



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** January 14, 2016 **REPORT NO.** PC-16-005

**ATTENTION:** Planning Commission, Agenda of January 21, 2016

**SUBJECT:** RANCHO MILAGRO - PROJECT NO. 332547. PROCESS 4.

**OWNER/  
APPLICANT:** PHR VILLAGE, LLC

### SUMMARY

**Issue(s):** Should the Planning Commission approve a ten lot subdivision and the development of ten two-story single dwelling units and three lettered homeowners association lots located south of Carmel Valley Road, between Lopelia Meadows Place and Zinnia Hills Place within the Pacific Highlands Ranch Community Plan area?

### Staff Recommendation(s):

1. **Adopt** Findings that the information contained within the Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR for the Rancho Milagro Project No: 332547 has been completed in compliance with the California Environmental Quality Act, and the Rancho Milagro Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR (LDR No. 96-7918) reflect the independent judgment of the City of San Diego as Lead Agency; stating for the record that said Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR have been reviewed and considered prior to approving the project; and, **Adopt** the project-specific Mitigation Monitoring and Reporting Program; and
2. **Approve** Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572645.

**Community Planning Group Recommendation** – The Carmel Valley Community Planning Board voted, on January 22, 2015, 12:0:0 to recommend approval of the project.

**Environmental Review** - The City of San Diego as Lead Agency under CEQA has prepared and completed Master Environmental Impact Report (MEIR) Findings for Project No. 332547 (Findings to MEIR No. 96-7918/SCH No. 97111077), dated October 21, 2015. Based on the initial study, the City of San Diego has determined the Rancho

Milagro project would not cause any significant effect on the environment not examined in the previously certified MEIR.

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

**Code Enforcement Impact** - None with this action.

**Housing Impact Statement** – Pursuant to the Housing Element of the Pacific Highlands Ranch Subarea III Plan, the proposed project would provide affordable housing units. The Housing Element of the Pacific Highlands Ranch Subarea III Plan requires twenty percent of the units be provided for occupancy by and at rates affordable to, families earning no more than sixty-five percent of the median area income. The proposed project is consistent the Pacific Highlands Ranch Subarea III Plan Housing Element and more specifically, the Master Affordable Housing Program entered into with the City, the Housing Commission and the Applicant. The site would allow sixty-five dwelling units. The property owner will transfer fifty-five dwelling units to the Pacific Highlands Ranch Village. Of the total allowed sixty-five dwelling units, thirteen dwelling units are required to be affordable dwelling units. All of the affordable dwelling units would be constructed at the Pacific Highlands Ranch Village in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea III Plan.

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## **BACKGROUND**

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

The Subarea Plan is located in the northwest portion of the NCFUA and is bounded on the north by Black Mountain Ranch Subarea I, Del Mar Mesa Subarea V to the south, Torrey Highlands Subarea IV lies to the east, and the Carmel Valley community to the west. Pacific Highlands Ranch encompasses approximately 2,652 acres in the central portion of the NCFUA. The Subarea land use plan includes approximately 1,300 acres or 48 percent of Multi-Habitat Planning Area open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core. Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the Subarea Plan to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Subarea Plan designates the project site for Core Residential uses (Attachment 1). The Rancho Milagro project site is located on a 2.69 acre site east of the Town Center (Attachment 2). The site is zoned RM-1-2, AR-1-1 & RT-1-2. The existing elevations on-site range from approximately 282 feet above mean sea level (MSL) on the easterly end of the site to approximately 308 feet above MSL on the westerly portion of the site. To the north is a multi-

dwelling unit development, to the east is a single dwelling unit subdivision, to the south is an undeveloped property, and to the west is a single dwelling unit subdivision. Portions of the project site were graded in accordance with improvements to Carmel Valley Road. The project site is presently an undeveloped partially graded property (Attachment 3).

## **DISCUSSION**

### **Project Description**

The Rancho Milagro project (Project) proposes to subdivide and develop ten lots with ten two-story single dwelling unit structures with deviations from the regulations of the RM-1-2 zone and three lettered lots for the homeowners association (Attachment 4). The single dwelling unit residences would range in size from 2,800 to 3,250 square feet.

The Project proposes a traditional neighborhood design in a cluster similar to other developments to the north and west. The layout of the subdivision, which is consistent with the intent of Subarea Plan, would provide a transition from higher density residential on the north and west to existing single dwelling unit neighborhoods to the east. The Project would accommodate the extension of the neighborhood parkway along Lopelia Meadows Place by providing an undercrossing and ADA accessible ramp for pedestrian access under Carmel Valley Road onto the property and to the public right of way. The Project would provide a large open space area of approximately 18,000 square feet in Lots B and C, where 3,750 square feet of minimum total open space is required. Although the site has three zones, AR-1-1, RT-1-2 and RM-1-2, the proposed development occurs entirely on the portion of the site zoned RM-1-2. The Project is requesting thirteen deviations from the regulations of the RM-1-2 zone. The deviations are necessary to develop the site with a traditional neighborhood design on the uniquely shaped property in order to achieve the goals and objectives of the Subarea Plan.

### **Required Approvals**

The Project requires the approval of a Vesting Tentative Map to subdivide the 2.69 acre property. A Planned Development Permit is required to allow deviations from the development regulations of the zone and Neighborhood Development Permit is required to allow a storm drain to be maintained by the Subdivider where the Subdivider is not the underlying property owner.

### **Deviations**

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other development criteria for the RM-1-2 zone and Core Residential land use designation, with deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed would require thirteen deviations. These deviations are necessary to allow the site to be developed with a single dwelling unit residential product consistent with the intent of the Subarea Plan. The overall site layout, street system and development pattern will comply with the intent of the residentially zoned parcel. The proposed

deviations address requirements of the SDMC for lot area, lot width and depth, street frontage, required setbacks, structure height, angled building envelope plane, and supplemental requirements addressing the length of the building façade enclosing habitable area and storage requirements. The Vesting Tentative Map Cover sheet, sheet 1 of 29, includes a comprehensive table listing all the deviations that apply to each of the ten lots (Attachment 4).

The thirteen deviations from the RM-1-2 regulations are specifically as follows:

<b>RM-1-2 REGULATION TABLE (SDMC Sec. 131.0431)</b>			
Regulation No.	Required	Proposed Deviation	Lots with Deviation
Lot Area (Table 131-04G)	6000 s.f.	4000 s.f.	1-10
Lot Width (Table 131-04G)	50'	45'	1-3, 9-10
Lot Depth (Table 131-04G)	90'	84'	1-2
Street Frontage 131.0442(a)	50'	46'	1-2, 9-10
Side Yard Setback 131.0443(d)(2)	5' Min., 8' Std.	4' Min., 5' Std.	1-10
Front Yard Setback 131.0443(d)(1)	15' Min., 20' Std.	9' Min., 18' Std.	1-10
Rear Yard Setback 131.0443(d)(4)	15' Min.	9' Min.	1-2
Structure Height 131.0444	30'	32'	1-10
Angled Bldg. Envelope 131.0444(e)(1)	Front Setback, 45° Angled Building Envelope	Regulation 131.0444(e)(1) to not apply	1-10
Angled Bldg. Envelope 131.0444(e)(2)	Side Setback, 45° Angled Building Envelope	Regulation 131.0444(e)(2) to not apply	1-10
Side Yard Setback 131.0443(d)(2) (Roofed Arch. Projection)	5' Min., 8' Std.	0' Min.	1-10
Supplemental Requirement for RM-1-2 131.0464(d)(2)	50% Building Façade Enclose Habitable Area for Lot Widths of 50 feet or greater	40% Building Façade Enclose Habitable Area for Lot Widths of 50 feet or greater	4-8
Storage 131.0454	240 Cubic Feet	Provided in Garage	1-10



There are ten lots with minimum lot area deviations. Table 131.04G of the SDMC requires a minimum lot area within the RM-1-2 zone of 6,000 square feet. Due to the irregular shape of the 2.69 acre property, the Project proposes minimum lot areas ranging from 4,121 square feet to 5,640 square feet, and is requesting a deviation to allow a minimum lot area of 4,000 square feet. The proposed product type is consistent with the intent of the Subarea Plan Core designation. The intent of the Subarea Plan is to concentrate higher density in the Pacific Highlands Ranch Village center. Transferring 55 dwelling units from this property to the Village is consistent with the intent of the Subarea Plan to transition from the higher densities at the Village to lower densities moving away from the Village center.

Table 131.04G of the SDMC requires a minimum lot width of 50 feet and minimum lot depth of 90 feet. Corner lots have a lot width requirement of 55 feet. Lots 1 through 3, 9 and 10 propose a deviation from the lot width requirement of the zoning regulations to meet the intent of the Plan to transition from the higher densities at the Village to lower densities moving away from the Village center. The proposed lot widths range from 46 to 49 feet. The minimum lot depth of the zone requires a lot depth of 90 feet. The proposed depth of Lot 1 is 85 feet and for Lot 2 is 89 feet. Four lots require a deviation for street frontage. The minimum street frontage required by the RM-1-2 zone is 50 feet; however, lots 1, 2, 9 and 10 have varying street frontage lengths from approximately 46 to approximately 48 feet.

Ten lots require deviations for the front and side setback requirements and two lots require a deviation for the rear yard setback requirement. Table 131.04G of the SDMC requires minimum front yard setback of 15 feet, minimum side yard setback of 5 feet, and rear yard setback of 15 feet. The proposed Project includes three plan types and three architectural themes in three expressions. The Project proposes a deviation to allow a 9 foot minimum front setback and a 4 foot minimum side yard setback for all lots to allow any Plan type to be used on any lot. Of the proposed building plans types, only two would not meet the required rear yard setback requirement. The proposed Project requests a deviation to allow a 9 foot rear yard setback on Lots 1 and 2. These setback deviations are necessary to allow single dwelling unit homes with an attractive, cohesive architecture to be a part of the transition between the Village, peripheral and low density neighborhoods described by the Plan.

Table 131-05E of the SDMC requires the maximum permitted structure height of 30 feet. The proposed building heights range from approximately 28 to 30 feet, with the exception of one plan type, Plan 2-B, has a height of 32 feet. The Project proposes to allow all ten lots with building height deviations. A precise mix of the plan types on each lot is not declared at this time and would be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The maximum structure height requirements for the RM-1-2 zone are stated in SDMC Table 131-04G. The angled building envelope plane requirements apply as follows: “(1) At the front setback line, the height of the building envelope above 19 feet at the minimum setback and 24 feet at the standard setback, is established by a 45-degree angled building envelope plan sloping inward to the maximum permitted 30-foot structure height limit, as shown in Diagram 131-

04M.” The proposed Project would not meet the requirements of the angled building envelope regulation on lots with necessary side and front yard setback deviations. The intent of the angled building envelope is to provide buildings with architectural articulation. All of the Project’s plan types would have a four-sided architecture and many design elements to accent the character and visual interest of the neighborhood. To achieve consistency with the existing character of the surrounding neighborhood and to provide an attractive product on the irregularly shaped property, a deviation to the angled building envelope requirement is proposed on all lots. A precise mix of the plan types on each lot is not declared at this time and would be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0443(d)(2), to allow an architectural projection into the side yard setback. SDMC Section 131.0443(d)(2) requires the building envelope on one side of the premises to observe the minimum 5-foot side setback, provided the remaining percentage of the building envelope length observes at least the standard side setback of 8 feet or 10 percent of the lot width, whichever is greater. The Project proposes a deviation for all lots to allow an architectural projection into the side yard. The architectural projection is proposed on the Plan 3 and acts as a gate along the side of the house. The actual mixture of the 9 plan types proposed would be determined at the time of building permit issuance and would depend on current market demand. The encroaching side yard architectural projection provides a visual guide to the entry. A precise mix of the plan types on each lot is not declared at this time and would be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0464(d)(2) which requires 50 percent of the building length enclose habitable area for lot widths of 50 feet or greater, but for lot widths less than 50 feet, 40 percent of the building length enclose habitable area. For all product types, approximately 18 feet of the building façade encloses habitable space, while approximately 19 feet of the building façade encloses a garage, which means 49 percent of the building façade for each product type encloses habitable space. A deviation for lots 4-8, which are greater than 50 feet, is requested to allow 40 percent of the building façade enclose habitable space. The garages are recessed so as to minimize their impact on the street in conformance with the Subarea Plan.

In accordance with SDMC Section 131.0454, in all RM zones each dwelling unit shall have a fully enclosed, personal storage area outside the dwelling unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane. The regulation applies to multi-family developments. The proposed Project requests a deviation from the personal storage area requirement being provided outside of the dwelling unit. The proposed Project would develop single dwelling units with a 2-car garage and the required 240 cubic feet would be provided within the garage.

The Project site is unique. The site is an irregular shape and is complicated by three land use zones applying to the property. The areas of the site to be developed with the single dwelling units are zoned RM-1-2 while a portion of the proposed public street is zoned AR-1-1 and the proposed Lot C is zoned RT-1-2 and would be common open space. The traditional

neighborhood design is suitable to the site and is clustered with like residences in the area which is consistent with the intent of Subarea Plan. The Project would provide a positive transition from higher densities in the Town Center to single dwelling unit detached neighborhoods within the surrounding community. The deviations are necessary to develop the Project site with a traditional neighborhood design on a uniquely shaped property and to achieve the goals of the Subarea Plan. The proposed Project would comply with the regulations of the Land Development Code with the proposed deviations, as allowed through the approval of a Planned Development Permit.

### Community Plan Analysis

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

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

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

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

The Subarea Plan allocates dwelling units by ownership in order to distribute development throughout the community and ensure that the overall dwelling unit cap is not exceeded. The subject site was allocated 65 dwelling units. Due in part to the size and shape of the Project site, the transfer of 55 dwelling units to the Town Center Village area was approved with the Village at Pacific Highlands, Project No. 317590, by the Planning Commission on December 12, 2013. This transfer has left ten dwelling units which could be developed on the site as proposed. The dwelling unit transfer is to be memorialized in the entitlements for both projects to ensure the dwelling unit cap would not be exceeded.

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

### General Plan Analysis

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

The Project would also implement the specific General Plan policy for *Residential Street Frontages* (UD-B.4) which recommends creating “street frontages with architectural and landscape interest for both pedestrian and neighborhood residents.” The Project would provide a level of architectural articulation necessary to create a visually coherent design and provide landscaping that would include a variety of trees, shrubs and groundcovers in both the private front yards and the public streets.

The purpose of the General Plan’s Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walk-able communities with pedestrian-friendly street, site and building design, and a safe and comprehensive local and regional bikeway network. The proposed Project would provide pedestrian access and comfort by development of non-contiguous sidewalks on Lopelia Meadows Place and proposed Street A. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space has also been incorporated into the site design through the connection of the neighborhood parkway path via the existing under-crossing at the intersection of the proposed Street A and Lopelia Meadows Place.

### CONCLUSION

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 5, 6 and 7) and draft conditions of approval (Attachments 8 and 9). Staff recommends the Planning Commission approve the Project as proposed.



## ALTERNATIVES

1. **Approve** Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572645, **with modifications.**
2. **Deny** Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572645, **if the findings required to approve the Project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



John S. Fisher  
Development Project Manager  
Development Services Department

VACCHI:JSF

### Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Cover Sheet, Sheet 1 of 29 of Project plans
5. CEQA Resolution with MMRP
6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Permit Resolution with Findings
8. Draft Tentative Map Conditions
9. Draft Permit with Conditions
10. Carmel Valley Community Planning Board recommendation
11. Remaining Project Plans
12. Ownership Disclosure statement





Project Site









Project Site



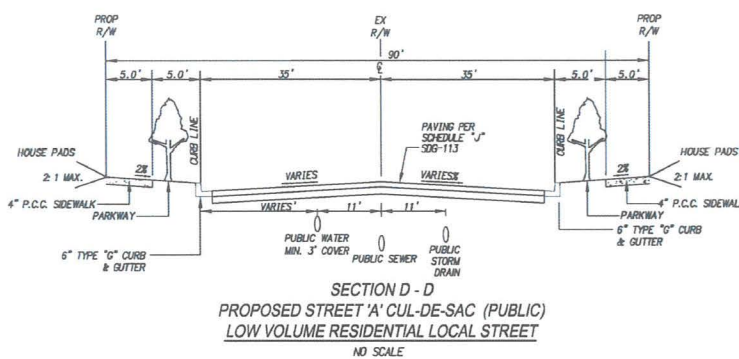
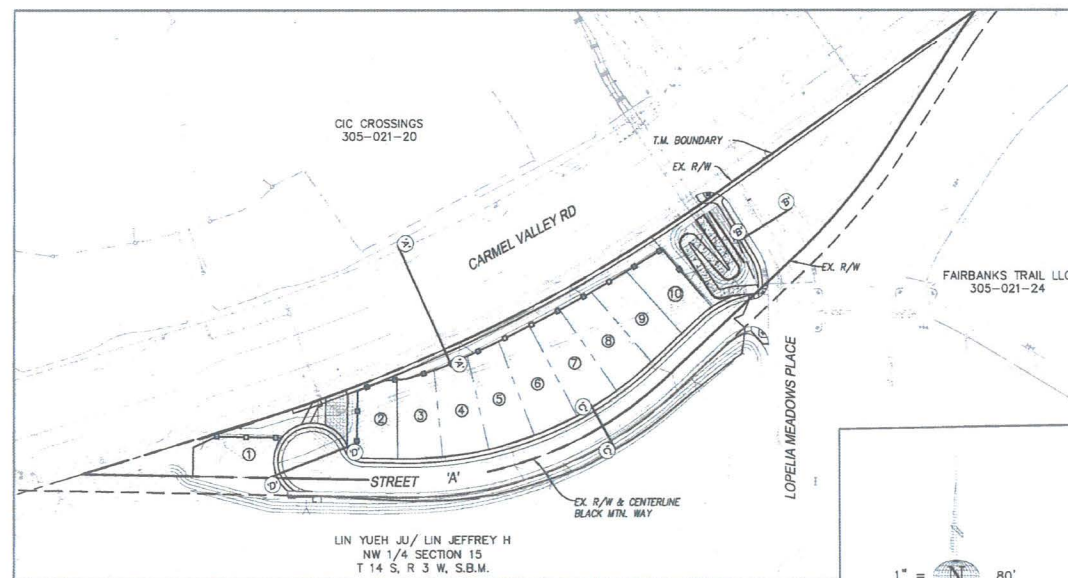
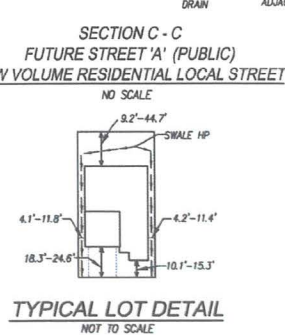
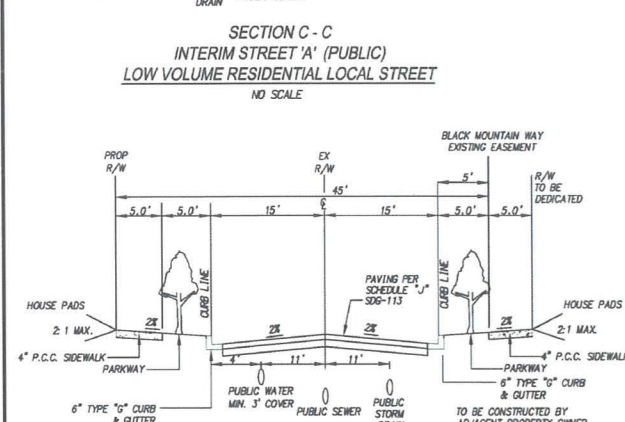
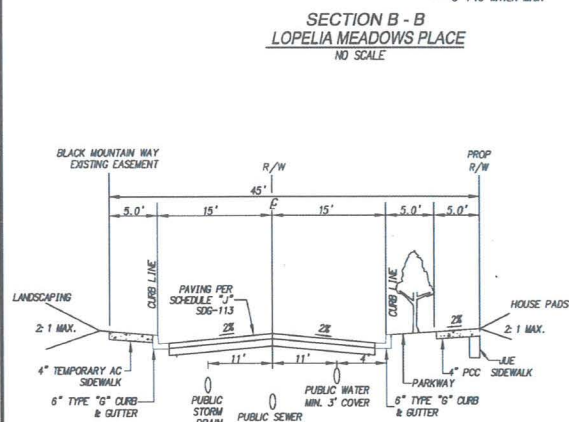
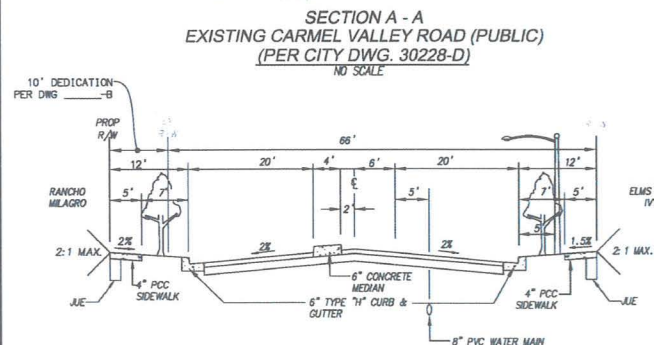
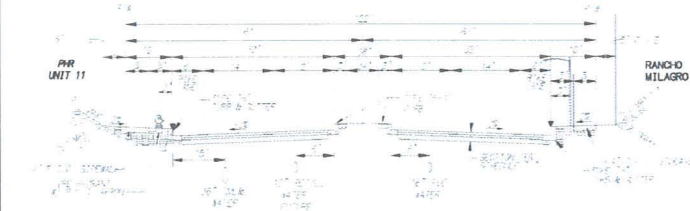
# RANCHO MILAGRO

## PLANNED DEVELOPMENT PERMIT NO. 1164061

## NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465

## VESTING TENTATIVE MAP NO. 1164060

### CITY OF SAN DIEGO



RM-1-2 REGULATION TABLE (131.0431)

REGULATION #	REGULATION REQUIREMENT	DEVIATION REQUEST/PROPOSED REQUIREMENT	LOTS REQUESTING DEVIATIONS
MIN LOT AREA (TABLE 131-040)	6,000 SF	4,000 SF	1-10
MIN LOT WIDTH (TABLE 131-040)	50'	45'	1-3, 9-10
MIN LOT DEPTH (TABLE 131-040)	90'	84'	1-2
MIN STREET FRONTAGE 131.0442(a)	50'	46'	1-2, 9-10
SIDE YARD SETBACK 131.0443(a)(2)	5' MIN. 8' STD.	4' MIN. 5' STD.	1-10
FRONT YARD SETBACK 131.0443(a)(1)	15' MIN. 20' STD.	9' MIN. 18' STD.	1-10
REAR YARD SETBACK 131.0443(a)(4)	15' MIN.	9' MIN.	1-2
MAX. STRUCTURE HEIGHT 131.0444	30'	32'	1-10
ANGLED BLDG ENVELOPE 131.0444(a)(1)	AT THE FRONT SETBACK LINE, THE HEIGHT OF THE BUILDING ENVELOPE ABOVE 19 FEET AT THE MINIMUM SETBACK AND 24 FEET AT THE STANDARD SETBACK, IS ESTABLISHED BY A 45-DEGREE ANGLED BUILDING ENVELOPE PLANE SLOPING INWARD TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT LIMIT.	REGULATION 131.0444(a)(1) TO NOT APPLY	1-10
ANGLED BLDG ENVELOPE 131.0444(a)(2)	AT THE SIDE SETBACK LINE, THE HEIGHT OF THE BUILDING ENVELOPE ABOVE 24 FEET IN HEIGHT IS ESTABLISHED BY A 45-DEGREE ANGLED BUILDING ENVELOPE PLANE SLOPING INWARD TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT.	REGULATION 131.0444(a)(2) TO NOT APPLY	1-10
SIDE YARD SETBACK 131.0443(a)(2) (FOR ROOFED ARCH PROJECTION)	5' MIN. 8' STD.	0' MIN.	1-10
SUPPLEMENTAL REQUIREMENTS FOR RM-1-2 131.0464(a)(2)	50% OF LENGTH OF BUILDING FACADE MUST ENCLOSE HABITABLE AREA FOR LOT WIDTHS OF 50 FT. OR GREATER	40% OF LENGTH OF BUILDING FACADE MUST ENCLOSE HABITABLE AREA FOR LOT WIDTHS OF 50 FT. OR GREATER	4-8
STORAGE 131.0454	240CF	SPACE PROVIDED IN GARAGE - CONFORMS	1-10

ENGINEERING DEVIATION TABLE

CUL-DE-SAC BLDG RADIUS STREET DESIGN MANUAL GEOMETRIC DESIGN STANDARDS E-4.6.6	50' RADIUS	35' RADIUS	STREET 'A'
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## DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:  
A. VESTING TENTATIVE SUBDIVISION MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, AND A PLANNED DEVELOPMENT PERMIT FOR 10 MARKET RATE SINGLE FAMILY RESIDENTIAL UNITS. REFER TO AFFORDABLE HOUSING REQUIREMENTS 15.(c) IN VILLAGE AT PACIFIC HIGHLANDS RANCH, PIS 317590, PDP 1113595, SDP 1113598 FOR DENSITY TRANSFER OF MARKET RATE AND AFFORDABLE HOUSING UNITS.
- STREET ADDRESS: SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LOPELIA MEADOWS PLACE
- SITE AREA:  
TOTAL SITE AREA (GROSS): 2.692 ACRES, 117,264 S.F.  
TOTAL HARDSCAPE/PAVED AREA: 1.03 AC, 44,956 S.F.  
TOTAL LOT AREA (NET): 2.09 ACRES, 90,858 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS, PUBLIC DEDICATIONS, AND OFFSITE GRADING)
- ZONING: RM-1-2, AR-1-1, & RT-1-2
- COVERAGE DATA:  
TOTAL BUILDING AREA (GROUND FLOOR): 0.32 A.C. 13,890 S.F.  
TOTAL LANDSCAPE/PAVED AREA: 1.03 A.C. 44,956 S.F.  
TOTAL HARDSCAPE/PAVED AREA: 1.03 A.C. 44,956 S.F.  
PRIVATE EXTERIOR OPEN SPACE: REQ. - 60 SF/UNIT PROVIDED 32,900 SF  
COMMON AREA OPEN SPACE: REQ. 375 SF/UNIT = 3,750 SF TOTAL PROVIDED 32,900 SF  
FLOOR AREA RATIO (FAR) PER LOT: SEE LOT ACREAGE SUMMARY TABLE  
FLOOR AREA RATIO (FAR) OVERALL: REQUIRED: MAX. 0.29  
GROSS FLOOR AREA/UNIT - 3,606 SF; GROSS SITE ACREAGE - 117,264 SF  
PROPOSED: [3,606 SF (10 UNITS)]/117,264 SF = 0.31 FAR  
GROSS FLOOR AREA (GFA): 3,606 SF
- DENSITY: NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 10
- SETBACKS:  
FRONT: REQUIRED: 15' MIN./20' STD.\* PROPOSED: 9' MIN./18' STD.  
\*A 15' SETBACK IS ALLOWED FOR UP TO 50% OF THE BUILDING WIDTH. THE REMAINING PORTION OF THE BUILDING MUST OBSERVE A 20' FRONT YARD SETBACK  
SIDE: REQUIRED: 5' MIN./8' STD.\* PROPOSED: 4' MIN./8' STD.  
\*A 5' SETBACK IS ALLOWED FOR UP TO 50% OF THE BUILDING LENGTH. THE REMAINING PORTION OF THE BUILDING MUST OBSERVE AN 8' SIDE YARD SETBACK  
REAR: REQUIRED: 15' MIN. PROPOSED: 9' MIN.
- BRUSH MANAGEMENT ZONE IS NOT APPLICABLE TO THIS PROJECT.
- DEVIATIONS: SEE DEVIATION TABLE BELOW

## GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 2.62 AC.
- PERCENT OF TOTAL SITE GRADED: 85.2%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.73 AC.
- PERCENT OF THE CUTS, SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 22.10%
- AMOUNT OF CUT: 10,840 CUBIC YARDS (ON SITE)
- AMOUNT OF FILL: 10,222 CUBIC YARDS (ON SITE)
- MAXIMUM HEIGHT OF FILL SLOPES: 6 FEET 2:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPES: 6 FEET 2:1 SLOPE RATIO.
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING.

## SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS 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.

## LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 190 OF PACIFIC HIGHLANDS RANCH UNIT #21, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15815 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 24, 2011.

## MAPPING NOTE

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

## ASSESSOR'S PARCEL NO.

305-021-029

## COORDINATE INDEX

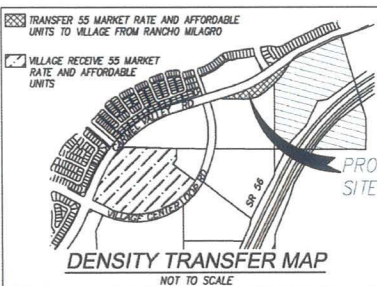
L.C.: 290-1713  
CDSB: 1930-6273

## BENCH MARK

THE BENCHMARK FOR THIS PROJECT IS THE NAD 83 CALIFORNIA COORDINATE SYSTEM CITY OF SAN DIEGO GPS PT. NO. 542 FOUND LEAD & BRASS TAG IN CONCRETE RAMP ZONE 6 COORDINATES PER RDS 14492 @ THE FOLLOWING STATION: MARKED "ICE 21455" CITY OF SAN DIEGO GPS PT. NO. 542  
N 1,927,136.68, E 6,267,811.17

## SHEET SUMMARY

SHT. NO.	DESCRIPTION
1	TENTATIVE MAP COVER SHEET
2	TM GRADING AND UTILITY PLAN
3	LOT LINE EXHIBIT
4	SITE PLAN
5	EXISTING CONDITION
6	CUT AND FILL
7-8	LANDSCAPE AND WATER USE PLANS
9-29	ARCHITECTURAL PLANS/CROSS SECTIONS



SUBDIVIDER: PHR VILLAGE, LLC DATE

PREPARED IN THE OFFICE OF:

latitude33  
PLANNING & ENGINEERING  
9088 Hibert Street, 2nd Floor, San Diego, CA 92131  
Tel: 619.791.8633

MATTHEW J. SEMIC  
RCE 71075 EXP. 06-30-17

## GENERAL NOTES

- LOT SUMMARY  
LAND USE: CDR: RESIDENTIAL AND PERIPHERAL RESIDENTIAL 1-10  
TOTAL AREA WITHIN SUBDIVISION IS 2.69 ACRES GROSS.
- EXISTING ZONING IS RM-1-2, AR-1-1, & RT-1-2
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: PACIFIC TELEPHONE COMPANY
- CABLE TELEVISION: SOUTHWESTERN CABLE TELEVISION
- SEWER AND WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: COMMUNITY FACILITIES DISTRICT NO. 99-1 OF THE SAN DIEGO UNION HIGH SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- CONTOUR INTERVAL: 2 FEET  
DATUM: GPS PT. NO. 542 - N 1,927,136.68, E 6,267,811.17, ELEV=190.83 (NAVD 83)  
SOURCE: SAN LO AERIAL SURVEYS  
DATE: 01-05-99  
TOGETHER WITH AS GRADED DESIGN TOPO  
SOURCE: LATITUDE 33 PLANNING & ENGINEERING  
SOURCE: SAN-LO AERIAL SURVEYS DATE: 1-5-99
- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.
- OPEN SPACE LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACOUSTICAL ANALYSIS REPORT.
- AFFORDABLE HOUSING UNITS ARE BEING PROVIDED CONSISTENT WITH MASTER AFFORDABLE HOUSING PROGRAM BETWEEN THE CITY OF SAN DIEGO AND COAST INCOME PROPERTIES, INC. REFER TO AFFORDABLE HOUSING REQUIREMENTS 15.(c) IN VILLAGE AT PACIFIC HIGHLANDS RANCH, PIS 317590, PDP 1113595, SDP 1113598 FOR DENSITY TRANSFER OF MARKET RATE AND AFFORDABLE HOUSING UNITS.
- AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
- ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.

OWNER/DEVELOPER: PHR VILLAGE, LLC  
4350 LA JOLLA VILLAGE DRIVE, SUITE 150  
SAN DIEGO, CA 92122  
(619) 587-9192 FAX (619) 587-0576

PLANNING: LATITUDE 33 PLANNING & ENGINEERING  
9088 HIBERT STREET 2ND FLOOR  
SAN DIEGO, CA 92131  
(619) 751-0833 FAX (619) 751-0834

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING  
9088 HIBERT STREET 2ND FLOOR  
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Prepared By: LATITUDE 33 PLANNING AND ENGINEERING

Name: LATITUDE 33 PLANNING AND ENGINEERING

Address: 9088 HIBERT STREET 2ND FLOOR

SAN DIEGO, CA 92131

Phone #: (619) 751-0833

Fax #: (619) 751-0834

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

Project Name: RANCHO MILAGRO

Sheet Title: VESTING TENTATIVE MAP

COVER SHEET

ARCHITECT:  
BUSSANIAN LAGNI  
2031 ORCHARD DRIVE STE 100  
HUNTER BEACH, CA 92050  
(619) 297-0151 FAX (619) 294-9534

LANDSCAPE ARCHITECT:  
SJA LANDSCAPE ARCHITECTURE  
& LAND PLANNING  
31726 RANCHO VIEJO RD., STE 201  
SAN JUAN CAPISTRANO, CA 92675  
(760) 294-5850 FAX

Revision 14: \_\_\_\_\_

Revision 13: \_\_\_\_\_

Revision 12: \_\_\_\_\_

Revision 11: \_\_\_\_\_

Revision 10: \_\_\_\_\_

Revision 9: \_\_\_\_\_

Revision 8: \_\_\_\_\_

Revision 7: \_\_\_\_\_

Revision 6: 08-19-2015

Revision 5: 04-22-2015

Revision 4: 01-29-2015

Revision 3: 10-27-2014

Revision 2: 06-02-2014

Revision 1: 07-19-2013

Original Date: 07-19-2013

Sheet 1 of 29



RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION ADOPTING FINDINGS AND MITIGATION  
MONITORING AND REPORTING PROGRAM FOR THE  
RANCHO MILAGRO PROJECT, PROJECT NO. 332547

WHEREAS, PHR VILLAGE, LLC, a California Limited liability company, Owner, submitted an application to the Development Services Department for a Vesting Tentative Map, Planned Development Permit and Neighborhood Development Permit to construct a residential project (the Rancho Milagro project) (Project No. 332547); and

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

WHEREAS, the issue was heard by the Planning Commission on January 21, 2015; and

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

WHEREAS, the Rancho Milagro project site is within the Pacific Highlands Ranch (Subarea III) Community Plan area and the facts presented in Finding to the MEIR indicate that this project is within the scope of the MEIR; and

WHEREAS, in connection with the consideration of the Rancho Milagro Project No. 332547, the Planning Commission considered MEIR No. 96-7918, Findings to EIR No. 332547, and the Initial Study prepared for the Rancho Milagro project; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it makes the following findings with respect to the Rancho Milagro project in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, section 15000 et seq.), that the findings reflect the independent judgment of the City of San Diego as Lead Agency, and that the information contained in MEIR No. 96-7918, the Findings to EIR No. 332547, the Initial Study prepared for the Rancho Milagro project, and any comments received during the public review process, has been reviewed and considered by the Planning Commission:

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

BE IT FURTHER RESOLVED that, pursuant to State CEQA Guidelines Section 15177(d), the Planning Commission hereby adopts the project-specific Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this



Planning Commission in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit A.

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

By

\_\_\_\_\_  
John S. Fisher  
Development Project Manager

DRAFT

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM  
Rancho Milagro**

Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and  
Neighborhood Development Permit No. 1572645

PROJECT NO. 332547

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Findings to MEIR No. 96-7918 shall be made conditions of Vesting Tentative Map No. 1164060, Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572645 as may be further described below.

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

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

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)**

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

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

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 332547 and/or Environmental Document Number 332547, 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.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

#### **DOCUMENT SUBMITTAL/INSPECTION CHECKLIST**

<i><b>Issue Area</b></i>	<i><b>Document submittal</b></i>	<i><b>Assoc Inspection/Approvals/Notes</b></i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Paleontology	Paleontology Reports	Paleontology site observation
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter
Biological Resources	Consultant Qualification letter	Prior to pre-construction meeting
Noise	Plans indicating noise walls	Prior to Pre-construction meeting add notes



## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### BIOLOGICAL RESOURCES

The project may directly and indirectly impact nesting birds on-site if construction occurs during the typical bird breeding season (i.e., February 1–September 15). The following measures are recommended to avoid or mitigate potential impacts to nesting birds.

- I. No direct impacts shall occur to any nesting birds or their eggs, chicks, or nests during the breeding season, as mentioned above. If Project grading/brush management is proposed in or adjacent to native habitat during the bird breeding season, stated above, or an active nest is noted, the Project biologist shall conduct a pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to the City of San Diego Mitigation Monitoring Coordinator prior to the preconstruction meeting.
  - A. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow-up surveys, monitoring schedules, construction, noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director of the Entitlements Division. Mitigation requirements determined by the Project biologist and the Assistant Deputy Director shall be incorporated into the Project's Biological Construction Monitoring Exhibit and monitoring results incorporated in to the final biological construction monitoring report.
  - B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

### PALEONTOLOGICAL RESOURCES

- I. Prior to Permit Issuance
  - A. Land Development Review (LDR) Plan Check
    1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
  - B. Letters of Qualification have been submitted to ADD
    1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
    2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction



- A. Monitor Shall be Present During Grading/Excavation/Trenching
  - 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
  - 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of **monitoring**, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
  - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities **that** do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
  - 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to **temporarily** divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  - 2. The **Monitor** shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
  - 1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring

Report. The letter shall also indicate that no further work is required.

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

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

#### V. Post-Construction

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



- b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
  1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
  1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

#### NOISE

- I. In order to meet the City's 65 A-weighted decibel (dBA) standard for exterior noise levels for outdoor areas, the project shall construct a 6-foot-high barrier at the top of slope along Carmel Valley Road. The location of the required barrier shall be shown on all future maps and grading plans.
  - A. The barriers shall be constructed of a non-gapping material consisting of masonry, ½-inch thick glass, earthen berm, or any combination of these materials.

- B. The project shall be required to perform an interior assessment on the portions of the project site where building façade noise levels are above 60 dBA Community Noise Equivalent Level (CNEL) in order to ensure a 45 dBA CNEL interior noise level, consistent with the City of San Diego noise guidelines and Title 24 of the California Code of Regulations (CCR).
- C. A final noise study shall be prepared prior to the issuance of the first building permit for all lots. This final noise report would identify the interior noise requirements based upon the architectural floor plans showing the room dimensions and window, door, and wall details.

DRAFT



PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

**VESTING TENTATIVE MAP NO. 1164060  
RANCHO MILAGRO PROJECT NO. 332547 [MMRP]**

WHEREAS, PHR VILLAGE, LLC, a California Limited liability company, Subdivider, and Matthew J. Semic, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1164060 for the development of a ten lot subdivision and three lettered homeowners association lots on a 2.69 acre site with thirteen deviations. The project site is located generally south of Carmel Valley Road, east of Village Center Loop Road, west of Lopelia Meadows Place in the AR-1-1, RT-1-2 and RM-1-2 Zones in the Pacific Highlands Ranch Subarea Plan. The property is legally described as Lot 190 of Pacific Highlands Ranch Unit No. 21, according to Map thereof No. 15815, filed February 24, 2011; and

WHEREAS, the Map proposes the Subdivision of a 2.69 acre site into ten lots for single family development and three lettered homeowners association lots; and

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

WHEREAS, on January 21, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1164060 and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE, BE IT

RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1164060:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act Sections §§ 66473.5, 66474(a), and 66474(b)).**

The project site is located in the City of San Diego, north of State Route 56, east of Interstate 5, south of Carmel Valley Road and west of Lopelia Meadows. The property is within the Pacific Highlands Ranch Subarea Plan. Overall the project implements the relevant goals and policies of the General Plan and Pacific Highlands Ranch Subarea Plan (Subarea Plan) by creating a ten unit residential development with an average lot size of 4,177 square feet on the 2.69 acre site. One local residential street with a 45 foot wide public right-of-way will provide access to the lots. In addition, the project will provide a pedestrian connection to the existing community trail undercrossing. The trail provides pedestrians a connection to the Neighborhood Parkway located on Lopelia Meadows Place.

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

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

The Project will also implement the specific General Plan policy for *Residential Street Frontages* which recommends creating “street frontages with architectural and landscape



interest for both pedestrian and neighborhood residents.” The Project will provide a level of architectural articulation necessary to create a visually coherent design and provide landscaping that will include a variety of trees, shrubs and groundcovers in both the private front yards and the public streets.

The purpose of the General Plan’s Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walk-able communities with pedestrian-friendly streets, site and building designs, and a safe and comprehensive local and regional bikeway network. The proposed Project will provide pedestrian access by constructing non-contiguous sidewalks on Lopelia Meadows Place and proposed Street A. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space has also been incorporated into the site design through the connection of the neighborhood parkway path via the existing under-crossing at the intersection of Street A and Lopelia Meadows Place.

The Project proposes single dwelling unit homes which is a similar product type in this area. The ten lots will be developed south of Carmel Valley Road and developed as single dwelling detached units. Therefore, the proposed Project is consistent with the policies, goals, and objectives of the applicable land use plan and Subdivision Map Act.

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

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other requirements of the development criteria for the RM-1-2 zone and Core Residential land use designation, with deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed will require thirteen deviations. These deviations are necessary to allow the site to be developed with single dwelling unit product consistent with the intent of the Subarea Plan. The overall site layout, street system and development pattern will comply with the intent of the residentially zoned parcel. The proposed deviations address requirements of the SDMC for lot area, lot width and depth, street frontage, required setbacks, structure height and angled building envelope plane, supplemental requirements addressing the length of the building façade enclosing habitable area and storage requirements.

The thirteen deviations from the RM-1-2 regulations are specifically as follows:

<b>RM-1-2 REGULATIONS (SDMC Sec. 131.0431)</b>			
Regulation No.	Required	Proposed Deviation	Lots with Deviation
Lot Area (Table 131-04G)	6000 s.f.	4000 s.f.	1-10
Lot Width (Table 131-04G)	50'	45'	1-3, 9-10
Lot Depth (Table 131-04G)	90'	84'	1-2
Street Frontage 131.0442(a)	50'	46'	1-2, 9-10
Side Yard Setback 131.0443(d)(2)	5' Min., 8' Std.	4' Min., 5' Std.	1-10
Front Yard Setback 131.0443(d)(1)	15' Min., 20' Std.	9' Min., 18' Std.	1-10
Rear Yard Setback 131.0443(d)(4)	15' Min.	9' Min.	1-2
Structure Height 131.0444	30'	32'	1-10
Angled Bldg. Envelope 131.0444(e)(1)	Front Setback, 45° Angled Building Envelope	Regulation 131.0444(e)(1) to not apply	1-10
Angled Bldg. Envelope 131.0444(e)(2)	Side Setback, 45° Angled Building Envelope	Regulation 131.0444(e)(2) to not apply	1-10
Side Yard Setback 131.0443(d)(2) (Roofed Arch. Projection)	5' Min., 8' Std.	0' Min.	1-10
Supplemental Requirement for RM-1-2 131.0464(d)(2)	50% Building Façade Enclose Habitable Area for Lot Widths of 50 feet or greater	40% Building Façade Enclose Habitable Area for Lot Widths of 50 feet or greater	4-8
Storage 131.0454	240 Cubic Feet	Provided in Garage	1-10

There are ten lots with minimum lot area deviations. Table 131.04G of the SDMC requires a minimum lot area within the RM-1-2 zone of 6,000 square feet. Due to the irregular shape of the 2.69 acre property, the Project proposes minimum lot areas ranging from 4,121 square feet to 5,640 square feet, and is requesting a deviation to allow a minimum lot area of 4,000 square feet. The proposed product type is consistent with the intent of the Subarea Plan Core designation. The intent of the Subarea Plan is to

concentrate higher density in the Pacific Highlands Ranch Village center. Transferring 55 dwelling units from this property to the Village is consistent with the intent of the Subarea Plan to transition from the higher densities at the Village to lower densities moving away from the Village center.

Table 131.04G of the SDMC requires a minimum lot width of 50 feet and minimum lot depth of 90 feet. Corner lots have a lot width requirement of 55 feet. Lots 1 through 3, 9 and 10 propose a deviation from the lot width requirement of the zoning regulations to meet the intent of the Plan to transition from the higher densities at the Village to lower densities moving away from the Village center. The proposed lot widths range from 46 to 49 feet. The minimum lot depth of the zone requires a lot depth of 90 feet. The proposed depth of Lot 1 is 85 feet and for Lot 2 is 89 feet. Four lots require a deviation for street frontage. The minimum street frontage required by the RM-1-2 zone is 50 feet; however, lots 1, 2, 9 and 10 have varying street frontage lengths from approximately 46 to approximately 48 feet.

Ten lots require deviations for the front and side setback requirements and two lots require a deviation for the rear yard setback requirement. Table 131.04G of the SDMC requires minimum front yard setback of 15 feet, minimum side yard setback of 5 feet, and rear yard setback of 15 feet. The proposed Project includes three plan types and three architectural themes in three expressions. The Project proposes a deviation to allow a 9 foot minimum front setback and a 4 foot minimum side yard setback for all lots to allow any Plan type to be used on any lot. Of the proposed building plans types, only two will not meet the required rear yard setback requirement. The proposed Project requests a deviation to allow a 9 foot rear yard setback on Lots 1 and 2. These setback deviations are necessary to allow single dwelling unit homes with an attractive, cohesive architecture to be a part of the transition between the Village, peripheral and low density neighborhoods described by the Plan.

Table 131-05E of the SDMC requires the maximum permitted structure height of 30 feet. The proposed building heights range from approximately 28 to 30 feet, with the exception of one plan type, Plan 2-B, has a height of 32 feet. The Project proposes to allow all ten lots with building height deviations. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The maximum structure height requirements for the RM-1-2 zone are stated in SDMC Table 131-04G. The angled building envelope plane requirements apply as follows: "(1) At the front setback line, the height of the building envelope above 19 feet at the minimum setback and 24 feet at the standard setback, is established by a 45-degree angled building envelope plan sloping inward to the maximum permitted 30-foot structure height limit, as shown in Diagram 131-04M." The proposed Project will not meet the requirements of the angled building envelope regulation on lots with necessary side and front yard setback deviations. The intent of the angled building envelope is to provide buildings with architectural articulation. All of the Project's plan types will have a four-sided architecture and many design elements to accent the character and visual interest of the neighborhood. To achieve consistency with the existing character of the



surrounding neighborhood and to provide an attractive product on the irregularly shaped property, a deviation to the angled building envelope requirement is proposed on all lots. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0443(d)(2), to allow an architectural projection into the side yard setback. SDMC Section 131.0443(d)(2) requires the building envelope on one side of the premises to observe the minimum 5-foot side setback, provided the remaining percentage of the building envelope length observes at least the standard side setback of 8 feet or 10 percent of the lot width, whichever is greater. The Project proposes a deviation for all lots to allow an architectural projection into the side yard. The architectural projection is proposed on the Plan 3 and acts as a gate along the side of the house. The actual mixture of the 9 plan types proposed will be determined at the time of building permit issuance and will depend on current market demand. The encroaching side yard architectural projection provides a visual guide to the entry. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0464(d)(2) which requires 50 percent of the building length enclose habitable area for lot widths of 50 feet or greater, but for lot widths less than 50 feet, 40 percent of the building length enclose habitable area. For all product types, approximately 18 feet of the building façade encloses habitable space, while approximately 19 feet of the building façade encloses a garage, which means 49 percent of the building façade for each product type encloses habitable space. A deviation for lots 4-8, which are greater than 50 feet, is requested to allow 40 percent of the building façade enclose habitable space. The garages are recessed so as to minimize their impact on the street in conformance with the Subarea Plan.

In accordance with SDMC Section 131.0454, in all RM zones each dwelling unit shall have a fully enclosed, personal storage area outside the dwelling unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane. The regulation applies to multi-family developments. The proposed Project requests a deviation from the personal storage area requirement being provided outside of the dwelling unit. The proposed Project will develop single dwelling units with a 2-car garage and the required 240 cubic feet will be provided within the garage.

The Project site is unique. The site is an irregular shape and is complicated by three land use zones applying to the property. The areas of the site to be developed with the single dwelling units are zoned RM-1-2 while a portion of the proposed public street is zoned AR-1-1 and the proposed Lot C is zoned RT-1-2 and will be common open space. The traditional neighborhood design is suitable to the site and is clustered with like residences in the area which is consistent with the intent of Subarea Plan. The Project will provide a positive transition from higher densities in the Town Center to single dwelling unit detached neighborhoods within the surrounding community. The deviations are necessary to develop the Project site with a traditional neighborhood design on a uniquely shaped

property and to achieve the goals of the Subarea Plan. The proposed Project will comply with the regulations of the Land Development Code with the proposed deviations, as allowed through the approval of a Planned Development Permit.

**3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

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

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

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

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

The Project will comply with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area as it relates to the subdivision of land. The Rancho Milagro project site was previously analyzed in Master Environmental Impact Report (MEIR) No. 96-7918 and mitigation measures were required to reduce potential impacts. There are no sensitive habitats, species or water courses on-site. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure

fish or wildlife or their habitat in that no such resources exist on the site. Conditions of approval require compliance with all regulations relevant to the subdivision of land and the provision of public improvements. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area in relation to the subdivision of land. Therefore, the design of the subdivision, the Project and its related site improvements will not be detrimental to 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

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

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

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

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

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



Affordable Housing Program entered into with the City, the Housing Commission and the Applicant. The site will allow sixty-five dwelling units. The property owner will transfer fifty-five dwelling units to the Pacific Highlands Ranch Village. Of the total allowed sixty-five dwelling units, thirteen dwelling units are required to be affordable dwelling units. All of the affordable dwelling units will be constructed at the Pacific Highlands Ranch Village in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea III Plan. The proposed subdivision is balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 1164060 is hereby granted to PHR VILLAGE, LLC, a California Limited liability company, subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
John S. Fisher  
Development Project Manager  
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24003956

PLANNING COMMISSION RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1164061 and  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465  
**RANCHO MILAGRO PROJECT NO. 332547 - [MMRP]**

WHEREAS, PHR VILLAGE, LLC, a California Limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide and develop ten single dwelling unit lots with deviations and three lettered homeowners association lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1164061 and 1572465), on portions of a 2.69-acre site;

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

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

WHEREAS, on January 21, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572465 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated January 21, 2015.

FINDINGS:

**Planned Development Permit - Section 126.0604**

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

The project site is located in the City of San Diego, north of State Route 56, east of Interstate 5, south of Carmel Valley Road and west of Lopelia Meadows. The property is within the Pacific Highlands Ranch Subarea Plan. Overall the project implements the relevant goals and policies of the General Plan and Pacific Highlands Ranch Subarea Plan (Subarea Plan) by creating a ten unit residential development with an average lot size of 4,177 square feet on the 2.69 acre site. One local residential street with a 45 foot wide public right-of-way will provide access to the lots. In addition, the project will provide a pedestrian connection to the existing community trail undercrossing. The trail provides pedestrians a connection to the Neighborhood Parkway located on Lopelia Meadows Place.

The Rancho Milagro project (Project) site is designated for Core Residential development by the Subarea Plan. Under the Subarea Plan the Core Residential designation identifies residential areas that include diverse housing products such as small-lot single dwelling unit homes, duplexes, triplexes and townhouse/flat combinations. The proposed project is a single dwelling unit product which is consistent with the intent of the Subarea Plan. Pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole. The Subarea

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

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

The Project will also implement the specific General Plan policy for *Residential Street Frontages* which recommends creating “street frontages with architectural and landscape interest for both pedestrian and neighborhood residents.” The Project will provide a level of architectural articulation necessary to create a visually coherent design and provide landscaping that will include a variety of trees, shrubs and groundcovers in both the private front yards and the public streets.

The purpose of the General Plan’s Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walk-able communities with pedestrian-friendly streets, site and building designs, and a safe and comprehensive local and regional bikeway network. The proposed Project will provide pedestrian access by constructing non-contiguous sidewalks on Lopelia Meadows Place and proposed Street A. As stated above, direct connections to surrounding neighborhoods and the Urban Amenity Open Space has also been incorporated into the site design through the connection of the neighborhood parkway path via the existing under-crossing at the intersection of Street A and Lopelia Meadows Place.

The Project proposes single dwelling unit homes which is a similar product type in this area. The ten lots will be developed south of Carmel Valley Road and developed as single dwelling detached units. Therefore, the proposed Project is consistent with and will not adversely affect the applicable land use plan.

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

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing compliance with the City’s codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require



compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. The proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

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

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other requirements of the development criteria for the RM-1-2 zone and Core Residential land use designation, with deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed will require thirteen deviations. These deviations are necessary to allow the site to be developed with single dwelling unit product consistent with the intent of the Subarea Plan. The overall site layout, street system and development pattern will comply with the intent of the residentially zoned parcel. The proposed deviations address requirements of the SDMC for lot area, lot width and depth, street frontage, required setbacks, structure height and angled building envelope plane, supplemental requirements addressing the length of the building façade enclosing habitable area and storage requirements.

The thirteen deviations from the RM-1-2 regulations are specifically as follows:

<b>RM-1-2 REGULATIONS (SDMC Sec. 131.0431)</b>			
<b>Regulation No.</b>	<b>Required</b>	<b>Proposed Deviation</b>	<b>Lots with Deviation</b>
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Rear Yard Setback 131.0443(d)(4)	15' Min.	9' Min.	1-2
Structure Height 131.0444	30'	32'	1-10

Angled Bldg. Envelope 131.0444(e)(1)	Front Setback, 45° Angled Building Envelope	Regulation 131.0444(e)(1) to not apply	1-10
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Table 131.04G of the SDMC requires a minimum lot width of 50 feet and minimum lot depth of 90 feet. Corner lots have a lot width requirement of 55 feet. Lots 1 through 3, 9 and 10 propose a deviation from the lot width requirement of the zoning regulations to meet the intent of the Plan to transition from the higher densities at the Village to lower densities moving away from the Village center. The proposed lot widths range from 46 to 49 feet. The minimum lot depth of the zone requires a lot depth of 90 feet. The proposed depth of Lot 1 is 85 feet and for Lot 2 is 89 feet. Four lots require a deviation for street frontage. The minimum street frontage required by the RM-1-2 zone is 50 feet; however, lots 1, 2, 9 and 10 have varying street frontage lengths from approximately 46 to approximately 48 feet.

Ten lots require deviations for the front and side setback requirements and two lots require a deviation for the rear yard setback requirement. Table 131.04G of the SDMC requires minimum front yard setback of 15 feet, minimum side yard setback of 5 feet, and rear yard setback of 15 feet. The proposed Project includes three plan types and three architectural themes in three expressions. The Project proposes a deviation to allow a 9 foot minimum front setback and a 4 foot minimum side yard setback for all lots to allow any Plan type to be used on any lot. Of the proposed building plan types, only two will not meet the required rear yard setback requirement. The proposed Project requests a deviation to allow a 9 foot rear yard setback on Lots 1 and 2. These setback deviations are necessary to allow single dwelling unit homes with an attractive,

cohesive architecture to be a part of the transition between the Village, peripheral and low density neighborhoods described by the Plan.

Table 131-05E of the SDMC requires the maximum permitted structure height of 30 feet. The proposed building heights range from approximately 28 to 30 feet, with the exception of one plan type, Plan 2-B, has a height of 32 feet. The Project proposes to allow all ten lots with building height deviations. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The maximum structure height requirements for the RM-1-2 zone are stated in SDMC Table 131-04G. The angled building envelope plane requirements apply as follows: "(1) At the front setback line, the height of the building envelope above 19 feet at the minimum setback and 24 feet at the standard setback, is established by a 45-degree angled building envelope plan sloping inward to the maximum permitted 30-foot structure height limit, as shown in Diagram 131-04M." The proposed Project will not meet the requirements of the angled building envelope regulation on lots with necessary side and front yard setback deviations. The intent of the angled building envelope is to provide buildings with architectural articulation. All of the Project's plan types will have a four-sided architecture and many design elements to accent the character and visual interest of the neighborhood. To achieve consistency with the existing character of the surrounding neighborhood and to provide an attractive product on the irregularly shaped property, a deviation to the angled building envelope requirement is proposed on all lots. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0443(d)(2), to allow an architectural projection into the side yard setback. SDMC Section 131.0443(d)(2) requires the building envelope on one side of the premises to observe the minimum 5-foot side setback, provided the remaining percentage of the building envelope length observes at least the standard side setback of 8 feet or 10 percent of the lot width, whichever is greater. The Project proposes a deviation for all lots to allow an architectural projection into the side yard. The architectural projection is proposed on the Plan 3 and acts as a gate along the side of the house. The actual mixture of the 9 plan types proposed will be determined at the time of building permit issuance and will depend on current market demand. The encroaching side yard architectural projection provides a visual guide to the entry. A precise mix of the plan types on each lot is not declared at this time and will be at the time of the building permit, therefore, a deviation is requested for all ten lots to allow flexibility.

The proposed Project requires a deviation from SDMC Section 131.0464(d)(2) which requires 50 percent of the building length enclose habitable area for lot widths of 50 feet or greater, but for lot widths less than 50 feet, 40 percent of the building length enclose habitable area. For all product types, approximately 18 feet of the building façade encloses habitable space, while approximately 19 feet of the building façade encloses a garage, which means 49 percent of the building façade for each product type encloses habitable space. A deviation for lots 4-8, which are greater than 50 feet, is requested to allow 40 percent of the building façade enclose habitable space. The garages are recessed so as to minimize their impact on the street in conformance with the Subarea Plan.



In accordance with SDMC Section 131.0454, in all RM zones each dwelling unit shall have a fully enclosed, personal storage area outside the dwelling unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane. The regulation applies to multi-family developments. The proposed Project requests a deviation from the personal storage area requirement being provided outside of the dwelling unit. The proposed Project will develop single dwelling units with a 2-car garage and the required 240 cubic feet will be provided within the garage.

The Project site is unique. The site is an irregular shape and is complicated by three land use zones applying to the property. The areas of the site to be developed with the single dwelling units are zoned RM-1-2 while a portion of the proposed public street is zoned AR-1-1 and the proposed Lot C is zoned RT-1-2 and will be common open space. The traditional neighborhood design is suitable to the site and is clustered with like residences in the area which is consistent with the intent of Subarea Plan. The Project will provide a positive transition from higher densities in the Town Center to single dwelling unit detached neighborhoods within the surrounding community. The deviations are necessary to develop the Project site with a traditional neighborhood design on a uniquely shaped property and to achieve the goals of the Subarea Plan. The proposed Project will comply with the regulations of the Land Development Code with the proposed deviations, as allowed through the approval of a Planned Development Permit.

#### **Neighborhood Development Permit - Section 126.0404**

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

The Rancho Milagro site is designated for Core Residential development by the Subarea Plan. Under the Subarea Plan the Core Residential designation identifies residential areas that include diverse housing products such as small-lot single dwelling unit homes, duplexes, triplexes and townhouse/flat combinations. The proposed Project is a single dwelling unit product which is consistent with the intent of the Subarea Plan. For additional information see PDP Finding #1 above.

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

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. For additional information see PDP Finding #2 above.

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

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code, including requirements for coverage, open space, grading, landscaping and all

other requirements of the development criteria for the RM-1-2 zone and Core Residential land use designation, with deviations as allowed through the Planned Development Permit process. Implementation of the Project as proposed will require thirteen deviations. The proposed Project will comply with the regulations of the Land Development Code with the proposed deviations, as allowed through the approval of a Planned Development Permit. For additional information see PDP Finding #3 above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit Nos. 1164061 and 1572465 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1164061 and 1572465, a copy of which is attached hereto and made a part hereof.

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John S. Fisher  
Development Project Manager  
Development Services

Adopted on: January 21, 2015

Job Order No. 24003956

PLANNING COMMISSION CONDITIONS FOR

VESTING TENTATIVE MAP NO. 1164060

**RANCHO MILAGRO PROJECT NO. 332547 [MMRP]**

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Vesting Tentative Map will expire February 4, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 332547  
VTM No. 1164060



**ENGINEERING**

5. The Vesting Tentative Map shall comply with all Conditions of the Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572645.
6. On the Final Map, the Subdivider shall grant a ten foot wide Public Storm Drain Easement to the City of San Diego per the approved Vesting Tentative Map.
7. On the Final Map, the Subdivider shall grant a minimum ten foot wide Public Access Easement from Carmel Valley Road to Lopelia Meadows Place for the proposed community trail per the approved Vesting Tentative Map.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The Subdivider shall 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.
11. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
12. 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.

**MAPPING**

13. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide the 10 lots shall be recorded in the office of the County Recorder.
14. Prior to the recordation of the Final Map, that portion of Lopelia Meadows Place within the boundaries of the Vesting Tentative Map shall be granted to the City for public street easement.
15. 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.
16. "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].
17. "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."
18. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

## **PUBLIC UTILITIES**

19. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Marshal, the Public Utilities Director and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Subdivider shall install a redundant water system satisfactory to the Public Utilities Director.
20. Prior to the recording of the Final Map, the Subdivider shall, by permit and bond, assure all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

## **TRANSPORTATION**

21. Prior to recording the final map, the Subdivider shall dedicate 10 feet and assure by permit and bond the construction of Lopelia Meadows Place along the project frontage as a two-lane collector with 52 feet of pavement curb to curb with a 14 foot wide raised median within a 76 foot wide right-of-way including 12 foot wide parkways with noncontiguous 5 foot wide sidewalk on each side, curb and gutter, satisfactory to the City Engineer.
22. Prior to recording the final map, the Subdivider shall dedicate 45 feet and assure by permit and bond the construction of Street 'A' as a two-lane local street with 30 feet of pavement curb to curb with a 10 foot wide parkway and a noncontiguous 5 foot wide concrete sidewalk on the north side and on the south side of Street 'A' a 5 foot wide parkway with a 5 foot wide, 4 inch thick asphaltic concrete sidewalk, Type "A" curb, satisfactory to the City Engineer.
23. Prior to recording the final map, the Subdivider shall dedicate 90 feet and assure by permit and bond the construction of the western end of Street 'A' with 35 foot radius cul-de-sac with a 10 foot wide parkway and a noncontiguous 5 foot wide concrete sidewalk on all sides of the cul-de-sac, curb and gutter, satisfactory to the City Engineer.
24. On the Final Map, the Subdivider shall indicate the "Relinquishment of Abutter's Access Rights" onto Carmel Valley Road for the entire property adjacent to Carmel Valley Road except for the public street Lopelia Meadows Place intersection, satisfactory to the City Engineer.

## **INFORMATION:**

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any

Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code §142.0607).

Internal Order No. 24003956

Project No. 332547  
VTM No. 1164060



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

**WHEN RECORDED MAIL TO  
PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003956

**PLANNED DEVELOPMENT PERMIT NO. 1164061 and  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465  
RANCHO MILAGRO PROJECT NO. 332547 [MMRP]  
PLANNING COMMISSION**

This Planned Development Permit No. 1164061 and Neighborhood Development Permit No. 1572465 is granted by the Planning Commission of the City of San Diego to PHR VILLAGE, LLC, a California Limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 2.69-acre site is located at the southwest corner of Carmel Valley Road and Lopelia Meadows Place in the AR-1-1, RM-1-2 and RT-1-2 zones of the Pacific Highlands Ranch Subarea Plan. The project site is legally described as Lot 190 of Pacific Highlands Ranch Unit No. 21, according to Map thereof No. 15815, filed February 24, 2011.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide and develop ten single family lots with deviations and and three lettered homeowners association lots described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2015, on file in the Development Services Department.

The project shall include:

- a. The development of ten single family lots and three lettered homeowners association lots;
- b. Thirteen deviations from the RM-1-2 regulations as described on the Exhibit "A;"
- c. Density transfer of 55 dwelling units to The Village at Pacific Highlands Ranch, legally described as Parcel 1 of Parcel Map No. 20936, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, December 21, 2011, as File No. 2011-0622067 of Official Records;

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 4, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or

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

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

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

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

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

15. The Owner/Permittee shall comply with the MMRP as specified in Findings to Master Environmental Impact Report No. 96-7918, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Biology**

**Paleontological Resources**

**Noise**

#### **ENGINEERING REQUIREMENTS:**

16. The Planned Development Permit and Neighborhood Development Permit shall comply with all conditions of the Final Map for the Vesting Tentative Map No. 1164060.



17. The project proposes to export 618 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
19. The drainage system proposed for this development is subject to approval by the City Engineer.
20. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond to construct a current City standard storm drain system.
21. 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 24" storm drain in the Street 'A' right-of-way.
22. The Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (ERMA) for the private storm drain system connection to the public storm drain system in street 'A'.
23. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain in the Carmel Valley Road right-of-way.
24. Prior to the issuance of the grading permit, the applicant shall submit a letter of permission from the adjacent property owner for the proposed grading improvements offsite.
25. Prior to the issuance of any building permit, per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Owner/Permittee shall assure, by permit and bond to install a new street light along Street 'A' adjacent to the project to the satisfaction of the City Engineer.
26. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of public drainage from Street 'A' entering into private property due to the public storm drain system design.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
29. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
30. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
31. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

#### **LANDSCAPE REQUIREMENTS:**

32. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and the Exhibit "A."
33. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
34. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit "A." Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the

Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

#### **PLANNING/DESIGN REQUIREMENTS:**

37. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each lot at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

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

41. 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:**

42. Prior to the final inspection, the Owner/Permittee shall install removable bollards for the fire access lane on both the curbs on Carmel Valley Road and Street 'A,' satisfactory to the City Engineer.

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

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

44. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as shown on

the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

45. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

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

#### **GEOLOGY REQUIREMENTS:**

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

49. 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 Development Services prior to exoneration of the bond and grading permit close-out.

#### **INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on January 21, 2016 by Resolution No. PC-XX-2016.



Permit Type/PTS Approval No.: PDP No. 1164061 and NDP No. 1572465  
Date of Approval: January 21, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
John S. Fisher  
Development Project Manager

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

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

**PHR Village, LLC**  
a California Limited liability company  
Owner/Permittee

By \_\_\_\_\_

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

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

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

January 26, 2015

John Fisher  
Development Services Department  
City of San Diego  
1222 First Ave., MS 301  
San Diego, CA 92101

Re: Rancho Milagro

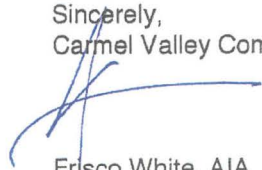
Dear John:

The Carmel Valley Community Planning Board considered the aforementioned Vesting Tentative Map and Planned Development Permit for 10 Single Family Home application on January 22, 2015.

The board had discussion to verify that the rears of the homes facing Carmel Valley Road were articulated to the same architectural enhancement as the front was. The board was assured by the applicant that all elevations were articulated architecturally. The applicant explained that the residents' access to the village and Carmel Valley Road is along the master planned walkways.

The CVCPB voted 12-0-0 to support the application.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair



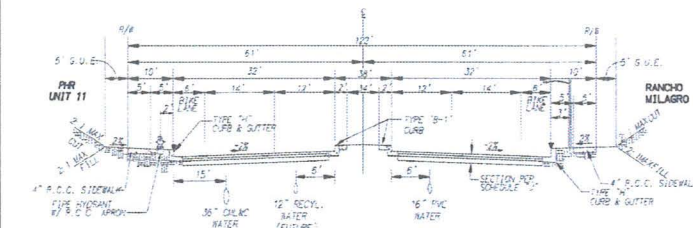
# RANCHO MILAGRO

## PLANNED DEVELOPMENT PERMIT NO. 1164061

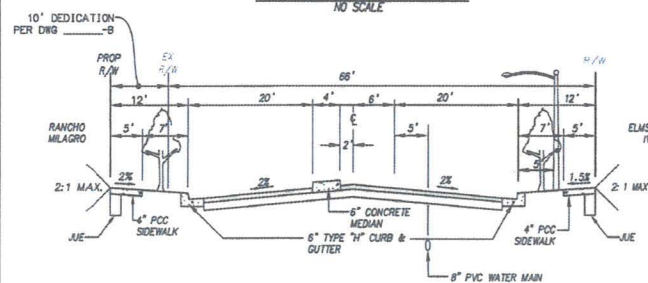
## NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465

## VESTING TENTATIVE MAP NO. 1164060

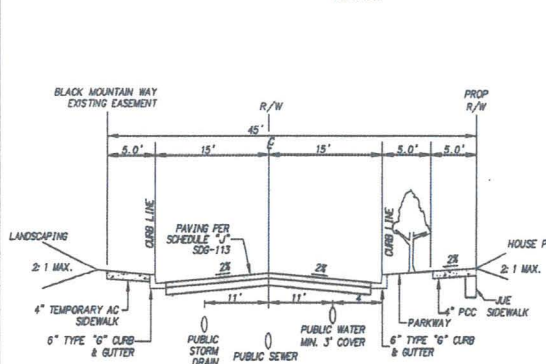
## CITY OF SAN DIEGO



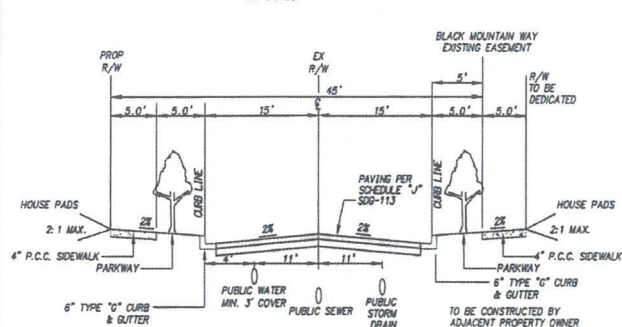
SECTION A - A  
EXISTING CARMEL VALLEY ROAD (PUBLIC)  
(PER CITY DWG. 30228-D)  
NO SCALE



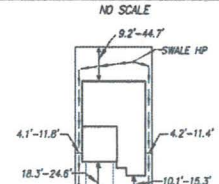
SECTION B - B  
LOPELIA MEADOWS PLACE  
NO SCALE



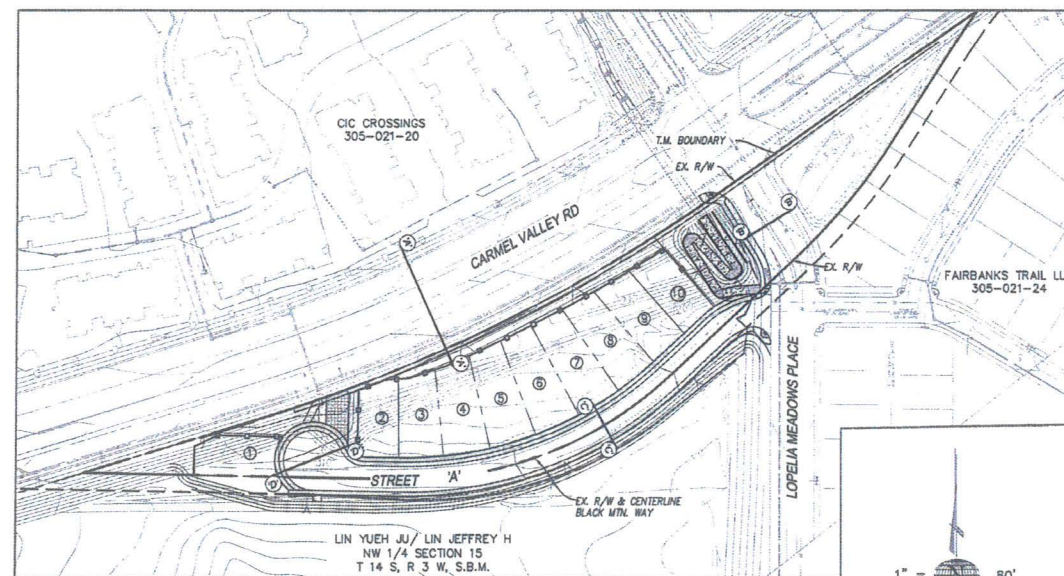
SECTION C - C  
INTERIM STREET 'A' (PUBLIC)  
LOW VOLUME RESIDENTIAL LOCAL STREET  
NO SCALE



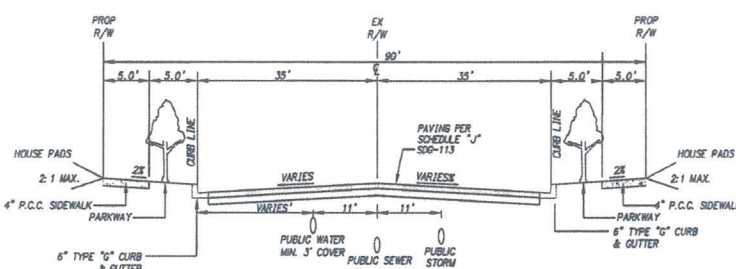
SECTION C - C  
FUTURE STREET 'A' (PUBLIC)  
LOW VOLUME RESIDENTIAL LOCAL STREET  
NO SCALE



TYPICAL LOT DETAIL  
NOT TO SCALE



1" = 80'



SECTION D - D  
PROPOSED STREET 'A' CUL-DE-SAC (PUBLIC)  
LOW VOLUME RESIDENTIAL LOCAL STREET  
NO SCALE

RM-1-2 REGULATION TABLE

REGULATION #	REGULATION REQUIREMENT	DEVIATION REQUEST/ PROPOSED REQUIREMENT	LOTS REQUESTING DEVIATIONS
MIN LOT AREA (TABLE 131-040)	6,000 SF	4,000 SF	1-10
MIN LOT WIDTH (TABLE 131-040)	50'	45'	1-3, 8-10
MIN LOT DEPTH (TABLE 131-040)	90'	84'	1-2
MIN STREET FRONTAGE (TABLE 131-040)	50'	45'	1-2, 8-10
SIDE YARD SETBACK (TABLE 131-043)(a)(2)	5' MIN.	4' MIN.	1-10
FRONT YARD SETBACK (TABLE 131-043)(a)(1)	15' MIN.	9' MIN.	1-10
REAR YARD SETBACK (TABLE 131-043)(a)(4)	15' MIN.	9' MIN.	1-2
MAX. STRUCTURE HEIGHT (TABLE 131-044)	30'	32'	1-10
ANGLED BLDG ENVELOPE (TABLE 131-044)(a)(1)	AT THE FRONT SETBACK LINE, THE HEIGHT OF THE BUILDING ENVELOPE ABOVE 19 FEET AT THE MINIMUM SETBACK AND 24 FEET AT THE STANDARD SETBACK IS ESTABLISHED BY A 45-DEGREE ANGLED BUILDING ENVELOPE PLANE SLOPING INWARD TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT LIMIT.	REGULATION 131-044(a)(1) TO NOT APPLY	1-10
ANGLED BLDG ENVELOPE (TABLE 131-044)(a)(2)	AT THE SIDE SETBACK LINE, THE HEIGHT OF THE BUILDING ENVELOPE ABOVE 24 FEET IN HEIGHT IS ESTABLISHED BY A 45-DEGREE ANGLED BUILDING ENVELOPE PLANE SLOPING INWARD TO THE MAXIMUM PERMITTED STRUCTURE HEIGHT.	REGULATION 131-044(a)(2) TO NOT APPLY	1-10
ARCH. PROJECTION ENCROACHMENTS - ENTRY ROOFS AND PORCHES (TABLE 131-046)(a)(8)	NOT PERMITTED IN SIDE YARDS	PERMITTED IN SIDE YARDS	1-10
ARCH. PROJECTION ENCROACHMENTS - ENTRY ROOFS AND PORCHES (TABLE 131-046)(a)(10)	NOT TO EXCEED 6 FT OR 50% OF THE WIDTH OF THE REQ. YARD, WHICHEVER IS LESS.	NOT TO EXCEED 6 FT OR BOX OF THE WIDTH OF THE REQ. YARD, WHICHEVER IS LESS.	1-10
SUPPLEMENTAL REQUIREMENTS FOR RM-1-2 (TABLE 131-046)(a)(12)	50% OF LENGTH OF BUILDING FACADE MUST ENCLOSE HABITABLE AREA FOR LOT WIDTHS OF 50 FT. OR GREATER.	50% OF LENGTH OF BUILDING FACADE MUST ENCLOSE HABITABLE AREA FOR LOT WIDTHS OF 50 FT. OR GREATER.	4-8
STORAGE (TABLE 131-045)	240CF	SPACE PROVIDED IN GARAGE - CONFORMS	1-10

ENGINEERING DEVIATION TABLE

CUL-DE-SAC BULD RADII	50' RADIUS	35' RADIUS	STREET 'A'
STREET DESIGN MANUAL			
GEOMETRIC DESIGN STANDARDS E.4.a.b.			

### DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:  
A VESTING TENTATIVE SUBDIVISION MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, AND A PLANNED DEVELOPMENT PERMIT FOR 10 MARKET RATE SINGLE FAMILY RESIDENTIAL UNITS, REFER TO AFFORDABLE HOUSING REQUIREMENTS 15.(c) IN VILLAGE AT PACIFIC HIGHLANDS RANCH, PLS 317590, PDP 1113393, SDP 1113398 FOR DENSITY TRANSFER OF MARKET RATE AND AFFORDABLE HOUSING UNITS.
- STREET ADDRESS: SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LOPELIA MEADOWS PLACE
- SITE AREA:  
TOTAL SITE AREA (GROSS): 2.682 ACRES, 117,264 S.F.  
NET SITE AREA: 2.08 ACRES, 90,858 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS, PUBLIC DEDICATIONS, AND OFFSITE GRADING)
- ZONING: RM-1-2, AR-1-1, & RT-1-2
- COVERAGE DATA:  
TOTAL BUILDING AREA (GROUND FLOOR): 0.32 A.C. 13,890 S.F.  
TOTAL LANDSCAPE/OPEN SPACE AREA: 1.68 A.C. 72,968 S.F.  
TOTAL HARDSCAPE/PAVED AREA: 1.03 A.C. 44,559 S.F.  
PRIVATE EXTERIOR OPEN SPACE: REQ. = 80 SF/UNIT PROVIDED  
COMMON AREA OPEN SPACE: REQ. 375 SF/UNIT = 3,750 SF TOTAL. PROV. 32,800 SF  
FLOOR AREA RATIO (FAR) PER LOT: SEE LOT ACREAGE SUMMARY TABLE  
FLOOR AREA RATIO (FAR) OVERALL: REQUIRED: MAX. 0.89  
GROSS FLOOR AREA/UNIT = 3,608 SF; GROSS SITE ACREAGE = 117,264 SF  
PROPOSED: (3,608 SF (10 UNITS))/117,264 SF = 0.31 FAR  
GROSS FLOOR AREA (GFA): 3,608 SF.
- DENSITY: NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 10
- SETBACKS:  
FRONT: REQUIRED: 15' MIN./20' STD.\* PROPOSED: 9' MIN./16' STD.  
\*A 15' SETBACK IS ALLOWED FOR UP TO 50% OF THE BUILDING WIDTH. THE REMAINING PORTION OF THE BUILDING MUST OBSERVE A 20' FRONT YARD SETBACK.  
SIDE: REQUIRED: 5' MIN./8' STD.\* PROPOSED: 4' MIN./8' STD.  
\*A 5' SETBACK IS ALLOWED FOR UP TO 50% OF THE BUILDING LENGTH. THE REMAINING PORTION OF THE BUILDING MUST OBSERVE AN 8' SIDE YARD SETBACK.  
REAR: REQUIRED: 15' MIN. PROPOSED: 9' MIN.
- BRUSH MANAGEMENT ZONE IS NOT APPLICABLE TO THIS PROJECT.
- DEVIATIONS: SEE DEVIATION TABLE BELOW

### GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 2.82 AC.
- PERCENT OF TOTAL SITE GRADED: 88.2%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.73 AC.
- PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 22.10%
- AMOUNT OF CUT: 10,840 CUBIC YARDS (ON SITE)
- AMOUNT OF FILL: 10,222 CUBIC YARDS (ON SITE)
- MAXIMUM HEIGHT OF FILL SLOPES: 6 FEET 2:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPES: 6 FEET 2:1 SLOPE RATIO.
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING.

### SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS 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.

### LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 190 OF PACIFIC HIGHLANDS RANCH UNIT #21, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15815 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 24, 2011.

### MAPPING NOTE

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

### ASSESSOR'S PARCEL NO.

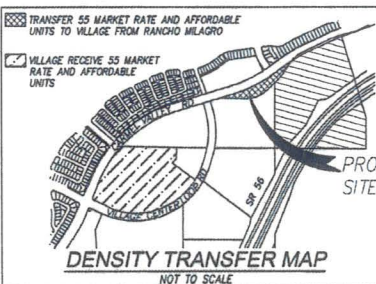
305-021-029

### COORDINATE INDEX

THE BENCHMARK FOR THIS PROJECT IS THE NAD 83, CALIFORNIA COORDINATE SYSTEM CITY OF SAN DIEGO GPS PT. NO. 542 FOUND LEAD & BRASS TAG IN CONCRETE RAMP ZONE 6 COORDINATES PER RS 14492 @ THE FOLLOWING STATION: MARKED "ICE 21455"; CITY OF SAN DIEGO GPS PT. NO. 542 N 1,927,136.68, E 6,287,811.17

### SHEET SUMMARY

- | SHT. NO. | DESCRIPTION                        |
|----------|------------------------------------|
| 1        | TENTATIVE MAP COVER SHEET          |
| 2        | TM GRADING AND UTILITY PLAN        |
| 3        | LOT LINE EXHIBIT                   |
| 4        | SITE PLAN                          |
| 5        | EXISTING CONDITION                 |
| 6        | CUT AND FILL                       |
| 7-8      | LANDSCAPE AND WATER USE PLANS      |
| 9-29     | ARCHITECTURAL PLANS/CROSS SECTIONS |



NOT TO SCALE

10/26/15

DATE

PREPARED IN THE OFFICE OF:

latitute33

PLANNING & ENGINEERING

0000 Hobart Street, 2nd Floor, San Diego, CA 92101

TEL: 619.594.1000

10-25-15

DATE

10-25-15

DATE

### GENERAL NOTES

- LOT SUMMARY
- LAND USE: CORE RESIDENTIAL AND PERIPHERAL RESIDENTIAL 1-10
- TOTAL AREA WITHIN SUBDIVISION IS 2.69 ACRES GROSS.
- EXISTING ZONING IS RM-1-2, AR-1-1, & RT-1-2
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: PACIFIC TELEPHONE COMPANY
- CABLE TELEVISION: SOUTHWESTERN CABLE TELEVISION
- SEWER AND WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: COMMUNITY FACILITIES DISTRICT NO. 99-1 OF THE SAN DIEGO UNION HIGH SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- CONTOUR INTERVAL: 2 FEET
- DATUM: GPS PT. NO. 542 - N 1,927,136.68, E 6,287,811.17, ELEV.=190.83 (NAVD 83)
- SOURCE: SAN LO AERIAL SURVEYS
- DATE: 01-05-09
- TOGETHER WITH AS GRADED DESIGN TOPO
- SOURCE: LATITUDE 33 PLANNING & ENGINEERING
- SOURCE: SAN-LO AERIAL SURVEYS DATE: 1-5-99
- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.
- OPEN SPACE LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACOUSTICAL ANALYSIS REPORT.
- AFFORDABLE HOUSING UNITS ARE BEING PROVIDED CONSISTENT WITH MASTER AFFORDABLE HOUSING PROGRAM BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (HOUSING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
- ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (HOUSING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.

OWNER/DEVELOPER: PHR VILLAGE, LLC  
4350 LA SOLLA VILLAGE DRIVE, SUITE 150  
SAN DIEGO, CA 92122  
(606) 581-0192 FAX (606) 587-0576

PLANNING: LATITUDE 33 PLANNING & ENGINEERING  
9999 HIBERT STREET 2ND FLOOR  
SAN DIEGO, CA 92121  
(606) 751-0633 FAX (606) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING  
9999 HIBERT STREET 2ND FLOOR  
SAN DIEGO, CA 92121  
(606) 751-0633 FAX (606) 751-0634

Prepared By:  
Name: LATITUDE 33 PLANNING AND ENGINEERING  
Address: 9999 HIBERT STREET 2ND FLOOR  
SAN DIEGO, CA 92121  
Phone #: (606) 751-0633  
Fax #: (606) 751-0634

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

Project Name:  
RANCHO MILAGRO

Sheet Title:  
VESTING TENTATIVE MAP  
COVER SHEET

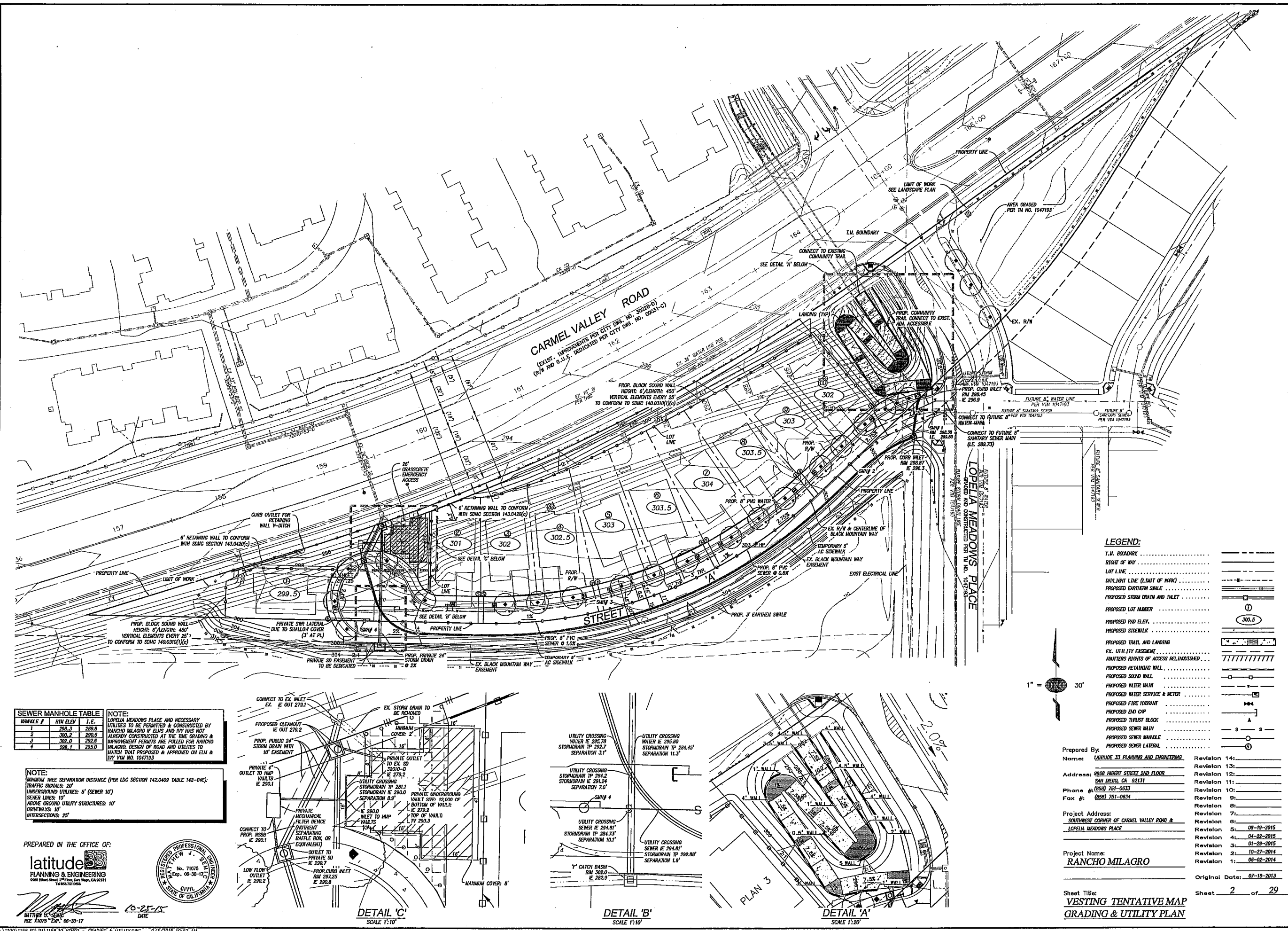
ARCHITECT:  
BASSENJAN LAGNI  
2031 ORCHARD DRIVE STE 100  
NEWPORT BEACH, CA 92660  
(949) 297-0311 FAX (949) 294-9534

LANDSCAPE ARCHITECT:  
SJA LANDSCAPE ARCHITECTURE  
& LAND PLANNING  
31728 RANCHO VIEJO RD. STE 201  
SAN JUAN CAPISTRANO, CA 92675  
(760) 294-5850 FAX

Revision 14:  
Revision 13:  
Revision 12:  
Revision 11:  
Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2:  
Revision 1:  
Original Date: 07-19-2013

Sheet 1 of 29





**SEWER MANHOLE TABLE**

MANHOLE #	R/W ELEV.	I.E.
1	295.3	299.8
2	300.2	290.6
3	302.0	292.6
4	299.1	295.0

**NOTE:**  
LOPELA MEADOWS PLACE AND NECESSARY UTILITIES TO BE PERMITTED & CONSTRUCTED BY RANCHO MILAGRO IF ELM AND IYI HAS NOT ALREADY CONSTRUCTED AT THE TIME GRADING & IMPROVEMENT PERMITS ARE PULLED FOR RANCHO MILAGRO. DESIGN OF ROAD AND UTILITIES TO MATCH THAT PROPOSED & APPROVED ON ELM & IYI VIM NO. 1047193

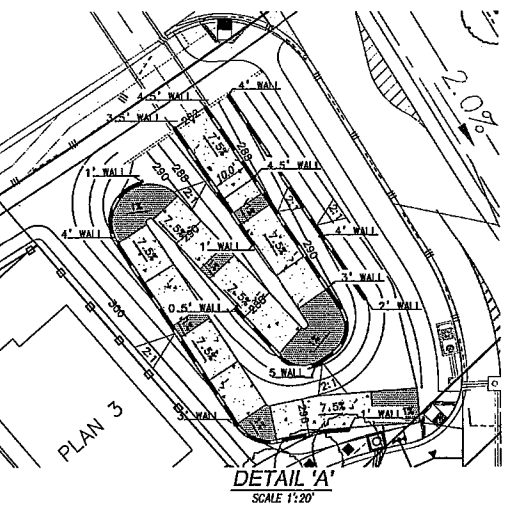
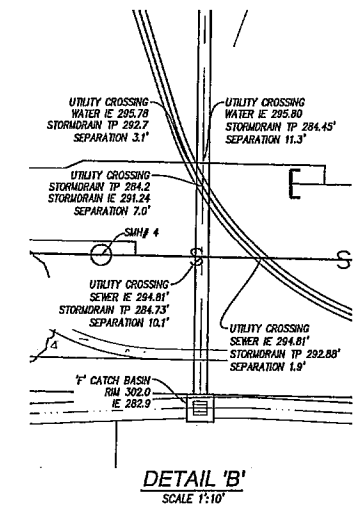
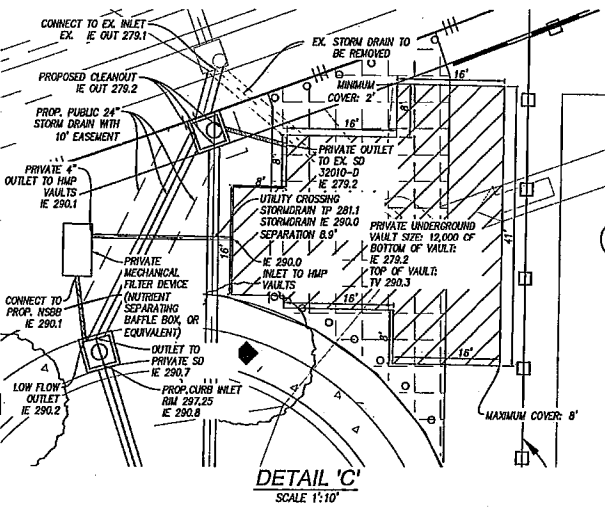
**NOTE:**  
MINIMUM TREE SEPARATION DISTANCE (PER LDC SECTION 142.0409 TABLE 142-04E):  
TRAFFIC SIGNALS: 20'  
UNDERGROUND UTILITIES: 5' (SEWER 10')  
SEWER LINES: 10'  
ABOVE GROUND UTILITY STRUCTURES: 10'  
DRIVEWAYS: 10'  
INTERSECTIONS: 25'

PREPARED IN THE OFFICE OF:

**latitude 3**  
PLANNING & ENGINEERING  
9900 16th Street, Suite 200, San Diego, CA 92131  
Tel: 619.731.0000

**PROFESSIONAL SEAL**  
No. 71075  
Exp. 06-30-17  
CIVIL  
STATE OF CALIFORNIA

*Matthew C. Smith*  
DATE: 06-30-17  
ROE 14075 Exp. 06-30-17



- LEGEND:**
- T.M. BOUNDARY
  - RIGHT OF WAY
  - LOT LINE
  - DAYLIGHT LINE (LIMIT OF WORK)
  - PROPOSED EARTHEN SHALE
  - PROPOSED STORM DRAIN AND INLET
  - PROPOSED LOT NUMBER
  - PROPOSED PAD ELEV.
  - PROPOSED SIDEWALK
  - PROPOSED TRAIL AND LANDING
  - EX. UTILITY EASEMENT
  - ADJUTERS RIGHTS OF ACCESS RELINQUISHED
  - PROPOSED RETAINING WALL
  - PROPOSED SOUND WALL
  - PROPOSED WATER MAIN
  - PROPOSED WATER SERVICE & METER
  - PROPOSED FIRE HYDRANT
  - PROPOSED END CAP
  - PROPOSED THURST BLOCK
  - PROPOSED SEWER MAIN
  - PROPOSED SEWER MANHOLE
  - PROPOSED SEWER LATERAL

Prepared By: **LATITUDE 33 PLANNING AND ENGINEERING**

Address: 9900 16th STREET 2ND FLOOR  
SAN DIEGO, CA 92131

Phone #: (619) 751-0633

Fax #: (619) 751-0634

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

Project Name: **RANCHO MILAGRO**

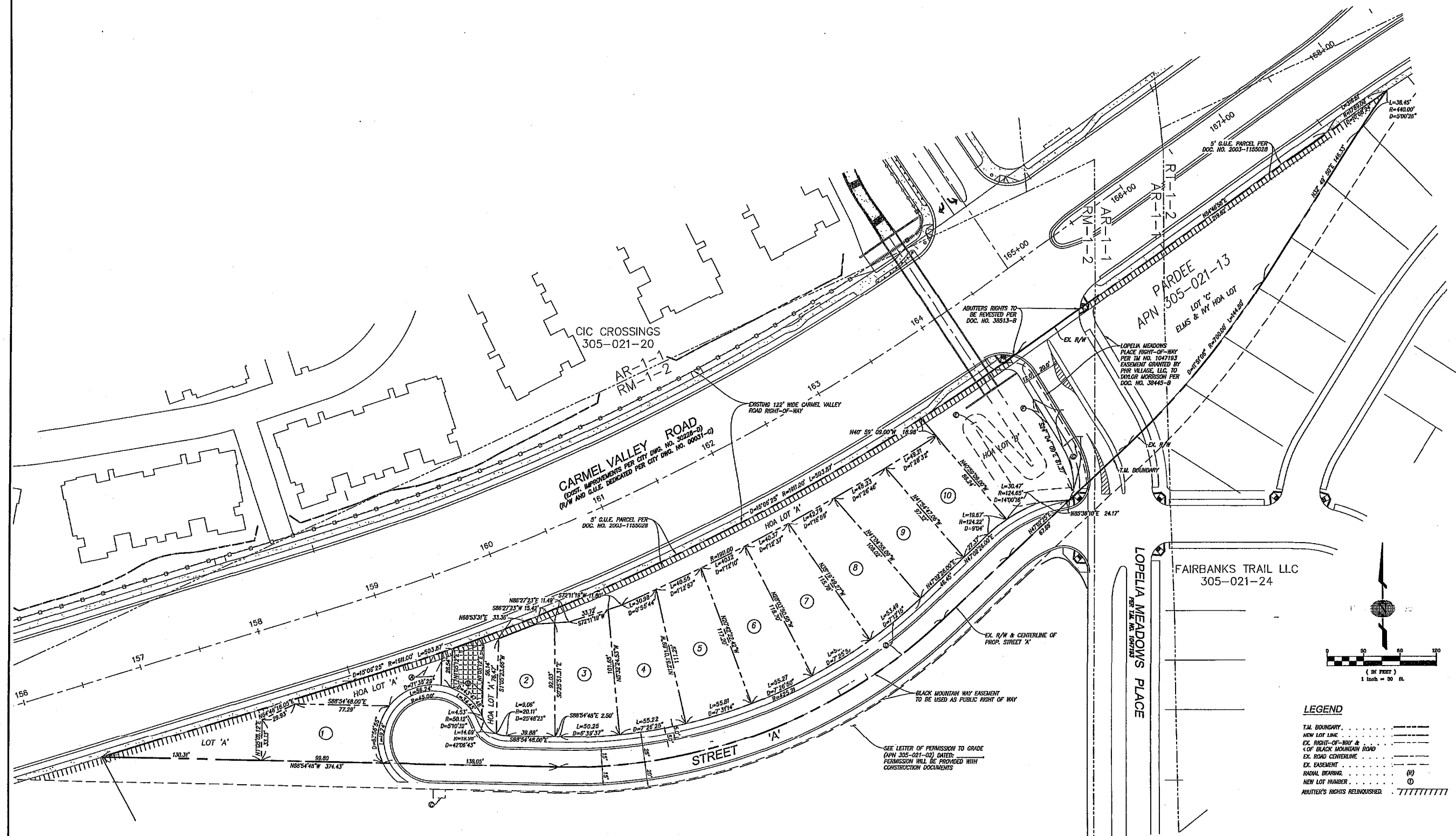
Sheet Title: **VESTING TENTATIVE MAP GRADING & UTILITY PLAN**

Revision	Date
14:	
13:	
12:	
11:	
10:	
9:	
8:	
7:	
6:	08-19-2015
5:	04-22-2015
4:	01-29-2015
3:	10-27-2014
2:	05-02-2014
1:	

Original Date: 07-19-2013

Sheet 2 of 29





LIN YUEH JU 02-15-06 / LIN JEFFREY H  
305-021-02

#### PROPOSED EASEMENTS

- (A) STORMDRAIN EASEMENT
- (B) 26' EMERGENCY ACCESS EASEMENT TO BE GRANTED
- (C) TEMPORARY PRIVATE STORMDRAIN EASEMENT
- (D) PORTION OF FUTURE BLACK MOUNTAIN WAY TO BE GRANTED AS PUBLIC RIGHT OF WAY
- (E) PROPOSED PEDESTRIAN AND NON-MOTORIZED VEHICULAR ACCESS EASEMENT
- (F) LINE OF SIGHT EASEMENT
- (G) PORTION OF FUTURE LOPELA MEADOWS PLACE TO BE GRANTED AS PUBLIC RIGHT OF WAY

MAINTENANCE RESPONSIBILITY OF LOTS	
LOT	RESPONSIBILITY
LOTS 1-10	HOMEOWNER
LOT A	RANCHO MILAGRO HOA
LOT B	RANCHO MILAGRO HOA
LOT C	ELMS & RY HOA

PREPARED IN THE OFFICE OF:

**latitude 33**  
PLANNING & ENGINEERING  
2008 1st Street, 2nd Floor, San Diego, CA 92101  
Tel: 619.710.0000

*Matthew J. Smith*  
MATTHEW J. SMITH  
RCE 71075 EXP. 06-30-17  
DATE 06-25-15



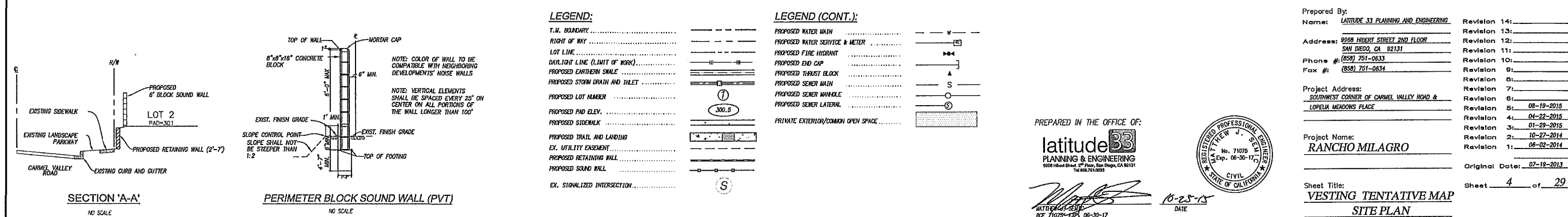
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Project Address: SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LOPELA MEADOWS PLACE  
Project Name: RANCHO MILAGRO

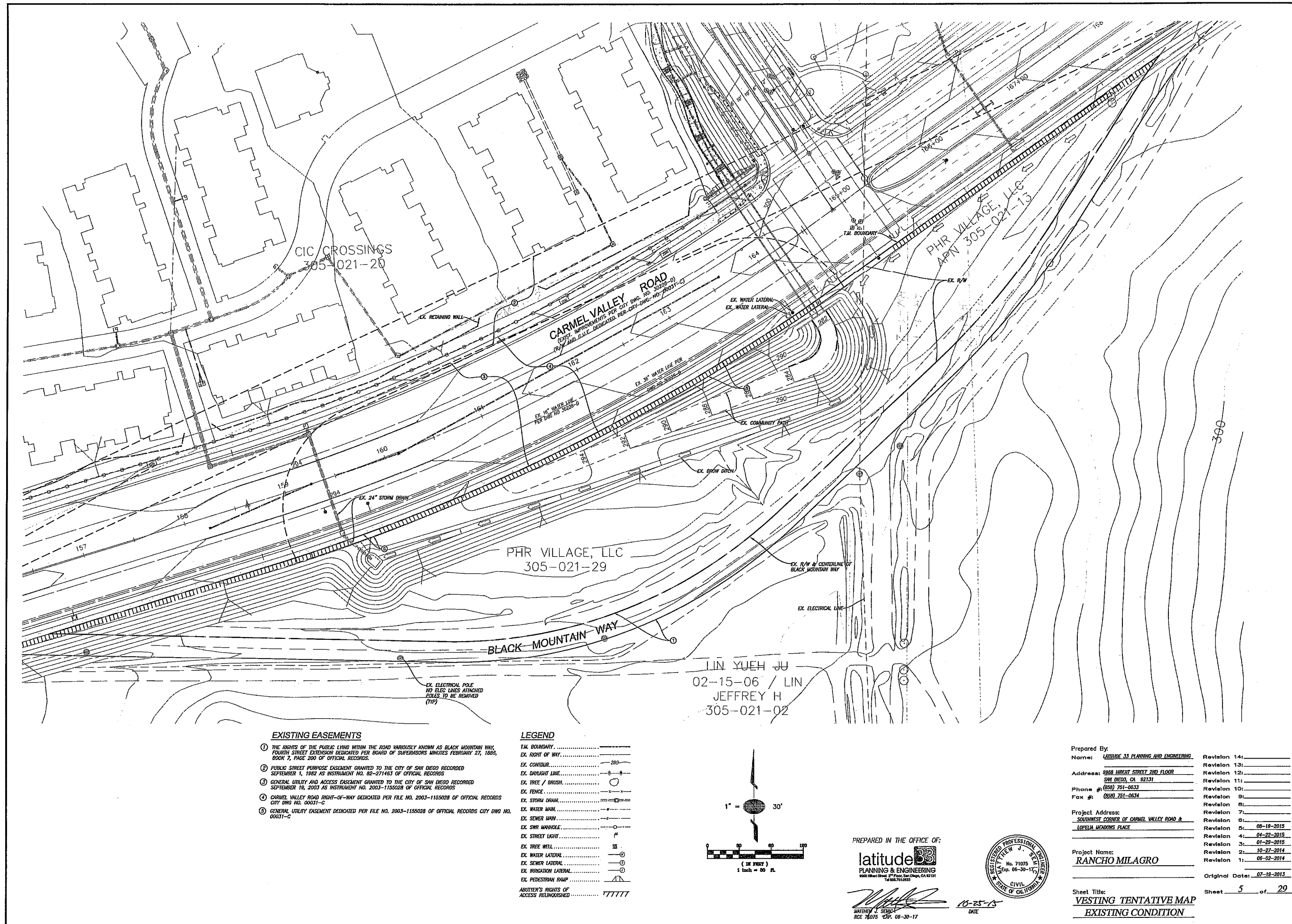
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VESTING TENTATIVE MAP  
LOT LINE EXHIBIT

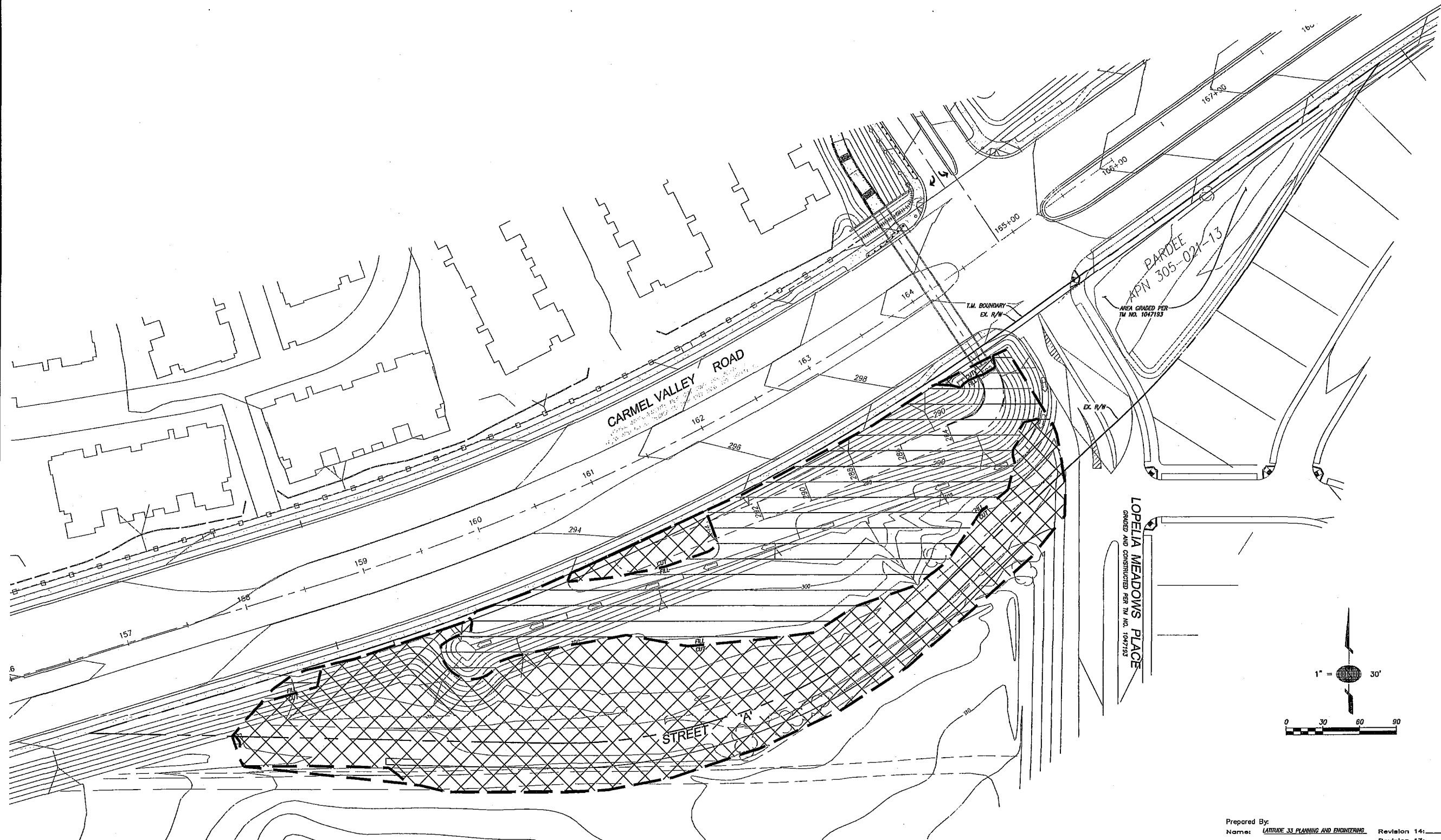
Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: 08-19-2015  
Revision 5: 04-22-2015  
Revision 4: 01-29-2015  
Revision 3: 10-27-2014  
Revision 2: 06-02-2014  
Revision 1: \_\_\_\_\_

Original Date: 07-19-2013

Sheet 3 of 29







**EARTHWORK SUMMARY:**

TOTAL CUT = 10,840 C.Y.  
 TOTAL FILL = 10,222 C.Y.  
 TOTAL IMPORT = 618 C.Y.  
 AREA BEING GRADED = 2.66 AC.  
 VOLUME PER GRADED AC = 250 C.Y./AC.

**LEGEND:**

EXCAVATION (CUT) ..... [Cross-hatch symbol]  
 EMBANKMENT (FILL) ..... [Horizontal line symbol]  
 CUT/FILL LINE ..... [Dashed line symbol]  
 T.M. BOUNDARY ..... [Solid line symbol]

PREPARED IN THE OFFICE OF:

**latitude 33**  
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 MATTHEW J. SANCHEZ  
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Project Address:	_____	Revision 8:	_____
	<u>SOUTHWEST CORNER OF CARMEL VALLEY ROAD &amp;</u>	Revision 7:	_____
	<u>LOPEIA MEADOWS PLACE</u>	Revision 6:	_____
Project Name:	_____	Revision 5:	<u>08-19-2015</u>
	<u>RANCHO MILAGRO</u>	Revision 4:	<u>04-22-2015</u>
Sheet Title:	_____	Revision 3:	<u>01-28-2015</u>
	<u>VESTING TENTATIVE MAP</u>	Revision 2:	<u>10-27-2014</u>
	<u>CUT AND FILL EXHIBIT</u>	Revision 1:	<u>06-02-2014</u>
Original Date:	<u>07-19-2013</u>	Sheet	<u>6</u> of <u>29</u>



DESIGN OBJECTIVES

- THE LANDSCAPE PLANS WILL CONFORM TO THE FOLLOWING: LAND DEVELOPMENT ORDINANCE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, CITY OF SAN DIEGO LAND DEVELOPMENT CODE CHAPTER 14, DIVISION 4 - LANDSCAPE REGULATIONS AND BRUSH MANAGEMENT REQUIREMENTS, AND PACIFIC HIGHLANDS RANCH SPECIFIC PLAN
- THE INTEGRITY OF THE DEVELOPMENT WILL BE INSURED THROUGH THE IMPLEMENTATION OF A TOTAL LANDSCAPE DESIGN CONCEPT WHICH INCLUDES THE FOLLOWING LANDSCAPE ELEMENTS:
  - LANDSCAPING SHALL ENHANCE MAJOR ARCHITECTURAL DESIGN ELEMENTS THROUGH CAREFUL USE OF FLOWER AND LEAF COLOR AND TEXTURE, PLANT FORMS, LANDSCAPE LIGHTING AND SITE FURNISHINGS WHICH RELATE TO THE ARCHITECTURAL DESIGN THEME.
  - IN RECOGNITION OF THE MOVEMENT TYPES AND PATTERNS BY WHICH PEOPLE WILL EXPERIENCE AND RELATE TO THE LANDSCAPE (PEDESTRIAN, BICYCLE AND VEHICULAR), LANDSCAPING WILL PROVIDE A SEQUENCE OF EVENTS AND EXPERIENCES WHICH RELATE TO AND RECOGNIZE THE INHERENT QUALITIES OF THE SITE AND ITS INTENDED USE.

DESIGN CRITERIA

- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD INTEREST TO THE SITE.
- ARCHITECTURAL ELEMENTS ON THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
- THE VEHICULAR ENTRY WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND GROUNDCOVERS.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
- THE IRRIGATION SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

PLANT LEGEND (SUCH AS LIST)

HOA MAINTAINED COMMON AREAS, PASEOS AND ENTRY TREES (70% - 24" BOX, 30% - 36" BOX) 1 TREE/1,000 SF

BOTANICAL NAME	COMMON NAME	HTS/SPREAD	FORM/FUNCTION
CHAMAEKOPES HUMILIS	MEDITERRANEAN FAN PALM	12/15'	CLUMPING PALM/ACCENT
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	40/40'	LARGE CANOPY/SHADE
RHUS INTERFOLIA	AFRICAN SUMAC	25/25'	MULTI-TRUNK/ACCENT
QUERCUS AGRIIFOLIA	COAST LIVE OAK	50/40'	LARGE CANOPY/SHADE
TRISTANIA LAURINA	ELEGANT BRISBANE	60/30'	UPRIGHT CANOPY/SCREEN
ARJUTUS UNEDO 'MARINA'	STRAWBERRY TREE	25/25'	SMALL CANOPY/ACCENT

SHRUBS (25% - 5 GALLON, 75% - 1 GALLON 5" O.C.) 50 SHRUBS/1,000 SF	AGAVE SP.	VARIES	CLUMPING/ACCENT
AGAVE SP.	AGAVE	VARIES	CLUMPING/ACCENT
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	3'/8'	GROUND COVER COLOR
CALLISTEMON 'LITTLE JOHN'	BOTTLE BRUSH	4'/8'	MASSING/BACKGROUND
CISTUS SP.	ROCK ROSE	VARIES	MASSING/COLOR
COYLYEDON 'SILVER DOLLAR'	NCN	2'/2'	MASSING/COLOR
DIERIS BICOLOR	FORTNIGHT LILY	2'/2'	VERTICAL/ACCENT
EUPHORBIA 'JERRY'S CHOICE'	NCN	3'/3'	MASSING/ACCENT
LAVATERA SP.	TREE MALLOW	8'/8'	MASSING/BACKGROUND
LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	3'/2'	VERTICAL/ACCENT
HELOMELLES ARBUTIFOLIA	TOYON	12/12'	MASSING/BACKGROUND
MULLENBERGIA RIGENS	DEER GRASS	4'/3'	VERTICAL/ACCENT
MULLENBERGIA CAPILLARIS 'REGAL MIST'	DEER GRASS	2'/1'	VERTICAL/ACCENT
PITTOPORIUM TORILIA 'VARIEGATA'	TOBIRA	5'/5'	MASSING/BACKGROUND
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	10'/5'	VERTICAL/BACKGROUND
ROSMARINUS OFF. 'TUSCAN BLUE'	ROSEMARY	5'/3'	VERTICAL/BACKGROUND

GROUND COVER (PLANTS)	COYOTE BUSH
BACCHARIS PILULARIS 'PYGMY POINT'	NO COMMON NAME
MYOPORUM PARVIFOLIUM	TRAILING ROSEMARY
ROSMARINUS OFF. PROSTRATUS	SENECIO
SENECIO SP.	

STREET TREES (100% - 24" BOX) (HOA/ HOME OWNER MAINTAINED)

LAGERSTROMIA SPECIES	GRAPE MYRTLE	20/20'	SMALL CANOPY/ACCENT
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	30/15'	SMALL CANOPY/ACCENT
ARJUTUS UNEDO	STRAWBERRY TREE	25/25'	SMALL CANOPY/ACCENT
HYMENOPHYLLUM FLORIBUNDUS	CATALINA IRONWOOD	35/20'	SMALL CANOPY/ACCENT

LAWN (SOO)

MARATHON II	
-------------	--

NON-IRRIGATED HYDROSEED MIX (EROSION CONTROL) OFF SITE

PLANTITY/GERM.	SPECIES	LBS/ACRE
98775	ENCELIA CALIFORNICA	4.00
98775	ESCHSCHOLZIA CALIFORNICA	3.00
90660	LOTUS SCOPARIUS	5.00
02555	MINULUS AURANTIACUS PUNICULUS	3.00
90665	ONOTHERA CALIFORNICA	4.00
90660	ONOTHERA DELTOIDES	3.00
90660	SALVIA MELLEIFERA	4.00
90775	VERBENA LASIOSTACHYS	6.00

IRRIGATION AND MAINTENANCE NOTES

- THE H.O.A. WILL BE RESPONSIBLE FOR THE COMMON AREA LANDSCAPE AND IRRIGATION.
- LANDSCAPING ON INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.
- LANDSCAPE AREAS IDENTIFIED ON THE LEGEND AS BEING SERVED BY PERMANENT IRRIGATION
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION SELECTED. IRRIGATION SYSTEM SHALL USE LOW PRECIPITATION RATE SPRINKLER AND ROTOR HEADS. DRIP TUBING SHALL BE USED IN ALL PLANTING AREAS ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.

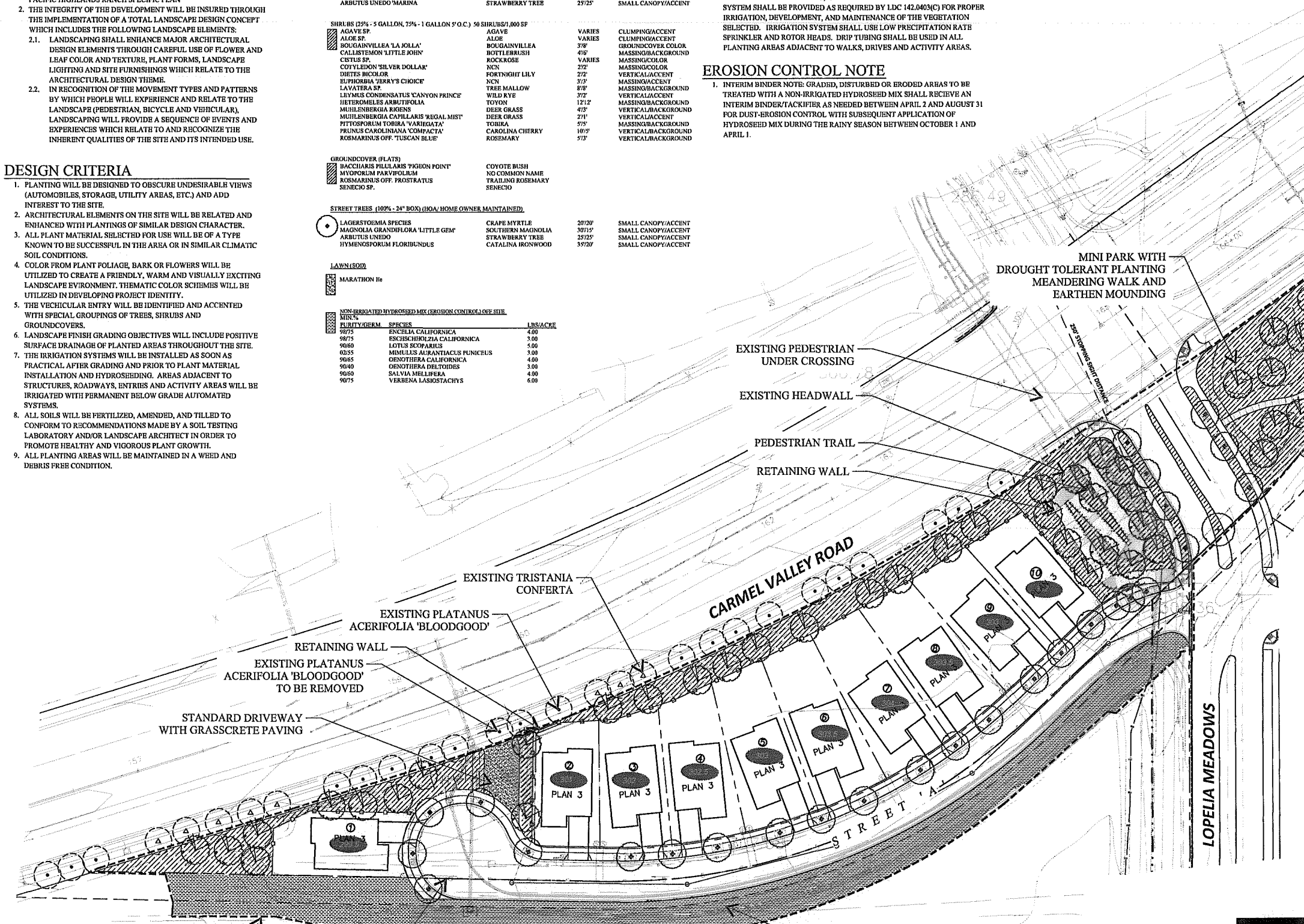
EROSION CONTROL NOTE

- INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 1 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

MAINTENANCE

- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROJECT ASSOCIATION (HOA). LANDSCAPE AND IRRIGATION WITHIN THE R.O.W. (LOTS 1-10) SHALL BE MAINTAINED BY THE HOMEOWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

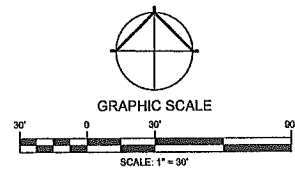
MINIMUM TREE SEPARATION DISTANCES:	
TRAFFIC SIGNALS (STOP SIGNS)	20 FEET
UNDERGROUND UTILITIES	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITIES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET



GENERAL NOTES

- MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN 10 FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM OF 40 SQUARE FEET OF AIR AND WATER PERMEABLE AREAS AS FOLLOWS:
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS TO NOT PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS AND OBTAIN A "NO FEE STREET TREE PERMIT" FOR ALL STREET TREES, AND NOTIFY AND OBTAIN SIGNATURES, FROM ANY SUBSEQUENT PROPERTY OWNER, ON A "NO FEE STREET TREE PERMIT" PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY MANAGER.
  - ALL HYDROSEEDING WILL BE ACCOMPLISHED THROUGH THE LANDSCAPE REGULATIONS SDMC 142.0411 AND LDC LANDSCAPE STANDARDS SECTION 4.4.
  - ALL GRADED, DISTURBED OR ERODED AREAS, WITHIN THE PROPERTY LIMITS, THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY PLANTED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411 (a)].
  - ROOT BARRIER: A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER LDC 142.0403(b)(5).
  - ALL STREET TREE PLANTING INSTALLATIONS REQUIRE A "NO FEE STREET TREE" PERMIT AND APPROVAL BY THE CITY OF SAN DIEGO'S URBAN FORESTER (STREETS DIVISION) PRIOR TO PLANTING.

THE H.O.A. SHALL BE RESPONSIBLE TO MAINTAIN EROSION CONTROL PLANTING ON ALL OFF-SITE SLOPES UNTIL SUCH A TIME AS ADJACENT PROPERTY IS DEVELOPED, TYPICAL.



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Project Name: THE VILLAGE AT PACIFIC HIGHLANDS RANCH  
Sheet Title: LANDSCAPE CONCEPT PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
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Revision 4:	4-22-15
Revision 3:	1-28-15
Revision 2:	10-27-14
Revision 1:	8-2-14
Original Date:	7-18-2013
Sheet	7 of 8

WATER USE CALCULATIONS			
MAWA* = (Eto)(.062) [(0.7 x LA) + (0.3 x SLA)]		MAWA* =	1,162,409
ETWU* = (Eto)(.062) [(PF x HA / IE) + (SLA)]		ETWU* =	637,601
* GALLONS PER YEAR			
Eto		47	
CONV.		0.62	29.14
ET ADJ.		0.7	
LA	LANDSCAPE AREA	55,515	x.7= 39,561 LA
SLA	SPEC. LANDSCAPE	1,100	x.3= 330 SLA
SPEC. LANDSCAPE ADJ.		0.3	39,891 TOTAL LA + SLA
			x29.14=
			1,162,409 MAWA

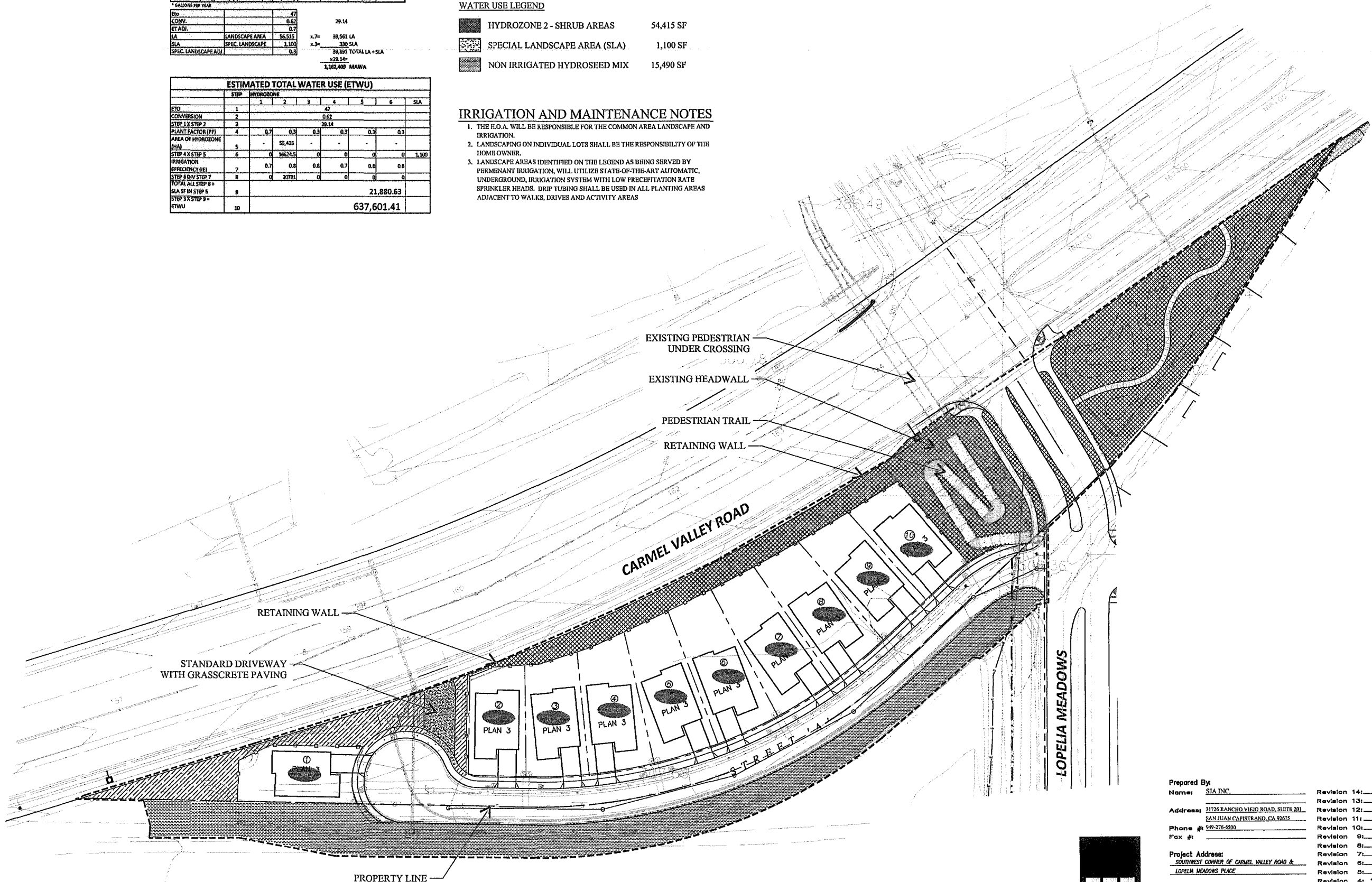
ESTIMATED TOTAL WATER USE (ETWU)									
	STEP	HYDROZONE	1	2	3	4	5	6	SLA
ETO	1								47
CONVERSION	2								0.62
STEP 1 X STEP 2	3								29.14
PLANT FACTOR (PF)	4		0.7	0.3	0.3	0.3	0.3	0.3	0.3
AREA OF HYDROZONE (HA)	5		-	55,415	-	-	-	-	-
STEP 4 X STEP 5	6		0	16624.5	0	0	0	0	1,100
IRRIGATION EFFICIENCY (IE)	7		0.7	0.8	0.8	0.7	0.8	0.8	0.8
STEP 6 DIV STEP 7	8		0	20781	0	0	0	0	0
TOTAL ALL STEP 8 + SLA SF IN STEP 5	9								21,880.63
STEP 3 X STEP 9 = ETWU	10								637,601.41

WATER USE LEGEND

	HYDROZONE 2 - SHRUB AREAS	54,415 SF
	SPECIAL LANDSCAPE AREA (SLA)	1,100 SF
	NON IRRIGATED HYDROSEED MIX	15,490 SF

IRRIGATION AND MAINTENANCE NOTES

1. THE H.O.A. WILL BE RESPONSIBLE FOR THE COMMON AREA LANDSCAPE AND IRRIGATION.
2. LANDSCAPING ON INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.
3. LANDSCAPE AREAS IDENTIFIED ON THE LEGEND AS BEING SERVED BY PERMANENT IRRIGATION, WILL UTILIZE STATE-OF-THE-ART AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEM WITH LOW PRECIPITATION RATE SPRINKLER HEADS. DRIP TUBING SHALL BE USED IN ALL PLANTING AREAS ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS



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Project Address:	SOUTHWEST CORNER OF CARMEL VALLEY ROAD & LOPELIA MEADOWS PLACE	Revision 9:	
Project Name:	THE VILLAGE AT PACIFIC HIGHLANDS RANCH	Revision 8:	
Sheet Title:	WATER USE PLAN	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	4-22-16
		Revision 3:	1-28-16
		Revision 2:	10-27-14
		Revision 1:	8-2-14
		Original Date:	7-18-2013
		Sheet	8 of 8

GRAPHIC SCALE

0 30' 60'

SCALE: 1" = 30'

landscape architecture  
land planning

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PLAN 1  
COASTAL COTTAGE

PLAN 2  
CLASSICAL AMERICANA

PLAN 3  
MONTEREY

## STREET SCENE 1

0 2 4 SCALE 1/4" = 1'-0"

PHR VILLAGE, LLC

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

05.26.14

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Project Name: RANCHO MILAGRO  
VESTING TENTATIVE MAP NO: 1164060  
PLANNED DEVELOPMENT PERMIT NO: 1164061  
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465  
Original Date: 5-26-2014  
Revision 14: \_\_\_\_\_  
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Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
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Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Sheet Title: STREET SCENE 1  
Sheet 9 of 29





PLAN 1  
CLASSICAL AMERICANA

PLAN 2  
MONTEREY

PLAN 3  
COASTAL COTTAGE

0 3 6 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

## STREET SCENE 2

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

05.26.14

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<u>SOUTHWEST CORNER OF CAMEL VALLEY ROAD</u>	Revision 8:
<u>AND LINDA MEADOWS BLVD</u>	Revision 7:
	Revision 6:
	Revision 5:
Project Name:	Revision 4:
<u>RANCHO MILAGRO</u>	Revision 3:
VESTING TENTATIVE MAP NO: 1164060	Revision 2:
PLANNED DEVELOPMENT PERMIT NO: 1164061	Revision 1:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	Original Date: <u>5-20-2014</u>
Sheet Title:	Sheet 10 of 29
<u>STREET SCENE 2</u>	





PLAN 1  
MONTEREY

PLAN 2  
COASTAL COTTAGE

PLAN 3  
CLASSICAL AMERICANA

## STREET SCENE 3

0 1 2 3 4 SCALE: 1/4" = 1'-0"

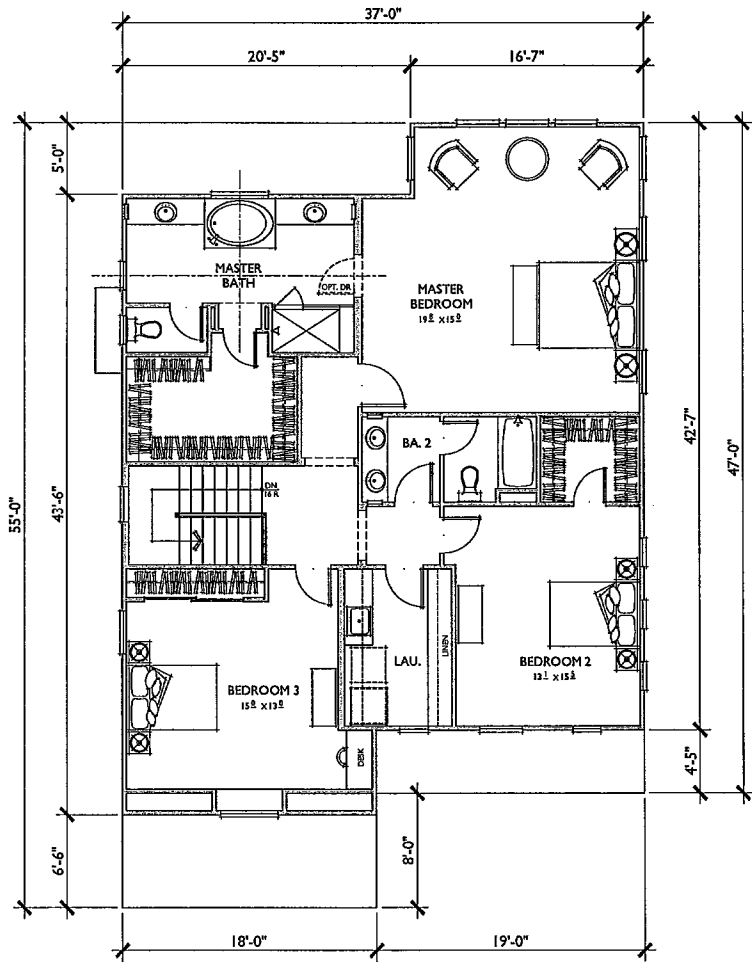
PHR VILLAGE, LLC

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SAN DIEGO, CALIFORNIA

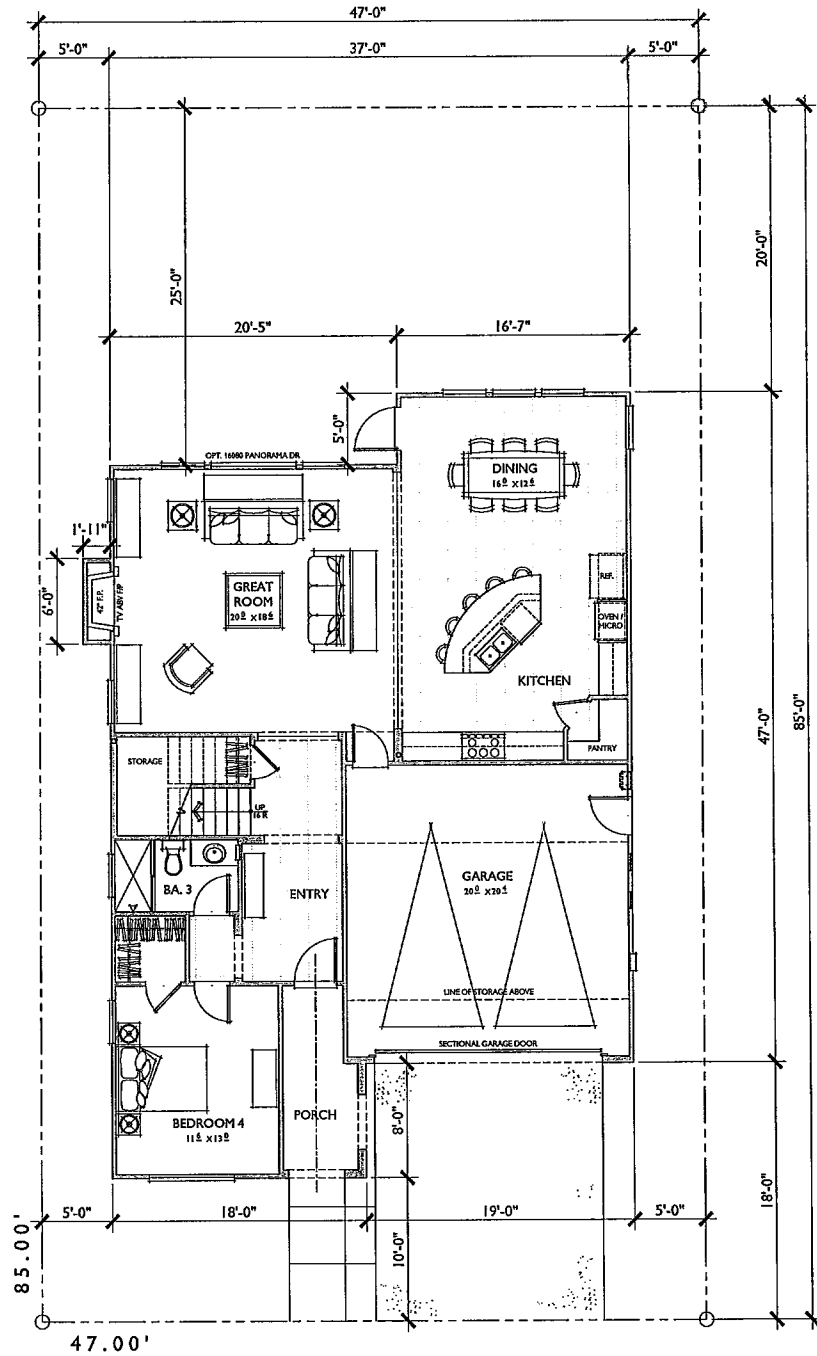
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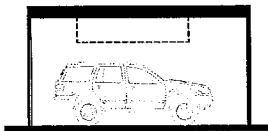
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Phone #: <u>949-555-8100</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHWEST CORNER OF CAROL VALLEY ROAD</u>	Revision 8:
<u>AND LINDSEY MEADOWS PLACE</u>	Revision 7:
Project Name:	Revision 6:
<u>RANCHO MILAGRO</u>	Revision 5:
VESTING TENTATIVE MAP NO: 1164050	Revision 4:
PLANNED DEVELOPMENT PERMIT NO: 1164051	Revision 3:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	Revision 2:
Original Date: <u>5-29-2014</u>	Revision 1:
Sheet Title:	Sheet 11 of 29
<u>STREET SCENE 3</u>	



SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS

PLAN I  
2,768 SQ. FT.  
TARGET: 2,800 SQ. FT.  
4 BEDROOMS / 3 BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,284 SQ. FT.
2ND FLOOR	1,484 SQ. FT.
TOTAL	2,768 SQ. FT.
2 CAR GARAGE	424 SQ. FT.
LOT COVERAGE	44.56%
FLOOR AREA RATIO	0.69

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 3 6 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

PLAN I  
REFLECTS CLASSICAL AMERICANA ELEVATION

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

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Prepared By:	Revision 14:
Name: Bassenian Lagoni	Revision 13:
Address: 201 Oakleaf Drive, Suite 100	Revision 12:
City/State/Zip: Newport Beach, CA 92660	Revision 11:
Phone #: 949.553.9100	Revision 10:
Project Address:	Revision 9:
SOUTHEAST CORNER OF CAMEL VALLEY ROAD	Revision 8:
AND LOVELL MEADOWS PLACE	Revision 7:
	Revision 6:
	Revision 5:
Project Name:	Revision 4:
RANCHO MILAGRO	Revision 3:
VESTING TENTATIVE MAP NO: 1164080	Revision 2:
PLANNED DEVELOPMENT PERMIT NO: 1164081	Revision 1:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572405	Original Date: 5-28-2014
Sheet Title:	Sheet 12 of 29
PLAN I	
FLOOR PLAN 'A'	

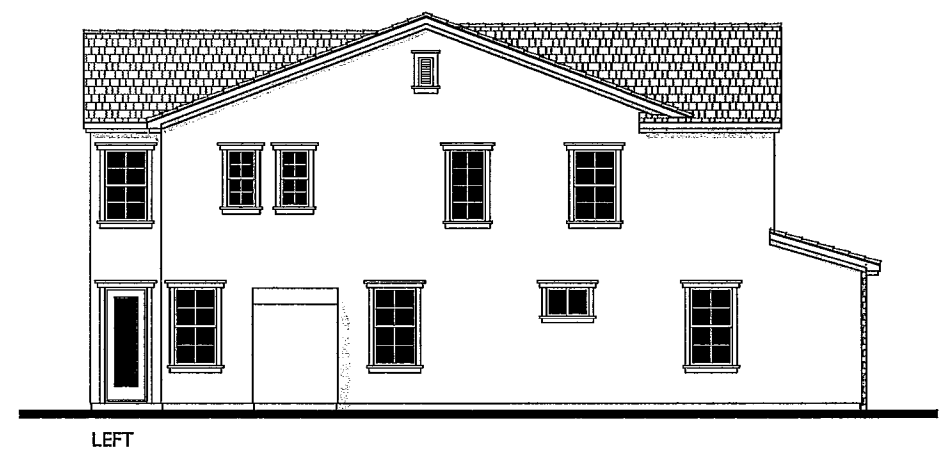


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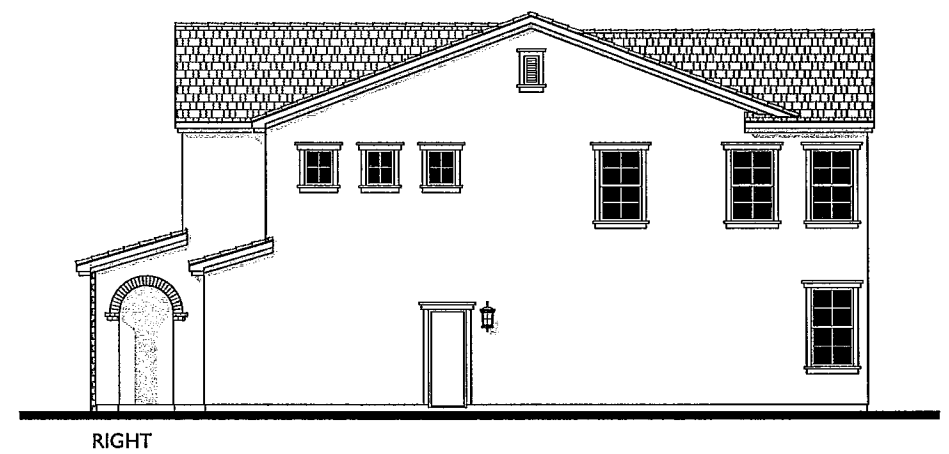


FRONT

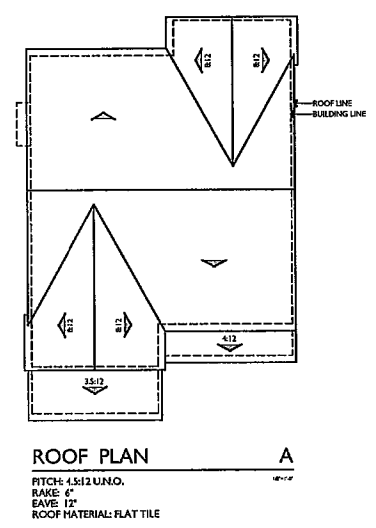
A  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN  
PITCH: 12/12 UNO.  
RAISE: 4"  
EAVE: 12"  
ROOF MATERIAL: FLAT TILE

A  
1/4"=1'-0"

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

# PLAN I

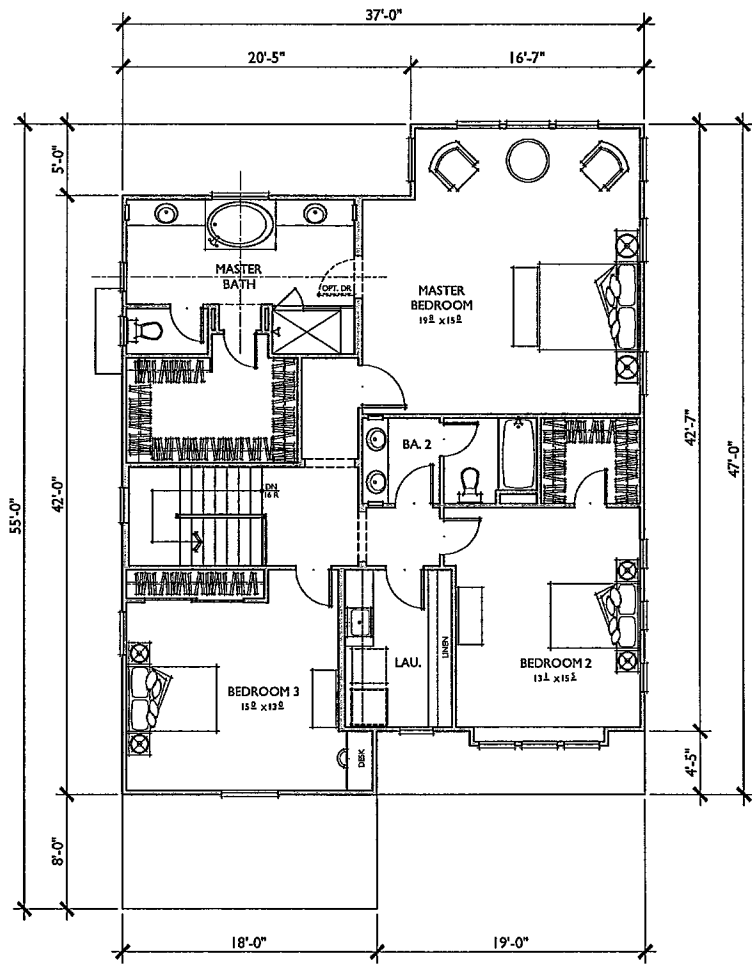
CLASSICAL AMERICANA

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

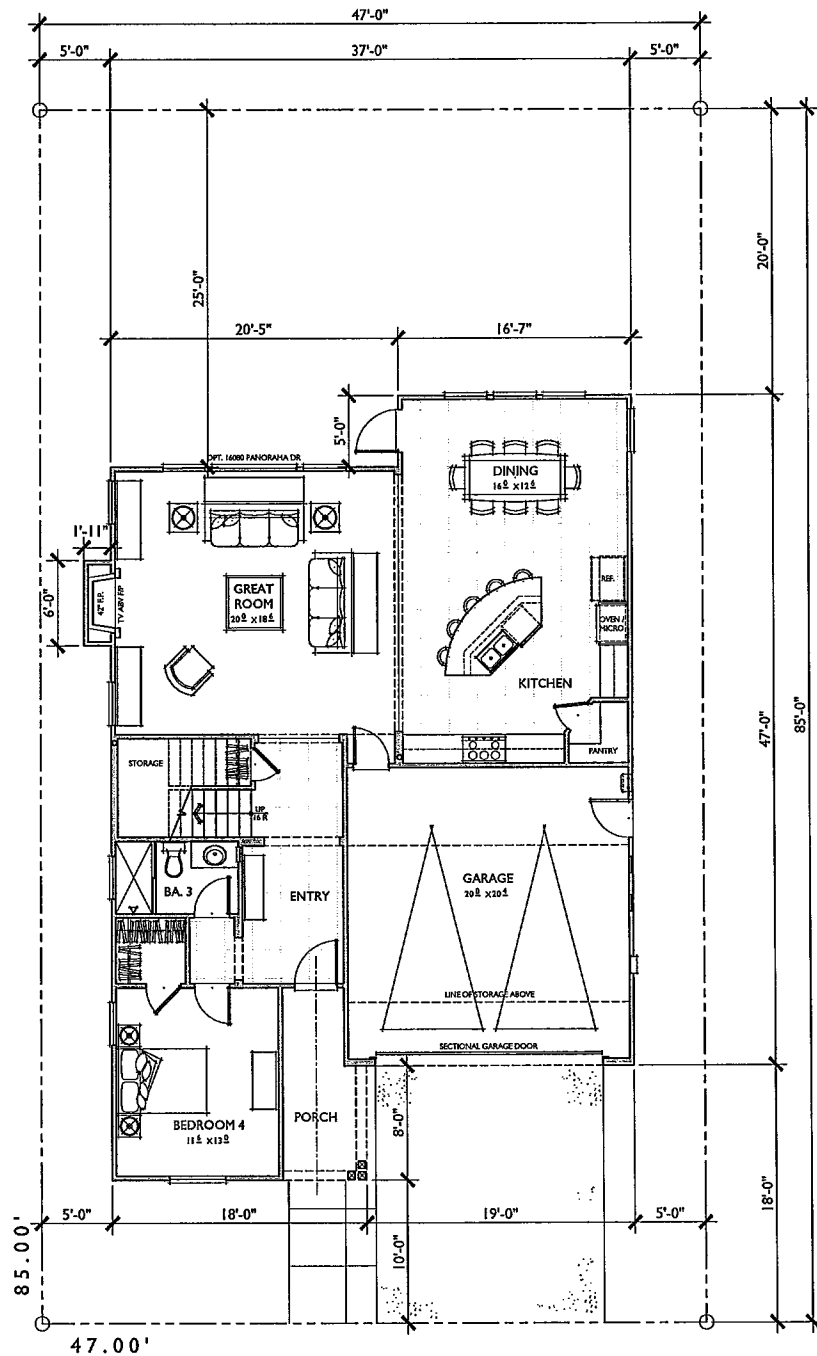
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Prepared By:	Revision 14:
Name: <u>Bassenian   Lagoni</u>	Revision 13:
Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
Phone #: <u>949.555.1100</u>	Revision 11:
Project Address: <u>SOUTHEAST CORNER OF CARREL WILLEY ROAD</u>	Revision 10:
<u>AND LOPALA MEADOWS PLACE</u>	Revision 9:
Project Name:	Revision 8:
<u>RANCHO MILAGRO</u>	Revision 7:
VESTING TENTATIVE MAP NO: 1164060	Revision 6:
PLANNED DEVELOPMENT PERMIT NO: 1164061	Revision 5:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	Revision 4:
Original Date: <u>8-28-2014</u>	Revision 3:
Sheet Title:	Revision 2:
<u>PLAN 1</u>	Revision 1:
<u>ELEVATION 'A'</u>	
Sheet 13 of 23	



SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS

PLAN I  
2,768 SQ. FT.  
TARGET: 2,800 SQ. FT.  
4 BEDROOMS / 3 BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,284 SQ. FT.
2ND FLOOR	1,484 SQ. FT.
TOTAL	2,768 SQ. FT.
2 CAR GARAGE	424 SQ. FT.
LOT COVERAGE	44.56%
FLOOR AREA RATIO	0.69

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 2 4 8 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

## PLAN I

REFLECTS COASTAL COTTAGE ELEVATION

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

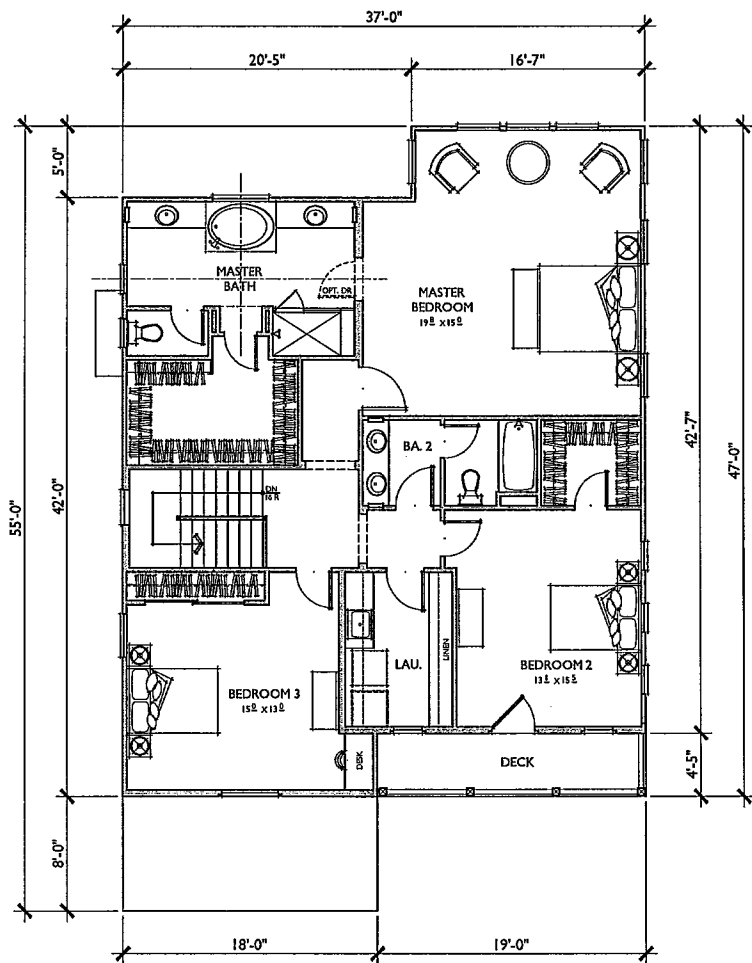
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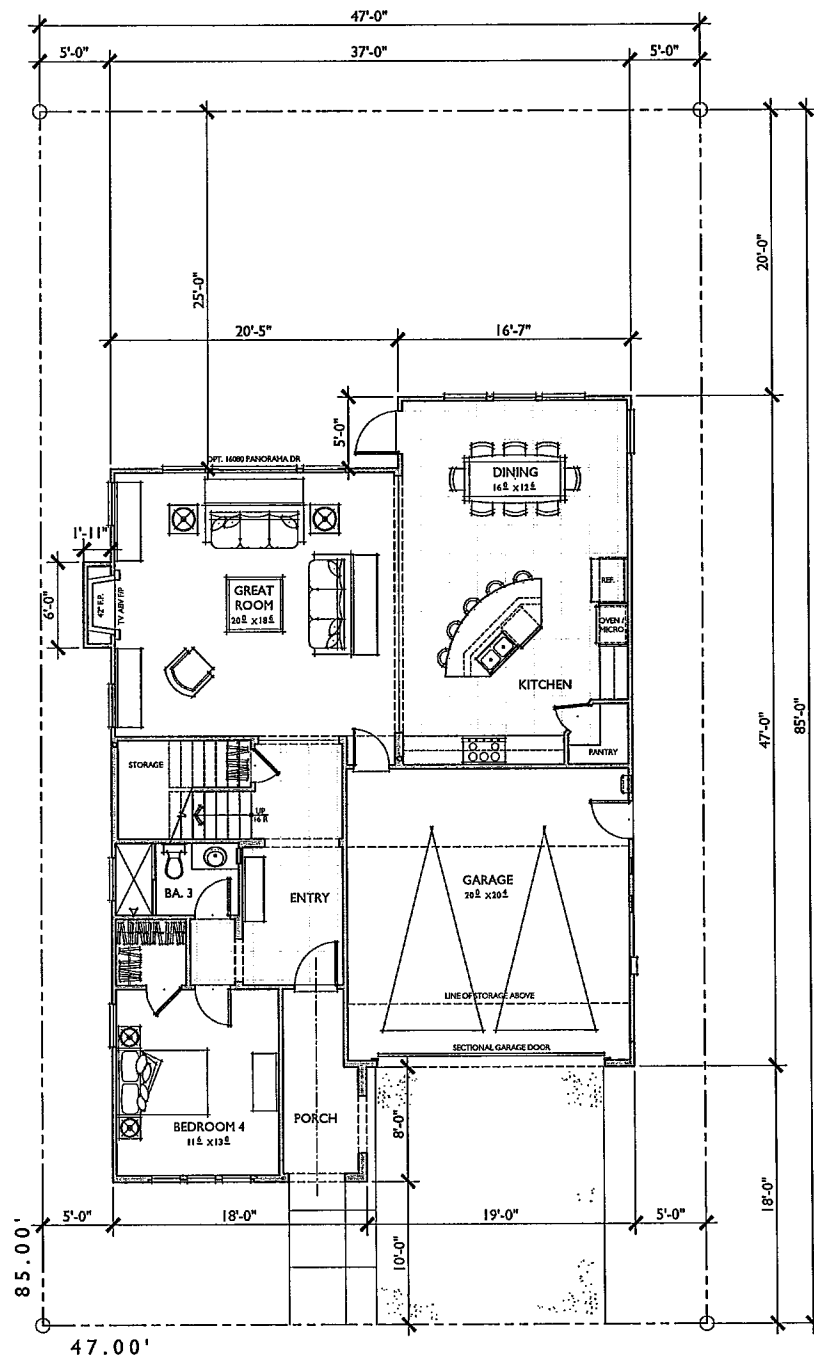
Prepared By:	Revision 14:
Names: <u>Bassenian   Lagoni</u>	Revision 13:
Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-552-1100</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHEAST CORNER OF CARMEL VALLEY ROAD</u>	Revision 8:
<u>AND LOPESH MEADOWS PLACE</u>	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: <u>5-26-2014</u>
<u>RANCHO MILAGRO</u>	
VESTING TENTATIVE MAP NO: 1164060	
PLANNED DEVELOPMENT PERMIT NO: 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	
Sheet Title:	Sheet 14 of 28
<u>PLAN I</u>	
<u>FLOOR PLAN 'B'</u>	



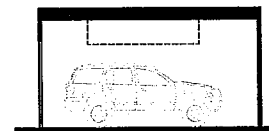




SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS

PLAN I  
2,768 SQ. FT.  
TARGET: 2,800 SQ. FT.  
4 BEDROOMS / 3 BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,284 SQ. FT.
2ND FLOOR	1,484 SQ. FT.
TOTAL	2,768 SQ. FT.
2 CAR GARAGE	424 SQ. FT.
LOT COVERAGE	44.56%
FLOOR AREA RATIO	0.69

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 2 4 8 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

PLAN I  
REFLECTS MONTEREY ELEVATION

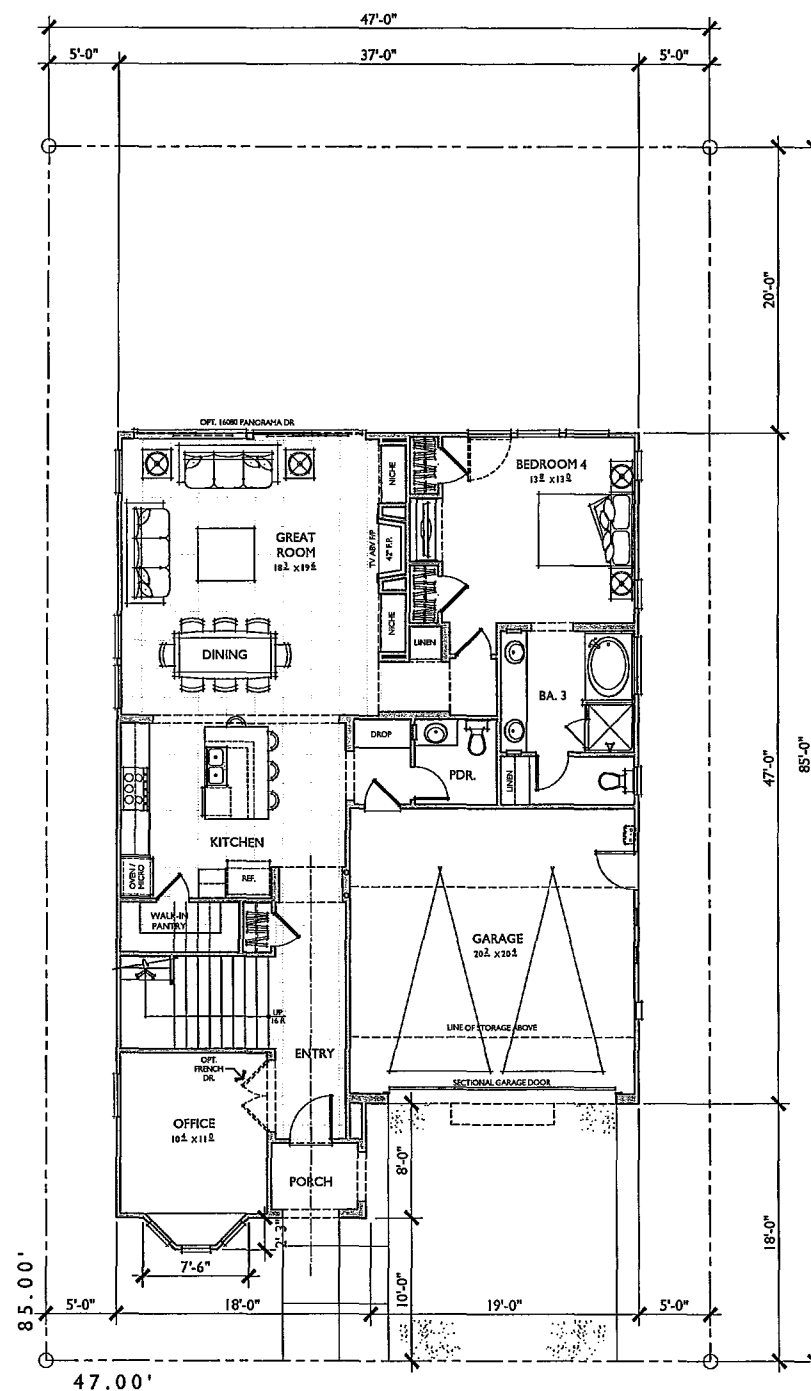
RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

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Prepared By:	Revisions 14:
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Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
Phone #: <u>1-949-553-5100</u>	Revision 11:
Project Address:	Revision 10:
<u>SOUTHEAST CORNER OF CAMEL VALLEY ROAD</u>	Revision 9:
<u>AND LOPES MEADOWS PLACE</u>	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: <u>5-28-2014</u>
<u>RANCHO MILAGRO</u>	Sheet 16 of 28
VESTING TENTATIVE MAP NO. 1164060	
PLANNED DEVELOPMENT PERMIT NO. 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465	
Sheet Title:	
<u>PLAN I</u>	
<u>FLOOR PLAN 'C'</u>	



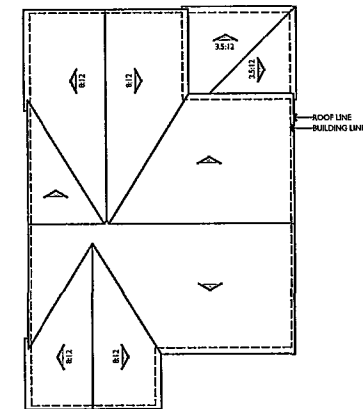
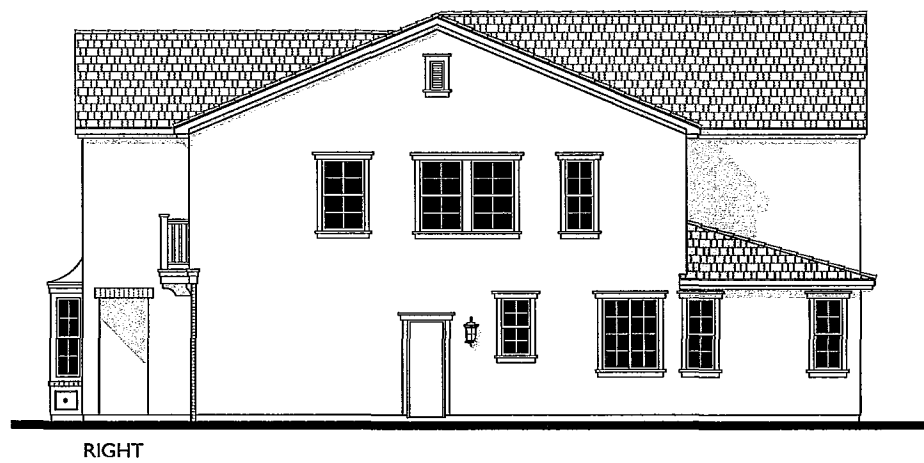
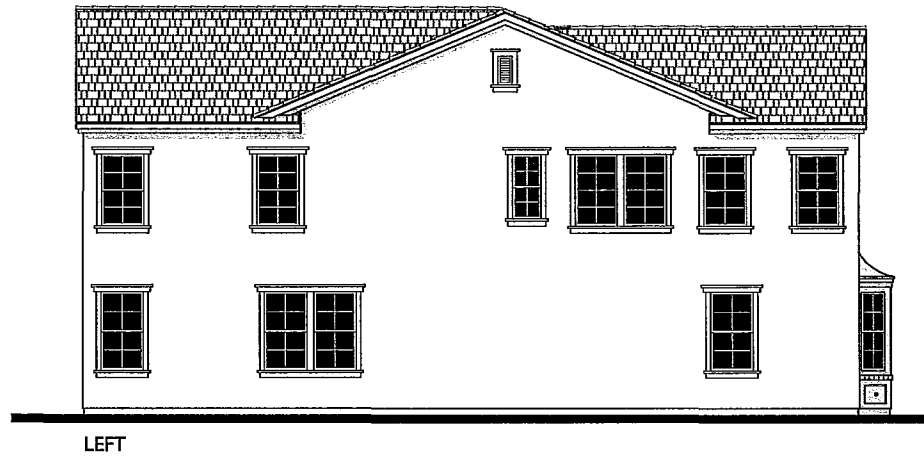


FIRST FLOOR

Prepared By: Beverly Logan  
 Address: 2031 Oakdale Ave. Suite 100  
Mount Beach, Ct 06090  
 Phone #: 1-848-553-9190  
 Project Address: SOUTHEAST CORNER OF CAMEL WALKWAY ROAD  
AND LITTLE WOODS PLACE  
 Project Name: RANCHO MILAGRO  
 VESTING TENTATIVE MAP NO: 1164060  
 PLANNED DEVELOPMENT PERMIT NO: 1164061  
 NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465  
 Original Date: 5-28-2004  
 Sheet 18 of 21  
 Sheet Title: PLAN 2  
FLOR PLAN 'A'

FLOOR AREA TABLE	
1ST FLOOR	1,432 SQ. FT.
2ND FLOOR	1,598 SQ. FT.
TOTAL	3,030 SQ. FT.
2 CAR GARAGE	422 SQ. FT.
PORCH	35 SQ. FT.
LOT COVERAGE	47.36%
FLOOR AREA RATIO	0.7





ROOF PLAN  
PITCH: 12/12 UNO.  
RAISE: 0"  
EAVE: 12"  
ROOF MATERIAL: FLAT TILE

0 1 2 3 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

## PLAN 2

CLASSICAL AMERICANA

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

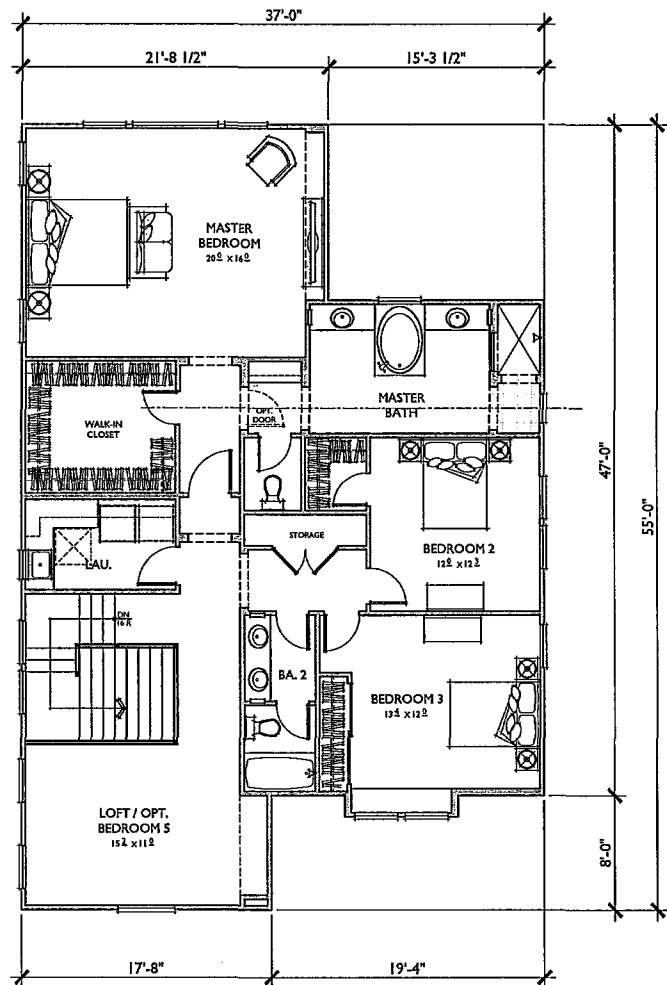
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Prepared By: Bassenian | Lagoni  
Name: Rancho Milagro  
Address: 201 Orchard Drive, Suite 100  
Newport Beach, CA 92660  
Phone #: (949) 553-9100  
Project Address: SOUTHEAST CORNER OF CARREL VALLEY ROAD  
AND LOPERA MEADOWS PLACE  
Project Name: RANCHO MILAGRO  
VESTING TENTATIVE MAP NO: 1164060  
PLANNED DEVELOPMENT PERMIT NO: 1164061  
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465

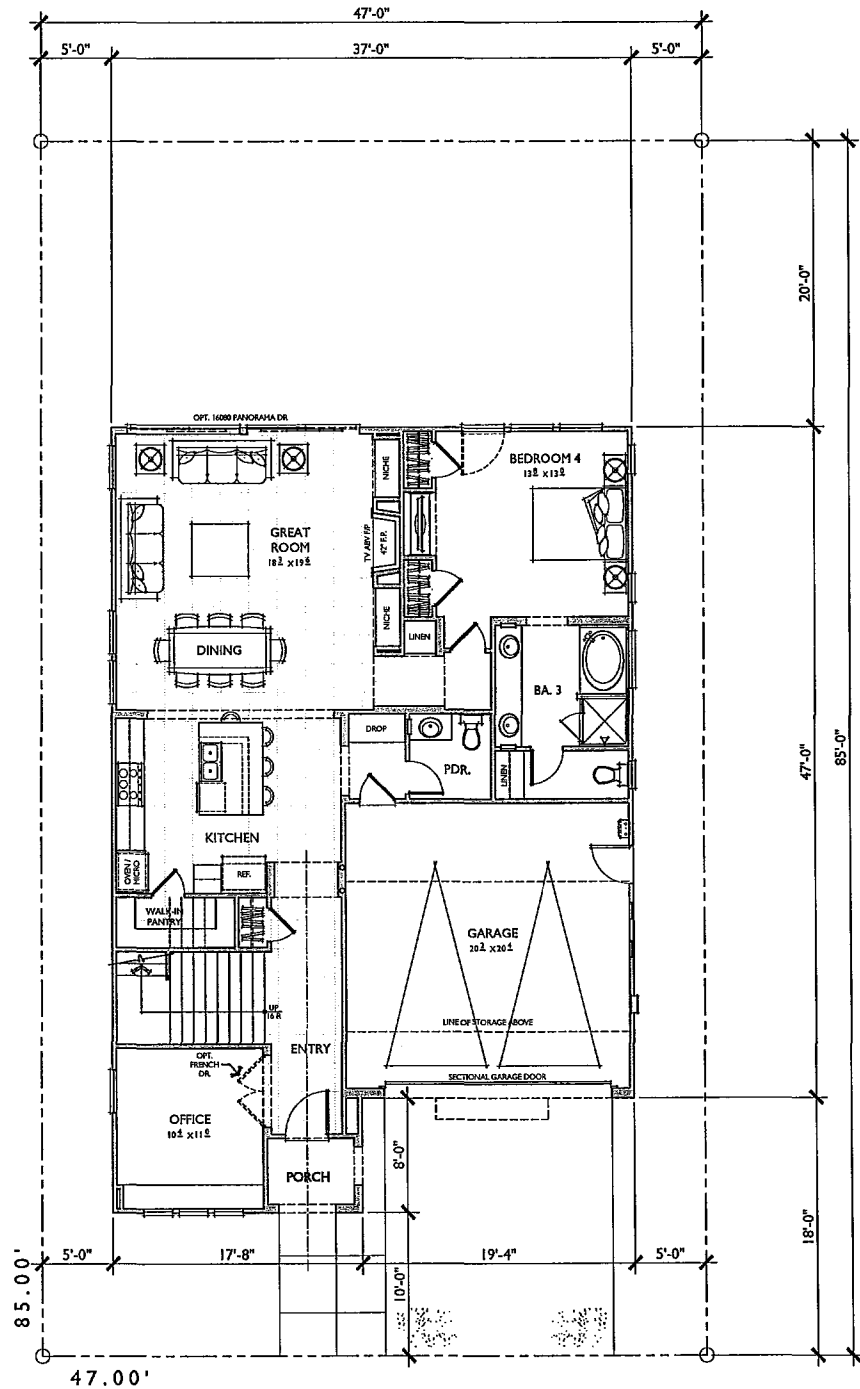
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**PLAN 2**  
**ELEVATION 'A'**

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
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Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Original Date: 5-26-2014

Sheet 19 of 29



SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS  
SCALE 3/4" = 1'-0"

**PLAN 2**  
3,030 SQ. FT.  
TARGET: 3,000 SQ. FT.  
4 BEDROOMS / LOFT / OPT. BEDROOMS / 3.5  
BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,432 SQ. FT.
2ND FLOOR	1,598 SQ. FT.
TOTAL	3,030 SQ. FT.
2 CAR GARAGE	422 SQ. FT.
PORCH	35 SQ. FT.
LOT COVERAGE	47.36%
FLOOR AREA RATIO	0.76

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

**PLAN 2**  
REFLECTS COASTAL COTTAGE ELEVATION

**RANCHO MILAGRO**  
SAN DIEGO, CALIFORNIA

01.08.15

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Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-553-9100</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHWEST CORNER OF CARMEL VALLEY ROAD</u>	Revision 8:
<u>AND LOPITAL MEADOWS PLACE</u>	Revision 7:
	Revision 6:
Project Name:	Revision 5:
<u>RANCHO MILAGRO</u>	Revision 4:
VESTING TENTATIVE MAP NO: 1164060	Revision 3:
PLANNED DEVELOPMENT PERMIT NO: 1164061	Revision 2:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	Revision 1:
Original Date: <u>5-26-2014</u>	
Sheet Title:	Sheet 20 of 29
<u>PLAN 2</u>	
<u>FLOOR PLAN 'B'</u>	



REAR

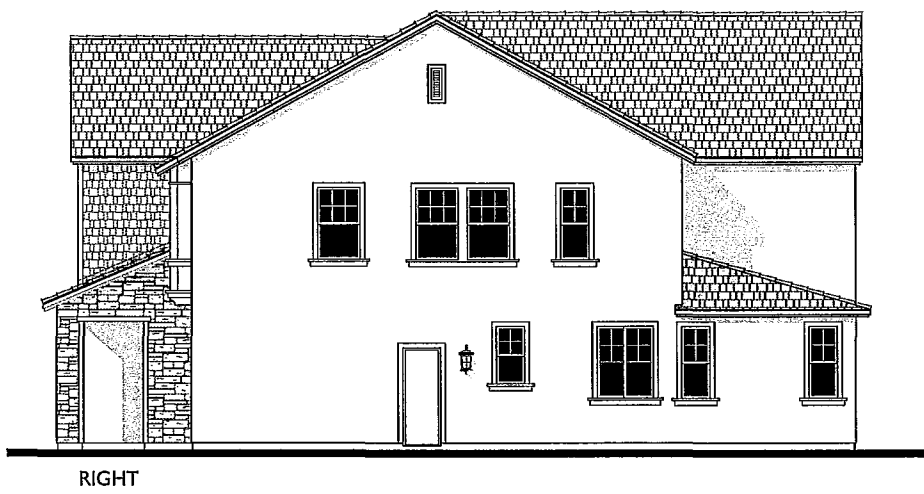


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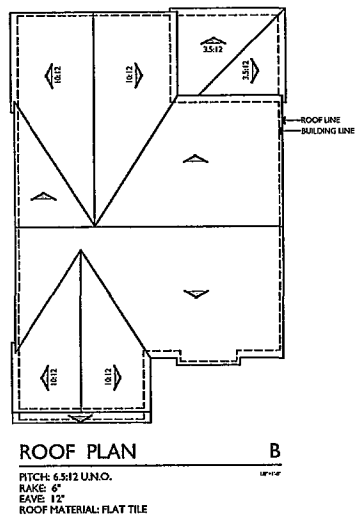
B  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN  
PITCH: 6:12 UNO.  
RAISE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT TILE

B  
1/4"=1'-0"

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

## PLAN 2 COASTAL COTTAGE

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

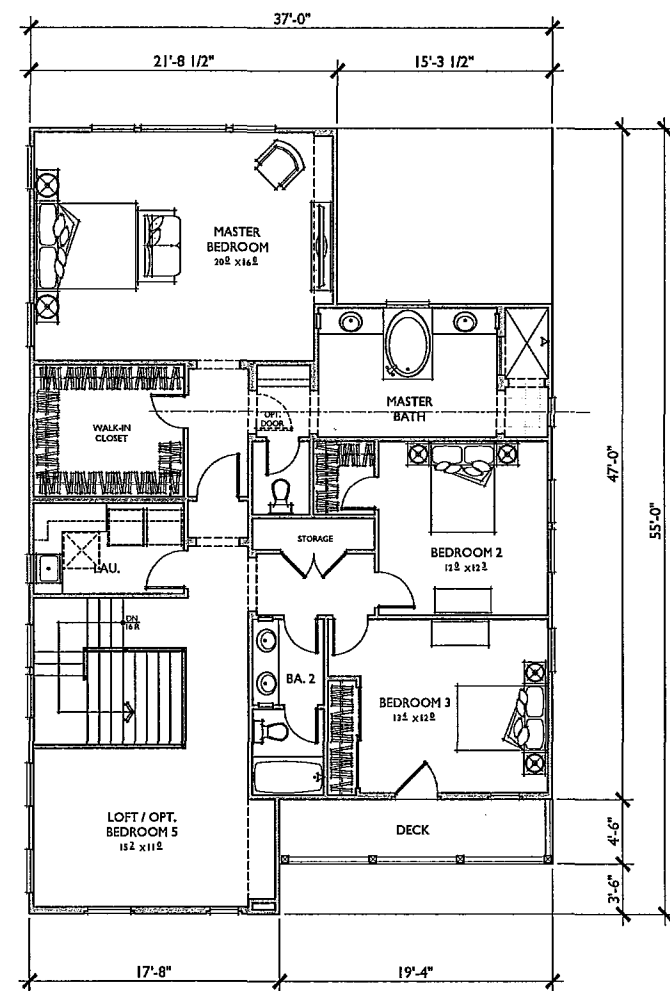
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Prepared By: Bassenian | Lagoni  
Name: 2011 Orchard Drive, Suite 100  
Address: San Diego, CA 92108  
Phone #: 619-553-9100  
Project Address: SOUTHEAST CORNER OF CARREL VALLEY ROAD  
AND LUPKIN MEADOWS PLACE  
Project Name: RANCHO MILAGRO  
VESTING TENTATIVE MAP NO: 1164061  
PLANNED DEVELOPMENT PERMIT NO: 1164061  
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465

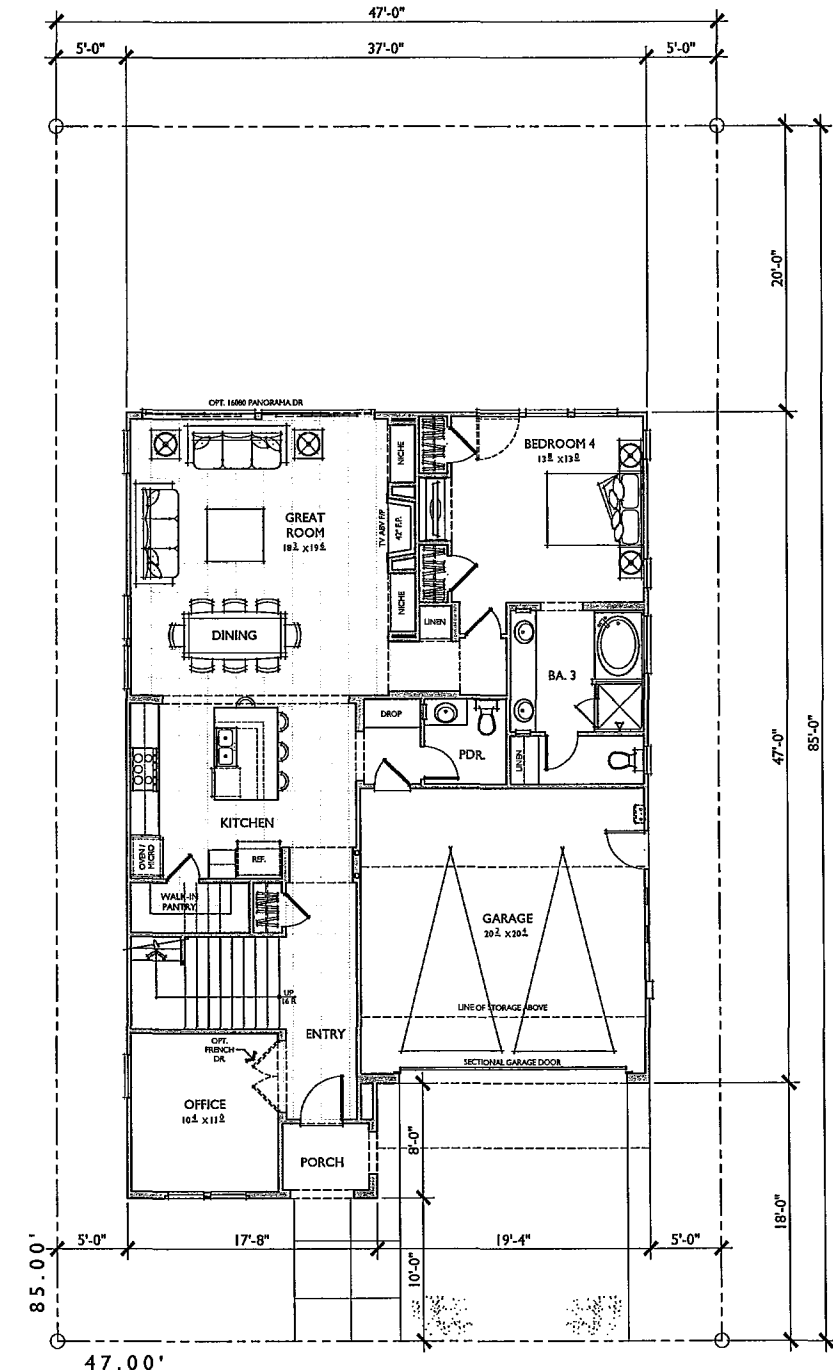
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Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____
Original Date:	<u>5-26-2014</u>

Sheet Title:  
**PLAN 2**  
**ELEVATION 'B'**

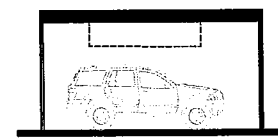
Sheet 21 of 29



SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS

**PLAN 2**  
3,030 SQ. FT.  
TARGET: 3,000 SQ. FT.  
4 BEDROOMS / LOFT / OPT. BEDROOMS / 3.5  
BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,432 SQ. FT.
2ND FLOOR	1,598 SQ. FT.
TOTAL	3,030 SQ. FT.
2 CAR GARAGE	422 SQ. FT.
PORCH	35 SQ. FT.
LOT COVERAGE	47.36%
FLOOR AREA RATIO	0.76

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

**PLAN 2**  
REFLECTS MONTEREY ELEVATION

**RANCHO MILAGRO**  
SAN DIEGO, CALIFORNIA

01.08.15

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Name:	Revision 13:
Address:	Revision 12:
Phone #:	Revision 11:
Project Address:	Revision 10:
Revision:	Revision 9:
Revision:	Revision 8:
Revision:	Revision 7:
Revision:	Revision 6:
Revision:	Revision 5:
Revision:	Revision 4:
Revision:	Revision 3:
Revision:	Revision 2:
Revision:	Revision 1:
Original Date:	Revision 0:
Sheet Title:	Revision 22 of 22
PLAN 2	
FLOOR PLAN 'C'	



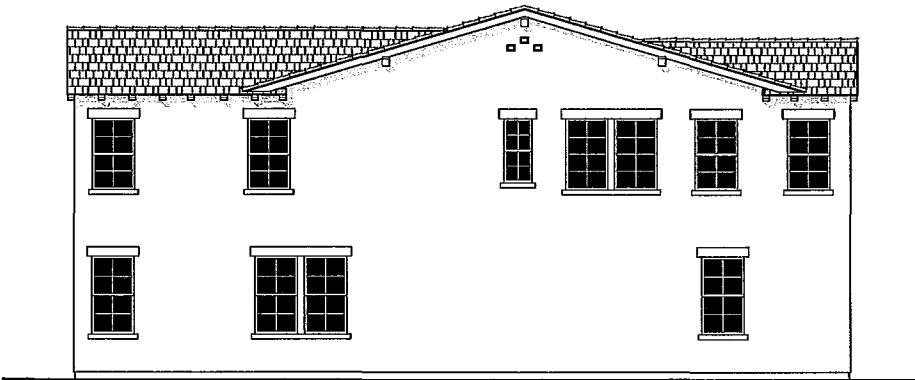


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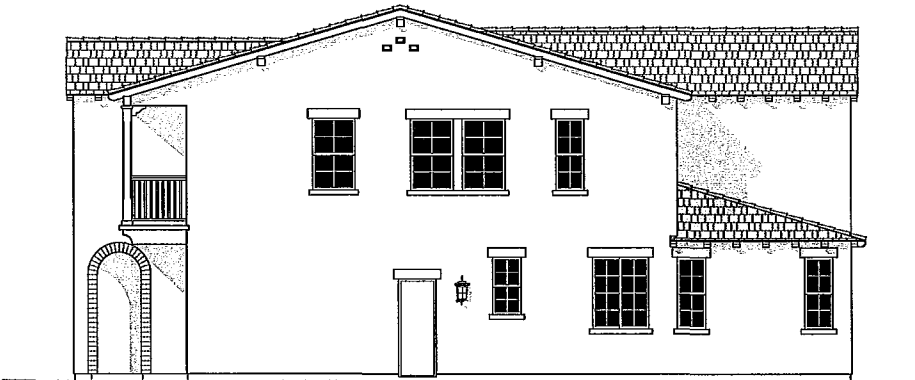


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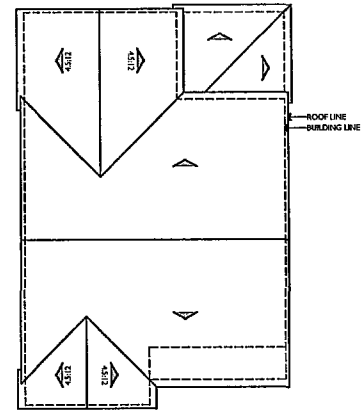
C  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN  
RITCHIE 3.5:12 UNO.  
RAISE 6"  
EAVE 12"  
ROOF MATERIAL: FLAT TILE

C  
1/4"=1'-0"

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

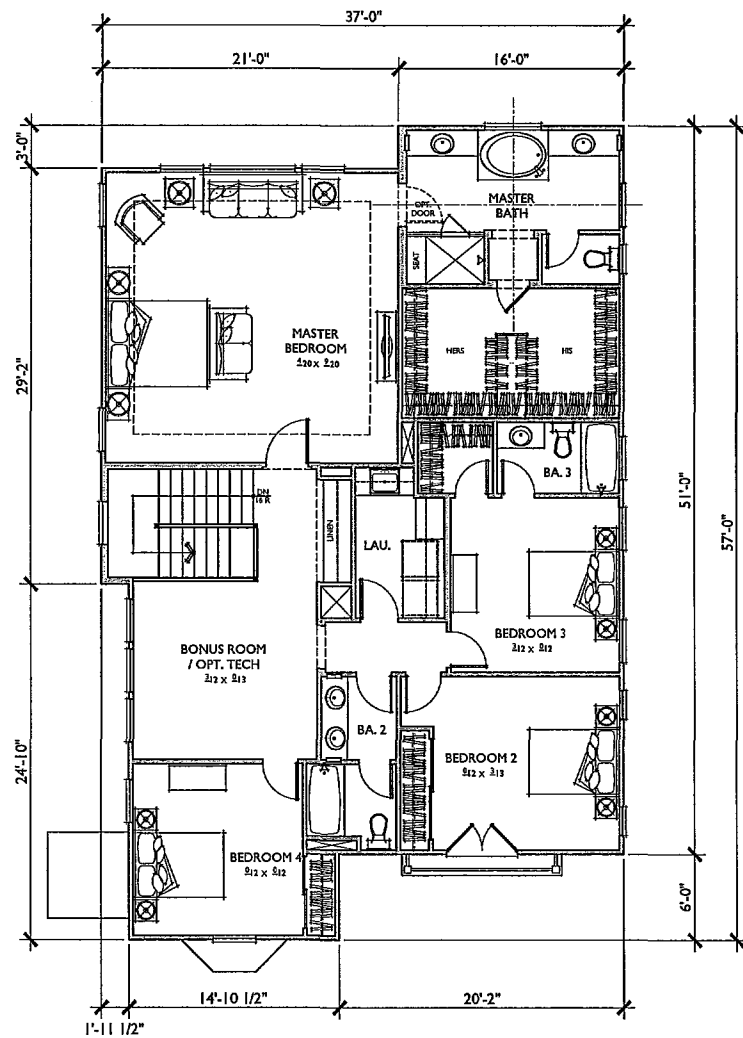
PLAN 2  
MONTEREY

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

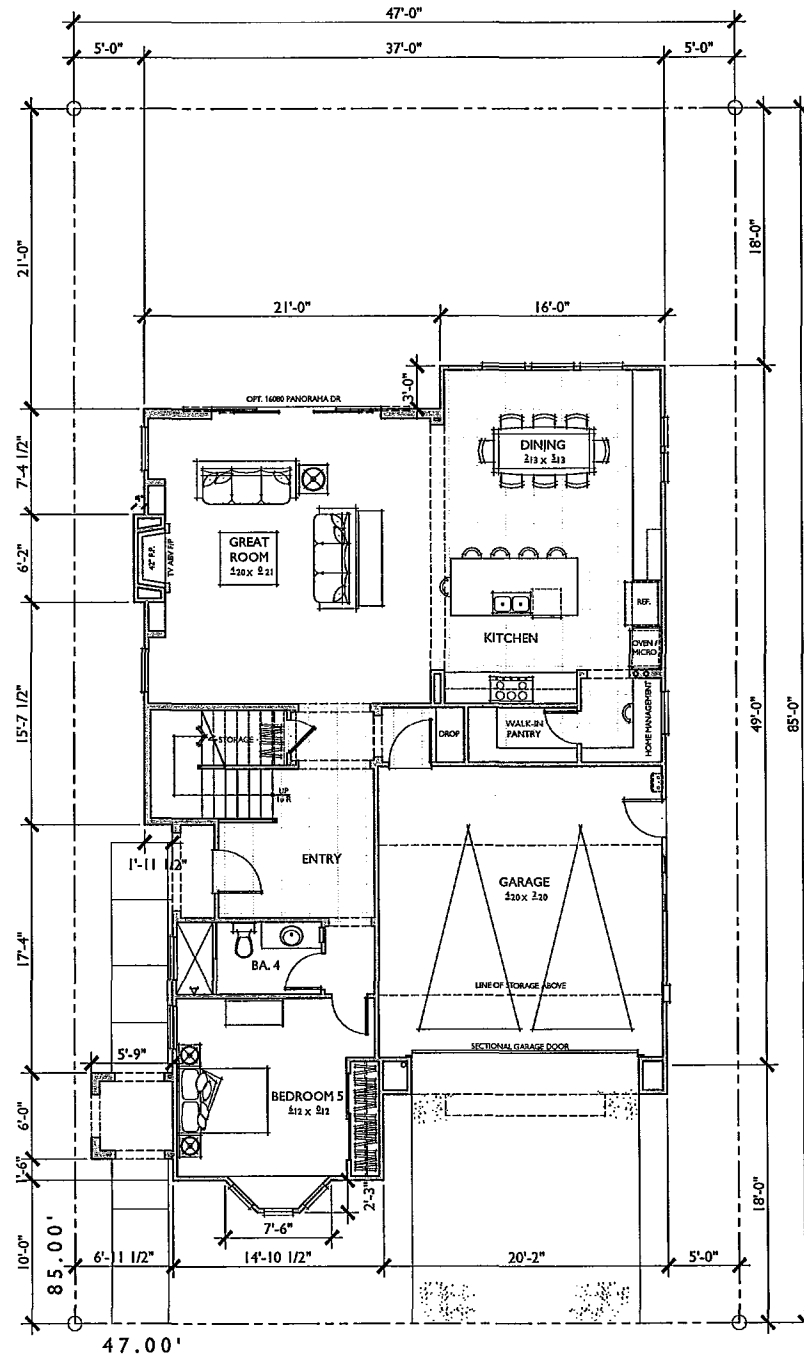
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814.14048  
LIVING ROOM: 10'0" x 12'0" PROJECT ROOM: 10'0" x 12'0" REAR: 10'0" x 12'0"

Prepared By:	Revision 14:
Name: <u>Bassenian   Lagoni</u>	Revision 13:
Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-553-9100</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHEAST CORNER OF CASSEL VALLEY ROAD</u>	Revision 8:
<u>AND LOPUM MEADOWS PLACE</u>	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: <u>5-26-2014</u>
<u>RANCHO MILAGRO</u>	
VESTING TENTATIVE MAP NO: 1164060	
PLANNED DEVELOPMENT PERMIT NO: 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	
Sheet Title:	Sheet <u>23</u> of <u>23</u>
<u>PLAN 2</u>	
<u>ELEVATION 'C'</u>	



SECOND FLOOR



FIRST FLOOR

PLAN 3

REFLECTS CLASSICAL AMERICANA ELEVATION

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

0 2 4 SCALE 1/4" = 1'-0"

PHR VILLAGE, LLC

01.08.15

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Prepared By:	Revision 14:
Name: Bassenian Lagoni	Revision 13:
Address: 2031 Orchard Drive, Suite 100	Revision 12:
Newport Beach, CA 92660	Revision 11:
Phone #: 949-553-9100	Revision 10:
Project Address:	Revision 9:
SOUTHWEST CORNER OF CAROL VALLEY ROAD	Revision 8:
AND LOVELLA MEADOWS PLACE	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: 5-16-2014
RANCHO MILAGRO	
VESTING TENTATIVE MAP NO. 1164060	
PLANNED DEVELOPMENT PERMIT NO. 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465	
Sheet Title:	Sheet 24 of 28
PLAN 3	
FLOOR PLAN 'A'	



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CARS

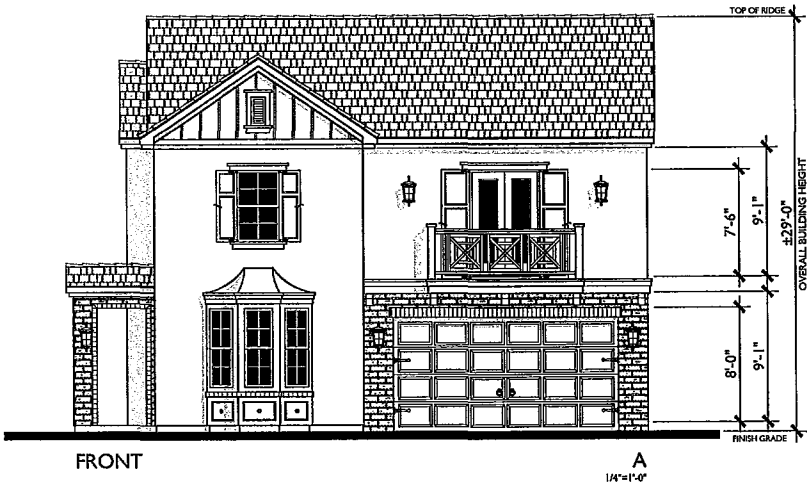
PLAN 3  
3,178 SQ. FT.  
TARGET: 3,250 SQ. FT.  
5 BEDROOMS / LOFT / 4 BATHS  
2 CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,389 SQ. FT.
2ND FLOOR	1,789 SQ. FT.
TOTAL	3,178 SQ. FT.
2 CAR GARAGE	428 SQ. FT.
LOT COVERAGE	48.14%
FLOOR AREA RATIO	0.80

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



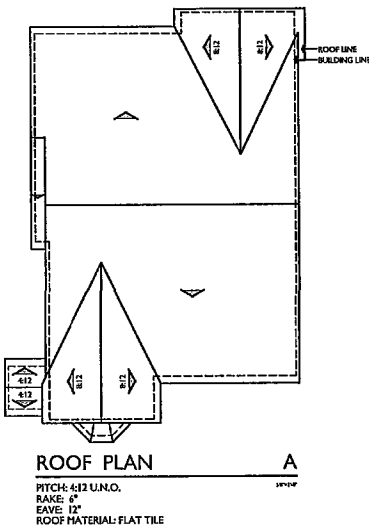
FRONT



RIGHT



LEFT



ROOF PLAN

0 2 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

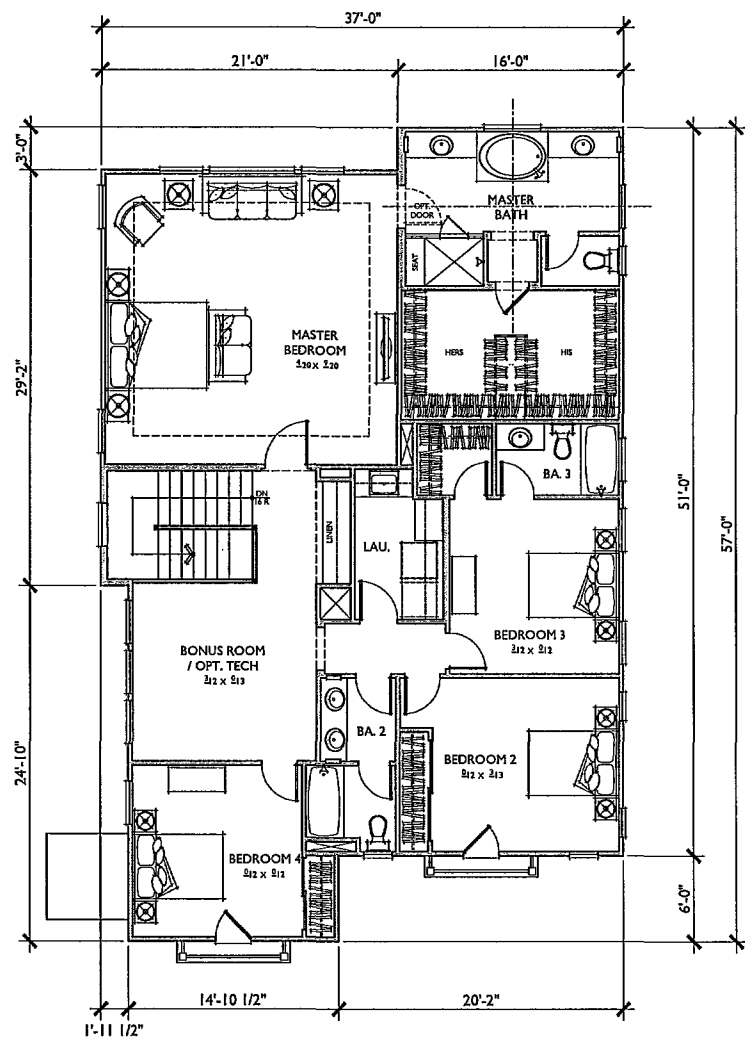
PLAN 3  
CLASSICAL AMERICANA

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

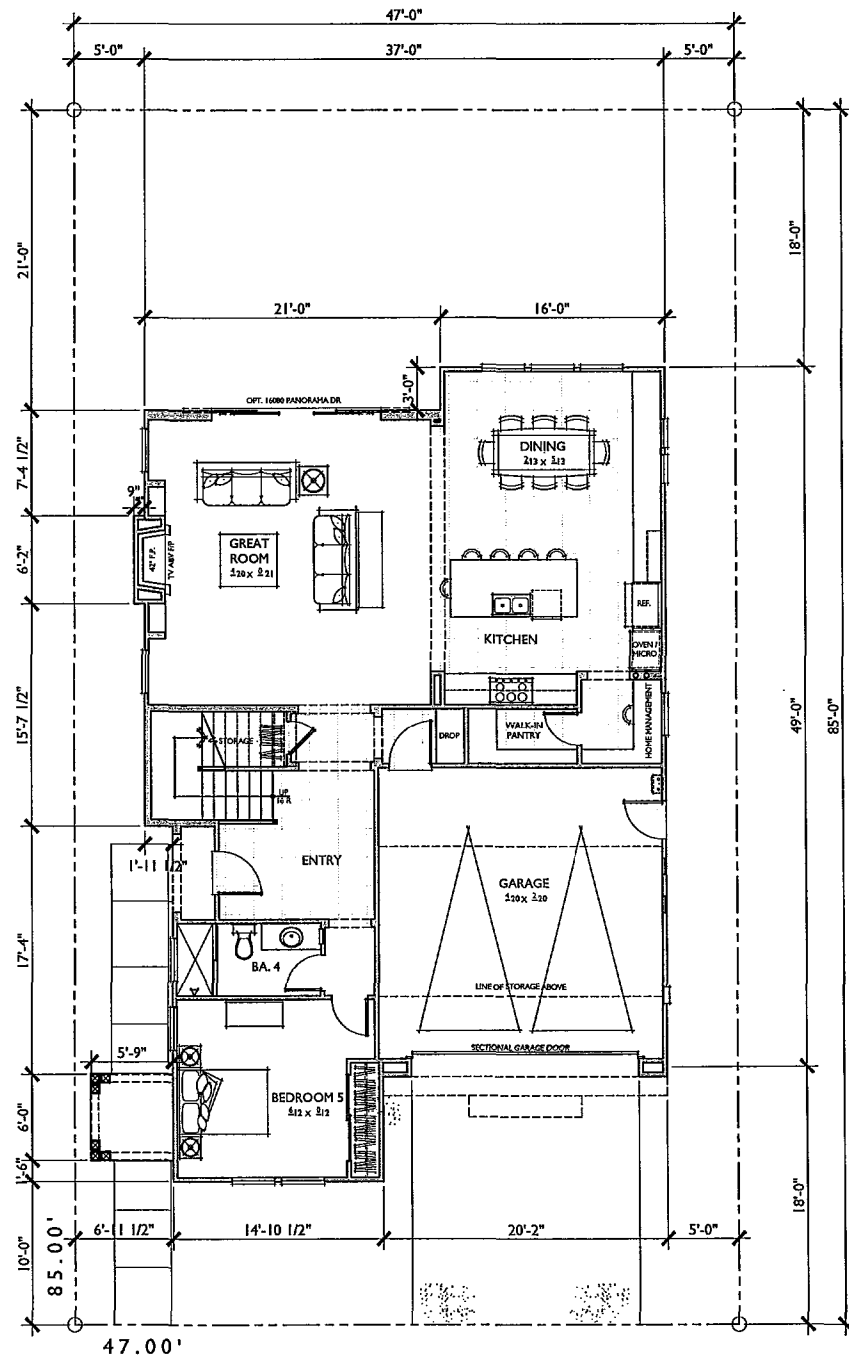
01.08.15

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201 Orchard Drive, Suite 100 Newport Beach, CA 92660  
Tel: 949.653.9700 Fax: 949.653.9708  
www.bassenianlagoni.com  
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814.14048  
LEGEND: 1. 1/4" = 1'-0" 2. 1/4" = 1'-0" 3. 1/4" = 1'-0"

Prepared By:	Revision 14:
Name: <u>Bassenian   Lagoni</u>	Revision 13:
Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-653-9700</u>	Revision 10:
Project Address:	Revision 9:
<u>SEVEREST CORNER OF CAROL VALLEY ROAD</u>	Revision 8:
<u>AND LOPUM MEADOWS PLACE</u>	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: <u>5-28-2014</u>
<u>RANCHO MILAGRO</u>	
VESTING TENTATIVE MAP NO. 1164060	
PLANNED DEVELOPMENT PERMIT NO. 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1572465	
Sheet Title:	Sheet <u>25</u> of <u>29</u>
<u>PLAN 3</u>	
<u>ELEVATION 'A'</u>	



SECOND FLOOR



FIRST FLOOR

PLAN 3  
REFLECTS COASTAL COTTAGE ELEVATION

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

SCALE: 1/4" = 1'-0"

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01.08.15

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Tel: +1 949 553 1000 Fax: +1 949 553 1004  
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Prepared By:	Revision 14:
Name: <u>Bassenian   Lagoni</u>	Revision 13:
Address: <u>2011 Oxford Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-553-1000</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHEAST CORNER OF CARREL VALLEY ROAD</u>	Revision 8:
<u>AND LOTUS MEADOWS PLACE</u>	Revision 7:
Project Name:	Revision 6:
<u>RANCHO MILAGRO</u>	Revision 5:
VESTING TENTATIVE MAP NO: 1164060	Revision 4:
PLANNED DEVELOPMENT PERMIT NO: 1164061	Revision 3:
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	Revision 2:
	Revision 1:
Original Date: <u>5-28-2014</u>	
Sheet Title:	Sheet 28 of 28
<u>PLAN 3</u>	
<u>FLOOR PLAN 'B'</u>	

PLAN 3  
3,178 SQ. FT.  
TARGET: 3,250 SQ. FT.  
5 BEDROOMS / LOFT / 4 BATHS  
2 CAR GARAGE

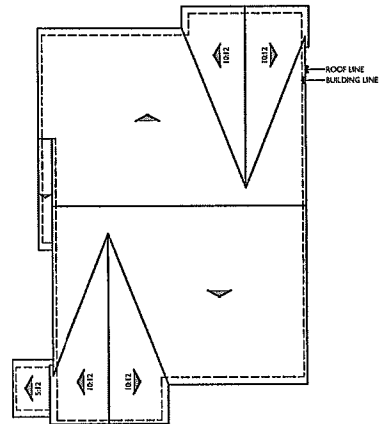
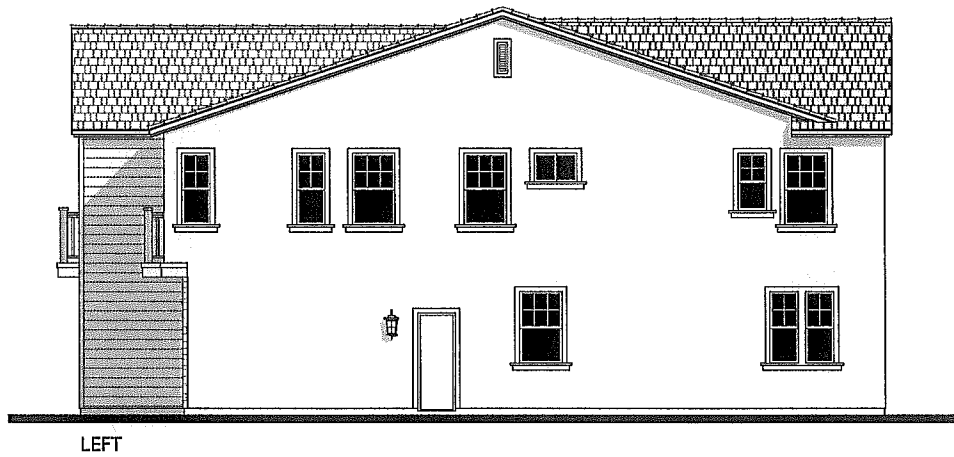
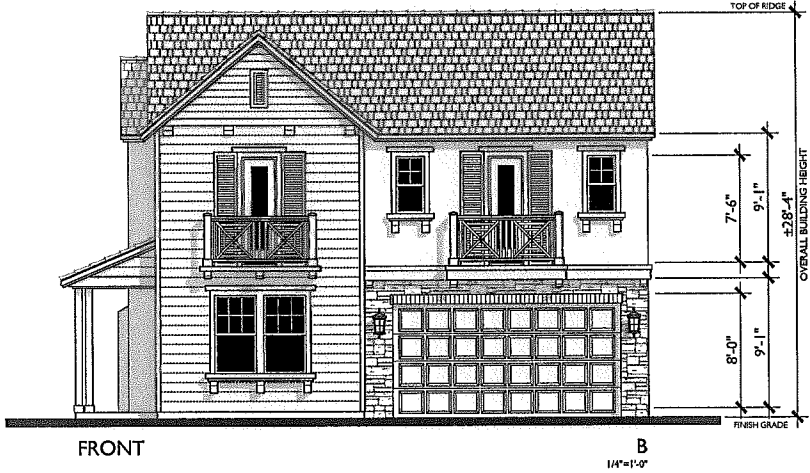
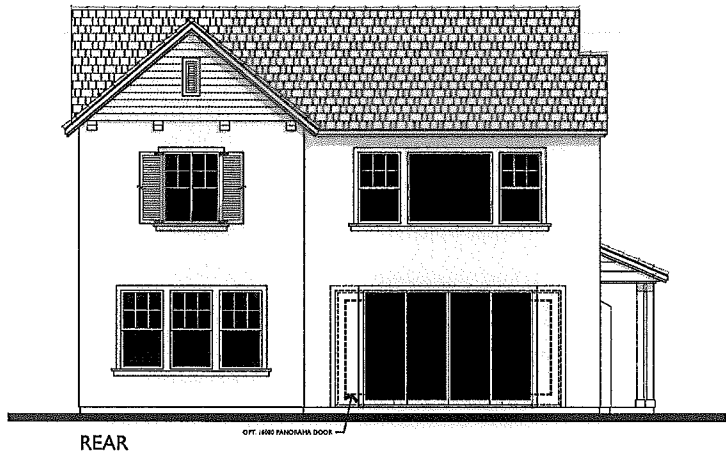
FLOOR AREA TABLE	
1ST FLOOR	1,389 SQ. FT.
2ND FLOOR	1,789 SQ. FT.
TOTAL	3,178 SQ. FT.
2 CAR GARAGE	428 SQ. FT.
LOT COVERAGE	48.14%
FLOOR AREA RATIO	0.80

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CAR





ROOF PLAN B

PITCH: 4:12 U.N.O.

RAKE: 4"

EAVE: 12"

ROOF MATERIAL: FLAT TILE

0 1 2 3 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

PLAN 3  
COASTAL COTTAGE

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

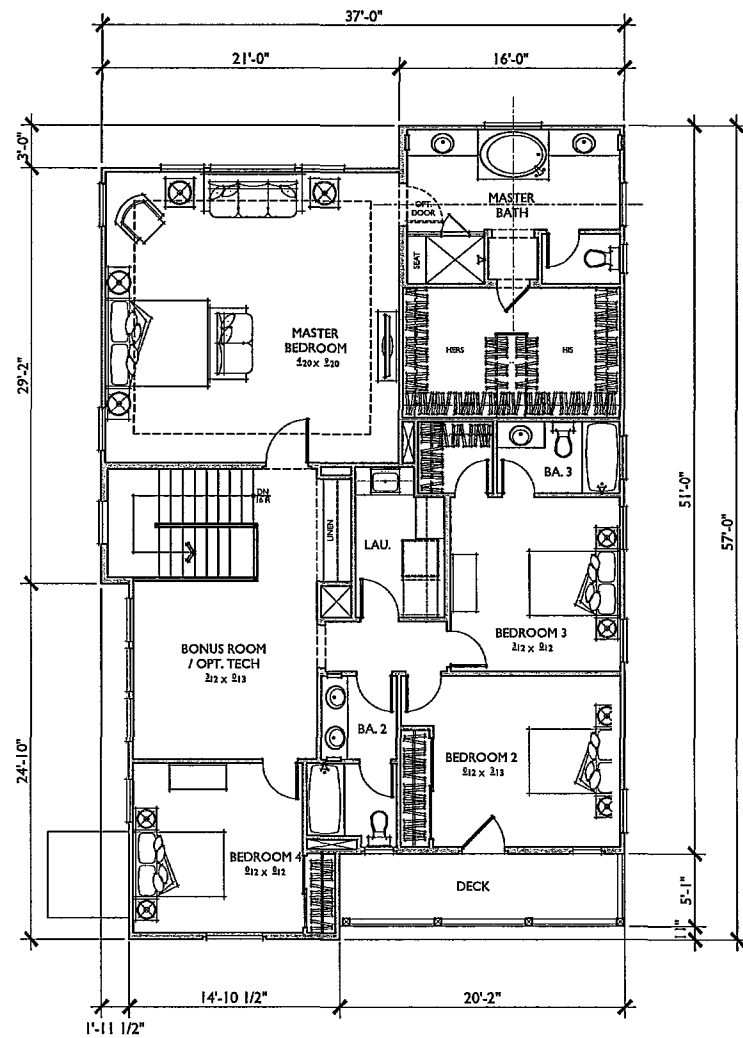
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Tel: +1 949 653 9100 Fax: +1 949 653 9108  
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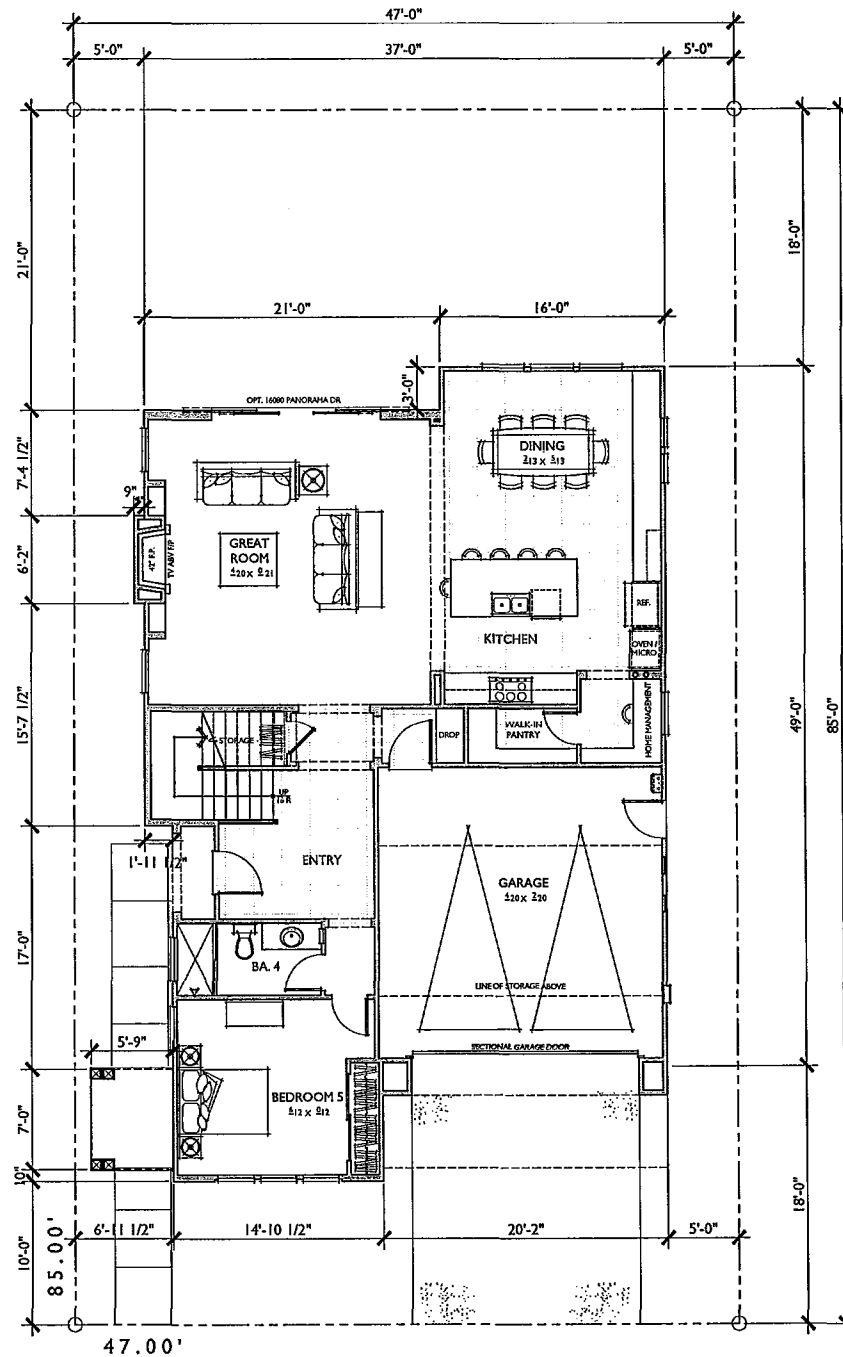
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LEGEND: 1. 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15 01.08.15

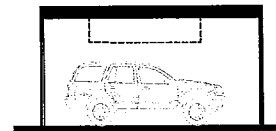
Prepared By:	Revision 14:
Name: <u>Bassenian Lagoni</u>	Revision 13:
Address: <u>201 Orchard Drive, Suite 100</u>	Revision 12:
<u>Newport Beach, CA 92660</u>	Revision 11:
Phone #: <u>949-653-9100</u>	Revision 10:
Project Address:	Revision 9:
<u>SOUTHEAST CORNER OF CANAL VALLEY ROAD</u>	Revision 8:
<u>AND LOPES MEADOWS PLACE</u>	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
Project Name:	Original Date: <u>5-25-2014</u>
<u>RANCHO MILAGRO</u>	
VESTING TENTATIVE MAP NO: 1164060	Sheet 27 of 28
PLANNED DEVELOPMENT PERMIT NO: 1164061	
NEIGHBORHOOD DEVELOPMENT PERMIT NO: 1572465	
Sheet Title:	
<u>PLAN 3</u>	
<u>ELEVATION 'B'</u>	



SECOND FLOOR



FIRST FLOOR



TYPICAL GARAGE SECTION  
480 CUBIC FEET OF STORAGE ABOVE CAR

PLAN 3  
3,178 SQ. FT.  
TARGET: 3,250 SQ. FT.  
5 BEDROOMS / LOFT / 4 BATHS  
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0 1 2 3 4 SCALE: 1/4" = 1'-0"

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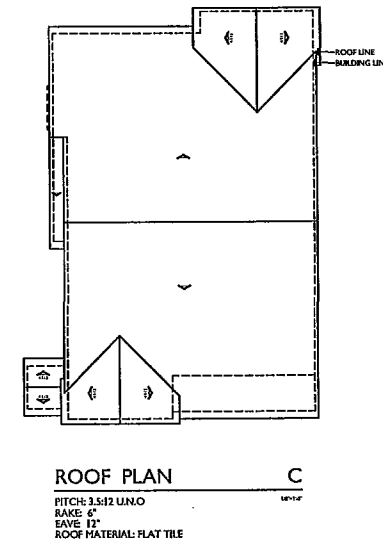
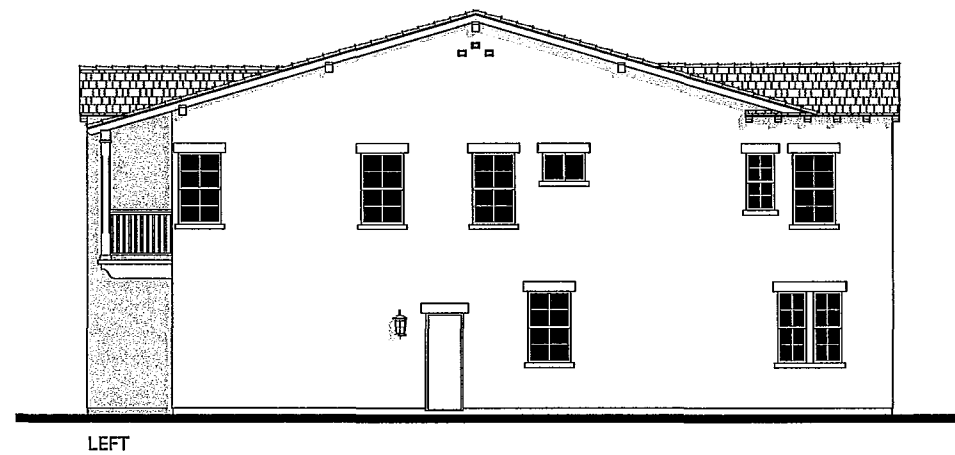
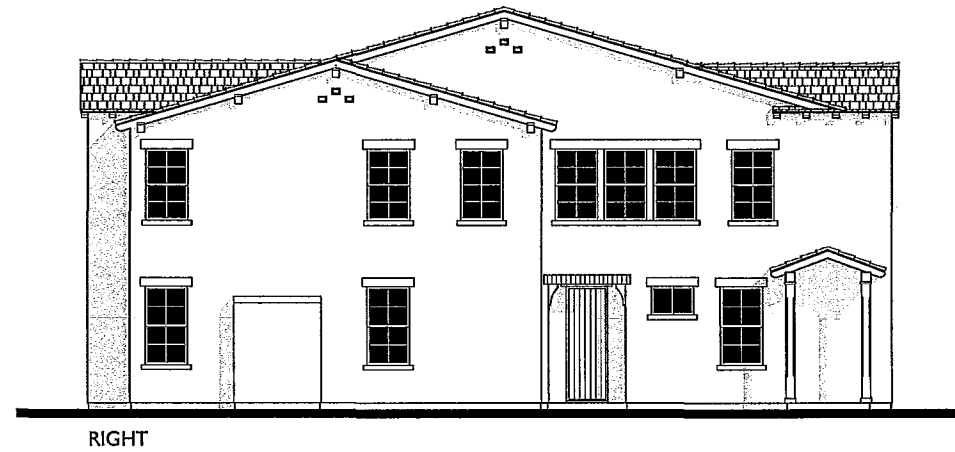
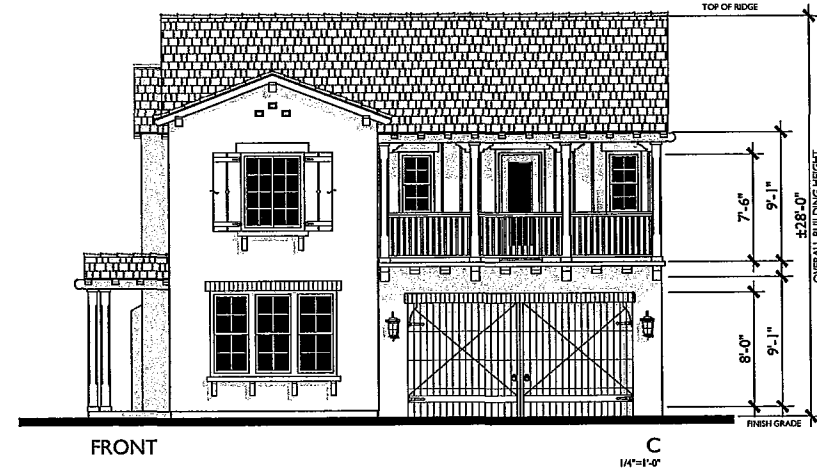
PLAN 3  
REFLECTS MONTEREY ELEVATION

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

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Prepared By:	Revisions 14:
Name:	Revisions 13:
Address:	Revisions 12:
Project Name:	Revisions 11:
Project Address:	Revisions 10:
Revisions 7:	Revisions 9:
Revisions 6:	Revisions 8:
Revisions 5:	Revisions 7:
Revisions 4:	Revisions 6:
Revisions 3:	Revisions 5:
Revisions 2:	Revisions 4:
Revisions 1:	Revisions 3:
Original Date:	Revisions 2:
Sheet Title:	Revisions 1:
PLAN 3	Original Date: 5-28-2014
FLOOR PLAN 'C'	Sheet 28 of 29



0 1 2 3 4 SCALE: 1/4" = 1'-0"

PHR VILLAGE, LLC

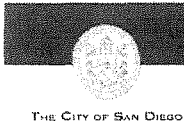
## PLAN 3 MONTEREY

RANCHO MILAGRO  
SAN DIEGO, CALIFORNIA

01.08.15

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Drawn By:	Revision 13:
Address:	Revision 12:
Phone #:	Revision 11:
Project Address:	Revision 10:
Revision 7:	Revision 9:
Revision 8:	Revision 8:
Revision 7:	Revision 7:
Revision 6:	Revision 6:
Revision 5:	Revision 5:
Revision 4:	Revision 4:
Revision 3:	Revision 3:
Revision 2:	Revision 2:
Revision 1:	Revision 1:
Original Date:	Original Date:
Sheet Title:	Sheet 29 of 29
PLAN 3	
ELEVATION 'C'	



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**

Rancho Milagro

**Project No. For City Use Only**

332547

**Project Address:**

South of Carmel Valley Road and West of Lopelia Meadows Drive

### Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

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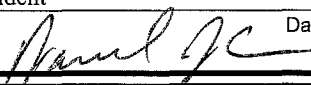
  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): <u>PHA Village, LLC</u> 410 Coast Income Properties, Inc. a California Corporation <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>4350 La Jolla Village Drive, Suite 150</u> City/State/Zip: <u>San Diego, CA 92122</u> Phone No: _____ Fax No: _____ <u>(858) 587-9192</u> <u>(858) 587-0756</u> Name of Corporate Officer/Partner (type or print): <u>Daniel J. Curran</u> Title (type or print): <u>Vice President</u> Signature :  Date: <u>5/22/13</u>	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: _____



Ownership Disclosure

**Rancho Milagro**

PTS#332547

PHR Village, LLC, a California limited liability company

- Coast PHR Village, LLC, a California limited liability company, manager
  - Coast Income Properties, Inc., a California corporation, manager
    - Thomas G. Blake, President
    - Daniel J. Curran, Vice President, Secretary
    - Mee-Sun Joe, Vice President
    - Derek Hanson, Assistant Secretary