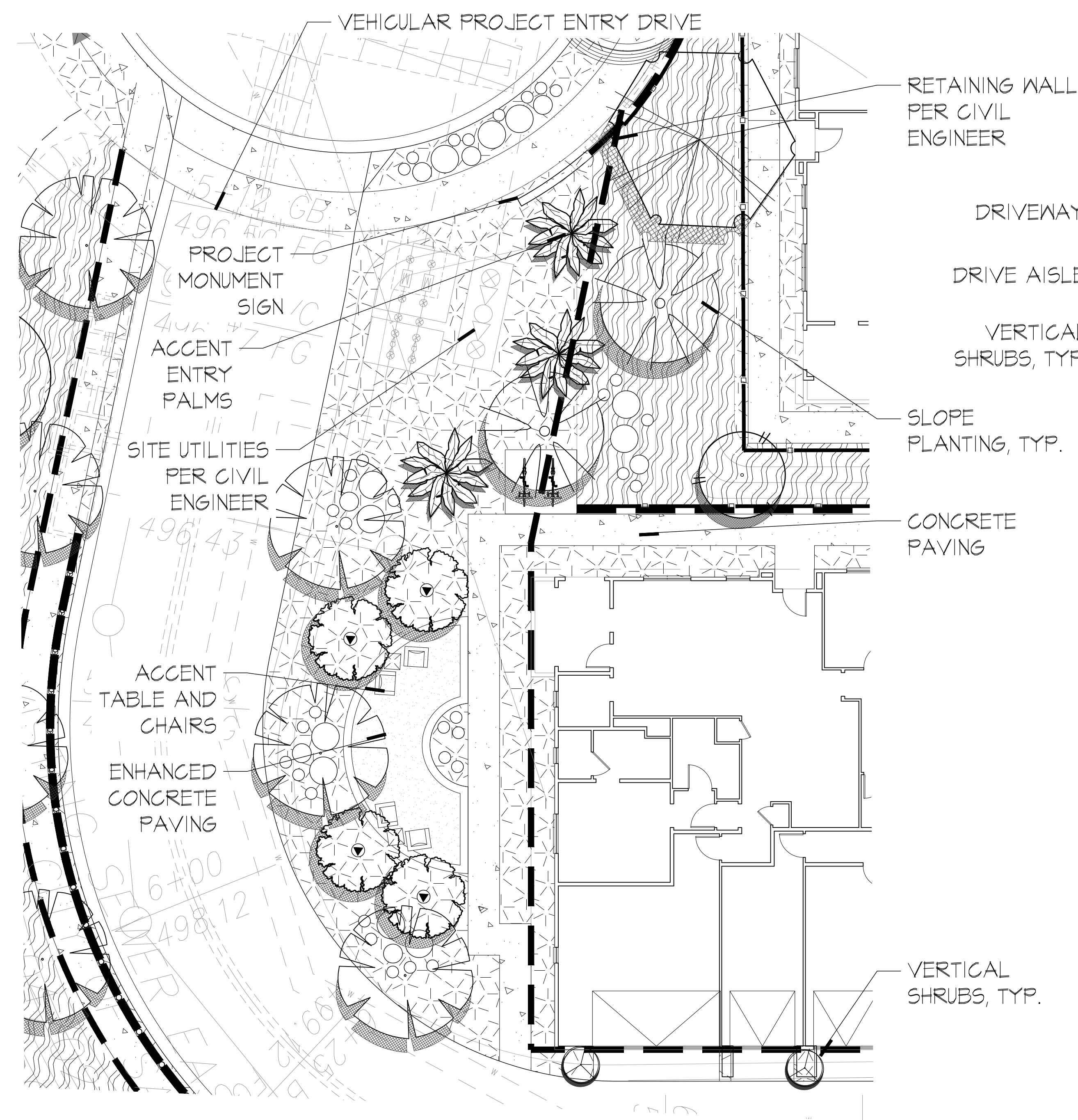
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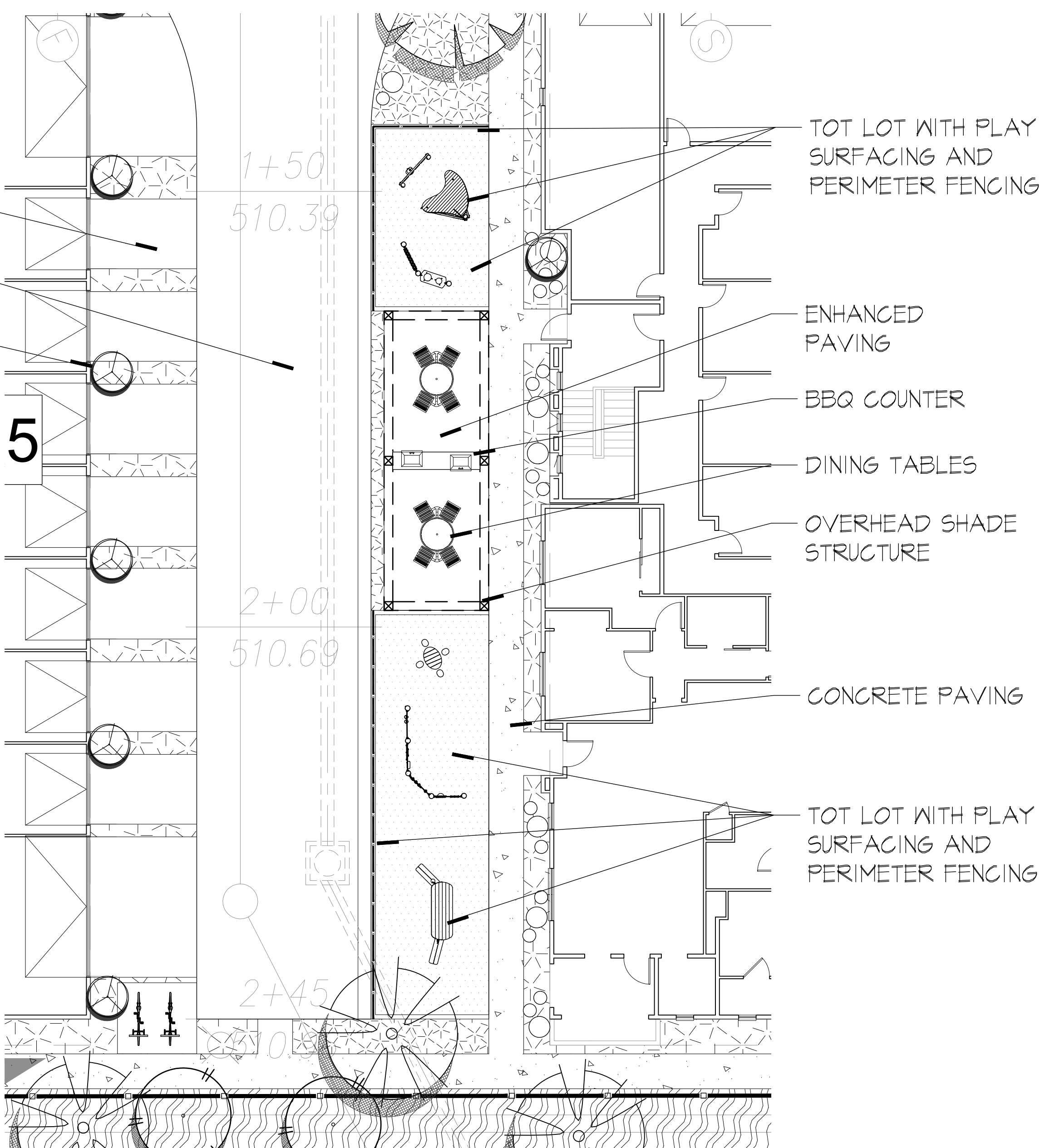
SHEET 11 OF 15

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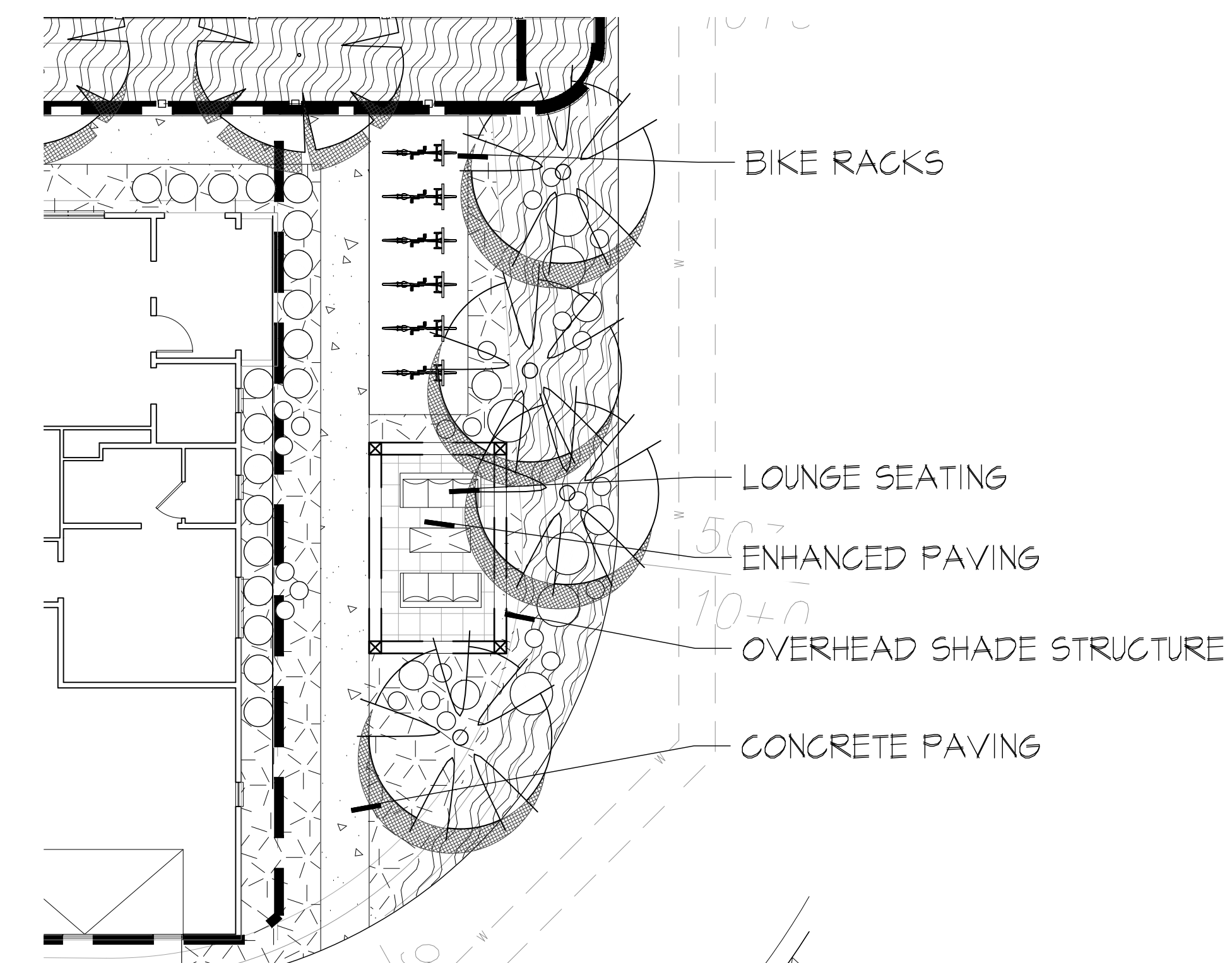
MONUMENT SIGN AND AMENITY SPACE #1



COMMUNITY BBQ PATIO

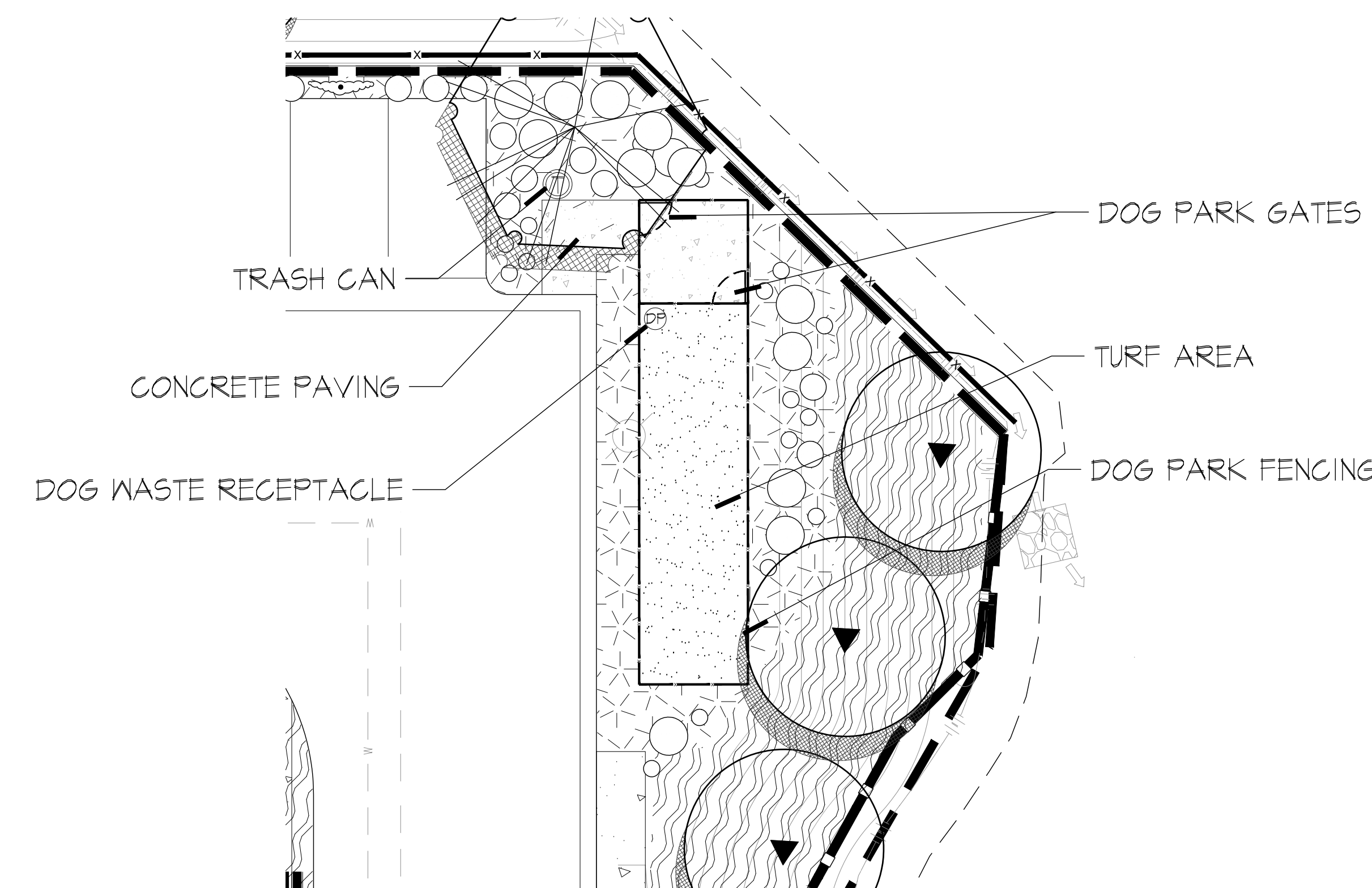


AMENITY SPACE #2



STRUCTURES IN ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE

DOG PARK



L-2

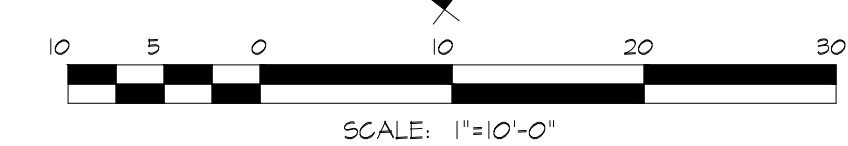
PASEO MONTRIL

SAN DIEGO, CALIFORNIA

PARDEE HOMES
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SAN DIEGO, CA 92128



JOB NO: 19-047
PLOT DATE: 6/21/22



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T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING



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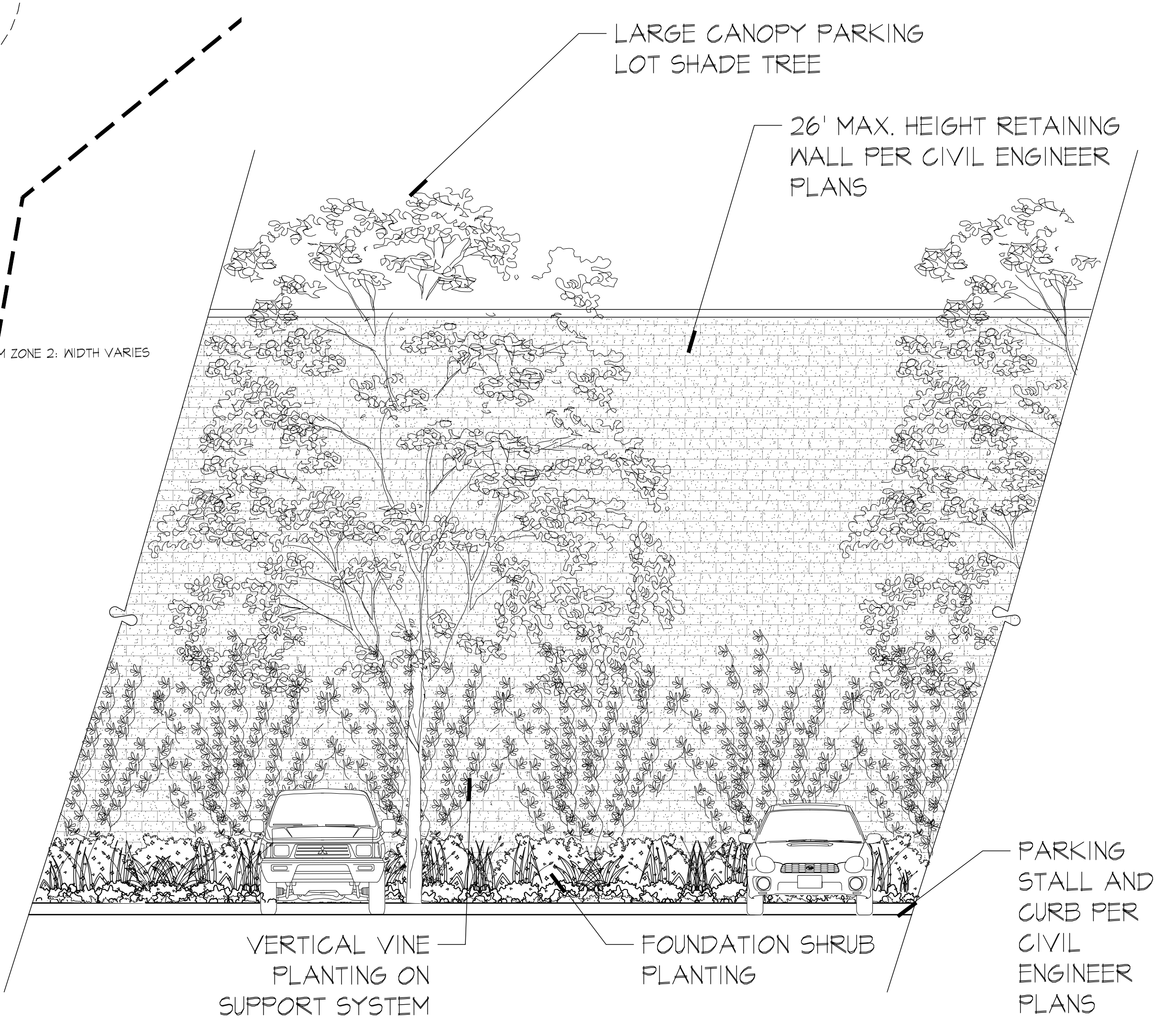
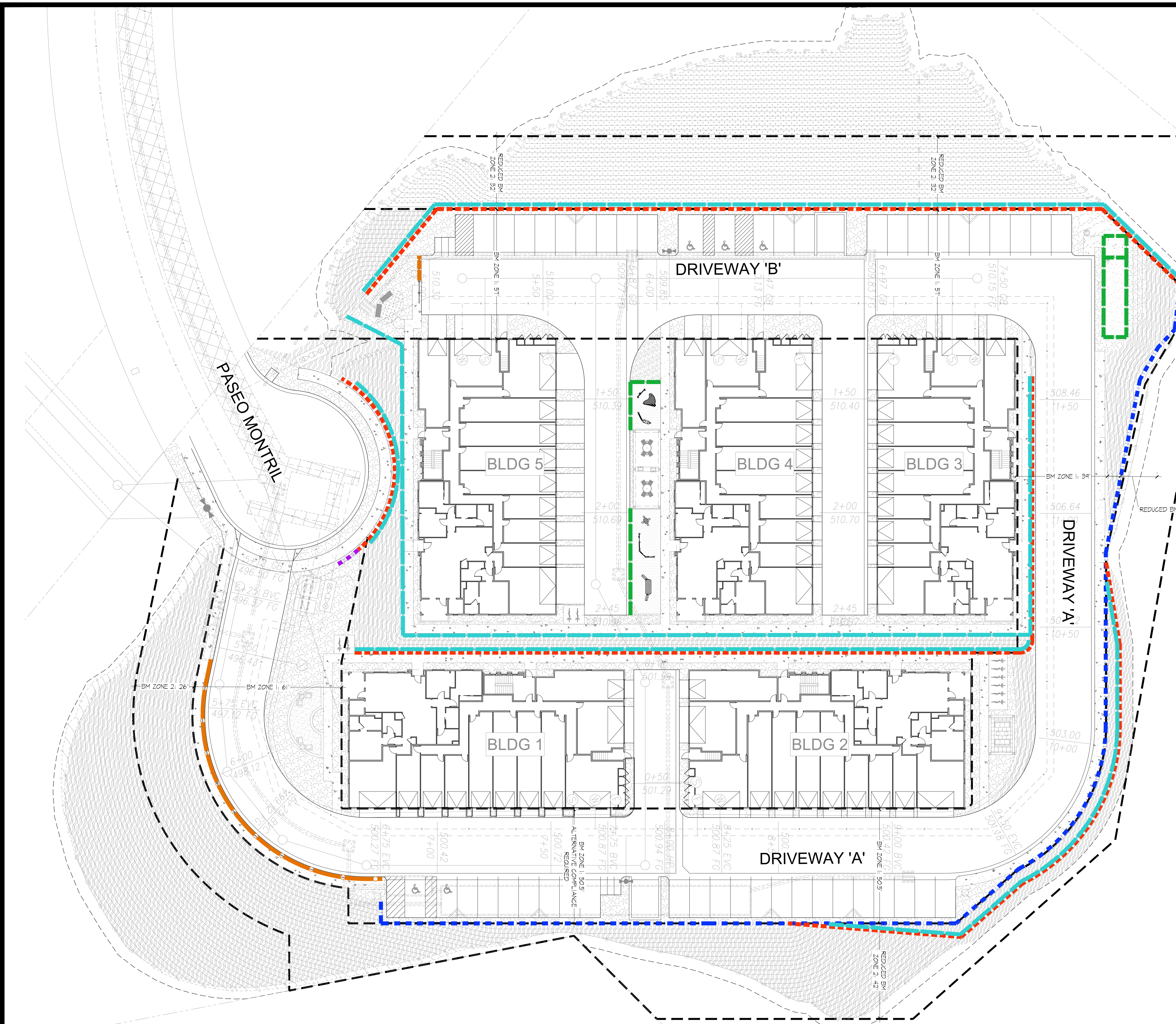
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SHEET 12 OF 15
DEP #

FENCE AND WALL LEGEND

- MONUMENT SIGN (3'-5')
- RETAINING WALL PER CIVIL ENGINEER (HEIGHT VARIES, SEE CIVIL PLANS)
- COMBO FIRE WALL (2" MASONRY WITH 4' TEMPERED GLASS)
- DOG PARK FENCE/GATE (42')
- GUARDRAIL PER CIVIL ENGINEER (42')
- FALL PROTECTION FENCING (42')



CONCEPTUAL WALL ELEVATION: 26' MAX. HEIGHT RETAINING WALL, NORTH PARKING LOT

L-3

PASEO MONTRIL

SAN DIEGO, CALIFORNIA

PARDEE HOMES

13400 SABRE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CA 92128



JOB NO.: 19-047
PLOT DATE: 6/21/22



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SHEET 15 OF 15
DEP #

BRUSH MANAGEMENT

Additional Information

- Brush/Weed Abatement, use of goats: City of San Diego Fire-Rescue Department (619) 533-4444. <http://www.sandiego.gov/fire-services/brush/index.shtml>
- Property restrictions (easements, permits, deed or title): County Recorder (619) 237-0502.
- Obtaining permits for brush management on private property with restrictions: City of San Diego Development Services Department (619) 446-5000. <http://www.sandiego.gov/development-services/>
- Brush management on City-owned open space land: City of San Diego Park and Recreation Department, Brush Management Section (619) 685-1350. <http://www.sandiego.gov/park-and-recreation/>
- See Bulletin #2: Use of Goats for Brush Management for an alternative way to thin brush. <http://www.sandiego.gov/fire/pdf/goatpermit.pdf>
- City of San Diego Landscape Standards: Guidance on plant materials (prohibited invasive species) and brush management techniques. <http://www.sandiego.gov/development-services/pdf/industry/standards09.pdf>



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BULLETIN #1: BRUSH MANAGEMENT GUIDE

The City of San Diego has over 500 linear miles of wildland-urban interface where the back yards of homes meet dense stands of native-naturalized vegetation in canyons and other open space areas. Years of drought have increased the flammability of vegetation and risk for dangerous wildfires to occur. Brush management is needed to reduce fire hazards around structures, and to help firefighters protect life and property when fires do occur.

In addition to protecting the public from fire hazards, the City also has a responsibility to protect sensitive biological resources in canyons and open space areas. Brush management activity must be done in a manner that both reduces fire hazards and minimizes impacts to undisturbed native or naturalized vegetation. It is the responsibility of each homeowner to conduct brush management on their property consistent with San Diego Municipal Code (SDMC) Section 142.0412 and with required protections for environmentally sensitive lands (SDMC Chapter 14, Article 3, Division 1).

This Bulletin generally describes brush management requirements and techniques. Check with the Fire-Rescue Department or Development Services Department (DSD) before you begin your work to better understand how the requirements apply to a specific piece of property. (See back of Bulletin for contact information.)

BRUSH MANAGEMENT REQUIREMENTS (SDMC Section 142.0412)

Any property containing a habitable structure and native or naturalized vegetation is required to provide 100 feet of brush management in two distinct zones: Zone 1 and Zone 2. Special requirements may apply (i.e. pre-1989 development). Check with Fire-Rescue or DSD before you begin brush management work.

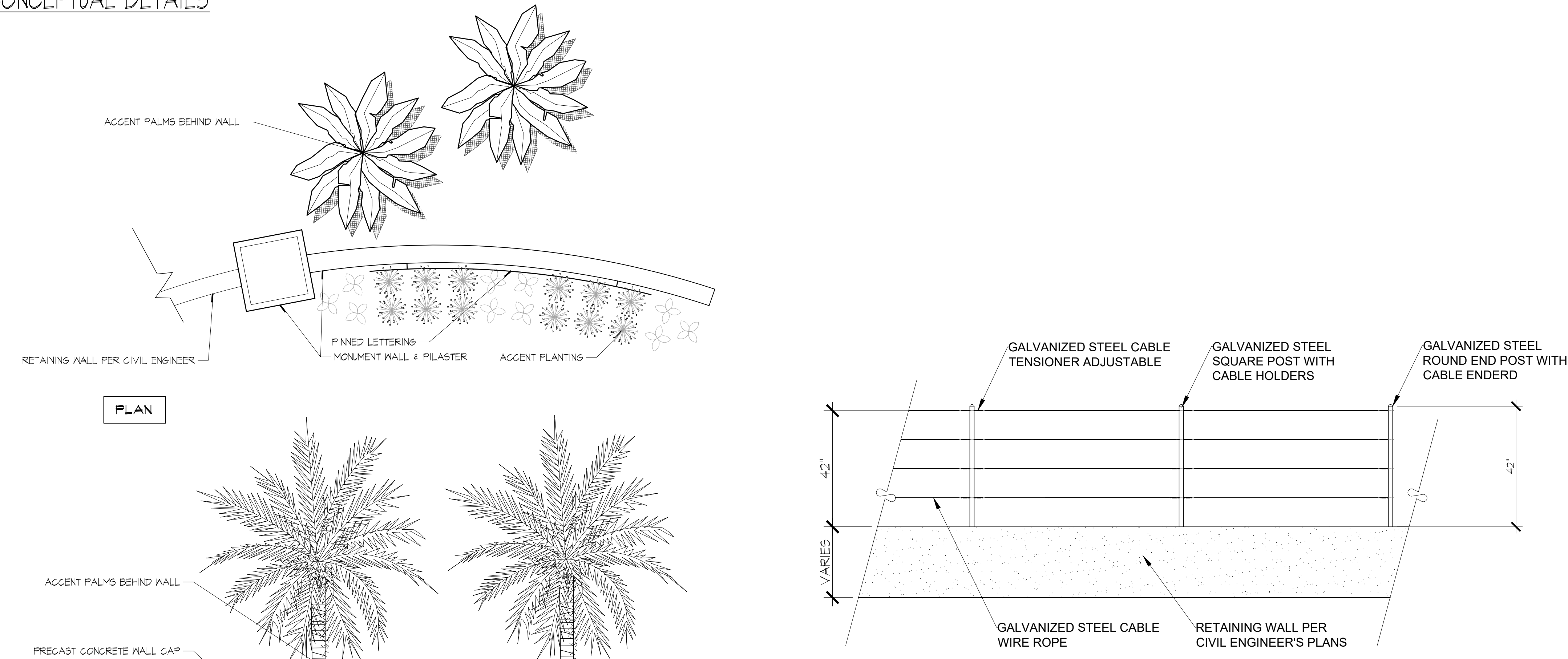
Brush Management **Zone 1** typically extends 35 feet out from the habitable structure towards flammable vegetation, and occurs on the level portion of a property.

- Zone 1 must be maintained on a regular basis by thinning and pruning trees and plants, controlling weeds, and maintaining irrigation systems.
- No habitable structures are permitted. New construction (i.e. fences, walls, palapas, play structures, gazebos, and decks) must be non-combustible and/or have a minimum 1-hour fire resistance rating. Previously conforming structures (legally constructed prior to ordinance) may remain unless they constitute a distinct danger to life or property.
- Plants should be primarily low-growing (less than 4 feet in height), low-fuel, and fire-resistant.
- All portions of trees, other than the trunk, which extend within ten feet of a structure or the outlet of any chimney, must be cut back.
- Trees adjacent to or overhanging any building must be free of dead wood.
- Roof and rain gutters must be free of leaves, needles, or other dead vegetative growth.

Brush Management **Zone 2** is the remaining 65 feet that extends beyond Zone 1, typically comprised of undisturbed vegetation on a slope subject to sensitive biological resource protections.

- Zone 2 must be maintained on a regular basis by controlling weeds and removing invasive species. (See back of Bulletin under additional information.)
- Selective thinning and pruning of native and non-native plants is required to reduce the fuel-load. Do not grade or grub native plants, soils or habitats. Non-native plants must be pruned before native plants. See detailed instructions provided in this Bulletin. Violators will be responsible for restoration and mitigation costs as applicable.
- Brush management activity is not allowed March 1 through August 15 in coastal sage scrub, maritime succulent scrub, or coastal sage-chaparral habitats, unless an exception is specifically granted.
- NO structures or permanent irrigation are allowed in Zone 2.
- A permit is required to re-vegetate or reconfigure Brush Management Zone 2. Failure to obtain the required permits could result in costly corrective action.

CONCEPTUAL DETAILS



FALL PROTECTION FENCING

CONCEPTUAL ENTRY MONUMENT SIGN

CONCEPTUAL WATER USE CALCULATIONS

Paseo Montril		METER 'x' / CONTROLLER 'x'	
ESTIMATED WATER USE			
EWU (GPD) =	$ETo \times PF \times HA \times .62$		
ETo =	0.129	AVG. DAILY Eto =	47 per year
PF =	0.3	LOW WATER USE PLANTS	
HA =	SEE BELOW FOR SQUARE FOOTAGE		
0.62 =	CONVERSION FACTOR OF UNITS TO GPD		
IE =	0.75	ROTORS	
	0.6	SPRAYS	
	0.81	DRIP	
	0.85	BUBBLERS	
ZONE TYPE			
SHRUB ROTORS	AREA (SQ. FT.)	EWU =	GPD
	31,587	$ETo \times PF \times HA \times .62/IE$	1,008.71
TURF ROTORS		EWU =	GPD
		$ETo \times PF \times HA \times .62/IE$	0.00
SHRUB SPRAYS		EWU =	GPD
		$ETo \times PF \times HA \times .62/IE$	0.00
TURF SPRAYS		EWU =	GPD
		$ETo \times PF \times HA \times .62/IE$	0.00
SHRUB DRIP	14,931	EWU =	GPD
		$ETo \times PF \times HA \times .62/IE$	441.49
TREE BUBBLER		EWU =	GPD
		$ETo \times PF \times HA \times .62/IE$	0.00
TOTAL SQ. FEET:	46,518	EWU =	1450.20
ACRE:	1.07	GPD	377.051
		GPY	1.16
		AC. FT./yr	50404.62
		CU.FT./yr	
<i>*EWU based on watering 5 days per week, 52 weeks per year, with no effective rainfall.</i>			
MAWA = $Eto \times 0.5 \times AREA \times 0.62$	DAILY MAWA:	1.857	2.08
	YEARLY MAWA:	677.767	AC. FT.

TUBULAR STEEL FENCE

COMBO FIRE WALL

How to Selectively Thin and Prune Plants and Trees in Zone 2 and Avoid Clearing Sensitive Vegetation in Violation of the Code.

Step 1: Remove... as much dead wood as you can and invasive species within the Brush Management Zone areas.

Step 2: Thin... the entire Zone 2 area. Start by cutting down 50% of the plants over 2 feet in height to a height of 6 inches. Don't go any lower than 6 inches so the roots remain to control soil erosion. The goal is to create a "mosaic" or more natural look, as shown below, so do your cutting in a "staggered" pattern. Leave uncut plant groupings up to 400 square feet — that's a 20x20-foot area, or an area that can be circled by an 80-foot rope — separated by groupings of plants cut down to 6 inches. Thinning should be prioritized as follows: 1) invasive non-native species; 2) non-native species; 3) flammable native species; 4) native species; and 5) regionally sensitive species.

Step 3: Prune... all plants or plant groupings that are left after the thinning process to achieve the horizontal and vertical clearances shown in the illustration below. (For trees in Eucalyptus Woodlands areas, see FPB Policy B-08-1.)

Tree and Shrub Spacing

Remaining plants, 4 feet or more in height, should then be cut and shaped into "umbrellas." This means pruning one half of the lower branches to create umbrella-shaped canopies. This allows you to see and deal with what is growing underneath. Upper branches may then be shortened to reduce fuel load as long as the canopy is left intact. This keeps the plant healthy and the shade from the plant canopy reduces weed and plant growth underneath. Vegetation that is less than 4 feet in height, like coastal sage scrub, should be cut back to within 12 inches of the root crown.

Step 4: Dispose... of the cuttings and dead wood by either hauling it to a landfill, or by chipping/mulching it on-site and spreading it out in the Zone 2 area to a depth of not more than 6 inches.

Step 5: Thin and prune annually... because plants will grow back.

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REVISION 2:	11/24/2020
REVISION 1:	9/28/2020

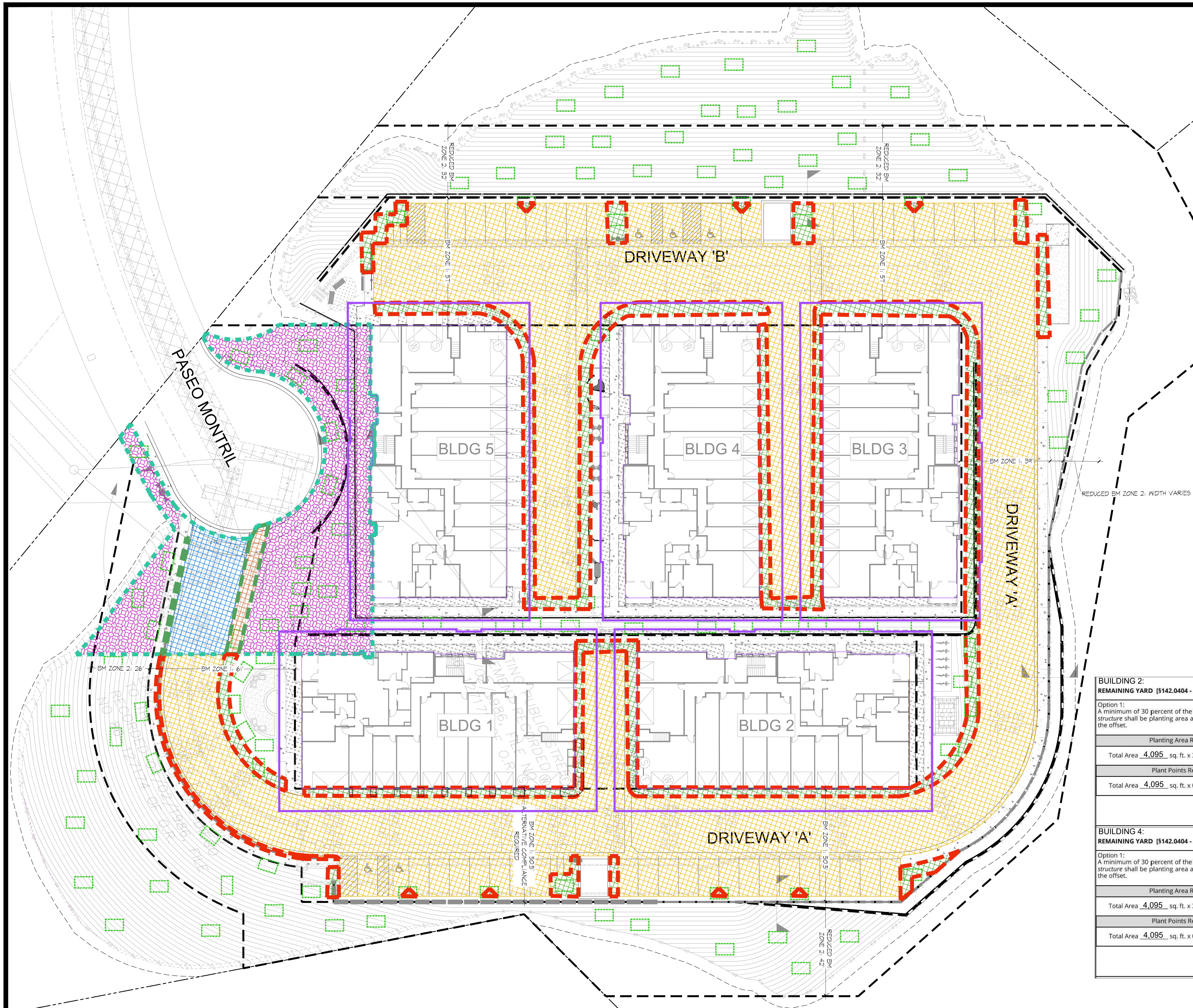
ORIGINAL DATE: 3/19/2020

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L-4



VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

	Planting Area Required	Planting Area Provided	Excess Area Provided
VUA inside Street Yard	1,429 sq. ft. x 0.05 = 71 sq. ft.	349 sq. ft.	278 sq. ft.
VUA outside Street Yard	39,398 sq. ft. x 0.03 = 1,181 sq. ft.	4,683 sq. ft.	3,502 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
VUA inside Street Yard	1,429 sq. ft. x 0.05 = 71 points	140 points	69 points
VUA outside Street Yard	39,398 sq. ft. x 0.03 = 1,181 points	1,852 points	671 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
50 points		650 points	

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-043 for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development

Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	9,709 sq. ft. x 50% = 4,854 sq. ft.	7,115 sq. ft.	2,594 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	9,709 sq. ft. x 0.05 = 485 points	832.5 points	347.5 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
347.5 points		347.5 points	

BUILDING 1: REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	4,095 sq. ft. x 30% = 1,228 sq. ft.	1,345 sq. ft.	117 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	4,095 sq. ft. x 0.05 = 204 POINTS	456 points	252 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
110 points		110 points	

BUILDING 2: REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	4,095 sq. ft. x 30% = 1,228 sq. ft.	1,350 sq. ft.	122 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	4,095 sq. ft. x 0.05 = 204 POINTS	456 points	252 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
110 points		110 points	

BUILDING 3: REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	4,095 sq. ft. x 30% = 1,228 sq. ft.	1,615 sq. ft.	387 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	4,095 sq. ft. x 0.05 = 204 POINTS	524 points	320 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
110 points		110 points	

BUILDING 4: REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	4,095 sq. ft. x 30% = 1,228 sq. ft.	1,503 sq. ft.	275 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	4,095 sq. ft. x 0.05 = 204 POINTS	496 points	292 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
110 points		110 points	

BUILDING 5: REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	4,095 sq. ft. x 30% = 1,228 sq. ft.	1,779 sq. ft.	551 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	4,095 sq. ft. x 0.05 = 204 POINTS	566 points	362 points
Plant Points Achieved with Trees (50%)		Plant Points Achieved with Trees (50%)	
110 points		110 points	

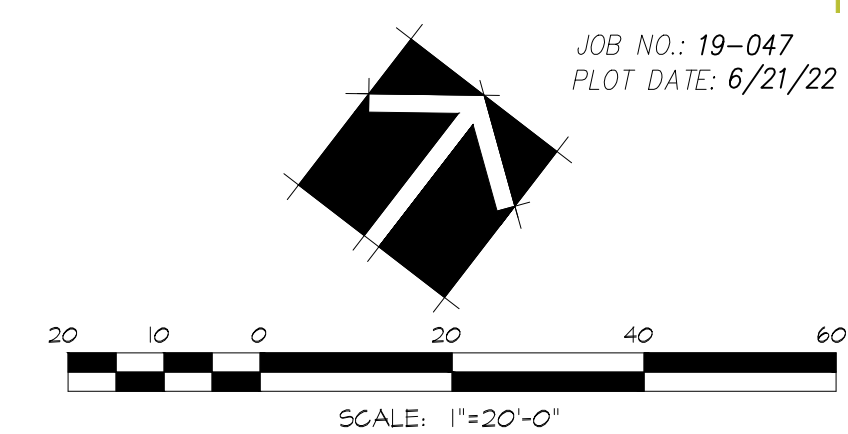
LANDSCAPE CALCULATIONS LEGEND

- STREET YARD
- STREET WALL LINE
- REMAINING YARD 10' OFFSET LINE
- REMAINING YARD/Common OPEN SPACE
- VEHICULAR USE AREA INSIDE STREET YARD
- 5' OFFSET OF PLANTING AREA - VUA W/ SY
- VEHICULAR USE AREA OUTSIDE STREET YARD
- 5' OFFSET OF PLANTING AREA - VUA OUTSIDE SY
- 5'x8' (40 SQ. FT.) TREE PLANTING AREA

PASEO MONTRIL

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

SAN DIEGO, CALIFORNIA



NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POMAY, CA 92064
PHONE: 858-843-4253

PROJECT ADDRESS:
PASEO MONTRIL

PROJECT NAME:
PASEO MONTRIL VTM, SDP, PDP, CPA
REZONE, NDP AND EASEMENT VACATION

P.T.S. NUMBER: 658273
I.O. NUMBER: 240076662

SHEET TITLE:
CONCEPTUAL PLANT POINT CALCULATIONS

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: 07/20/2021

REVISION 4: 2/18/2021

REVISION 3: 1/8/2021

REVISION 2: 11/24/2020

REVISION 1: 9/28/2020

ORIGINAL DATE: 3/19/2020

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