



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 26, 2016 REPORT NO. PC-16-034

HEARING DATE: June 2, 2016

SUBJECT: MEADOWOOD II; Process Five Decision

PROJECT NUMBER: [432080](#)

OWNER/APPLICANT: Robert D. Barczewski,/Hall Land Company Inc.

### SUMMARY:

Issue: Should the Planning Commission recommend approval to the City Council of an application for a 21 lot subdivision for the construction of 16 single-family residential dwelling units and two duplexes that contain four affordable housing condominium units on a vacant 5.72-acre site located at 13855 Rancho Santa Fe Farms Road in the Pacific Highlands Ranch Subarea Plan?

### Staff Recommendations:

1. Recommend the City Council ADOPT Master Environmental Impact Report Findings No. 432080 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077, and ADOPT the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council APPROVE Planned Development Permit No. 1511587; and
3. Recommend the City Council APPROVE Site Development Permit No. 1644625; and
4. Recommend the City Council APPROVE Vesting Tentative Map No. 1511589 and Public Right-of Way Vacation No. 1644628.

Community Planning Group Recommendation: On October 22, 2015, the Carmel Valley Community Planning Board, which oversees the Pacific Highlands Ranch Subarea Plan, considered the following motion: 'Motion to approve the project with the condition that the developer looks at dispersing the affordable housing units and improve four sided architecture and enhancements to the affordable housing with landscaping.' This motion failed 7-2-1. Nine affirmative votes were needed to support the motion; therefore, there is no recommendation by the board as outlined in the letter dated October 28, 2015, by the Chair of the Carmel Valley Community Planning Board (Attachment 14).

Environmental Review: Master Environmental Impact Report (MEIR) Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines Section 15177. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no new additional mitigation or alternatives are required, and the project is within the scope of the MEIR.

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

Housing Impact Statement: The site is designated as Low Density Residential by the Pacific Highlands Ranch Subarea Plan which allows densities between 2-5 dwelling units per acre. The proposed 16 single-family residential dwelling units and two affordable duplexes are within the allowed density range. The North City Future Urbanizing Area (NCFUA) Framework Plan and the Pacific Highlands Ranch Subarea Plan requires that the project provide 20 percent of the pre-density bonus units as affordable, as certified by the Housing Commission. The project meets this requirement by providing four affordable housing units on-site in the form of two duplexes.

## BACKGROUND

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road (Attachment 1 and 2) in the RS-1-14 Zone (Attachment 3) within the Pacific Highlands Ranch Subarea Plan (Attachment 4). The site is a vacant trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road within the Pacific Highlands Ranch Subarea Plan (PHRSP), Subarea III. The site has been previously graded and contains approximately 1.22-acres of public right-of-way (ROW) within the property boundary. Immediately to the north of the site is the unincorporated Rancho Santa Fe community. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre. The site is located above the 100-year floodplain, and is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The property to the west of the project site contains residential lots and was approved as part of Vesting Tentative Map No. 8878 for the Pacific Highlands Ranch project approved by the City Council on November 14, 2006. The property to the east of the project site contains residential lots and was approved as part of Vesting Tentative Map No. 1213889 for the [Meadowood project](#) (Project No. 317414) approved by the City Council on March 18, 2014. The project site currently contains a Wireless Communication Facility (WCF) located within the southeastern corner of the property and adjacent to Carmel Valley Road. The WCF consists of a 38 foot high faux rustic water tower with an equipment building at the base of the tower (Attachment 5), and was approved on July 22, 2002, pursuant to Permit No. 95-0350-204.

## DISCUSSION

### Project Description:

The project proposes to subdivide a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three Homeowner Association (HOA) lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The existing WCF will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. The proposed single-family dwelling units would consist of three two-story floor plans (includes six different elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676-square-feet, with two attached two-car garages with an additional two guest parking spaces adjacent to the duplexes. Eight additional parking spaces are provided on the T-shaped private driveway for guest parking.

The proposed design includes two turf park areas (Lot 18 and 19) at the central and southwestern portions of the project site along with decorative paving, a landscaped hydro-basin adjacent to northwestern corner of the project site (Lot 20), enhanced entry landscaping and sidewalks within the private T-shaped driveway that serves the site. The subdivision design includes front porches with the homes oriented towards the T-shaped private driveway. These design features are intentionally designed to increase pedestrian activity and to link the internal and external pedestrian network to achieve consistency with the PHRSP.

Development of the project requires a Planned Development Permit (PDP) for development that complies with the applicable land use plan but contains uses that are not permitted in the underlying base zone, a Site Development Permit (SDP) for deviations to the base zone regulations that are requested as part of an affordable housing project, a Vesting Tentative Map (VTM) for the development of a 21 lot subdivision, and a Public Right-of-Way Vacation to vacate a portion of Carmel Valley Road. Because the project qualifies as an affordable housing project, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Expedite Program.

### Project-Related Issues:

Duplexes- In accordance with SDMC Section 143.0403(a)(1), a PDP is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The PHRSP designates the project site Low Density Residential, 2-5 dwelling units per acre. Low-density residential neighborhoods may include single-family small-lot and conventional-lot dwellings, single-family dwellings with second units, duplexes, triplexes and townhomes. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP; therefore, with the approval of the PDP, the multiple-family development would be allowed.

Deviations- An applicant may request a deviation from the applicable development regulations pursuant to a Site Development Permit provided that findings can be made and the deviation results

in a more desirable project. The proposed affordable housing project includes a request for three deviations. The following are the deviations and justifications for the deviations (Attachment 6- Deviation Location Diagram):

1. Street Frontage

- a. A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic; and
- b. A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone.

*Justification:* As part of the VTM, the City has requested that the access rights along the entire project frontage to Carmel Valley Road be relinquished. Carmel Valley Road at this location in a 6 lane major road and the proximity to the signalized intersection impacts the ability to provide access from the property to Carmel Valley Road. The property will be accessed from private access and utility easements recorded on the adjacent properties to the east and west. Therefore, the project would meet the purpose and intent of the regulations by providing access from the individual lots through a private driveway system onto the public street to both Rancho Santa Fe Farms Road and Carmel Valley Road.

2. Front Setback – A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone.

*Justification:* The proposed single-family dwelling unit on Lot 11 is adjacent to the cul-de-sac and is oriented approximately at a 45 degree angle to the private driveway, which effectively allows for the yard along this façade of the structure to function more as a street side yard. In addition, the proposed 12 foot front yard setback at this juncture of the private driveway would function as a transition from the 15 foot front yard setback to the 10 foot street side setback along the cul-de-sac. Approximately 60 square feet of the structure would encroach into the setback, but the structure would still maintain a minimum 12 foot setback.

After reviewing each of the requested deviations as they relate to the proposed design of the project, the property configuration, and the surrounding development. Staff concludes that the deviations are appropriate. The deviations will result in a more desirable project that efficiently utilizes the site and by providing access to the public streets, while meeting the purpose and intent of the development regulations.

Public Right-of-Way Vacation- In 1982, a 60 foot easement for public street purposes was recorded on the project site for the construction of Carmel Valley Road; however, Carmel Valley Road was realigned and constructed to the south of the subject property. As part of the adjacent Meadowood project (Project No. 317414) the easement that transverses the adjacent property was vacated by the City Council on March 18, 2014, pursuant to Resolution No. R-308827. Approximately 736 square feet of this unimproved 60 foot easement transverse the southeastern corner of Lot 9 and was not vacated by the above action. This excess public right-of-way would be vacated as part of the



proposed project (Attachment 7). This portion of easement does not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation.

In addition, as part of the adjacent Pardee Homes project (Project No. 2692), the westerly portion of Old Survey 57 (Black Mountain Road) that runs along the entire western property line was vacated by the City Council on September 21, 2004, pursuant to Resolution No. R-299672 (Attachment 8 and 9). The unimproved easterly portion of Old Survey 57 would be vacated as part of the proposed project (Attachment 7). This portion of the public right-of-way does not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation.

#### 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 PHRSP was adopted in 1998 to guide development of Subarea III with the overall goal to refine and augment the NCFUA Framework Plan as it relates to Subarea III. The PHRSP also contains the more detailed area specific land use recommendations required by the citywide General Plan.

The site is designated "Low Density Residential" by the PHRSP and "Residential" by the General Plan. The "Low Density Residential" designation would allow a density range of 2 to 5 dwelling units per acre. The Subarea Plan states that these neighborhoods should be designed to preserve natural topography and features. The provision of pedestrian and open space linkages within and between neighborhoods is encouraged through the use of trails. Lot and street alignments should be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork.

The proposed site design includes two passive open space lots along with decorative paving, enhanced landscaping, and seating areas. The design of the individual homes includes front porches with front entries that would be oriented towards the private driveway. Pedestrian connections from the internal private driveway system to the sidewalks on Carmel Valley Road and Rancho Santa Fe Farms Road would link the overall pedestrian network internally and externally to achieve overall consistency with the design principles of the PHRSP.

#### 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. It would also provide front porches, avoid multiple driveways along existing public streets, and provide landscaping that would include a variety of trees, shrubs and groundcovers in both the private front yards and the parkways along the abutting public streets and internal private driveway.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly street, site and building design, and a safe and comprehensive local and regional bikeway network. As previously discussed, the proposed project would increase pedestrian access and comfort by providing multiple points of pedestrian access within the small site and avoiding multiple driveway crossings of existing sidewalks adjacent to public streets.

#### Environmental Analysis:

The City of San Diego previously prepared a Master Environmental Impact Report (MEIR) for the Pacific Highlands Ranch Subarea Plan within the (former) North City Future Urbanizing Area (NCFUA; LDR No. 96-7918/SCH No. 97111077). The MEIR was certified by the City Council on July 28, 1998.

The City of San Diego conducted an Initial Study which determined that the proposed project is a subsequent project to the MEIR and the implementation is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the Mitigation, Monitoring, and Reporting Program for 96-7918/SCH No. 97111077.

#### Conclusion:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PHRSP, SDMC, and the General Plan. In addition, the project would further the City's affordable housing goals by constructing four affordable housing units on site.

#### ALTERNATIVES

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

Respectfully submitted,



Elyse W. Lowe  
Deputy Director  
Development Services Department



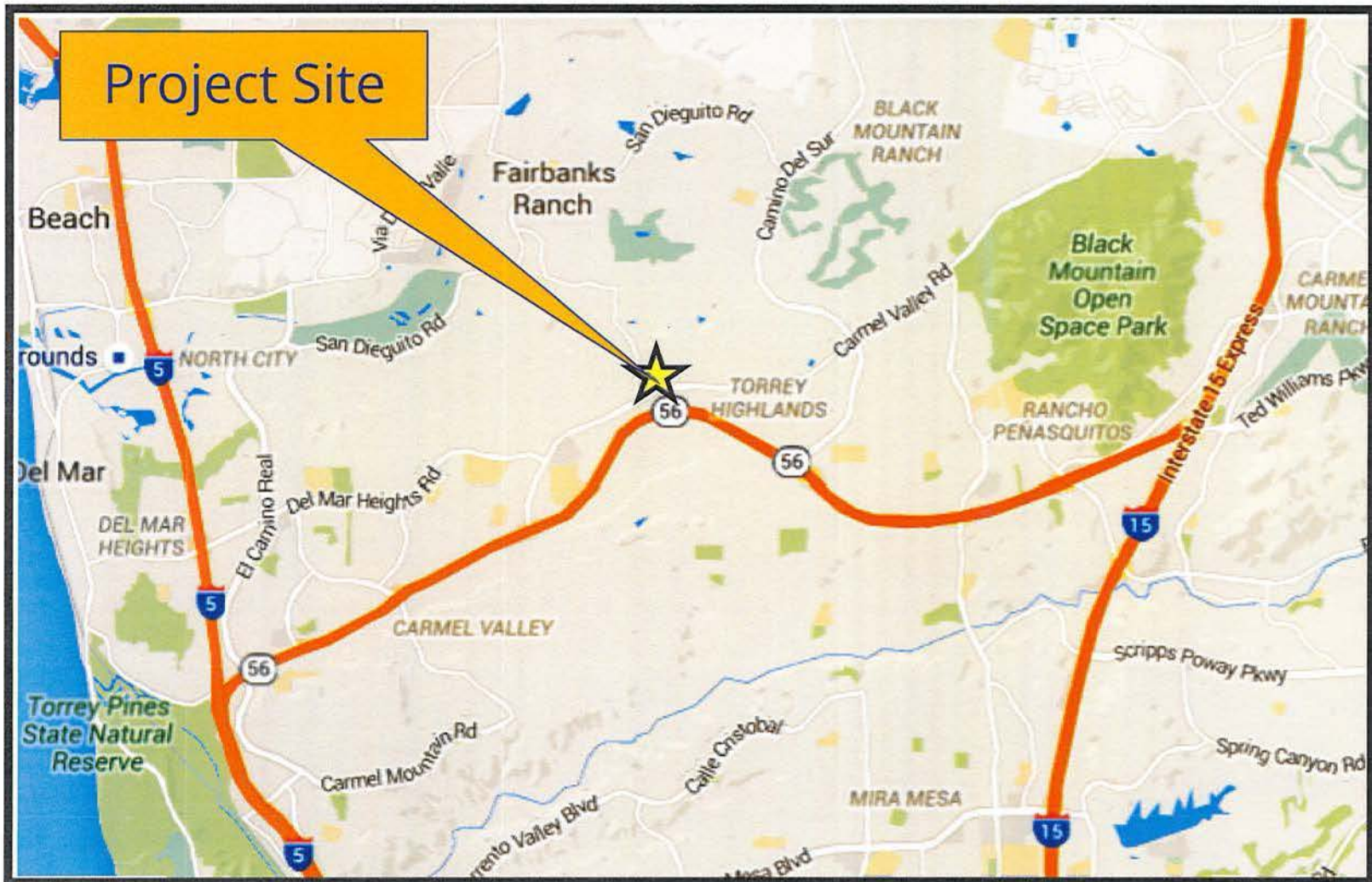
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

LOWE/JAP

Attachments:

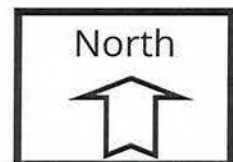
1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Wireless Communication Facility-Photo
6. Deviation Location Diagram
7. Public Right-of-Way Vacation Location Diagram
8. City Council Minutes for September 21, 2004
9. City Council Resolution No. R-299672
10. Project Data Sheet
11. Draft PDP SDP Permit Resolution with Findings
12. Draft PDP SDP Permit with Conditions
13. Draft VTM EV Resolution with Findings
14. Draft VTM EV Conditions
15. Draft Environmental Resolution
16. Project Plans
17. Community Planning Group Recommendation
18. Ownership Disclosure Statement

Internal Order No. 24006020

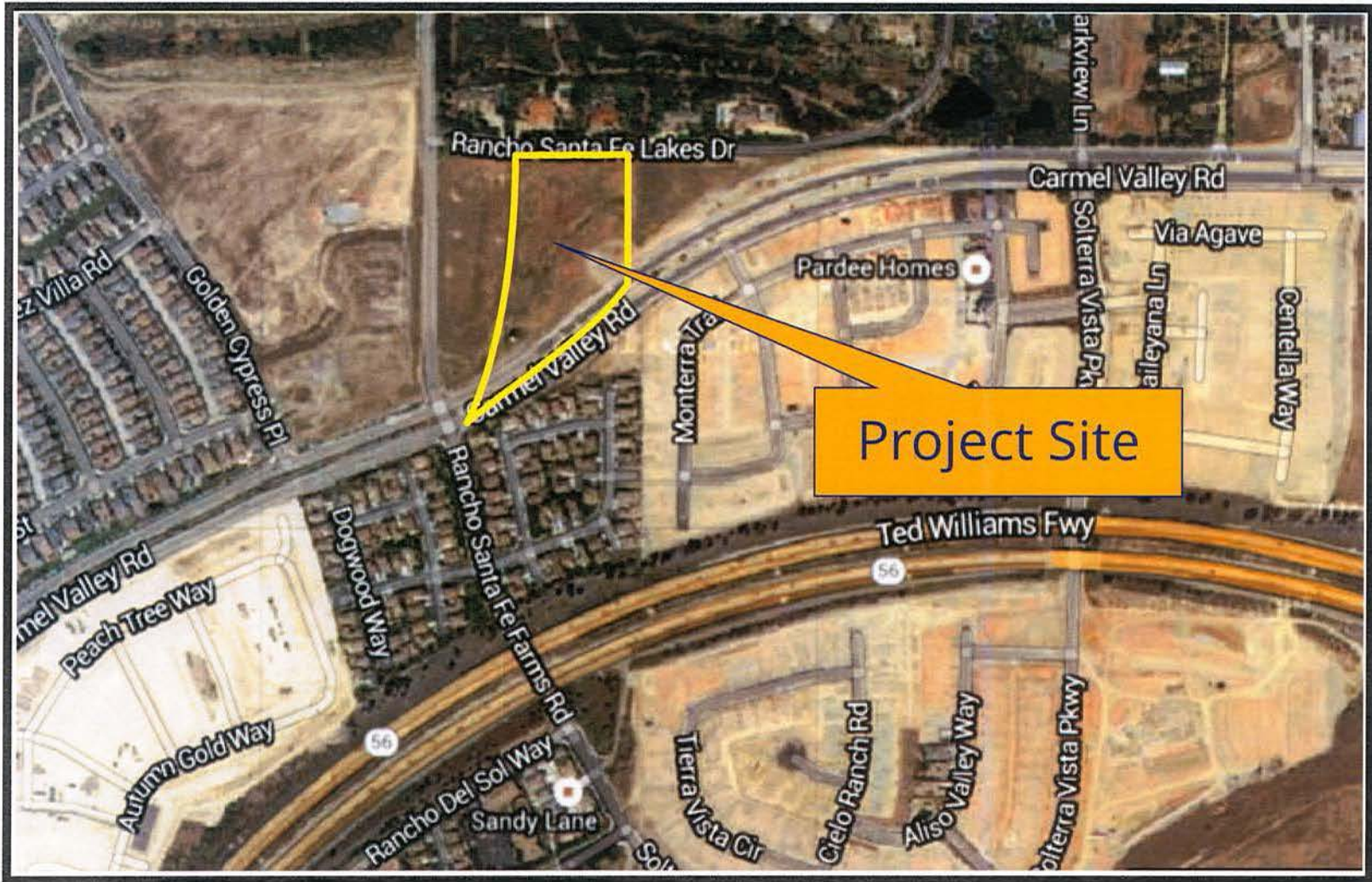


## Location Map

MEADOWOOD II- Project No. 432080  
13855 Rancho Santa Fe Farms Road

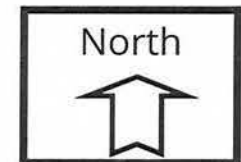




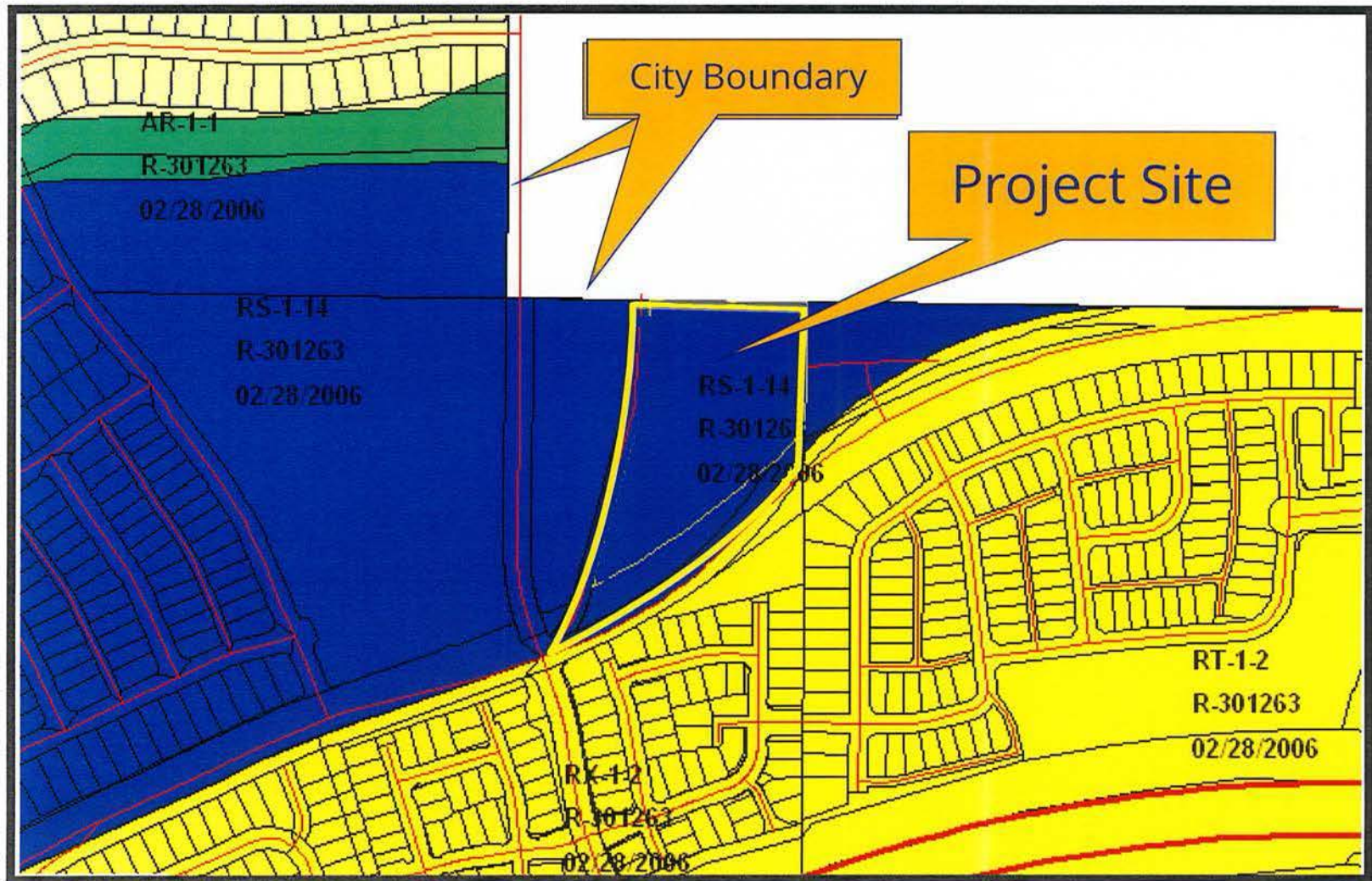


## Aerial Photograph

MEADOWOOD II- Project No. 432080  
13855 Rancho Santa Fe Farms Road



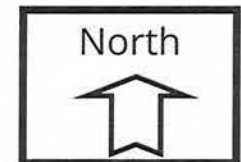


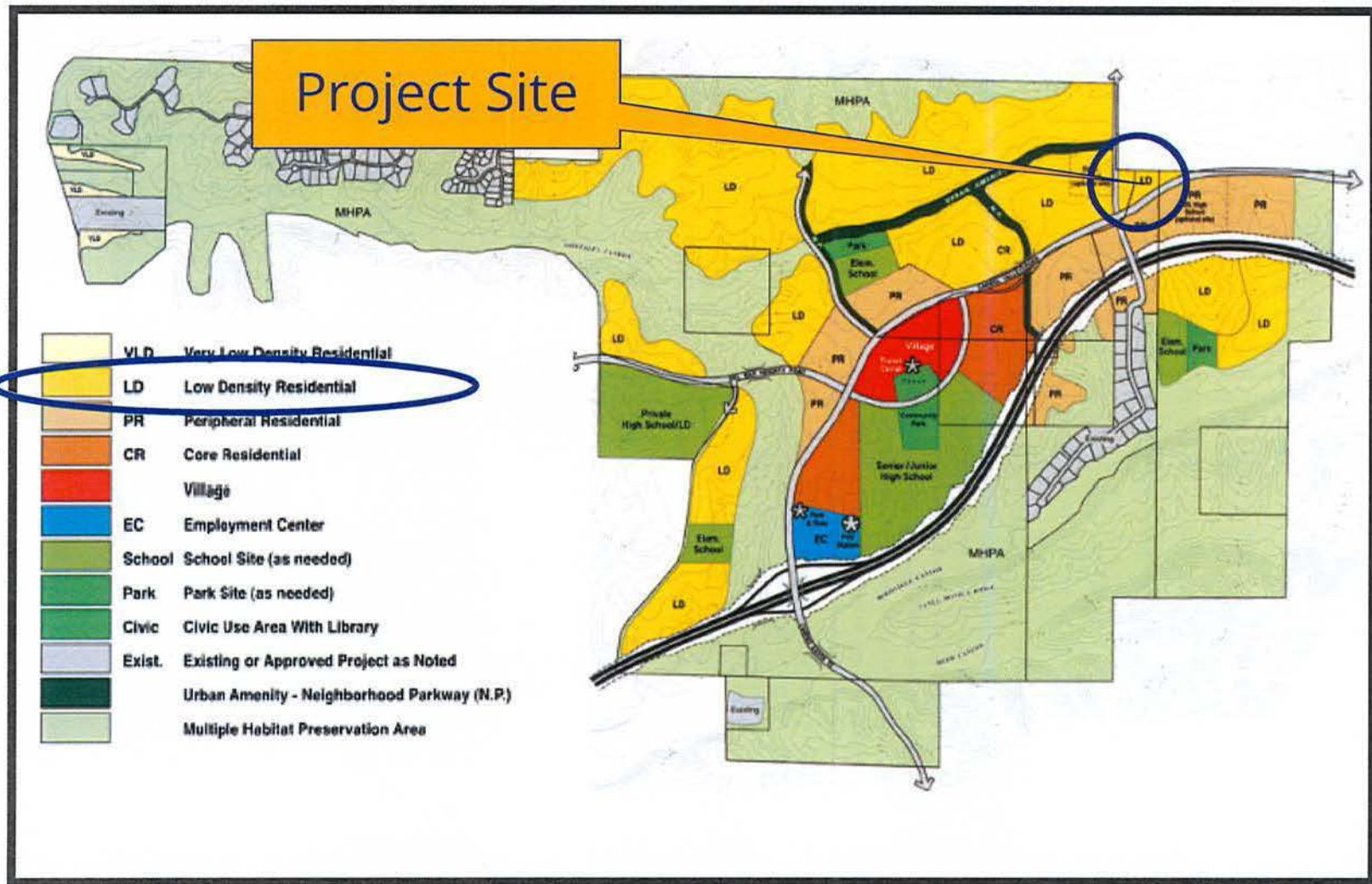


## Zoning Map – RS-1-14 Zone

MEADOWOOD II- Project No. 432080

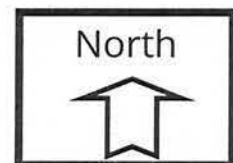
13855 Rancho Santa Fe Farms Road



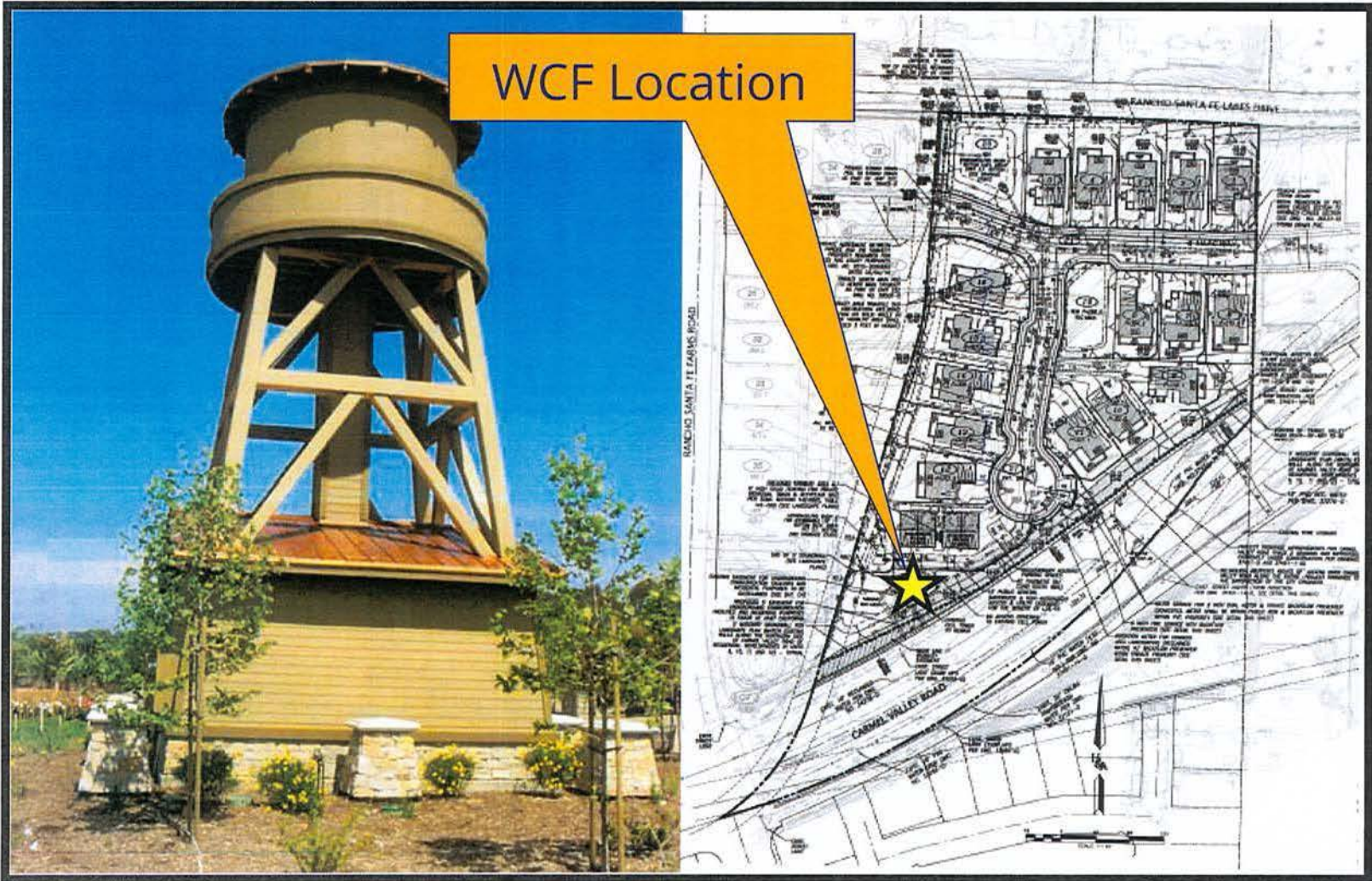


# Community Land Use Map

MEADOWOOD II- Project No. 432080  
13855 Rancho Santa Fe Farms Road



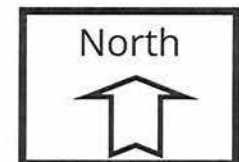




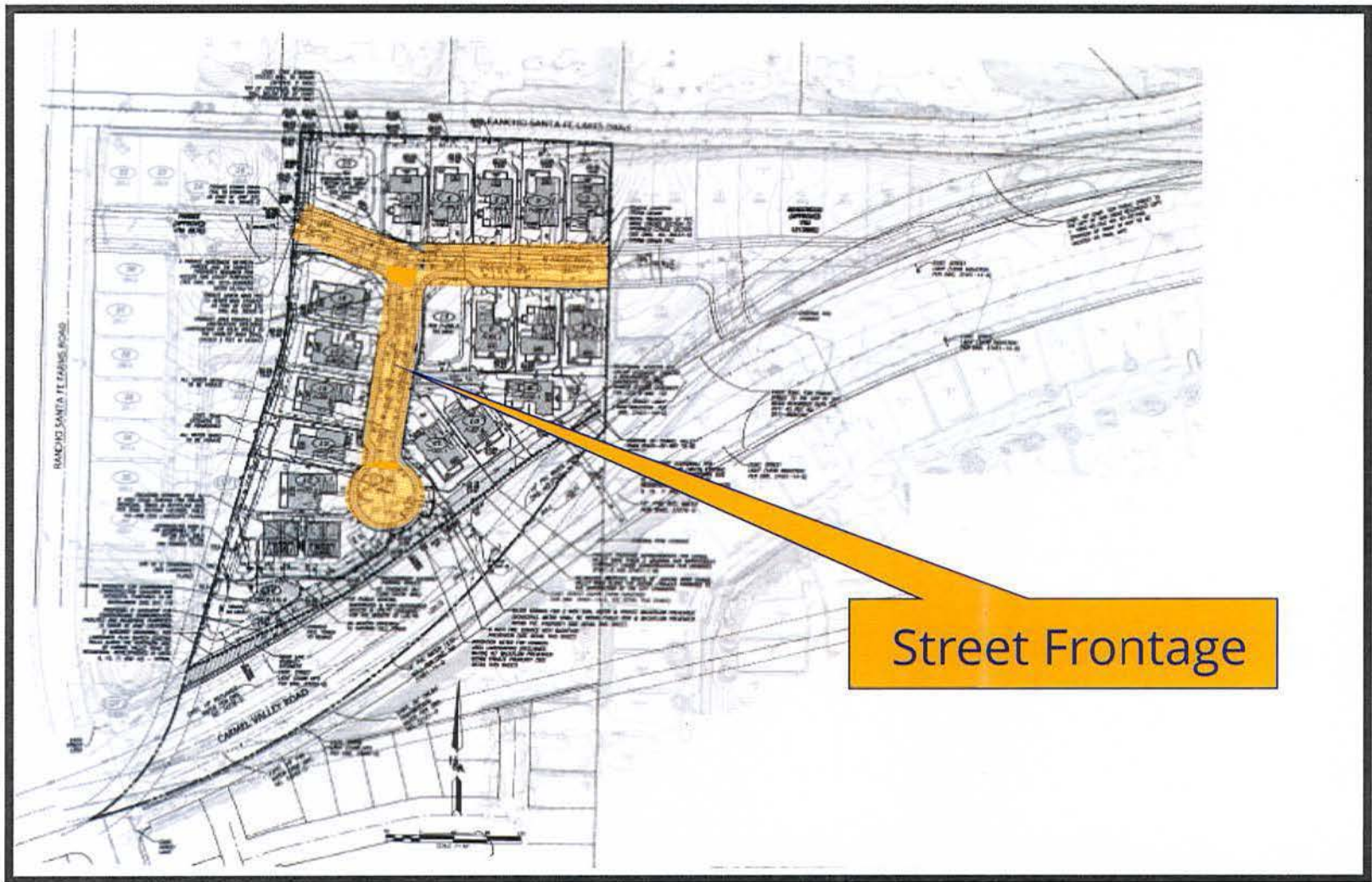
## Existing Wireless Communication Facility

**MEADOWOOD II- Project No. 432080**

13855 Rancho Santa Fe Farms Road

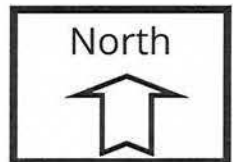




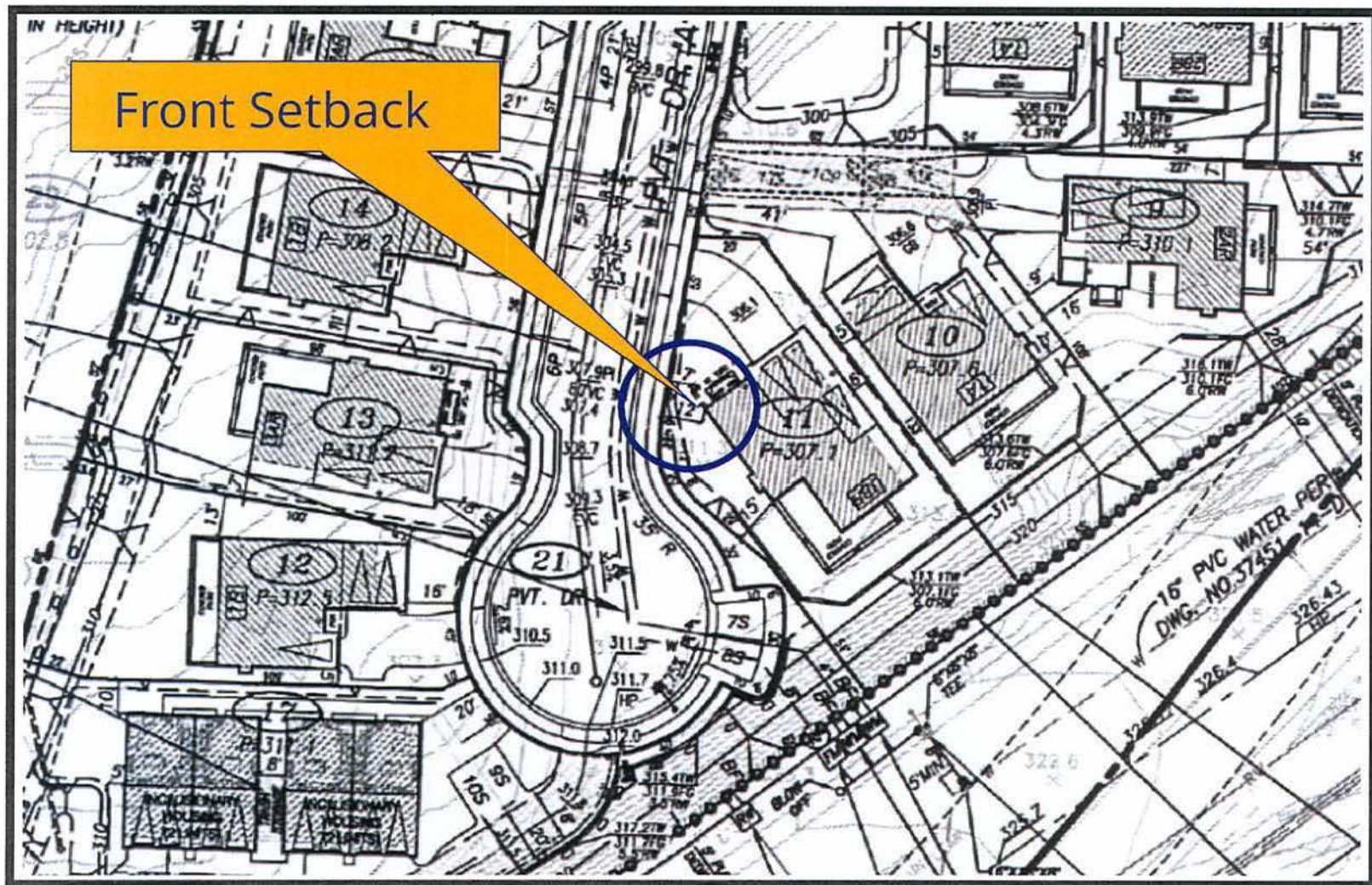


## Deviation Location Diagram - 1 of 2

**MEADOWOOD II- Project No. 432080**  
13855 Rancho Santa Fe Farms Road

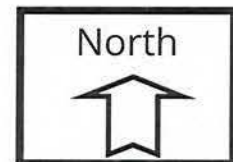




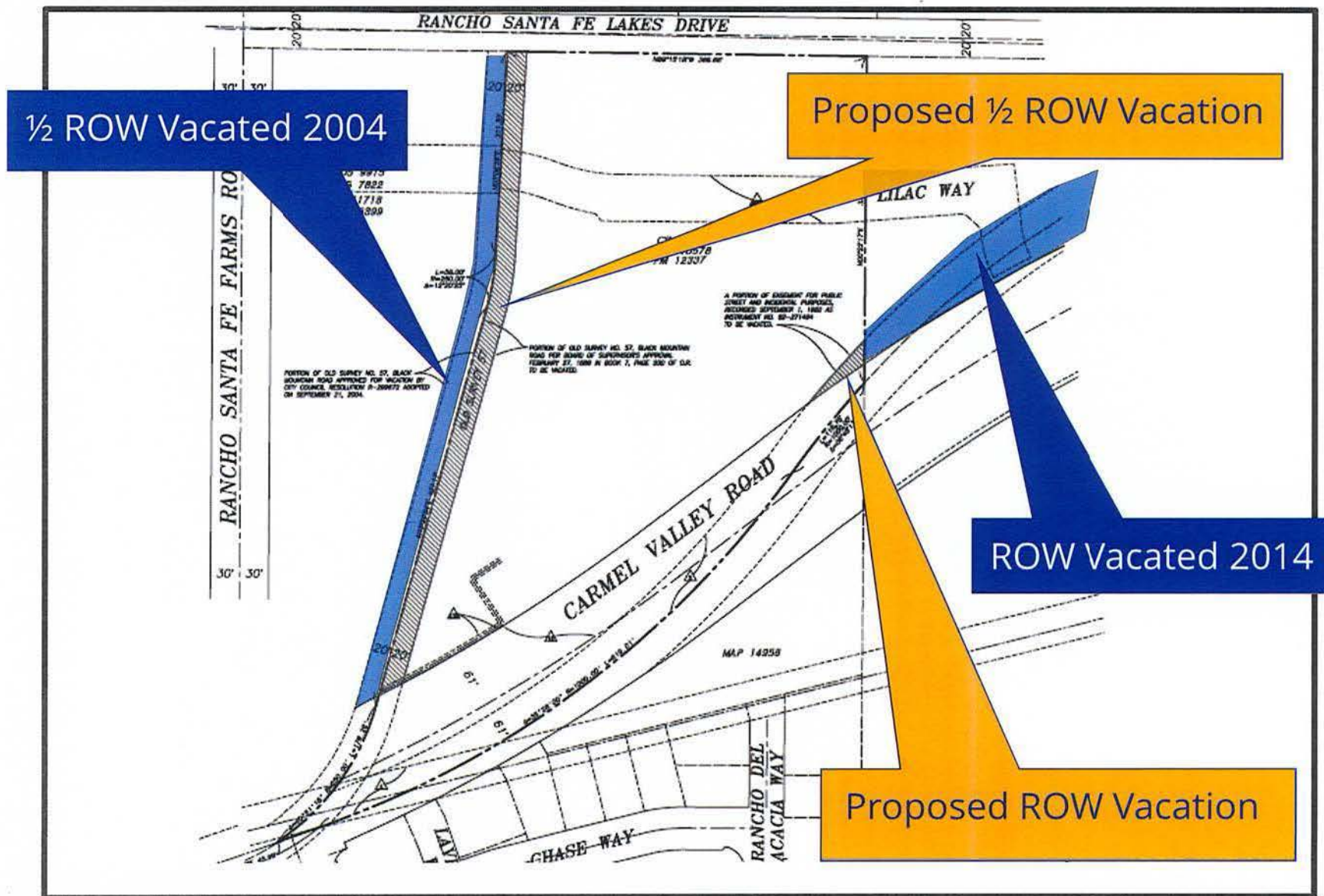


## Deviation Location Diagram - 2 of 2

MEADOWOOD II- Project No. 432080  
13855 Rancho Santa Fe Farms Road

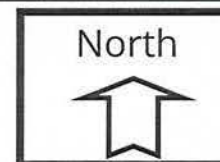






## Public ROW Vacation Location Diagram

MEADOWOOD II- Project No. 432080  
13855 Rancho Santa Fe Farms Road



Minutes of the Council of the City of San Diego  
for the Regular Meeting of Tuesday, September 21, 2004

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**LEGAL DESCRIPTION:**

The project site is located at the northwest corner of Carmel Valley Road and Rancho Santa Fe Farms Road in the Pacific Highlands Ranch Subarea III Planning Area of the North City Future Urbanizing Area (NCFUA)(Parcels A and C of Parcel Map 11718 except as follows: Parcel A consisting of Parcel 1 except that portion within the Parcel Map No. 18755, in the City of San Diego, County of San Diego, State of California; Parcel C consisting of Parcel 2, excepting that portion lying southerly of the baseline of that water easement (File No. 61545) in the City of San Diego, County of San Diego, State of California and Parcel B consisting of the west half of the southeast quarter of Section 9, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California). The site is not included on any Government Code Listing of hazardous waste sites.

FILE LOCATION: SUBITEMS A, B, C, E, & F: LUP-Pacific Highlands  
Ranch, Units 17-22A  
9/12/04 (65)  
SUBITEM D: DEED F-9818

COUNCIL ACTION: (Time duration: 6:32 p.m. – 7:20 p.m.)

Testimony in opposition by John Millar, Michael Pallamary, Mark Farrington, and Dana Linett.

Testimony in favor by Beth Fischer.

MOTION BY PETERS TO INTRODUCE THE ORDINANCE IN SUBITEM A; AND ADOPT THE RESOLUTIONS IN SUBITEMS B, C, D, AND E; AND ADOPT THE RESOLUTION IN SUBITEM F TO GRANT THE PERMITS WITH THE FOLLOWING AMENDMENTS: VACATE ONLY THE WEST SIDE OF OLD SURVEY NO. 57 AS DESCRIBED IN EXHIBIT "A-2" AND SHOWN IN EXHIBIT "B-2" IN THE RESOLUTION, AND AMEND THE PERMIT IN THE FINAL APPROVAL PLANS TO INDICATE A CHANGE IN THE LOCAL RESIDENTIAL STREETS AND PRIVATE DRIVEWAYS FROM A 34 FOOT CURB-TO-CURB DISTANCE TO A 32 FOOT CURB-TO-CURB DISTANCE. Second by Atkins. Passed by the following vote: Peters-yea, Zucchet-yea, Atkins-yea, District 4-vacant, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-yea, Mayor Murphy-yea.



(R-2005-224)  
(REV.COPY)

RESOLUTION NUMBER R-299672

ADOPTED ON SEPTEMBER 21, 2004

WHEREAS, California Streets and Highways Code section 8330 et seq. provides a procedure for the summary vacation of public street easements by City Council resolution where the easements are no longer required; and

WHEREAS, Pardee Homes, a California Corporation [Pardee] with the consent of the property owner of the easterly portion of Old Survey 57 has requested the vacation of portions of Old Survey 57 also known as Black Mountain Road in Parcel 1 of Parcel Map 12337, to unencumber this property and facilitate development of the site as conditioned in approved Tentative Map No. 4653; and

WHEREAS, Pardee's proposed development abuts only the westerly portion of Old Survey 57; and

WHEREAS, the City Council finds that:

- (a) there is no present or prospective use for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated; and
- (b) the public will benefit from the vacation through improved utilization of land; and
- (c) the vacation is consistent with the General Plan or an approved Community Plan; and
- (d) the public street system for which the right-of-way was originally acquired will not be detrimentally affected by this vacation; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego:

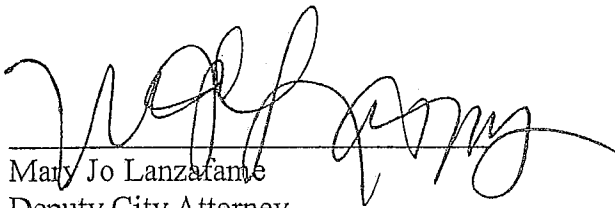
1. That only the westerly portions of a portion of Old Survey 57, also known as Black Mountain Road in Parcel 1 of Parcel Map 12337, as more particularly described in the legal description marked as Exhibit "A-2," and shown on Drawing 20214-2-B, marked as Exhibit "B-2," and on file in the office of the City Clerk as Document No. RR- 299672-1 (Exhibit A-2), and Document No. RR- 299672-2 (Exhibit B-2), which are by this reference incorporated herein and made a part hereof, is ordered vacated.

2. That said street vacations is conditioned upon the implementation of the applicable terms and conditions of Tentative Map No. 4653, satisfactorily to the City Engineer. In the event this condition is not completed within two years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

3. That the City Engineer shall advise the City Clerk of the completion of the aforementioned condition and the City Clerk shall cause a certified copy of this resolution, with attached exhibits, attested by him under seal, to be recorded in the office of the County Recorder.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MJL:cfq  
08/26/04  
11/01/04 Rev.Copy  
Or.Dept:DSD  
R-2005-224

Doc. No. RR-299672 Date Filed SEP 21 2004  
Resol. No. 299672 Date Adpt. SEP 21 2004  
COUNTY RECORDER'S INFORMATION

File/Page No. \_\_\_\_\_  
Date \_\_\_\_\_  
Series \_\_\_\_\_ Book \_\_\_\_\_

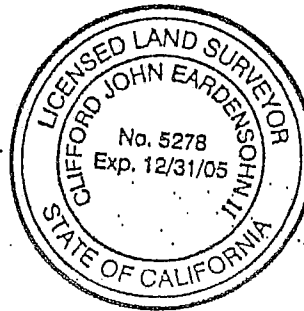
## EXHIBIT "A"-2

### LEGAL DESCRIPTION

STREET VACATION OF A PORTION OF OLD SURVEY 57 (BLACK MOUNTAIN ROAD)  
AND RESERVATION OF GENERAL UTILITY EASEMENT

THE WEST HALF OF OLD SURVEY 57, ALSO KNOWN AS BLACK MOUNTAIN ROAD,  
DEDICATED PER BOARD OF SUPERVISORS MINUTES FEBRUARY 27, 1886, BOOK 7,  
PAGE 200 WITHIN PARCEL 2 OF PARCEL MAP NO. 11718, IN THE CITY OF SAN  
DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 9, 1981 LYING NORTH  
OF BLACK MOUNTAIN ROAD DEDICATED PER DEED RECORDED SEPTEMBER 1,  
1982 AS FILE NO. 82-271464 OF OFFICIAL RECORD.

*John E. Eads* 9/1/04



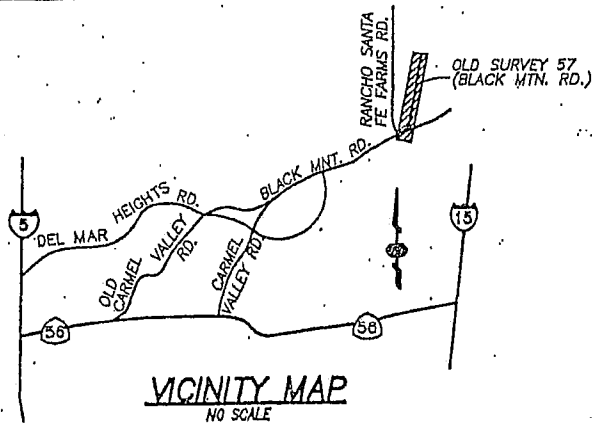
ASSESSOR'S PAID  
305-021-12

REFERENCE DRAWING:  
PM 11718 AND PM 12337

## LEGEND:



INDICATES OLD SURVEY 57  
(BLACK MOUNTAIN ROAD), VACATED  
AND GENERAL UTILITY EASEMENT,  
RESERVED  
AREA= 0.367 ACRES



**VICINITY MAP**  
NO SCALE

COUNTY OF SAN DIEGO

PARDEE HOMES  
APN: 305-021-12

POR. PARCEL 1  
PM 12337  
ROBERT BARGZEWSKI  
APN: 305-021-05

PARCEL 2  
PM 11718

40' ROADWAY ESMT.  
DEDICATED PER  
BOARD OF  
SUPERVISORS MINUTES  
DATED FEB. 27, 1886,  
BK 7, P. 200, O.S. 57  
ALSO KNOWN AS  
BLACK MOUNTAIN  
ROAD

60' PUBLIC STREET  
EASEMENT GRANTED TO THE  
CITY OF SAN DIEGO PER DOC.  
RECORDED SEPTEMBER 1,  
1982 AS FILE NO.  
82-271466, O.R.

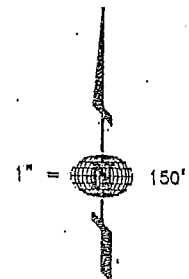
60' PUBLIC STREET  
EASEMENT GRANTED TO THE  
CITY OF SAN DIEGO PER DOC.  
RECORDED SEPTEMBER 1,  
1982 AS FILE NO.  
82-271464, O.R.

BARRATT AMERICAN  
APN: 305-021-17

POR. PARCEL 1  
PM 12337

Latitude 33  
Planning and Engineering

4033 Paramount Drive, 2nd Floor  
San Diego, CA 92123  
619-781-0633 Fax 619-781-0634



*John Eardensohn* 9/1/04  
C. JOHN EARDENSOHN L.S. 5278 DATE  
REGISTRATION EXPIRES 12-30-2005

**STREET VACATION AND RESERVATION OF GENERAL UTILITY EASEMENT  
OLD SURVEY 57 (ALSO KNOWN AS BLACK MOUNTAIN ROAD)  
EASTERLY OF RANCHO SANTA FE FARMS ROAD AND NORTHERLY OF BLACK MOUNTAIN ROAD**

| DESCRIPTION | BY    | APPROVED | DATE | FILMED | CITY OF SAN DIEGO, CALIFORNIA<br>DEVELOPMENT SERVICES DEPARTMENT<br>SHEET 1 OF 1 SHEETS | T.M.<br>NO.         |
|-------------|-------|----------|------|--------|---|---------------------|
| ORIGINAL    | LAT33 |          |      |        | <i>Gregory P. Hall</i> 9.2.04<br>FOR CITY ENGINEER DATE                                 | W.O.<br>NO.         |
|             |       |          |      |        |   | CCS '83 COORDINATES |
|             |       |          |      |        |   | LAMBERT COORDINATES |
|             |       |          |      |        |   | 20214-2-B           |



| <b>PROJECT DATA SHEET</b>  |  |                                  |
|--|--|----------------------------------|
| <b>PROJECT NAME:</b>   | MeadowoodII –Project No. 432080  |                                  |
| <b>PROJECT DESCRIPTION:</b>  | A 21 lot subdivision for the construction of 16 single-family residential dwelling units and two duplexes that contain four affordable housing condominium units on a vacant 5.72-acre site.   |                                  |
| <b>COMMUNITY PLAN AREA:</b>  | Pacific Highland Ranch   |                                  |
| <b>DISCRETIONARY ACTIONS:</b>  | Planned Development Permit, Site Development Permit, Vesting Tentative Map, and Public Right-of Way Vacation   |                                  |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>  | Low Density Residential (2.1-5 Dwelling Units per Acre)  |                                  |
| <p style="text-align: center;"><b><u>ZONING INFORMATION:</u></b></p> <p>           ZONE: RS-1-14 Zone<br/>           HEIGHT LIMIT: 35-Foot maximum height limit<br/>           LOT SIZE: 5,000 sq. ft. minimum<br/>           FLOOR AREA RATIO: 0.60 maximum<br/>           FRONT SETBACK: 15 feet<br/>           SIDE SETBACK: 4 feet<br/>           STREETSIDE SETBACK: 10 feet<br/>           REAR SETBACK: 10 feet<br/>           PARKING: 2 min. parking spaces per dwelling unit/9 for multi-family units         </p> |  |                                  |
| <b><u>ADJACENT PROPERTIES:</u></b>   | <b>LAND USE DESIGNATION &amp; ZONE</b>   | <b>EXISTING LAND USE</b>         |
| <b>NORTH:</b>  | Residential-Rancho Santa Fe  | Residential                      |
| <b>SOUTH:</b>  | Peripheral Residential/RT-1-2  | Residential (Under Construction) |
| <b>EAST:</b>   | Low-Density Residential/RS-1-14  | Residential (Under Construction) |
| <b>WEST:</b>   | Low-Density Residential/RS-1-14  | Vacant                           |
| <b>DEVIATIONS</b>  | Deviation to street frontage for the subdivision and for the front yard setback on Lot 11.   |                                  |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>  | <p>On October 22, 2015, the Carmel Valley Community Planning Board, which oversees the Pacific Highland Ranch Subarea Plan, voted on a motion to approve with conditions, which failed 7-2-1. Nine affirmative votes were needed to support the motion; therefore, there is no recommendation by the board as outlined in the letter dated October 28, 2015, by the Chair of the Carmel Valley Community Planning Board.</p> |                                  |

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

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

A RESOLUTION GRANTING PLANNED DEVELOPMENT PERMIT NO. 1511587 AND SITE DEVELOPMENT PERMIT NO. 1644625; MEADOWOOD II - PROJECT NO. 432080 [MMRP]

WHEREAS, ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Owner, and HALL LAND COMPANY INC, Permittee, filed an application with the City of San Diego for a Planned Development Permit and Site Development Permit, to construct 16 single-family residential dwelling units and two duplexes containing four affordable multi-family residential dwelling units on a vacant parcel of land and associated site improvements, on a 5.72-acre parcel of land known as the Meadowood II project (Project); and

WHEREAS, the project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highlands Ranch Subarea Plan area; and

WHEREAS, the property is legally described as Parcel A: Parcel 1 of Parcel Map No. 12337, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 24, 1982 as File No. 82-296204 of Official Records. Excepting therefrom that portion lying Southerly and Southeasterly of the centerline of that certain easement described in Deed to the City of San Diego, filed in the Office of the County Recorder of San Diego County, September 1, 1982 as File No. 82-271464 of Official Records; and Parcel B: Non-exclusive access easement for vehicular, pedestrian and bicycle ingress and egress as described in Grant of Reciprocal Access Easements and Road Improvement Agreement recorded March 4, 2015 as Instrument No. 2015-0098690 of Official Records; and

WHEREAS, on June 2, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1511587 and Site Development Permit No. 1644625, and pursuant to Resolution No. \_\_\_\_\_ voted to recommend approval; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1511587 and Site Development Permit No. 1644625:

**I. Planned Development Permit - Section 126.0604**

**A. Findings for all Planned Development Permits**

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highlands Ranch Subarea Plan (PHRSP), Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA)

and does not contain any Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The site contains approximately 1.22 acres of public right-of-way (ROW) within the property boundary. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three Homeowner Association (HOA) lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing Wireless Communication Facility (WCF) which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. The proposed single-family dwelling units would consist of three two-story floor plans (includes six different elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676 square feet, with two attached two-car garages with an additional two guest parking spaces adjacent to the duplexes. Eight additional parking spaces are provided on the T-shaped private driveway for guest parking.

In accordance with SDMC Section 143.0403(a)(1), a Planned Development Permit (PDP) is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP. Therefore, with the approval of the PDP, the proposed development would not adversely affect the applicable land use plan.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

Master Environmental Impact Report (MEIR) Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 have been prepared for the project in



accordance with California Environmental Quality Act (CEQA) guidelines Section 15179. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. The implementation of the project is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the Mitigation, Monitoring, and Reporting Program (MMRP).

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 1511587 and Site Development Permit No. 1644625, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF and will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

The project includes a request for deviations to the development regulations for street frontage for the subdivision and for the front yard setback (for Lot

11 only). The following are the code sections and justification for the deviations:

Street Frontage:

- a. A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic; and
- b. A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone.

As part of the project, the City has requested that the access rights along the entire project frontage to Carmel Valley Road be relinquished. The property will be accessed from private access and utility easements recorded on the adjacent properties to the east and west. Therefore, the project would meet the purpose and intent of the regulations by providing access from the individual lots through a private driveway system onto the public street to both Rancho Santa Fe Farms Road and Carmel Valley Road.

Front Setback: A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone.

The proposed single-family dwelling unit on Lot 11 is adjacent to the cul-de-sac and is oriented approximately at a 45 degree angle to the private driveway, which effectively allows for the yard along this façade of the structure to function more as a street side yard. In addition, the proposed 12 foot front yard setback at this juncture of the private driveway would function as a transition from the 15 foot front yard setback to the 10 foot street side setback along the cul-de-sac. Approximately 60 square feet of the structure would encroach into the setback, but the structure would still maintain a minimum 12 foot setback.

In summary, the proposed residential development is consistent with the purpose and intent of the regulations of the underlying zone in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through a private driveway system, and by establishing an appropriate setback for Lot 11. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the proposed development will comply with the applicable regulations of the

Land Development Code (LDC), including any allowable deviations pursuant to the LDC.

## **II. Site Development Permit - Section 126.0504**

### **A. Findings for all Site Development Permits**

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the PHRSP, Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103. The site contains approximately 1.22-acres of ROW within the property boundary. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. The proposed single-family dwelling units would consist of three two-story floor plans (includes six different elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676 square feet, with two attached two-car garages with an additional two guest parking spaces adjacent to the duplexes. Eight additional parking spaces are provided on the T-shaped private driveway for guest parking.

In accordance with SDMC Section 143.0403(a)(1), a PDP is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP. Therefore, with the approval of the PDP, the proposed development would not adversely affect the applicable land use plan.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

MEIR Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 have been prepared for the project in accordance with CEQA guidelines Section 15179. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. The implementation of the project is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the MMRP.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 1511587 and Site Development Permit No. 1644625, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed



common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

The project includes a request for deviations to the development regulations for street frontage for the subdivision and for the front yard setback (for Lot 11 only). The following are the code sections and justification for the deviations:

Street Frontage:

- a. A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic; and
- b. A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone.

As part of the project, the City has requested that the access rights along the entire project frontage to Carmel Valley Road be relinquished. The property will be accessed from private access and utility easements recorded on the adjacent properties to the east and west. Therefore, the project would meet the purpose and intent of the regulations by providing access from the individual lots through a private driveway system onto the public street to both Rancho Santa Fe Farms Road and Carmel Valley Road.

Front Setback: A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone.

The proposed single-family dwelling unit on Lot 11 is adjacent to the cul-de-sac and is oriented approximately at a 45 degree angle to the private driveway, which effectively allows for the yard along this façade of the structure to function more as a street side yard. In addition, the proposed 12 foot front yard setback at this juncture of the private driveway would function as a transition from the 15 foot front yard setback to the 10 foot street side setback along the cul-de-sac. Approximately 60 square feet of the structure would encroach into the setback, but the structure would still maintain a minimum 12 foot setback.

In summary, the proposed residential development is consistent with the purpose and intent of the regulations of the underlying zone in that each of

the individual lots will be provided access to and from a publicly accessible right-of-way through a private driveway system, and by establishing an appropriate setback for Lot 11. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the proposed development will comply with the applicable regulations of the LDC, including any allowable deviations pursuant to the LDC.

**M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings.**

**1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;**

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

In addition, the project conforms to the North City Future Urbanizing Area (NCFUA) Framework Plan and the PHRSP which requires that the project provide 20 percent of the pre-density bonus units as affordable, as certified by the Housing Commission. The applicant proposes four affordable housing units on-site in the form of two duplexes. Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities. In addition, the proposed development has taken into account the best use of the land to minimize grading and the design will not impede or inhibit any future passive or natural heating and cooling opportunities.

**2. The development will not be inconsistent with the purpose of the underlying zone; and**

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the PHRSP, Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103. The site contains approximately 1.22-acres of ROW within the property boundary. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. The proposed single-family dwelling units would consist of three two-story floor plans (includes six different elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676 square feet, with two attached two-car garages with an additional two guest parking spaces adjacent to the duplexes. Eight additional parking spaces are provided on the T-shaped private driveway for guest parking.

In accordance with SDMC Section 143.0403(a)(1), a PDP is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP. Therefore, with the approval of the PDP, the proposed development would not be inconsistent with the purpose of the underlying zone.

**3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property



contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

The project includes a request for deviations to the development regulations for street frontage for the subdivision and for the front yard setback (for Lot 11 only). The following are the code sections and justification for the deviations:

Street Frontage:

- a. A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic; and
- b. A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone.

As part of the project, the City has requested that the access rights along the entire project frontage to Carmel Valley Road be relinquished. The property will be accessed from private access and utility easements recorded on the adjacent properties to the east and west. Therefore, the project would meet the purpose and intent of the regulations by providing access from the individual lots through a private driveway system onto the public street to both Rancho Santa Fe Farms Road and Carmel Valley Road.

Front Setback: A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone.

The proposed single-family dwelling unit on Lot 11 is adjacent to the cul-de-sac and is oriented approximately at a 45 degree angle to the private driveway, which effectively allows for the yard along this façade of the structure to function more as a street side yard. In addition, the proposed 12 foot front yard setback at this juncture of the private driveway would function as a transition from the 15 foot front yard setback to the 10 foot street side setback along the cul-de-sac. Approximately 60 square feet of the structure would encroach into the setback, but the structure would still maintain a minimum 12 foot setback.

In summary, the proposed residential development is consistent with the purpose and intent of the regulations of the underlying zone in that each of the individual lots will be provided access to and from a publicly accessible

right-of-way through a private driveway system, and by establishing an appropriate setback for Lot 11. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1511587 and Site Development Permit No. 1644625 are granted to ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Owner, and HALL LAND COMPANY INC, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO OF THE CITY OF SAN DIEGO, CALIFORNIA, ON \_\_\_\_\_.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
NAME  
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Jeffrey A. Peterson, DPM

Internal Order No. 24006020

**RECORDING REQUESTED BY**

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

**WHEN RECORDED MAIL TO  
CITY CLERK  
MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24006020

PLANNED DEVELOPMENT PERMIT NO. 1511587  
SITE DEVELOPMENT PERMIT NO. 1644625  
MEADOWOOD II - PROJECT NO. 432080 [MMRP]  
CITY COUNCIL

This Planned Development Permit No. 1511587 and Site Development Permit No. 1644625 are granted by the City Council of the City of San Diego to ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Owner, and HALL LAND COMPANY INC, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0604. The 5.72-acre site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highlands Ranch Subarea Plan. The project site is legally described as Parcel A: Parcel 1 of Parcel Map No. 12337, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 24, 1982 as File No. 82-296204 of Official Records. Excepting therefrom that portion lying Southerly and Southeasterly of the centerline of that certain easement described in Deed to the City of San Diego, filed in the Office of the County Recorder of San Diego County, September 1, 1982 as File No. 82-271464 of Official Records; and Parcel B: Non-exclusive access easement for vehicular, pedestrian and bicycle ingress and egress as described in Grant of Reciprocal Access Easements and Road Improvement Agreement recorded March 4, 2015 as Instrument No. 2015-0098690 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 16 single-family residential dwelling units and two duplexes containing four affordable multi-family residential dwelling units on a vacant parcel of land; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, on file in the Development Services Department.

The project shall include:

- a. Construction of 16 single-family residential dwelling units and two duplexes containing four affordable multi-family residential dwelling units. The proposed single-family residential units would consist of three two-story floor plans (includes six different

elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676 square feet, with two attached two-car garages;

- b. Deviations as follows:
  - 1) Street Frontage – A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic;
  - 2) Street Frontage – A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone; and
  - 3) Front Setback – A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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



4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
  5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
  6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
  7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
  8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
  9. All 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.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in FINDINGS NO. 432080 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in FINDINGS NO. 432080 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

#### PALEONTOLOGICAL RESOURCES

#### HEALTH AND SAFETY REQUIREMENTS:

14. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permittee shall submit a concurrence letter issued by the County of San Diego Department of Environmental Health, Voluntary Assistance Program indicating that the technical information, findings, and recommendations in the contaminated soil remediation plan have been reviewed and accepted.

#### NOISE REQUIREMENTS:

15. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permittee shall submit an exterior to interior noise analysis to identify the appropriate sound transmission reduction measures necessary to achieve an interior noise level that would not exceed 45dBA as discussed in the Noise Study (May 28, 2015) and Interior Noise Assessment (May 29, 2015) prepared by LDN Consulting, Inc. The mandatory noise reduction measures shall include, but are not limited to:

- A five-foot high noise barrier along Carmel Valley Road that shall be constructed of non-gaping material consisting of masonry, ½-inch thick glass, earthen berm or any combination of such materials. The design of the noise barrier shall conform to the fencing regulations of the Land Development Code and the requirements of the Pacific Highlands Ranch Subarea Plan;
- Air conditioning and mechanical ventilation system;
- Exterior walls shall have a Sound Transmission Class (STC) rating of 46 dB or better, and consist of 2-inch x 4-inch studs or larger, spaced 16-inch o.c. with R-13 insulation minimum and an exterior surface of 7/8-inch cement plaster (stucco);
- Roof assemblies must have a Sound Transmission Class (STC) rating of 46 dB or better, and shall have a minimum of ½-inch sheathing, R-19 insulation and be sealed to prevent noise leaks;
- Interior wall and ceiling surfaces shall be at least ½-inch thick gypsum or plaster;
- Exterior entry doors shall be of solid core construction having a minimum Sound Transmission Class (STC) rating of 26 dB;
- Glass assemblies shall be dual-paned and acoustical sealant applied around exterior edges; and
- Window and glass door assemblies for all units shall have a minimum STC rating of 26 dB.

#### AFFORDABLE HOUSING REQUIREMENTS:

16. The Owner/Permittee shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

- a. Prior to recording the Final Map, the Owner/Permittee shall:
  - (1) Enter into a Master Affordable Housing Agreement ("Affordable Housing Agreement"), with the San Diego Housing Commission ("Housing Commission") to detail and assure the construction and occupancy of not less than four (4) rental or for-sale affordable units ("Affordable Units") to be constructed on the Property. The Affordable Housing Agreement shall include all of the provisions of this Section 1. and such other and further conditions as shall be required by the President and CEO of the Housing Commission, or his designee ("President and CEO"), to assure satisfaction of the affordable housing requirements as referenced in this Permit, the North City Future Urbanizing Area Framework Plan, and the Pacific Highlands Ranch Subarea Plan.
  - (2) In the event that the Owner/Permittee elects to construct rental Affordable Units, execute and record a declaration of covenants, conditions and restrictions (the

"Declaration") in first priority position against the Affordable Housing Site, restricting the occupancy and affordability of the Affordable Units for a period of fifty five (55) years from the date of initial occupancy of the Units. All rental Affordable Units shall be for occupancy by families earning no more than sixty five percent (65%) of the Area Median Income, as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Declaration shall provide for the siting, mix and architectural nature of the Affordable Units.

(3) In the event that the Owner/Permittee elects to satisfy affordable housing requirements by providing for-sale affordable units, the Owner/Permittee must ensure that each of the four (4) Affordable Units are sold to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and sold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Upon the initial sale of each of the four (4) Affordable Units, the Subdivider shall require each purchaser to execute, acknowledge and cause to be recorded against such Affordable Unit an individual declaration and individual deed of trust. Upon recordation of a condominium plan covering the property and designating the Affordable Units, the Affordable Housing Agreement shall be terminated and released as to all portions of the property other than the Affordable Units. Upon recordation of all four (4) individual declarations and individual deeds of trust, the Affordable Housing Agreement shall be terminated and released in its entirety. The individual declarations shall provide that for fifty-five (55) years each Affordable Unit shall be resold only to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and resold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Notwithstanding the foregoing, the initial purchaser may resell the Affordable Unit for its fair market value and share the appreciation with the Housing Commission as set forth in California Government Code Section 65915, in such event, the individual declaration shall be terminated and the individual deed of trust shall be fully reconveyed.

(4) Post performance security for the construction of the Affordable Units, including without limitation, all onsite and offsite improvements, necessary to access and serve the Affordable Units with all necessary utilities, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO in her/his sole discretion.

b. Approval of the timing of the construction and occupancy of the Affordable Units, acceptable to the President and CEO, shall be included in the Affordable Housing Agreement, provided that the following timetable is incorporated into the Affordable Housing Agreement:

(1) Issuance of building permits for the Affordable Units shall occur on or before the earlier of: (A) the issuance of building permits for construction of the 8th market rate dwelling unit; or (B) twenty-four (24) months after the issuance of the first residential building permit.



(2) In no event shall the issuance of building permits for the construction of the 8th market rate dwelling unit occur until building permits for construction of the four (4) Affordable Units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Owner/Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 8th market rate unit.

(3.) Completion of construction of the Affordable Units shall occur upon the earlier of:

(A) Eighteen (18) months after the issuance of building permit for the first Affordable Unit; or

(B) Three and one half years after the issuance of the first residential building permit.

(4) Occupancy of the Affordable Units shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in b(3), above.

c. Additional security for the performance by the Subdivider of the Affordable Housing Requirements shall be provided by a deed of trust in favor of the Housing Commission, recorded against the Affordable Units, in second lien priority, (junior only to the Affordable Housing Agreement) assuring the timely performance of the Agreement referenced in Paragraph A, hereof. The deed(s) of trust in favor of the Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the CEO, in his/her sole discretion, if deemed essential to construction and/or operation of the Affordable Units, upon such terms and conditions as he/she may impose. In the case of for-sale affordable units, upon recordation of a condominium plan covering the property and designating the Affordable Units, the deed of trust in favor of the Housing Commission shall be reconveyed and released as to all portions of the property other than the Affordable Units. Upon recordation of all four (4) individual declarations and individual deeds of trust, the deed of trust in favor of the Housing Commission shall be terminated and released in its entirety.

d. The successors, heirs and assigns of the Owner/Permittee shall enter into and execute such other and further documents as the President and CEO shall require, from time to time, as may be needed to effectuate the affordable housing requirements of this Site Development Permit, the North City Future Urbanizing Area Framework Plan, and the Pacific Highlands Ranch Subarea Plan.

The North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan shall not in any way modify or change any provisions of the Site Development Permit. To the extent that there is any inconsistency between them, the terms of the permit conditions shall prevail.

GEOLOGY REQUIREMENTS:

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

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

ENGINEERING REQUIREMENTS:

19. The Planned Development Permit and Site Development Permit shall comply with all Conditions of the Final Map for the Vesting Tentative Map No.1511589.

20. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

22. 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.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent (Best Management Practice) BMP maintenance, satisfactory to the City Engineer.

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

25. 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.

26. 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. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

27. 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.

28. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

#### LANDSCAPE REQUIREMENTS:

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

30. 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 Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities.

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, 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 unless specifically noted in this Permit.

#### PLANNING/DESIGN REQUIREMENTS:

32. The Owner/Permittee shall design the required five foot high masonry block perimeter wall for mandatory noise attenuation to match existing walls along the northern side of Carmel Valley Road for the residential development Lots 9, 10, 11, 17 and 21.

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

34. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
35. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

37. For the single family dwelling units, a minimum two off street automobile parking spaces per unit (providing 3 per unit) and four multi-family affordable units, a minimum of 9 off -street automobile parking spaces (10 provided) including 1 van accessible, shall be permanently maintained on the property within the approximate location shown on the 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. Prior to issuing any construction permit, the Owner/Permittee shall record a public general (motorized and non-motorized) access easement over the proposed private driveways and sidewalks within the project site, and lot 9 and 10 shall grant mutual access easements satisfactory to the City Engineer. Said easements shall be disclosed to all potential home buyers.
39. The Owner/Permittee shall relinquish abutter's rights of access onto Carmel Valley Road along the entire project frontage to the satisfaction of the City Engineer.
40. Prior to the issuance of any building permit, the project shall demonstrate conformance with the Black Mountain Ranch Transportation Phasing Plan and EIR satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
43. Prior to the issuance of any building permits, the Owner/Permittee shall process an encroachment maintenance and removal agreements (EMRA) for the required fire service encroaching into the public right-of-way.



44. All public water facilities are to be in accordance with the established criteria in the most current City of San Diego Water Design Guides. The Owner/Permittee shall construct an 8-inch water main in Carmel Valley Road and shown on sheet C3, dated September 30, 2015.
45. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
47. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

## INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on \_\_\_\_\_ and Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: PDP No. 1511587  
SDP No. 1644625

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager

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

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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.

ROBERT D. BARCZEWSKI, as Trustee  
under Declaration of Trust dated August 10, 1997  
Owner

By \_\_\_\_\_

ROBERT D. BARCZEWSKI  
Trustee

HALL LAND COMPANY INC  
Permittee

By \_\_\_\_\_

SEAN SANTA CRUZ  
Vice President

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

## CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

VESTING TENTATIVE MAP NO. 1511589 AND PUBLIC RIGHT-OF-WAY  
VACATION NO. 1644628; MEADOWOOD II - PROJECT NO. 432080  
[MMRP]

WHEREAS, ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Subdivider, and HALL LAND COMPANY INC, Permittee, and HUNSAKER AND ASSOCIATES SD INC. , Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1511589) and public right-of-way vacation (Public Right-Of-Way Vacation No. 1644628) for the Meadowood II project (Project). The project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highlands Ranch Subarea Plan. The property is legally described as Parcel A: Parcel 1 of Parcel Map No. 12337, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 24, 1982 as File No. 82-296204 of Official Records. Excepting therefrom that portion lying Southerly and Southeasterly of the centerline of that certain easement described in Deed to the City of San Diego, filed in the Office of the County Recorder of San Diego County, September 1, 1982 as File No. 82-271464 of Official Records; and Parcel B: Non-exclusive access easement for vehicular, pedestrian and bicycle ingress and egress as described in Grant of Reciprocal Access Easements and Road Improvement Agreement recorded March 4, 2015 as Instrument No. 2015-0098690 of Official Records; and

WHEREAS, the Map proposes the Subdivision of a 5.72 acre-site into 21 lots of which 16 are single dwelling unit lots, one multi-family dwelling unit lot, three Homeowner Association (HOA) lots, and one private driveway lot; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on June 2, 2016, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1511589 and Public Right-of-Way Vacation No. 1644628, and pursuant to Resolution No. \_\_\_\_\_, the Planning Commission voted to recommend City Council approval of the map; and

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

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Vesting Tentative Map No. 1511589 and Public Right-of-Way Vacation No. 1644628, and pursuant to San Diego Municipal Code sections 125.0440, 125.0430, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1511589:



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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highlands Ranch Subarea Plan (PHRSP), Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The site contains approximately 1.22 acres of public right-of-way (ROW) within the property boundary. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three Homeowner Association (HOA) lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing Wireless Communication Facility (WCF) which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. The proposed single-family dwelling units would consist of three two-story floor plans (includes six different elevation options), ranging in size from 2,677 square feet to 3,048 square feet, with attached three-car garages. The two two-story duplexes would total 4,676 square feet, with two attached two-car garages with an additional two guest parking spaces adjacent to the duplexes. Eight additional parking spaces are provided on the T-shaped private driveway for guest parking.

In accordance with SDMC Section 143.0403(a)(1), a Planned Development Permit (PDP) is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP. Therefore, with the approval of the PDP, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to subdivide a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF and will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

The project includes a request for deviations to the development regulations for street frontage for the subdivision and for the front yard setback (for Lot 11 only). The following are the code sections and justification for the deviations:

Street Frontage:

- a. A deviation from SDMC Section 144.0211(a) to allow proposed lots to not front directly onto a street, where all lots are required to have frontage on a street that is open to and usable by vehicular traffic; and
- b. A deviation from SDMC Section 131.0431(b) to allow no street frontage on Lots 1-8, 12-17, 19, and 20, where 50 feet of public street frontage is required in the RS-1-14 zone.

As part of the project, the City has requested that the access rights along the entire project frontage to Carmel Valley Road be relinquished. The property will be accessed from private access and utility easements recorded on the adjacent properties to the east and west. Therefore, the project would meet the purpose and intent of the regulations by providing access from the individual lots through a private driveway system onto the public street to both Rancho Santa Fe Farms Road and Carmel Valley Road.

Front Setback: A deviation from SDMC Section 131.0431(b) to allow a 12-foot front setback on Lot 11, where 15 feet is required in the RS-1-14 zone.

The proposed single-family dwelling unit on Lot 11 is adjacent to the cul-de-sac and is oriented approximately at a 45 degree angle to the private driveway, which effectively allows for the yard along this façade of the structure to function more as a street side yard. In addition, the proposed 12 foot front yard setback at this juncture of the private driveway would function as a transition from the 15 foot front yard setback to the 10 foot street side setback along the cul-de-sac. Approximately 60 square feet of the structure would encroach into the setback, but the structure would still maintain a minimum 12 foot setback.

In summary, the proposed residential development is consistent with the purpose and intent of the regulations of the underlying zone in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through a private driveway system, and by establishing an appropriate setback for Lot 11. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project that would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code (LDC), including any allowable deviations pursuant to the LDC.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the PHRSP, Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there

are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103. The site contains approximately 1.22 acres of public ROW within the property boundary. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide the 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

In accordance with SDMC Section 143.0403(a)(1), a PDP is being requested for development that complies with the applicable land use plan, but contains a use that is not permitted in the underlying zone. The project proposes two duplexes would be located on one lot, which would be classified as multiple-family development. Multiple-family development is not a permitted use in the RS-1-14 Zone, but is an allowed use in the Low Density Residential designation of the PHRSP.

Master Environmental Impact Report (MEIR) Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 have been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines Section 15179. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. The implementation of the project is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the Mitigation, Monitoring, and Reporting Program (MMRP). Therefore, with the approval of the PDP, the site is physically suitable for the type and density of development.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the PHRSP, Subarea III. The site is a trapezoid shaped remnant lot located on the north side of Carmel Valley Road, approximately 100 feet east of Rancho Santa Fe Road. The project site is currently vacant land that has been previously graded/disked for agricultural purposes and there are no slopes greater than 25 percent on-site. The site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103.

MEIR Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 have been prepared for the project in accordance with CEQA guidelines Section 15179. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. The implementation of the project is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the MMRP.

Therefore, the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units.

MEIR Findings No. 432080 to MEIR No. 96-7918/SCH No. 97111077 have been prepared for the project in accordance with CEQA guidelines Section 15179. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. The implementation of the project is not expected to result in any additional significant impacts beyond those identified in the MEIR and mitigated in the MMRP.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map No. 1511589 and Public Right-of-Way Vacation No. 1644628, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed subdivision or the type of improvement would not be detrimental to the public health, safety and welfare.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road and contains approximately 1.22-acres of ROW within the property boundary. In 1982, a 60 foot easement for public street purposes was recorded on the project site for the construction of Carmel Valley Road; however, Carmel Valley Road was realigned and constructed to the south of the subject property. As part of the adjacent Meadowood project (Project No. 317414) the easement that transverses the adjacent property was vacated by the City Council on March 18, 2014, pursuant to Resolution No. R-308827. Approximately 736 square feet of this unimproved 60 foot easement transverse the southeastern corner of Lot 9 and was not vacated by the above action. This excess public right-of-way would be vacated as part of the proposed project. This portion of public ROW does not contain

underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation.

In addition, as part of the adjacent Pardee Homes project (Project No. 2692), the westerly portion of Old Survey 57 (Black Mountain Road) that runs along the entire western property line was vacated by the City Council on September 21, 2004, pursuant to Resolution No. R-299672. The unimproved easterly portion of Old Survey 57 would be vacated as part of the proposed project. This portion of the public right-of-way does not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation.

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

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

The proposed subdivision of a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot would not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site is located at 13855 Rancho Santa Fe Farms Road. The project proposes to subdivide a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

In addition, the project conforms to the North City Future Urbanizing Area (NCFUA) Framework Plan and the PHRSP which requires that the project provide 20 percent of the pre-density bonus units as affordable, as certified by the Housing Commission. The applicant proposes four affordable housing units on-site in the form of two duplexes and would materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the addition of 16 single dwelling unit lots and one multi-family dwelling unit lot for



private development is consistent with the housing needs anticipated for the Pacific Highland Ranch community.

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

BE IT FURTHER RESOLVED, that a portions of a 60 foot easement for public street for the construction of Carmel Valley Road, located within the project boundaries as shown in Vesting Tentative Map No. 1511589, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road and contains approximately 1.22-acres of ROW within the property boundary. In 1982, a 60 foot easement for public street purposes was recorded on the project site for the construction of Carmel Valley Road; however, Carmel Valley Road was realigned and constructed to the south of the subject property. As part of the adjacent Meadowood project (Project No. 317414) the easement that transverses the adjacent property was vacated by the City Council on March 18, 2014, pursuant to Resolution No. R-308827. The City Council determined that there was no present or prospective public use for this former alignment portion of Carmel Valley Road, east of Rancho Santa Fe Farms Road. This portion of Carmel Valley Farms Road was previously an active portion of public ROW; however, with development in the area, Carmel Valley Road has been realigned farther to the south and the subject portion within the old alignment is no longer used as a public ROW. Approximately 736 square feet of this unimproved 60 foot easement transverse the southeastern corner of Lot 9 and was not vacated by the above action. This excess public right-of-way would be vacated as part of the proposed subdivision.

In addition, as part of the adjacent Pardee Homes project (Project No. 2692), the westerly portion of Old Survey 57 (Black Mountain Road) that runs along the entire western property line was vacated by the City Council on September 21, 2004, pursuant to Resolution No. R-299672. The City Council determined that there was no present or prospective public use for this former portion of Old Survey 57 with the development of Carmel Valley Road to the south. The unimproved easterly portion of Old Survey 57 would be vacated as part of the proposed subdivision. This portion of the public ROW does not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation. Therefore, there is no present or prospective use for both public ROW, either for the purpose for which they were originally acquired, or for any other public use of a like nature that can be anticipated.

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

In 1982, a 60 foot easement for public street purposes was recorded on the project site for the construction of Carmel Valley Road; however, Carmel Valley Road was realigned and constructed to the south of the subject property. As part of the adjacent Meadowood project (Project No. 317414) the easement that transverses the adjacent property was vacated by the City Council on March 18, 2014, pursuant to Resolution No. R-308827. The City Council determined that there was no present or prospective public use for this former alignment portion of Carmel Valley Road, east of Rancho Santa Fe Farms Road. This portion of Carmel Valley Farms Road was previously an active portion of public ROW; however, with development in the area, Carmel Valley Road has been realigned farther to the south and the subject portion within the old alignment is no longer used as a public ROW. Approximately 736 square feet of this unimproved 60 foot easement transverse the southeastern corner of Lot 9 and was not vacated by the above action. This excess public right-of-way would be vacated as part of the proposed subdivision.

In addition, as part of the adjacent Pardee Homes project (Project No. 2692), the westerly portion of Old Survey 57 (Black Mountain Road) that runs along the entire western property line was vacated by the City Council on September 21, 2004, pursuant to Resolution No. R-299672. The City Council determined that there was no present or prospective public use for this former portion of Old Survey 57 with the development of Carmel Valley Road to the south. The unimproved easterly portion of Old Survey 57 would be vacated as part of the proposed subdivision. Both portion of public ROW do not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation. Therefore, the public would benefit by the stated improvements of this property through improved utilization of the land.

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

The 5.72-acre project site is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the PHRCP. The project site is designated Low Density Residential within the PHRSP and allows 2-5 dwelling units an acre.

The project proposes to subdivide a 5.72-acre site into 16 single dwelling unit lots, one multi-family dwelling unit lot, three HOA lots, and one private driveway lot. All of the residential lots would take access off the proposed common driveway serving the site in a T-shaped configuration. The property contains an existing WCF which will remain on the site and has been incorporated into one of the HOA lots. The project includes the construction of 16 single-family dwelling units and two duplexes containing four affordable housing dwelling units. Therefore, the vacation of an approximate 736 square feet and the easterly portion of Old Survey 57 of the unimproved public ROW would not adversely affect any applicable land use plan.

**12. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation. (San Diego Municipal Code § 125.0941(d))**

In 1982, a 60 foot easement for public street purposes was recorded on the project site for the construction of Carmel Valley Road; however, Carmel Valley Road was realigned and constructed

to the south of the subject property. As part of the adjacent Meadowood project (Project No. 317414) the easement that transverses the adjacent property was vacated by the City Council on March 18, 2014, pursuant to Resolution No. R-308827. The City Council determined that there was no present or prospective public use for this former alignment portion of Carmel Valley Road, east of Rancho Santa Fe Farms Road. This portion of Carmel Valley Farms Road was previously an active portion of public ROW; however, with development in the area, Carmel Valley Road has been realigned farther to the south and the subject portion within the old alignment is no longer used as a public ROW. Approximately 736 square feet of this unimproved 60 foot easement transverse the southeastern corner of Lot 9 and was not vacated by the above action. This excess public right-of-way would be vacated as part of the proposed subdivision.

In addition, as part of the adjacent Pardee Homes project (Project No. 2692), the westerly portion of Old Survey 57 (Black Mountain Road) that runs along the entire western property line was vacated by the City Council on September 21, 2004, pursuant to Resolution No. R-299672. The City Council determined that there was no present or prospective public use for this former portion of Old Survey 57 with the development of Carmel Valley Road to the south. The unimproved easterly portion of Old Survey 57 would be vacated as part of the proposed subdivision. This portion of the public ROW does not contain underground franchise facilities or public water and sewer improvements. No public facilities would be affected by the proposed vacation. Therefore, the public facility for which the ROW was originally acquired will not be detrimentally affected by this vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1511589 and Public Right-of-Way Vacation No. 1644628, hereby granted to ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Subdivider, and HALL LAND COMPANY INC, Permittee, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]

**R-Error! Reference source not found.**

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24006020

CITY COUNCIL  
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1511589  
PUBLIC RIGHT-OF-WAY VACATION NO. 1644628  
MEADOWOOD II - PROJECT NO. 432080 [MMRP]  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

GENERAL

1. This Vesting Tentative Map will expire on \_\_\_\_\_.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Vesting Tentative Map and Final Map shall conform to the provisions of Planned Development Permit No. 1511587 and Site Development Permit No. 1644625.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. The Owner/Permittee shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

Project No. 432080  
VTM No. 1511589

a. Prior to recording the Final Map, the Owner/Permittee shall:

(1) Enter into a Master Affordable Housing Agreement ("Affordable Housing Agreement"), with the San Diego Housing Commission ("Housing Commission") to detail and assure the construction and occupancy of not less than four (4) rental or for-sale affordable units ("Affordable Units") to be constructed on the Property. The Affordable Housing Agreement shall include all of the provisions of this Section 1. and such other and further conditions as shall be required by the President and CEO of the Housing Commission, or his designee ("President and CEO"), to assure satisfaction of the affordable housing requirements as referenced in this Permit, the North City Future Urbanizing Area Framework Plan, and the Pacific Highlands Ranch Subarea Plan.

(2) In the event that the Owner/Permittee elects to construct rental Affordable Units, execute and record a declaration of covenants, conditions and restrictions (the "Declaration") in first priority position against the Affordable Housing Site, restricting the occupancy and affordability of the Affordable Units for a period of fifty five (55) years from the date of initial occupancy of the Units. All rental Affordable Units shall be for occupancy by families earning no more than sixty five percent (65%) of the Area Median Income, as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Declaration shall provide for the siting, mix and architectural nature of the Affordable Units.

(3) In the event that the Owner/Permittee elects to satisfy affordable housing requirements by providing for-sale affordable units, the Owner/Permittee must ensure that each of the four (4) Affordable Units are sold to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and sold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Upon the initial sale of each of the four (4) Affordable Units, the Subdivider shall require each purchaser to execute, acknowledge and cause to be recorded against such Affordable Unit an individual declaration and individual deed of trust. Upon recordation of a condominium plan covering the property and designating the Affordable Units, the Affordable Housing Agreement shall be terminated and released as to all portions of the property other than the Affordable Units. Upon recordation of all four (4) individual declarations and individual deeds of trust, the Affordable Housing Agreement shall be terminated and released in its entirety. The individual declarations shall

provide that for fifty-five (55) years each Affordable Unit shall be resold only to and occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size, and resold for a total consideration that is affordable to families earning no more than sixty percent (60%) of the Area Median Income, as adjusted for family size. Notwithstanding the foregoing, the initial purchaser may resell the Affordable Unit for its fair market value and share the appreciation with the Housing Commission as set forth in California Government Code Section 65915, in such event, the individual declaration shall be terminated and the individual deed of trust shall be fully reconveyed.

(4) Post performance security for the construction of the Affordable Units, including without limitation, all onsite and offsite improvements, necessary to access and serve the Affordable Units with all necessary utilities, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO in her/his sole discretion.

b. Approval of the timing of the construction and occupancy of the Affordable Units, acceptable to the President and CEO, shall be included in the Affordable Housing Agreement, provided that the following timetable is incorporated into the Affordable Housing Agreement:

(1) Issuance of building permits for the the Affordable Units shall occur on or before the earlier of: (A) the issuance of building permits for construction of the 8th market rate dwelling unit; or (B) twenty-four (24) months after the issuance of the first residential building permit.

(2) In no event shall the issuance of building permits for the construction of the 8th market rate dwelling unit occur until building permits for construction of the four (4) Affordable Units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Owner/Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 8th market rate unit.

(3.) Completion of construction of the Affordable Units shall occur upon the earlier of:

(A) Eighteen (18) months after the issuance of building permit for the first Affordable Unit; or

(B) Three and one half years after the issuance of the first residential building permit.



(4) Occupancy of the Affordable Units shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in b(3), above.

c. Additional security for the performance by the Subdivider of the Affordable Housing Requirements shall be provided by a deed of trust in favor of the Housing Commission, recorded against the Affordable Units, in second lien priority, (junior only to the Affordable Housing Agreement) assuring the timely performance of the Agreement referenced in Paragraph A, hereof. The deed(s) of trust in favor of the Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the CEO, in his/her sole discretion, if deemed essential to construction and/or operation of the Affordable Units, upon such terms and conditions as he/she may impose. In the case of for-sale affordable units, upon recordation of a condominium plan covering the property and designating the Affordable Units, the deed of trust in favor of the Housing Commission shall be reconveyed and released as to all portions of the property other than the Affordable Units. Upon recordation of all four (4) individual declarations and individual deeds of trust, the deed of trust in favor of the Housing Commission shall be terminated and released in its entirety.

d. The successors, heirs and assigns of the Owner/Permittee shall enter into and execute such other and further documents as the President and CEO shall require, from time to time, as may be needed to effectuate the affordable housing requirements of this Site Development Permit, the North City Future Urbanizing Area Framework Plan, and the Pacific Highlands Ranch Subarea Plan.

The North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan shall not in any way modify or change any provisions of the Site Development Permit. To the extent that there is any inconsistency between them, the terms of the permit conditions shall prevail.

#### ENGINEERING

7. The Final Map shall comply with the provisions of the Planned Development Permit No. 1511587 and Site Development Permit No. 1644625.
8. The Subdivider shall provide an easement to Pacific Bell Telephone Company dba AT&T California for underground communication facilities and incidental purposes.

9. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. 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.
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 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. All vacations located within the project boundaries as shown on the Vesting Tentative Map shall be vacated pursuant to California Government Code section 66434(g) and contingent upon the recordation of the approved Final Map.
14. "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].
15. "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."
16. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

#### PUBLIC UTILITIES DEPARTMENT

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

#### GEOLOGY

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

#### ENVIRONMENTAL

19. 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.
20. The mitigation measures specified in the MMRP and outlined in FINDINGS NO. 432080 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
21. The Owner/Permittee shall comply with the MMRP as specified in FINDINGS NO. 432080 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

#### PALEONTOLOGICAL RESOURCES

#### HEALTH AND SAFETY REQUIREMENTS

Project No. 432080  
VTM No. 1511589

22. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permittee shall submit a concurrence letter issued by the County of San Diego Department of Environmental Health, Voluntary Assistance Program indicating that the technical information, findings, and recommendations in the contaminated soil remediation plan have been reviewed and accepted.

#### NOISE REQUIREMENTS

23. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permittee shall submit an exterior to interior noise analysis to identify the appropriate sound transmission reduction measures necessary to achieve an interior noise level that would not exceed 45dBA as discussed in the Noise Study (May 28, 2015) and Interior Noise Assessment (May 29, 2015) prepared by LDN Consulting, Inc. The mandatory noise reduction measures shall include, but are not limited to:

- A five-foot high noise barrier along Carmel Valley Road that shall be constructed of non-gaping material consisting of masonry, ½-inch thick glass, earthen berm or any combination of such materials. The design of the noise barrier shall conform to the fencing regulations of the Land Development Code and the requirements of the Pacific Highlands Ranch Subarea Plan;
- Air conditioning and mechanical ventilation system;
- Exterior walls shall have a Sound Transmission Class (STC) rating of 46 dB or better, and consist of 2-inch x 4-inch studs or larger, spaced 16-inch o.c. with R-13 insulation minimum and an exterior surface of 7/8-inch cement plaster (stucco);
- Roof assemblies must have a Sound Transmission Class (STC) rating of 46 dB or better, and shall have a minimum of ½-inch sheathing, R-19 insulation and be sealed to prevent noise leaks;
- Interior wall and ceiling surfaces shall be at least ½-inch thick gypsum or plaster;
- Exterior entry doors shall be of solid core construction having a minimum Sound Transmission Class (STC) rating of 26 dB;
- Glass assemblies shall be dual-paned and acoustical sealant applied around exterior edges; and

- Window and glass door assemblies for all units shall have a minimum STC rating of 26 dB.

**INFORMATION:**

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this 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. 24006020

Project No. 432080  
VTM No. 1511589

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

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

A RESOLUTION ADOPTING MASTER ENVIRONMENTAL IMPACT REPORT  
FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
MEADOWOOD II PROJECT, PROJECT NO. 432080.

WHEREAS, ROBERT D. BARCZEWSKI, as Trustee under Declaration of Trust dated August 10, 1997, Owner, and HALL LAND COMPANY INC, Permittee, submitted an application to the Development Services Department for a Planned Development Permit, Site Development Permit, Vesting Tentative Map, and Public Right-of Way Vacation for a 21 lot subdivision for the construction of 16 single-family residential dwelling units and two duplexes that contain four affordable housing condominium units on a vacant 5.72-acre site, as the Meadowood II project (Project No. 432080); and

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

WHEREAS, the issue was heard by the City of San Diego City Council on \_\_\_\_\_; and

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

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

WHEREAS, in connection with the consideration of the Meadowood II project, the City of San Diego City Council considered MEIR No. 96-7918 / SCH No. 97111077, Findings to EIR No. 432080, and the Initial Study prepared for the Meadowood II project; and



BE IT RESOLVED, by the City Council of the City of San Diego, that it makes the following findings with respect to the Meadowood II project in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, section 15000 et seq.), that the findings reflect the independent judgment of the City of San Diego as Lead Agency, and that the information contained in MEIR No. 96-7918 / SCH No. 97111077, the Findings to EIR No. 432080, the Initial Study prepared for the Meadowood II project, and any comments received, have been reviewed and considered by the Council:

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

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

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
[XXXXX]  
Deputy City Attorney

[XXX]:[xxx]  
xx/xx/xx  
Or.Dept:DSD  
Doc. No. [XXXXX]

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM****VESTING TENTATIVE MAP/PUBLIC RIGHT-OF-WAY VACATION/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT**

PROJECT NO. 432080

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

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

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

its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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

**CONTACT INFORMATION:**

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

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

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: Not Applicable.

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

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

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

**DOCUMENT SUBMITTAL/INSPECTION CHECKLIST**

| Issue Area       | Document Submittal                          | Associated Inspection/Approvals/Notes               |
|------------------|---|---|
| General          | Consultant Qualification Letters            | Prior to Preconstruction Meeting                    |
| General          | Consultant Construction Monitoring Exhibits | Prior to or at Preconstruction Meeting              |
| Paleontology     | Paleontology Reports                        | Paleontology Site Observation                       |
| Waste Management | Waste Management Reports                    | Waste Management Inspections                        |
| Bond Release     | Request for Bond Release Letter             | Final MMRP Inspections Prior to Bond Release Letter |

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**PALEONTOLOGICAL RESOURCES**

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

**B. Letters of Qualification have been submitted to ADD**

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

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

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

### **B. PI Shall Attend Precon Meetings**

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



### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  - 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
  - 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  - 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  - 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
  - 1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

### IV. Night and/or Weekend Work

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

## **V. Post Construction**

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

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



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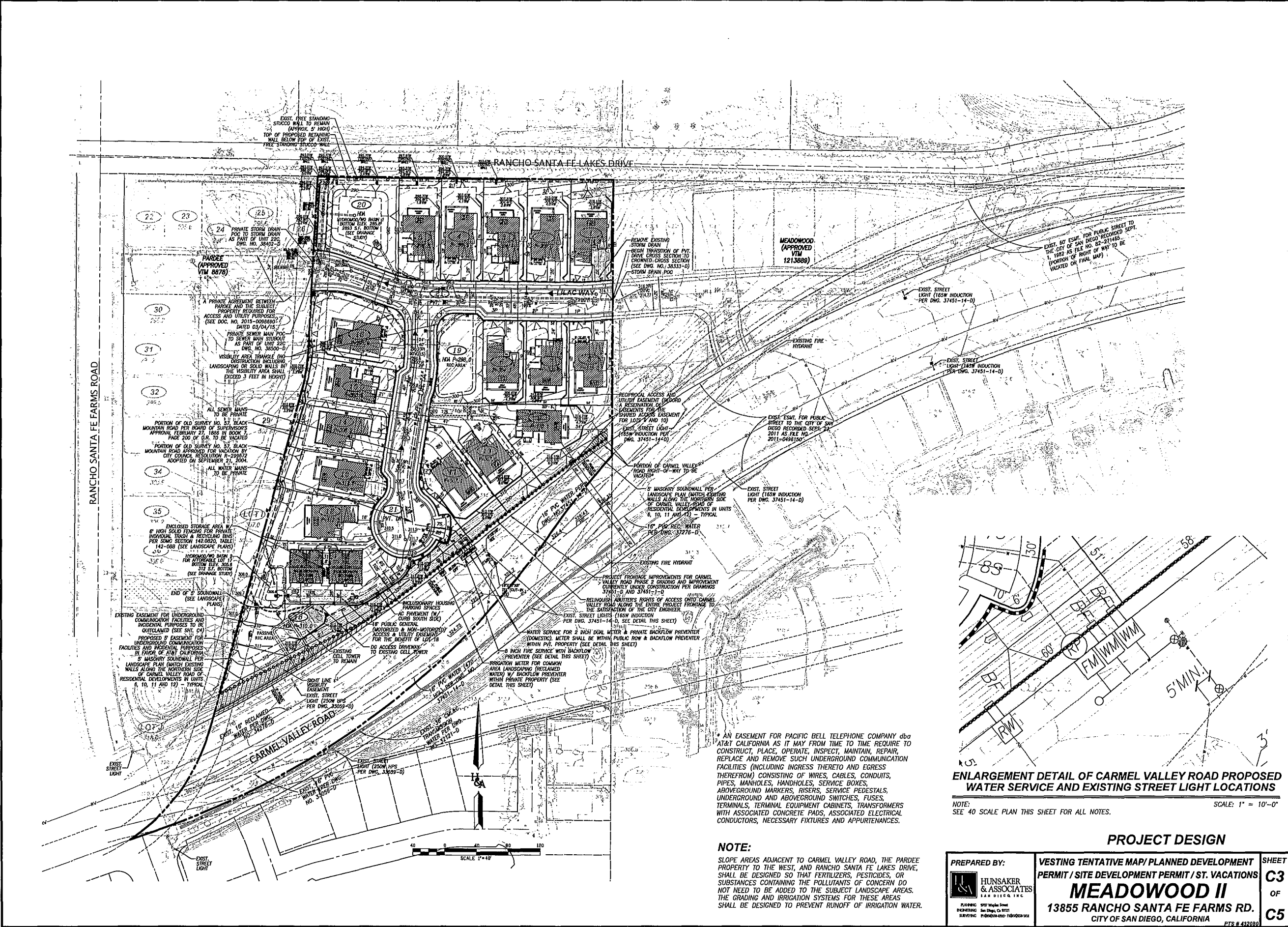
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**PREPARED BY:**

 **HUNSAKER  
& ASSOCIATES**  
SAN DIEGO, INC.

PLANNING 3150 Wagon Wheel  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH (619) 554-4500 - FID (619) 554-3144

VTM # 1511589 / PDP # 1511587 / SDP # 1644625 / ST. VAC. # 1644628 (PROJ. NO. 432080)



ENLARGEMENT DETAIL OF CARMEL VALLEY ROAD PROPOSED WATER SERVICE AND EXISTING STREET LIGHT LOCATIONS

NOTE: SEE 40 SCALE PLAN THIS SHEET FOR ALL NOTES.

SCALE: 1" = 10'-0"

**NOTE:**  
SLOPE AREAS ADJACENT TO CARMEL VALLEY ROAD, THE PARDEE PROPERTY TO THE WEST, AND RANCHO SANTA FE LAKES DRIVE, SHALL BE DESIGNED SO THAT FERTILIZERS, PESTICIDES, OR SUBSTANCES CONTAINING THE POLLUTANTS OF CONCERN DO NOT NEED TO BE ADDED TO THE SUBJECT LANDSCAPE AREAS. THE GRADING AND IRRIGATION SYSTEMS FOR THESE AREAS SHALL BE DESIGNED TO PREVENT RUNOFF OF IRRIGATION WATER.

PROJECT DESIGN

|   |   |  |  |
|---|---|--|--|
| <b>PREPARED BY:</b><br><br><b>HUNSAKER &amp; ASSOCIATES</b><br>SAN DIEGO, CA<br>PLANNING: 3000 Village Street<br>ENGINEERING: San Diego, CA 92121<br>SURVEYING: 11000000-0000-10000000-0000 | <b>VESTING TENTATIVE MAP/PLANNED DEVELOPMENT</b>  |  | <b>SHEET</b><br><b>C3</b><br>OF<br><b>C5</b> |
|   | <b>PERMIT / SITE DEVELOPMENT PERMIT / ST. VACATIONS</b>                                 |  |  |
|   | <b>MEADOWOOD II</b>   |  |  |
|   | <b>13855 RANCHO SANTA FE FARMS RD.</b><br>CITY OF SAN DIEGO, CALIFORNIA<br>PTS # 432080 |  |  |

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VTM # 1511589 / PDP # 1511587 / SDP # 1644625 / ST. VAC. # 1644628 (PROJ. NO. 432080)

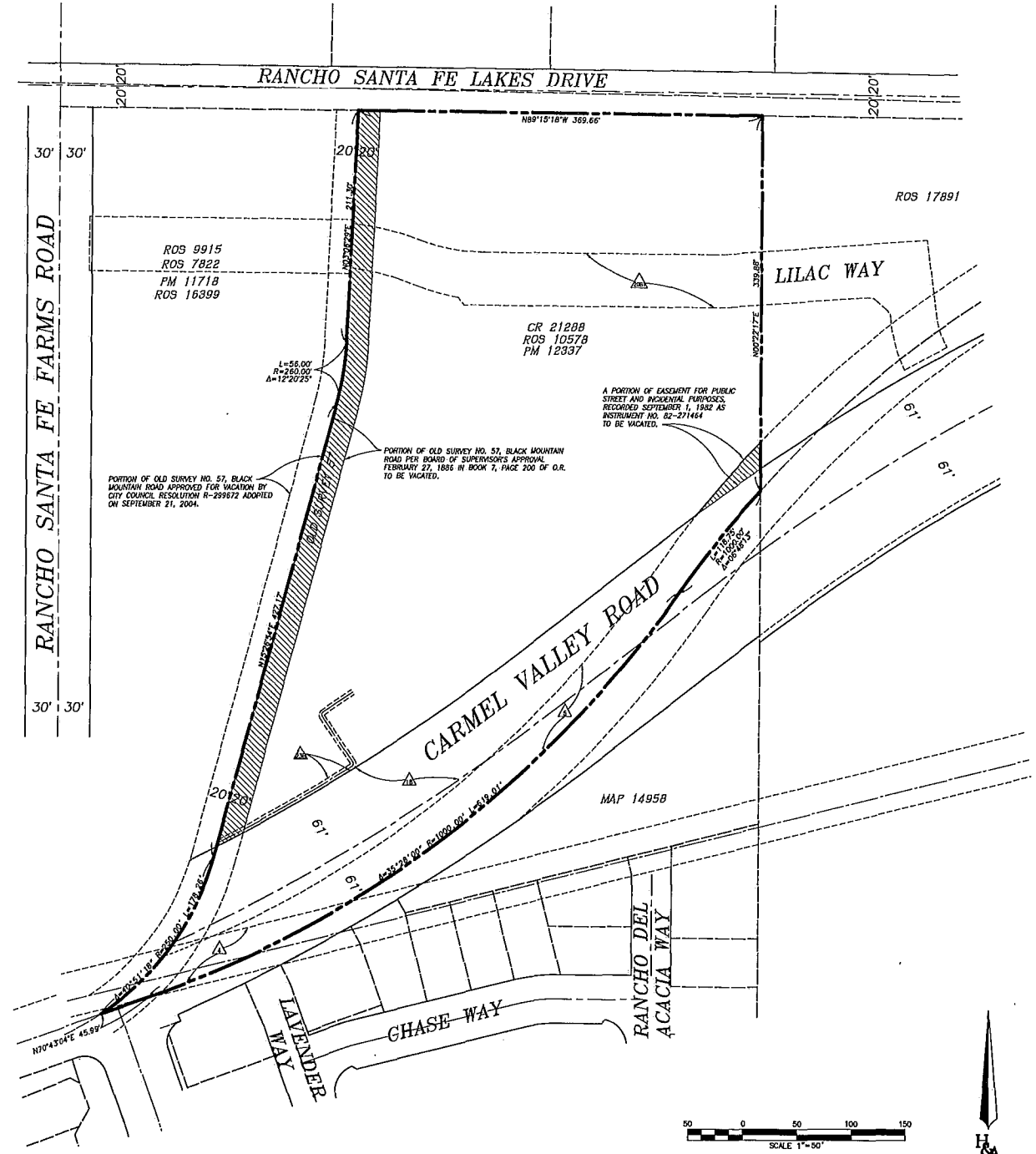
**TITLE REPORT EXCEPTIONS**

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED JULY 06, 2015 BY: FIRST AMERICAN TITLE COMPANY ORDER NO. LJ-4756676 (R1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016, A LIE NOT YET DUE OR PAYABLE.
2. THE LIE OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1971 AS INSTRUMENT NOS. 7887 AND 7888, BOTH OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN.
4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1991 AS INSTRUMENT NO. 207554 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION AFFECTS: AS DESCRIBED THEREIN (TO REMAIN).
5. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 1, 1982 AS INSTRUMENT NO. 82-271464 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN (A PORTION TO BE VACATED AS NOTED).
6. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: "VARIOUS NOTES AND RECITALS"
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 83-08906" RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 84-449553 OF OFFICIAL RECORDS AND AMENDED BY INSTRUMENT RECORDED JULY 23, 1986 AS INSTRUMENT NO. 86-305146 AND JANUARY 27, 1987 AS INSTRUMENT NO. 87-043289, BOTH OF OFFICIAL RECORDS.
8. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED MAP NO. 10578 OF RECORD OF SURVEYS.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRANSFER OF TERRITORY BETWEEN SERRA BEACH SCHOOL DISTRICT AND DEL MAR UNION SCHOOL DISTRICT" RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-626833 OF OFFICIAL RECORDS.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF CONVEYANCE FOR PUBLIC IMPROVEMENTS" RECORDED JUNE 2, 1994 AS INSTRUMENT NO. 1994-0359104 OF OFFICIAL RECORDS.
11. THE LAND LIES WITHIN THE BOUNDARIES OF PENDING ASSESSMENT DISTRICT NO. 99-1 OF THE SAN DIEGO UNION HIGH SCHOOL DISTRICT, AS DISCLOSED BY AN ASSESSMENT DISTRICT MAP FILED APRIL 19, 1999 IN BK. 31 PG. 18 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, RECORDED APRIL 19, 1999 AS INSTRUMENT NO. 1999-025553 AND RECORDED JULY 29, 2002 AS INSTRUMENT NO. 2002-045812 OF OFFICIAL RECORDS. THE LIE OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 53111 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 99-1 OF THE SAN DIEGO UNION HIGH SCHOOL DISTRICT, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIE RECORDED SEPTEMBER 30, 1999 AS INSTRUMENT NO. 1999-064471 OF OFFICIAL RECORDS.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE AGREEMENT UNCONTROLLED ENCUMBRANCE" RECORDED MARCH 7, 2002 AS INSTRUMENT NO. 2002-011612 OF OFFICIAL RECORDS.
13. AN UNRECORDED LEASE DATED FEBRUARY 8, 2000, EXECUTED BY ROBERT D. BARCZEWSKI AS TRUSTEE UNDER DECLARATION OF TRUST DATED AUGUST 10, 1997 AS LESSOR AND CIRCULAR WIRELESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF PACIFIC BELL WIRELESS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, D/B/A CIRCULAR WIRELESS AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 23, 2002 AS INSTRUMENT NO. 2002-040049 OF OFFICIAL RECORDS. AFFECTS: LENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
14. A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED JUNE 6, 2007 AS INSTRUMENT NO. 2007-088342 OF OFFICIAL RECORDS. COURT: SAN DIEGO SUPERIOR COURT. CASE NO.: DC 837801 CONSOLIDATED WITH DC 842416. DEBTOR: ROBERT D. BARCZEWSKI, INDIVIDUALLY AND AS TRUSTEE UNDER DECLARATION OF TRUST DATED 8/10/1977, ET. AL. CREDITOR: PARADE HOMES, A CALIFORNIA CORPORATION. AMOUNT: \$123,343.00, AND ANY OTHER AMOUNTS DUE THEREUNDER.
15. A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED OCTOBER 31, 2007 AS INSTRUMENT NO. 2007-069841 OF OFFICIAL RECORDS. COURT: SAN DIEGO SUPERIOR COURT. CASE NO.: DC 837801. DEBTOR: ROBERT D. BARCZEWSKI, INDIVIDUALLY AND AS TRUSTEE UNDER DECLARATION OF TRUST DATED 8/10/1977, ET. AL. CREDITOR: PARADE HOMES, A CALIFORNIA CORPORATION. AMOUNT: \$, AND ANY OTHER AMOUNTS DUE THEREUNDER.
16. A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED OCTOBER 31, 2007 AS INSTRUMENT NO. 2007-069846 OF OFFICIAL RECORDS. COURT: SAN DIEGO SUPERIOR COURT. CASE NO.: DC 837801. DEBTOR: ROBERT D. BARCZEWSKI, INDIVIDUALLY AND AS TRUSTEE UNDER DECLARATION OF TRUST DATED 8/10/1977, ET. AL. CREDITOR: PARADE HOMES, A CALIFORNIA CORPORATION. AMOUNT: \$123,343.00, AND ANY OTHER AMOUNTS DUE THEREUNDER.
17. THE LAND LIES WITHIN THE BOUNDARIES OF PENDING ASSESSMENT DISTRICT NO. 4093, AS DISCLOSED BY AN ASSESSMENT DISTRICT MAP FILED IN BK. 41 PG. 81 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, RECORDED DECEMBER 20, 2007 AS INSTRUMENT NO. 2007-078425 OF OFFICIAL RECORDS. ASSESSMENT LENS COLLECTED FOR THE PACIFIC HIGHLANDS RANCH PLAT NO. 4093 ASSESSMENT DISTRICT AS CREATED OR DISCLOSED BY THE NOTICE OF ASSESSMENT RECORDED DECEMBER 20, 2007, INSTRUMENT NO. 2007-078425, OFFICIAL RECORDS.
18. AN EASEMENT FOR PUBLIC STREET AND CONSTRUCTION PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 2010 AS INSTRUMENT NO. 2010-071560 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN (TO REMAIN EXCEPT WHERE NOTED ON SHEET C3).
19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMISSION TO GRADE AGREEMENT" RECORDED SEPTEMBER 11, 2012 AS INSTRUMENT NO. 2012-064576 OF OFFICIAL RECORDS.
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NONCONFORMAL USE PERMIT NO. 114077 PLANNED DEVELOPMENT PERMIT NO. 1140372 T-MOBILE-RANCHO DEL SOL II PROJECT NO. 289203 PLANNING COMMISSION" RECORDED AUGUST 20, 2013 AS INSTRUMENT NO. 2013-063616 OF OFFICIAL RECORDS.
- 20A. A NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITIES AND TELECOMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 3, 2014 AS INSTRUMENT NO. 2014-052801 OF OFFICIAL RECORDS, IN FAVOR OF: TOWNSHIP ACROSSINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AFFECTS: AS DESCRIBED THEREIN. THE EFFECT OF A DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF EASEMENT AND LEASE DOCUMENTS" RECORDED MAY 28, 2015 AS INSTRUMENT NO. 2015-027091 OF OFFICIAL RECORDS.
- 20B. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED MARCH 3, 2015 AS INSTRUMENT NO. 2015-009781 OF OFFICIAL RECORDS.
- 20C. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF RECIPROCAL ACCESS EASEMENTS AND ROAD IMPROVEMENT AGREEMENT" RECORDED MARCH 4, 2015 AS INSTRUMENT NO. 2015-009869 OF OFFICIAL RECORDS. (TO BE VACATED AND REPLACED UPON FINAL MAP RECDATION)
- 20D. AN OPTION IN FAVOR OF HALL LAND COMPANY, INC., A CALIFORNIA CORPORATION, AS ASSIGNEE OF HALLMARK COMMUNITIES, INC., A CALIFORNIA CORPORATION AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED MARCH 16, 2015 AS INSTRUMENT NO. 2015-0120470 OF OFFICIAL RECORDS.
- 20E. A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED MARCH 16, 2015 AS INSTRUMENT NO. 2015-0120471 OF OFFICIAL RECORDS. DATED: MARCH 11, 2015 TRUSTOR: ROBERT D. BARCZEWSKI, TRUSTEE UNDER DECLARATION OF TRUST DATED AUGUST 10, 1997 TRUSTED: FIRST AMERICAN TITLE INSURANCE COMPANY BENEFICIARY: HALL LAND COMPANY, INC., A CALIFORNIA CORPORATION, AS ASSIGNEE OF HALLMARK COMMUNITIES, INC., A CALIFORNIA CORPORATION. NOTES: A. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE FUTURE OR FOR ANY OTHER REASON, THE TRUSTOR/COMMITTEE, HE WILL REVOKE ALL OF THE FOLLOWING PRIOR TO THE RECDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY PUBLIC TITLE INSURANCE POLICY NOTE AND DEED OF TRUST, A PRIOR DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES. B. IF THE PRIOR DEMAND STATEMENT OF THE REQUEST FOR RECDATION IS TO BE SIGNED BY A SERVICE, HE WILL ALSO RECDATION A FULL COPY OF THE LOW SERVICE AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES. C. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, HE WILL RECDATION A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
- 20F. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) B HEREIN DESCRIBED.

**TITLE REPORT EXCEPTIONS CONT:**

21. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
22. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
23. RIGHTS OF PARTIES IN POSSESSION.
- 23A. A NON-EXCLUSIVE EASEMENT FOR BRUSH MANAGEMENT AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 2015 AS INSTRUMENT NO. 2015-012097 OF OFFICIAL RECORDS IN FAVOR OF: MEADOWOOD II, LLC AFFECTS: AS DESCRIBED THEREIN.
24. AN EASEMENT FOR UNDERGROUND COMMUNICATIONS FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 2015 AS INSTRUMENT NO. 2015-0309151 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION D/B/A AT&T CALIFORNIA, ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS AFFECTS: AS DESCRIBED THEREIN (TO BE VACATED AND REPLACED UPON FINAL MAP RECDATION)



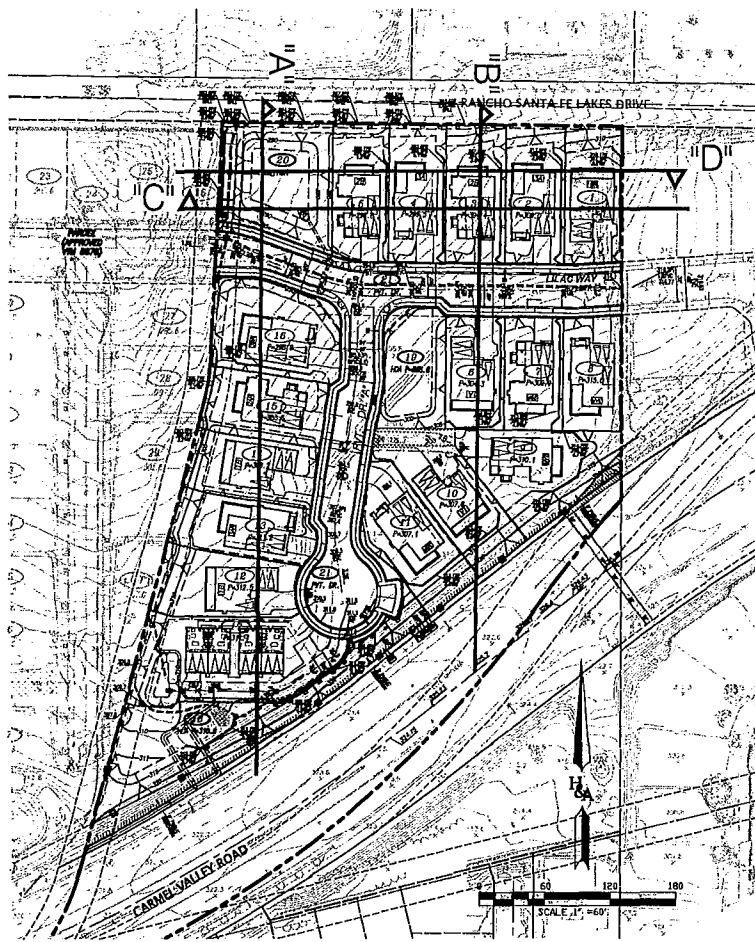
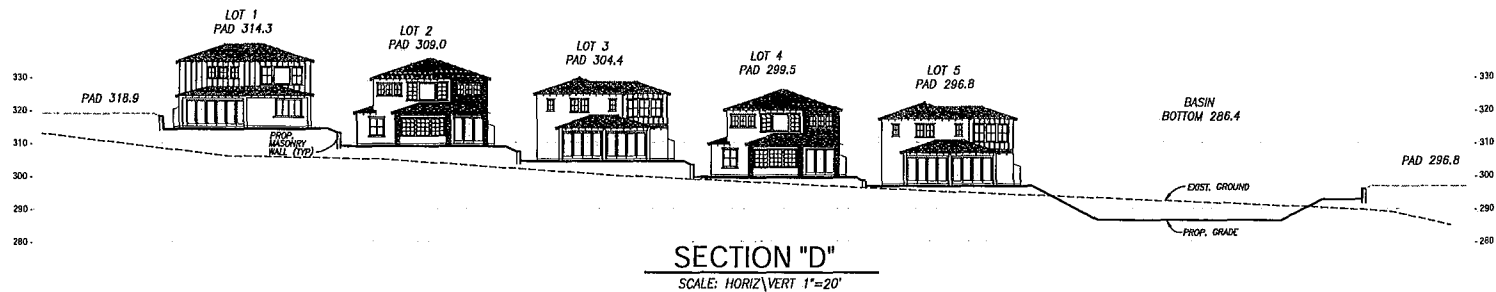
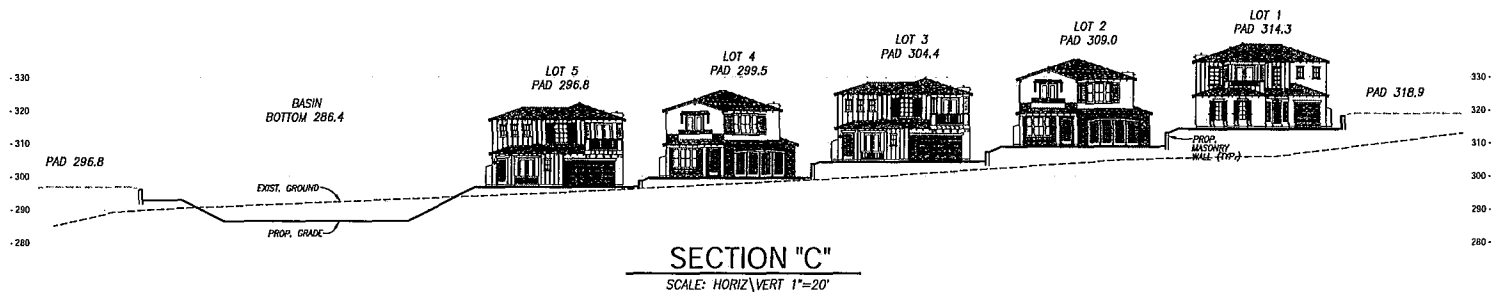
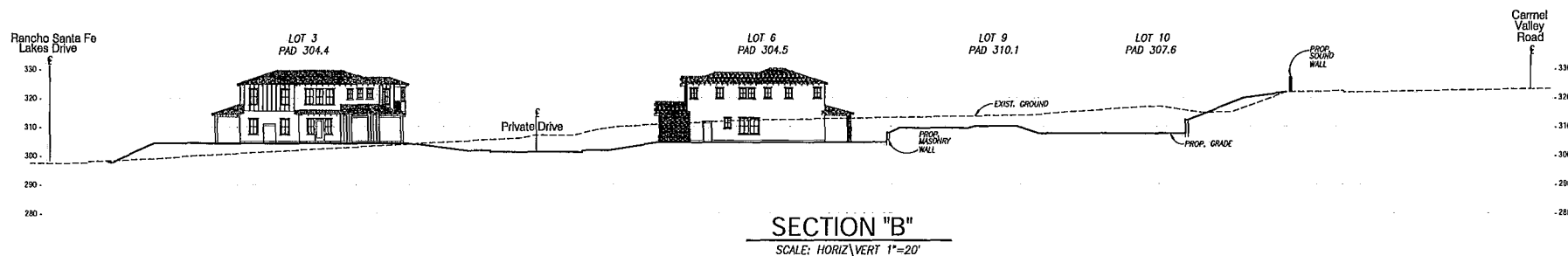
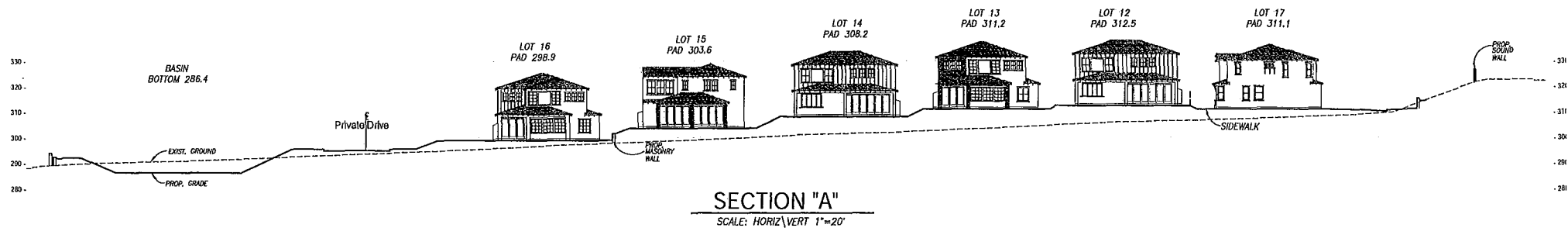
**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL A:  
PARCEL 1 OF PARCEL MAP NO. 12332, 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, SEPTEMBER 24, 1992 AS FILE NO. 82-295204 OF OFFICIAL RECORDS.  
EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY AND SOUTHEASTERLY OF THE CENTERLINE OF THAT CERTAIN EASEMENT DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 1, 1982 AS FILE NO. 82-271464 OF OFFICIAL RECORDS.  
PARCEL B:  
NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS AS DESCRIBED IN GRANT OF RECIPROCAL ACCESS EASEMENTS AND ROAD IMPROVEMENT AGREEMENT RECORDED MARCH 4, 2015 AS INSTRUMENT NO. 2015-009869 OF OFFICIAL RECORDS.  
APH: 305-021-05-00

**RECORD BOUNDARY & ENCUMBRANCES AND PROPOSED STREET VACATIONS**

|   |   |              |
|---|---|--------------|
| <b>PREPARED BY:</b><br><br><b>HUNSAKER &amp; ASSOCIATES</b><br>SAN DIEGO, INC.<br>PLANNING: 5075 Village Street<br>DESIGNING: San Diego, CA 92121<br>SERVING: 761/442-0000 ext. 1700/900-9104 | <b>VESTING TENTATIVE MAP/ PLANNED DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT / ST. VACATIONS</b><br><b>MEADOWOOD II</b><br>13855 RANCHO SANTA FE FARMS RD.<br>CITY OF SAN DIEGO, CALIFORNIA<br>PTS # 432080 | <b>SHEET</b> |
|   |   | <b>C4</b>    |
|   |   | <b>OF</b>    |
|   |   | <b>C5</b>    |

VTM # 1511589 / PDP # 1511587 / SDP # 1644625 / ST. VAC. # 1644628 (PROJ. NO. 432080)



PROJECT SITE CROSS SECTIONS

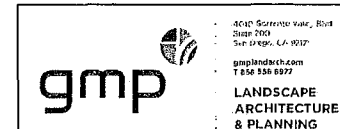
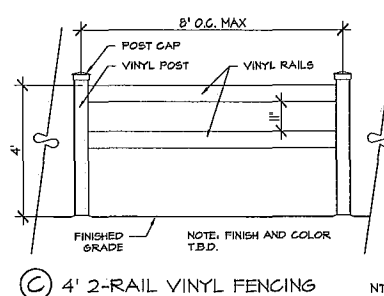
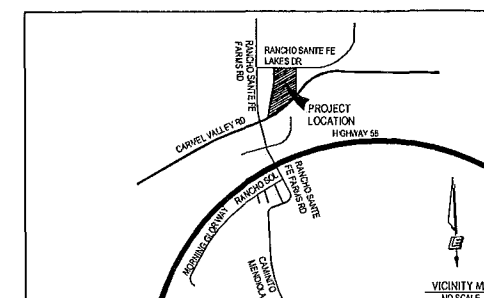
PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.  
PLANNING: 9101 Waples Street  
ENGINEERING: San Diego, CA 92121  
SUBMITTING: PL 1511589-SDP-1644625-1644628

VESTING TENTATIVE MAP/PLANNED DEVELOPMENT  
PERMIT / SITE DEVELOPMENT PERMIT / ST. VACATIONS  
**MEADOWOOD II**  
13855 RANCHO SANTA FE FARMS RD.  
CITY OF SAN DIEGO, CALIFORNIA  
PTS. # 432080

SHEET  
C5  
OF  
C5







L-03

Prepared By: \_\_\_\_\_

Name: GMP, INC.

Address: 4010 SORRENTO VALLEY BLVD.  
SUITE 200  
SAN DIEGO, CA 92121

Phone #: (658) 558-8977

Project Address: CARMEL VALLEY RD.  
SAN DIEGO, CA 92115

Project Name: MEADOWOOD 2

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

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

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

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

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

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

Revision 6: \_\_\_\_\_

Revision 5: \_\_\_\_\_

Revision 4: \_\_\_\_\_

Revision 3: \_\_\_\_\_

Revision 2: 11-18-15

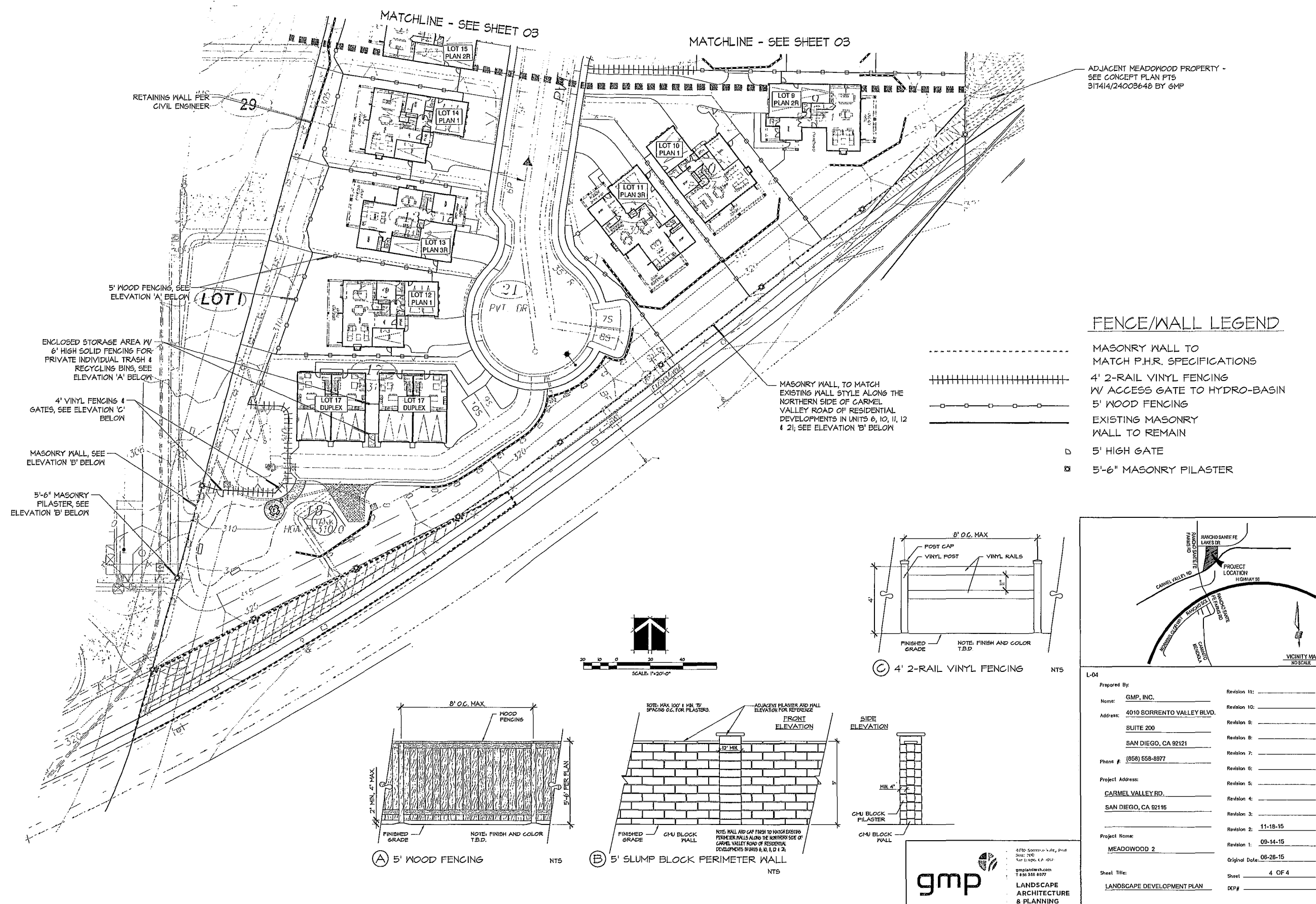
Revision 1: 09-14-15

Original Date: 06-26-15

Sheet: 3 OF 4

DES# \_\_\_\_\_





# MEADOWOOD 2

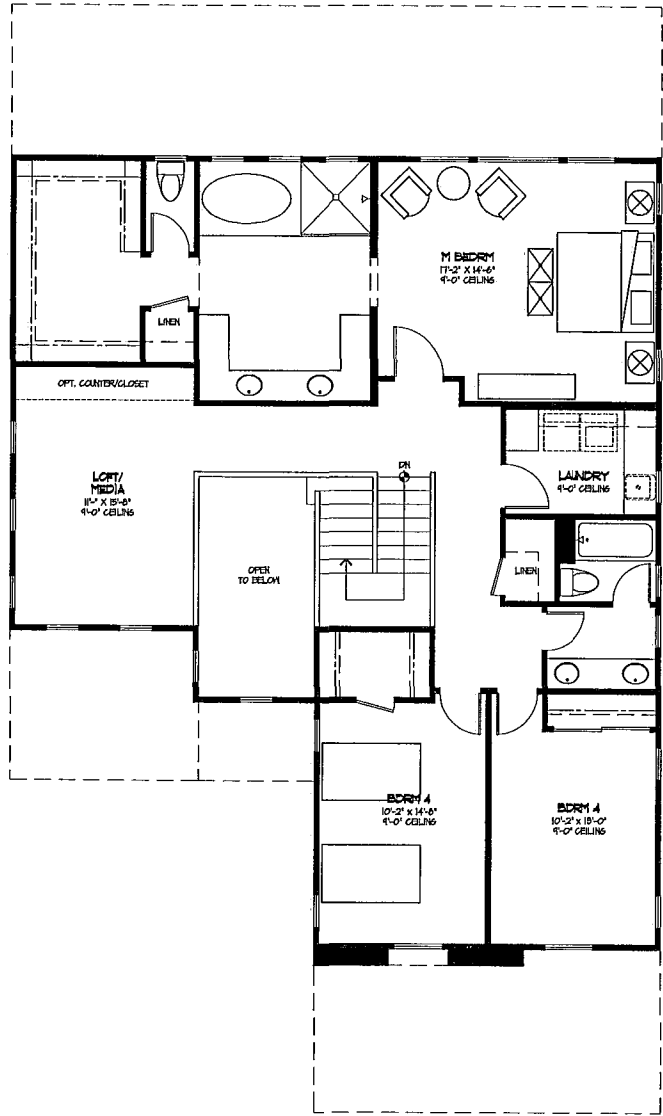
## HALL LAND COMPANY INC.

THESE DRAWINGS COMPLY WITH THE FOLLOWING CODES  
2013 CALIFORNIA RESIDENTIAL CODE WHICH ADOPTS  
THE 2012 IRC, 2012 UMC, 2012 UPC AND THE 2011 NEC.

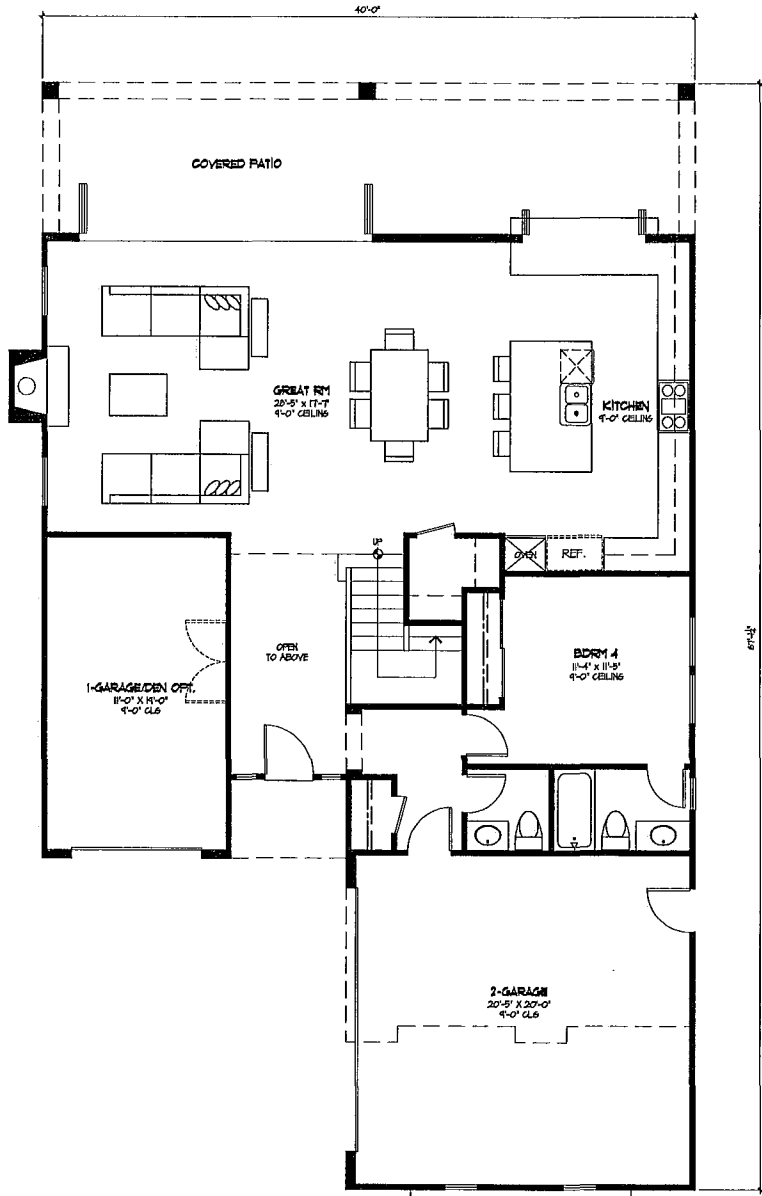
MEADOWOOD 2  
HALL LAND COMPANY INC.  
DEVELOPMENT SERVICES RESUBMITTAL  
SEPTEMBER 21, 2015







SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1,234 SQ. FT.  
SECOND FLOOR: 1,423 SQ. FT.  
TOTAL: 2,657 SQ. FT.  
2-CAR GARAGE: 426 SQ. FT.  
1-CAR GARAGE: 219 SQ. FT.

PLAN 1 'A'  
**MEADOWOOD 2**  
Hall Land Co.  
SCALE: 1/4" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015



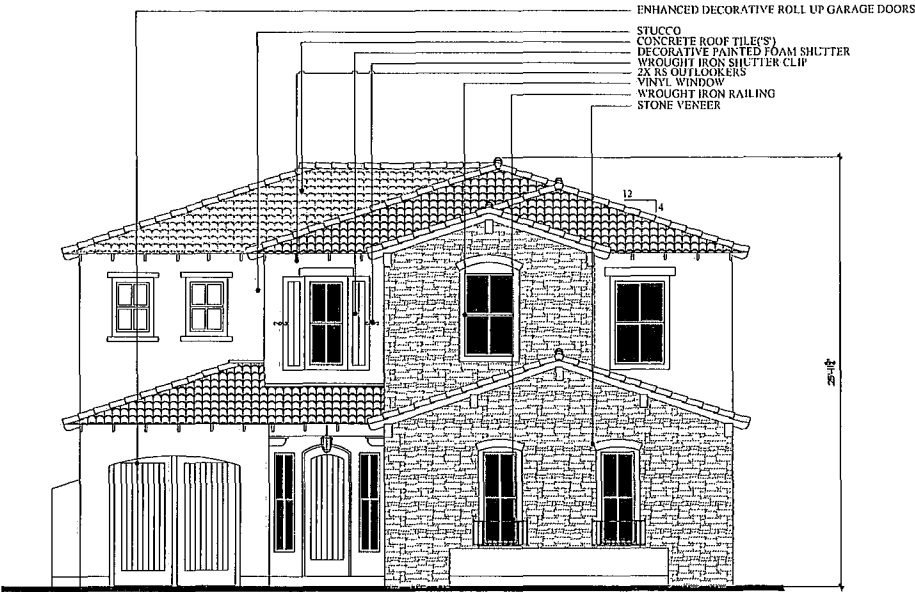
Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD  
Sheet Title:  
1/4" Floor Plans

|                |                              |
|----------------|------------------------------|
| Revision 14:   |                              |
| Revision 13:   |                              |
| Revision 12:   |                              |
| Revision 11:   |                              |
| Revision 10:   |                              |
| Revision 9:    |                              |
| Revision 8:    |                              |
| Revision 7:    |                              |
| Revision 6:    |                              |
| Revision 5:    |                              |
| Revision 4:    |                              |
| Revision 3:    | Sept. 21, 2015               |
| Revision 2:    | June 26, 2013                |
| Revision 1:    | April 8, 2013 full submitted |
| Original Date: | March 20, 2013               |
| Sheet          | 1 of 17                      |
| DEP#:          |                              |



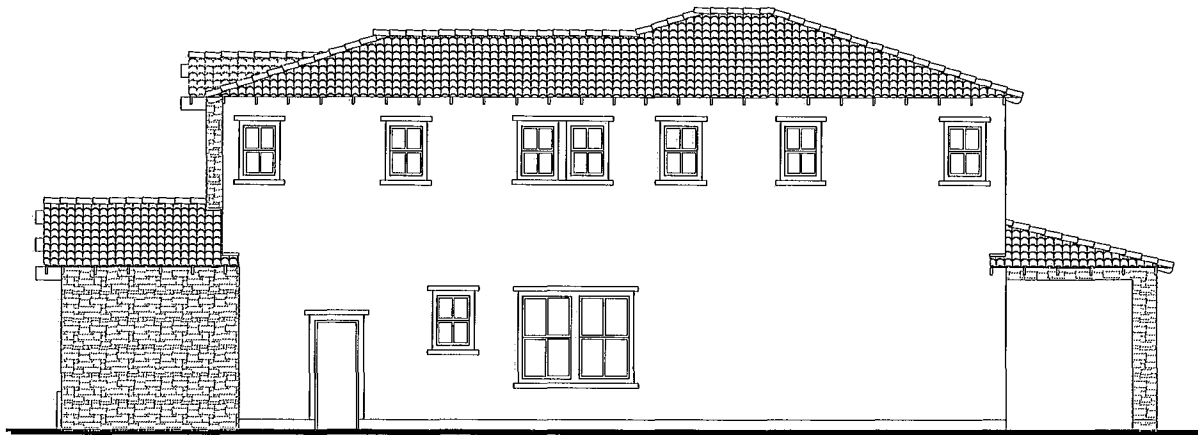
LEFT SIDE ELEVATION - ELEVATION 'A'

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



FRONT ELEVATION - ELEVATION 'A'

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



RIGHT SIDE ELEVATION - ELEVATION 'A'

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



REAR ELEVATION - ELEVATION 'A'

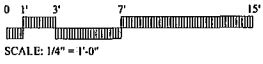
SCALE: 1/4" = 1'-0"

PLAN 1 'A'  
MEADOWOOD 2  
Hall Land Co.

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



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015



Prepared By:

Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134

Project Address:

xxxx  
San Diego, CA xxxx

Project Name:

MEADOWOOD

Sheet Title:

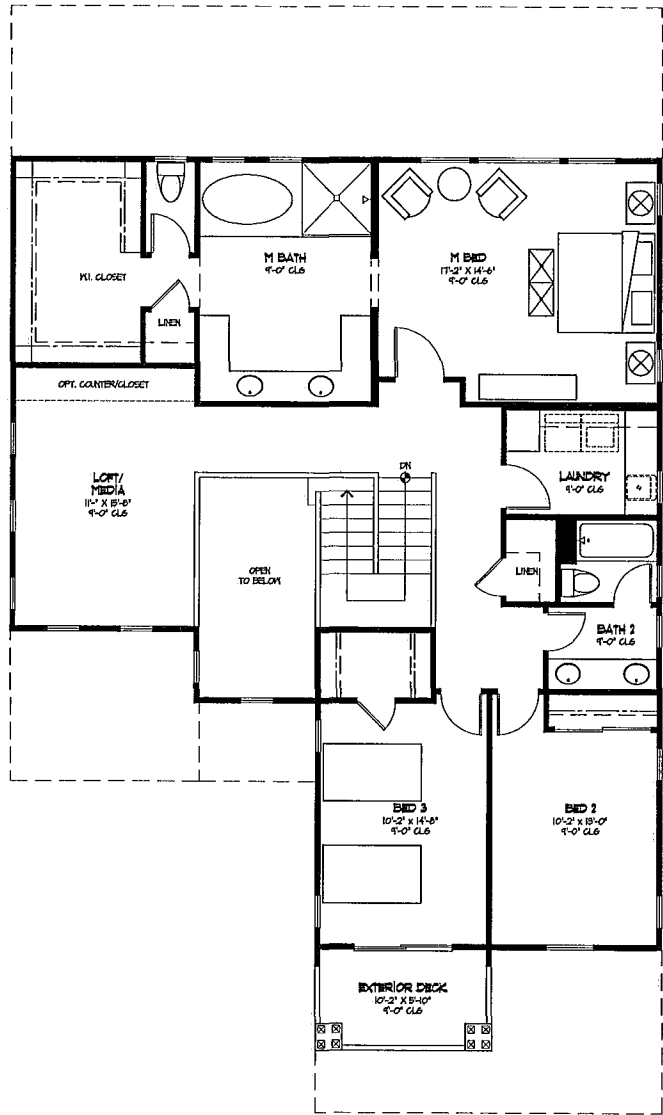
1/4" Elevations

|              |                              |
|--------------|------------------------------|
| Revision 14: |                              |
| Revision 13: |                              |
| Revision 12: |                              |
| Revision 11: |                              |
| Revision 10: |                              |
| Revision 9:  |                              |
| Revision 8:  |                              |
| Revision 7:  |                              |
| Revision 6:  |                              |
| Revision 5:  |                              |
| Revision 4:  |                              |
| Revision 3:  | Sept. 21, 2015               |
| Revision 2:  | June 26, 2015                |
| Revision 1:  | April 8, 2015 Full submittal |

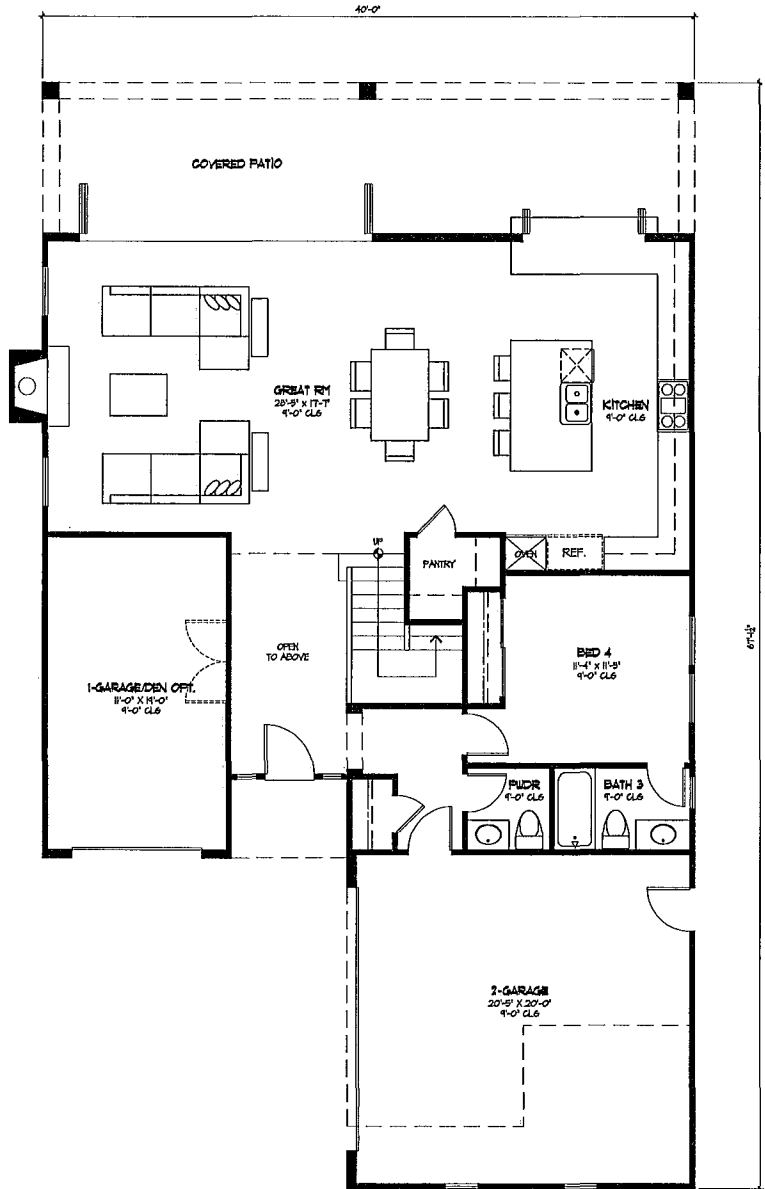
Original Date: March 20, 2013

Sheet 2 of 17

DEP#:



SECOND FLOOR PLAN 'B'  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN 'B'  
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1,254 SQ. FT.  
SECOND FLOOR: 1,423 SQ. FT.  
TOTAL: 2,677 SQ. FT.  
2-CAR GARAGE: 426 SQ. FT.  
1-CAR GARAGE: 219 SQ. FT.

PLAN 1 'B'  
MEADOWOOD 2  
Hall Land Co.

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



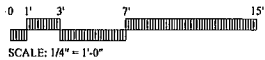
THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015

Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD 2

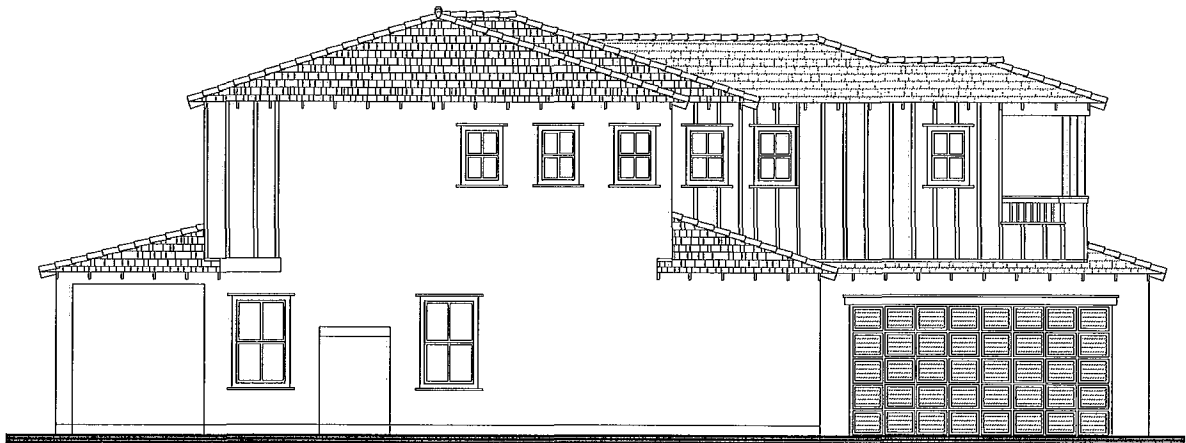
Sheet Title:  
1/4" Floor Plans

|              |                              |
|--------------|------------------------------|
| Revision 14: |                              |
| Revision 13: |                              |
| Revision 12: |                              |
| Revision 11: |                              |
| Revision 10: |                              |
| Revision 9:  |                              |
| Revision 8:  |                              |
| Revision 7:  |                              |
| Revision 6:  |                              |
| Revision 5:  |                              |
| Revision 4:  |                              |
| Revision 3:  | Sept. 21, 2015               |
| Revision 2:  | June 26, 2015                |
| Revision 1:  | April 8, 2013 full submittal |

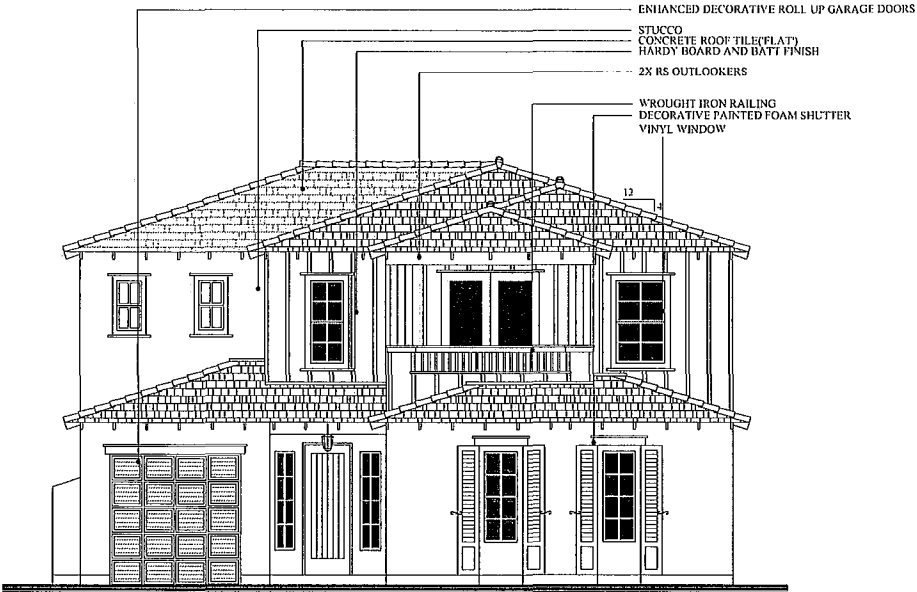
Original Date: March 20, 2013  
Sheet 3 of 17  
DEP#:



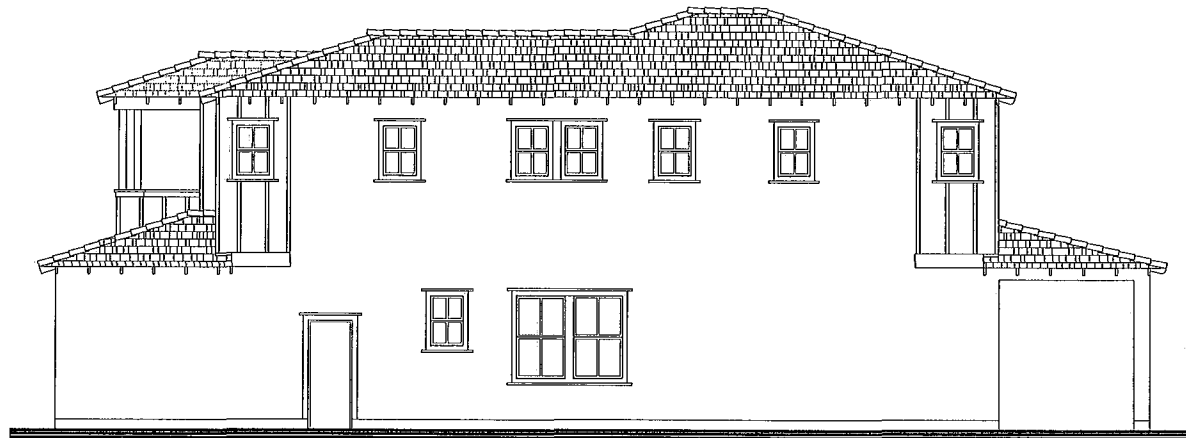
SCALE: 1/4" = 1'-0"



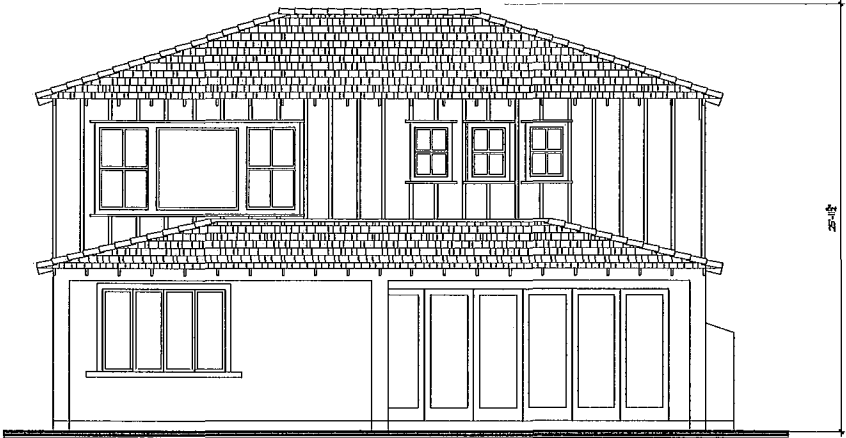
LEFT SIDE ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



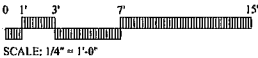
RIGHT SIDE ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



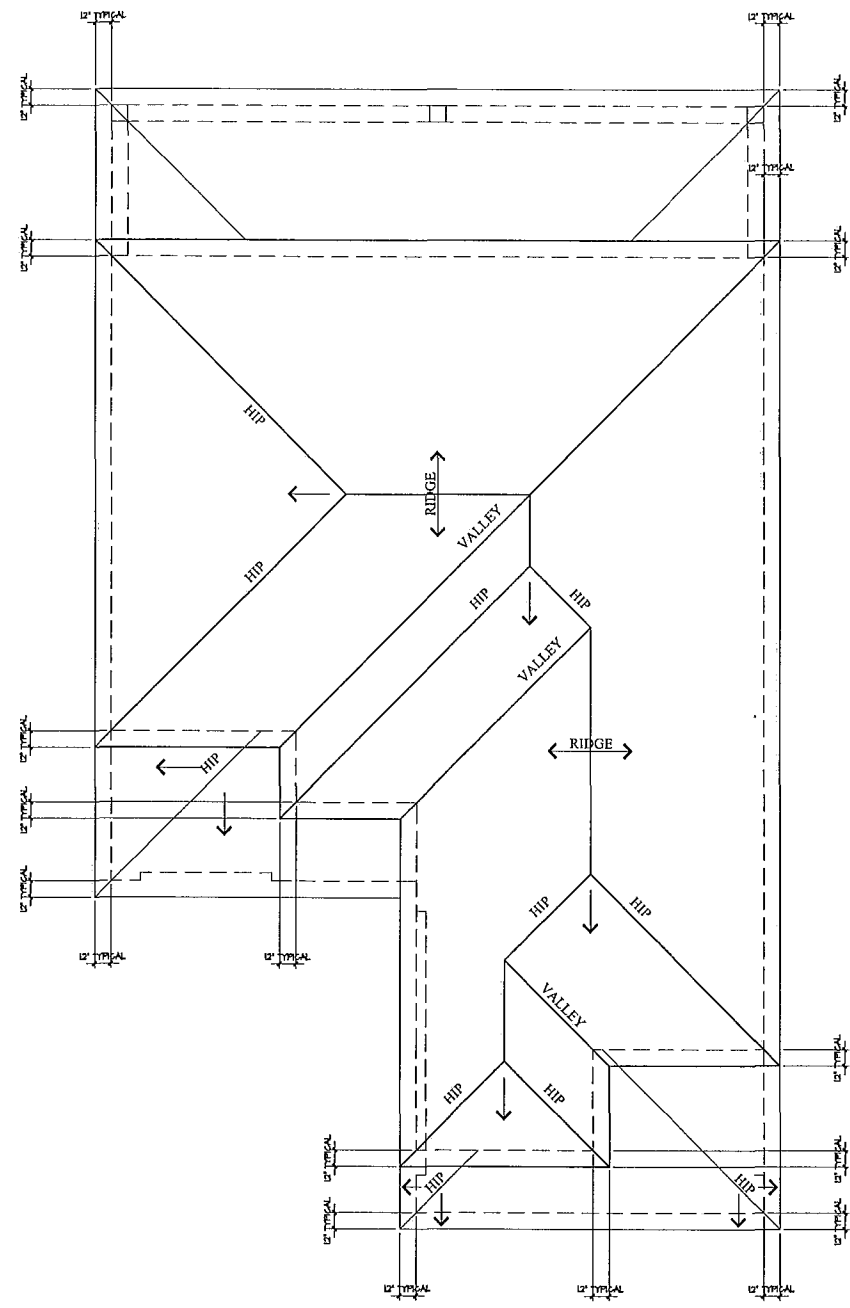
REAR ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"

PLAN 1 'B'  
**MEADOWOOD 2**  
Hall Land Co.  
SCALE: 1/4" = 1'-0"

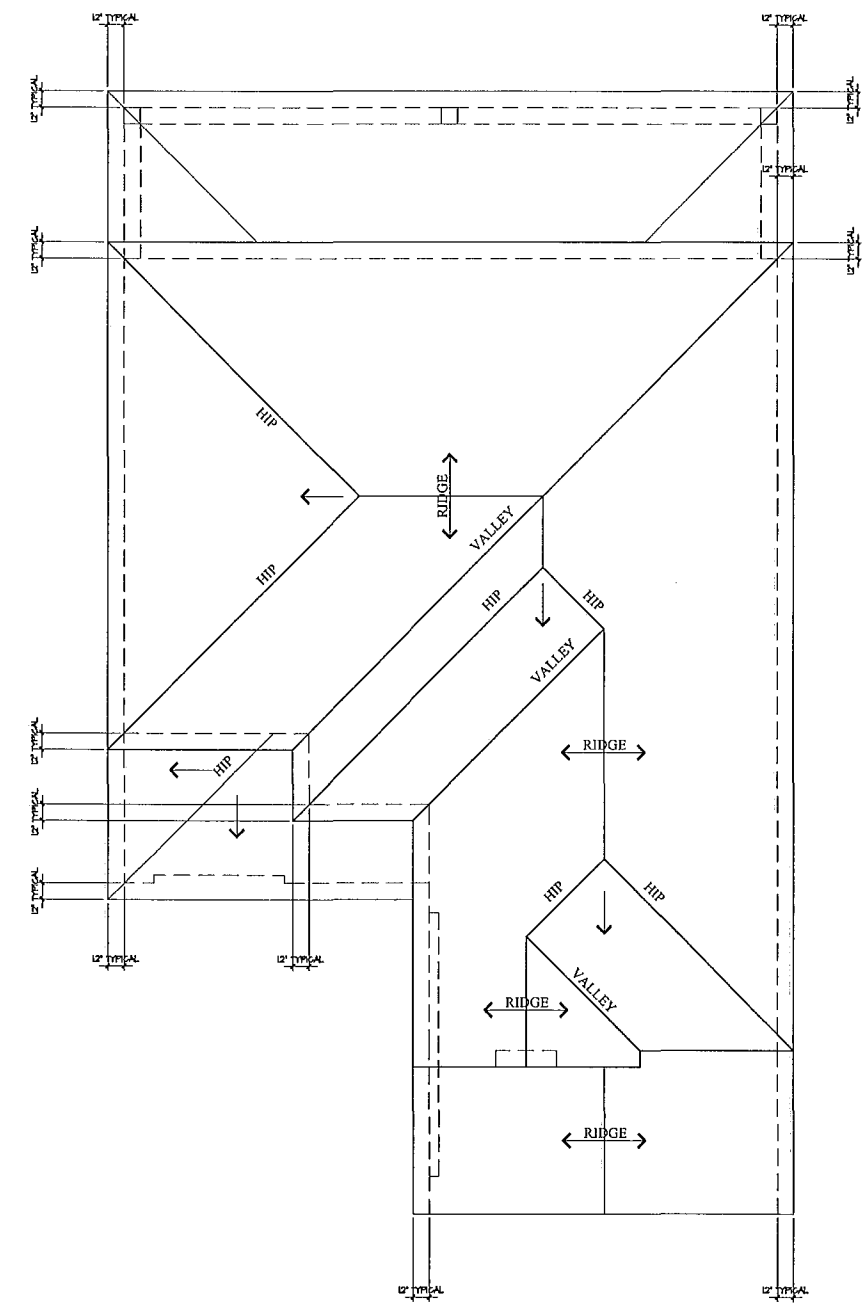
THE MCKINLEY GROUP, INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015



|                  |                               |                |                              |
|------------------|-------------------------------|----------------|------------------------------|
| Prepared By:     |                               | Revision 14:   |                              |
| Name:            | The McKinley Associates, Inc. | Revision 13:   |                              |
| Address:         | 1818 First Avenue             | Revision 12:   |                              |
|                  | San Diego, California 92101   | Revision 11:   |                              |
| Phone #:         | (619) 238-1134                | Revision 10:   |                              |
| Project Address: |                               | Revision 9:    |                              |
|                  | xxxx                          | Revision 8:    |                              |
|                  | San Diego, CA xxxx            | Revision 7:    |                              |
| Project Name:    |                               | Revision 6:    |                              |
|                  | MEADOWOOD                     | Revision 5:    |                              |
| Sheet Title:     |                               | Revision 4:    |                              |
|                  | 1/4" Elevations               | Revision 3:    | Sept. 21, 2015               |
|                  |                               | Revision 2:    | June 26, 2013                |
|                  |                               | Revision 1:    | April 8, 2013 full submittal |
|                  |                               | Original Date: | March 20, 2013               |
|                  |                               | Sheet          | 4 of 17                      |
|                  |                               | DEP#:          |                              |



ROOF PLAN - ELEVATION B  
SCALE: 1/4" = 1'-0"



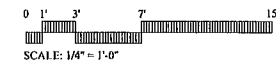
ROOF PLAN - ELEVATION A  
SCALE: 1/4" = 1'-0"

PLAN 1  
**MEADOWOOD 2**  
Hall Land Co.

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



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015

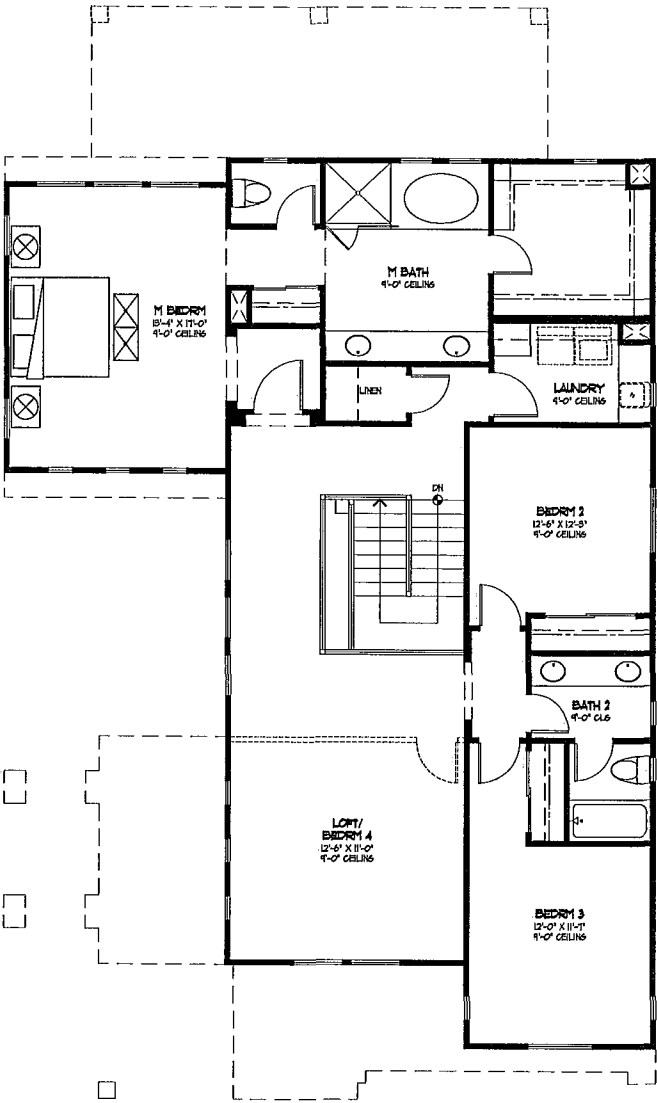


Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxx  
Project Name:  
MEADOWOOD

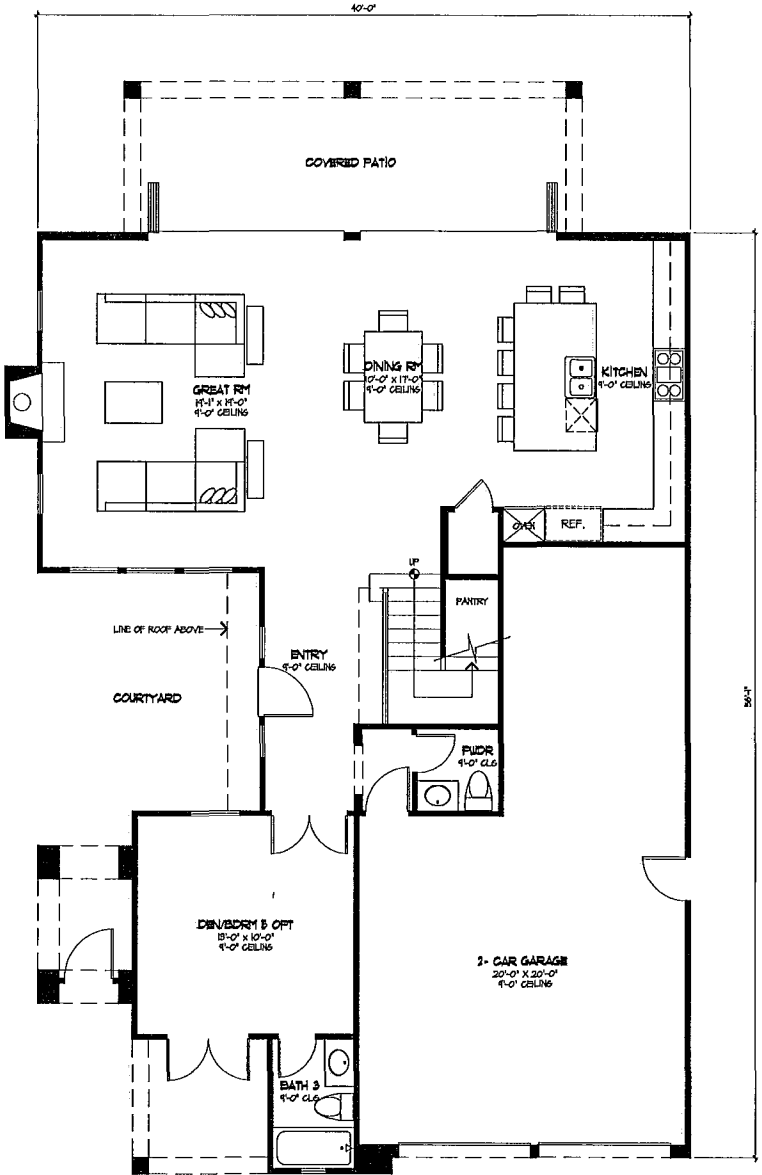
Sheet Title: 1/4" Roof Plans

|              |                              |
|--------------|------------------------------|
| Revision 14: |                              |
| Revision 13: |                              |
| Revision 12: |                              |
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| Revision 5:  |                              |
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| Revision 3:  | Sept. 21, 2015               |
| Revision 2:  | June 26, 2015                |
| Revision 1:  | April 8, 2015 full submittal |

Original Date: March 20, 2013  
Sheet 5 of 17  
DEP#:



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

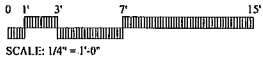


FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1,262 SQ. FT.  
SECOND FLOOR: 1,511 SQ. FT.  
TOTAL: 2,773 SQ. FT.  
GARAGE: 599 SQ. FT.

PLAN 2 'A'  
**MEADOWOOD 2**  
Hall Land Co.  
SCALE: 1/4" = 1'-0"

THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015

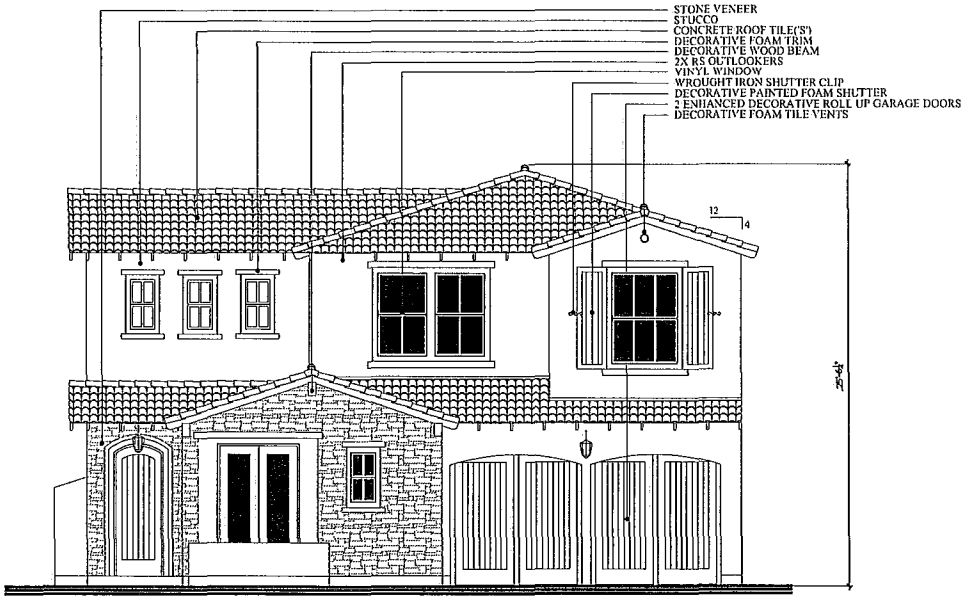


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| Prepared By:     | The McKinley Associates, Inc. | Revision 14:   |                              |
| Name:            | 1818 First Avenue             | Revision 13:   |                              |
| Address:         | San Diego, California 92101   | Revision 12:   |                              |
| Phone #:         | (619) 238-1134                | Revision 11:   |                              |
| Project Address: | xxxx                          | Revision 10:   |                              |
|                  | San Diego, CA xxxx            | Revision 9:    |                              |
| Project Name:    | MEADOWOOD                     | Revision 8:    |                              |
|                  |                               | Revision 7:    |                              |
| Sheet Title:     | 1/4" Floor Plans              | Revision 6:    |                              |
|                  |                               | Revision 5:    |                              |
|                  |                               | Revision 4:    |                              |
|                  |                               | Revision 3:    | Sept. 21, 2015               |
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|                  |                               | Revision 1:    | April 8, 2013 full submittal |
|                  |                               | Original Date: | March 20, 2013               |
|                  |                               | Sheet          | 6 of 17                      |
|                  |                               | DEP#:          |                              |



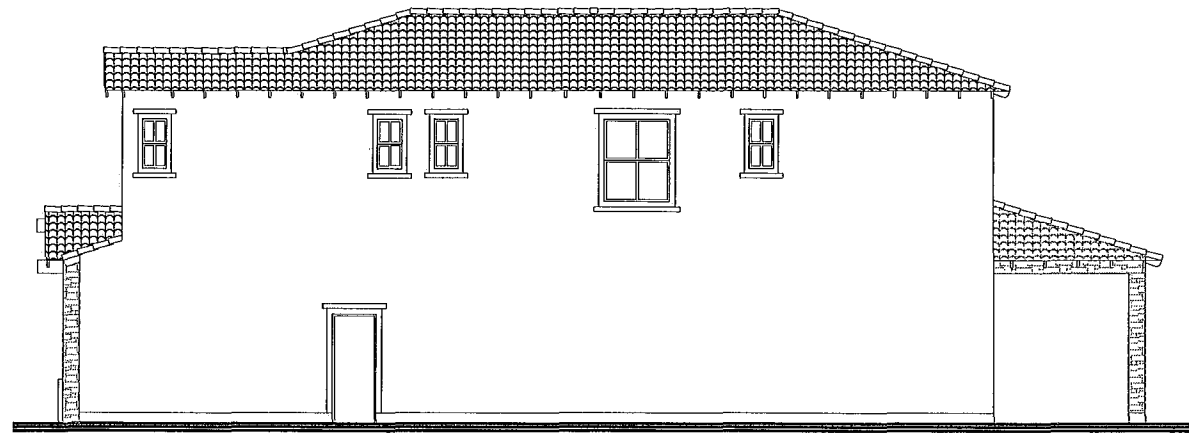
LEFT SIDE ELEVATION - ELEVATION 'A'

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



FRONT ELEVATION - ELEVATION 'A'

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



RIGHT SIDE ELEVATION - ELEVATION 'A'

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



REAR ELEVATION - ELEVATION 'A'

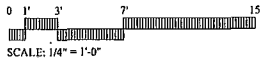
SCALE: 1/4" = 1'-0"

PLAN 2 'A'  
MEADOWOOD 2  
Hall Land Co.

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



SEPTEMBER 10, 2015



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

Prepared By:

Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134

Project Address:

xxxx  
San Diego, CA xxxx

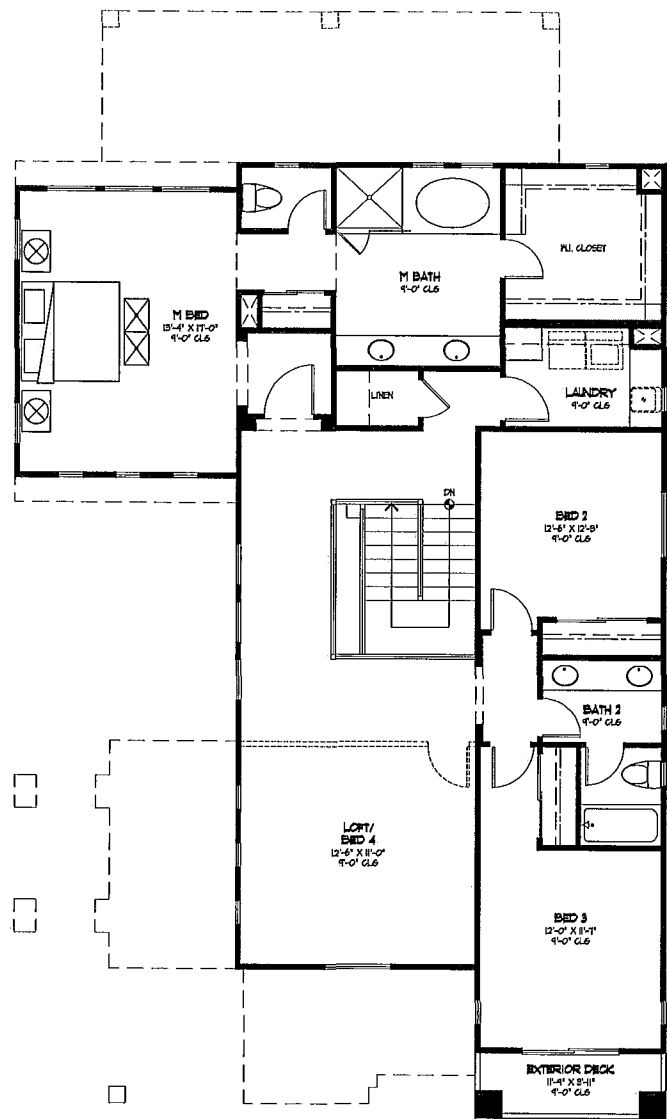
Project Name:  
MEADOWOOD

Sheet Title:

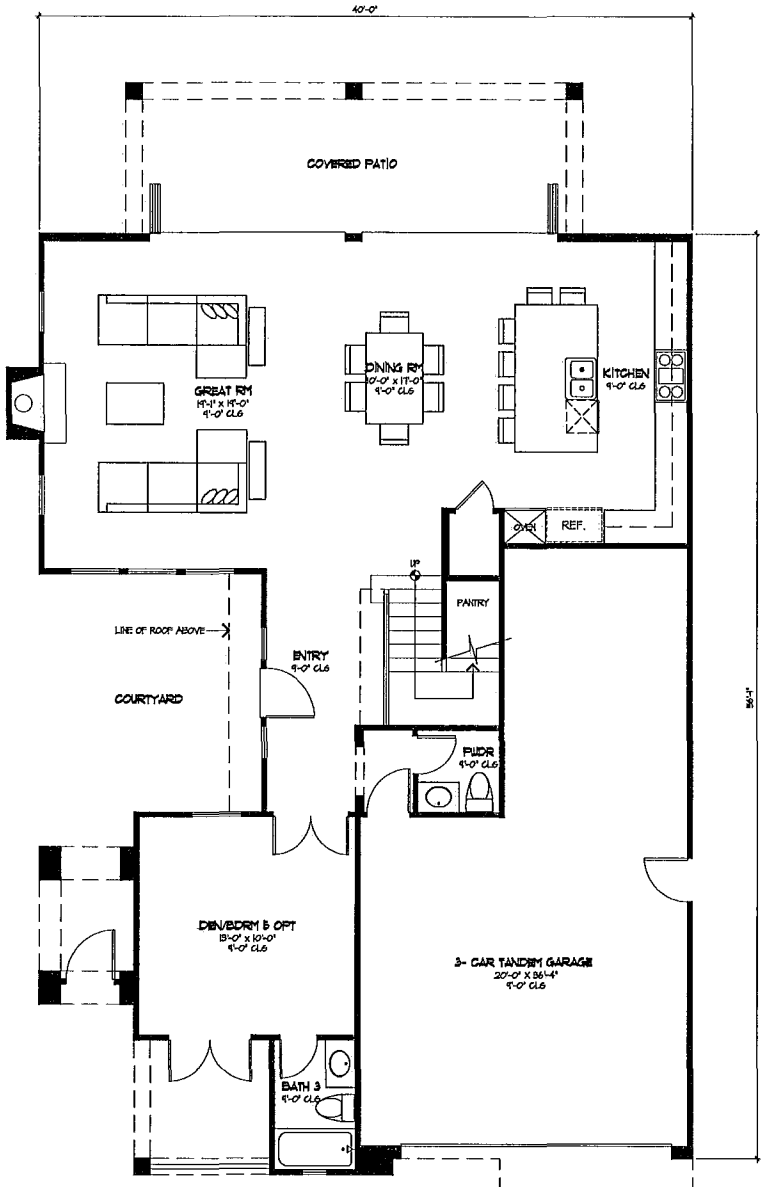
1/4" Elevations

|              |                               |
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| Revision 13: |                               |
| Revision 12: |                               |
| Revision 11: |                               |
| Revision 10: |                               |
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| Revision 3:  | Sept. 21, 2015                |
| Revision 2:  | June 26, 2013                 |
| Revision 1:  | April 8, 2013, full submittal |
| Original     | Date: March 20, 2013          |
| Sheet        | 7 of 17                       |
| DEP#:        |                               |



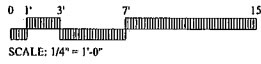


SECOND FLOOR PLAN 'B'  
SCALE: 1/4" = 1'-0"

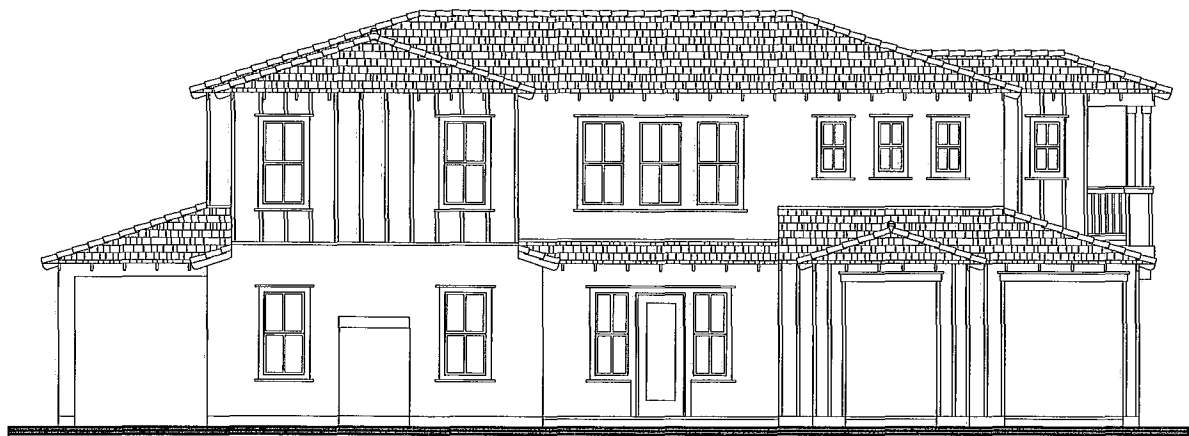


FIRST FLOOR PLAN 'B'  
SCALE: 1/4" = 1'-0"  
FIRST FLOOR: 1,262 SQ. FT.  
SECOND FLOOR: 1,511 SQ. FT.  
TOTAL: 2,773 SQ. FT.  
GARAGE: 599 SQ. FT.

PLAN 2 'B'  
**MEADOWOOD 2**  
Hall Land Co.  
SCALE: 1/4" = 1'-0"  
  
THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015

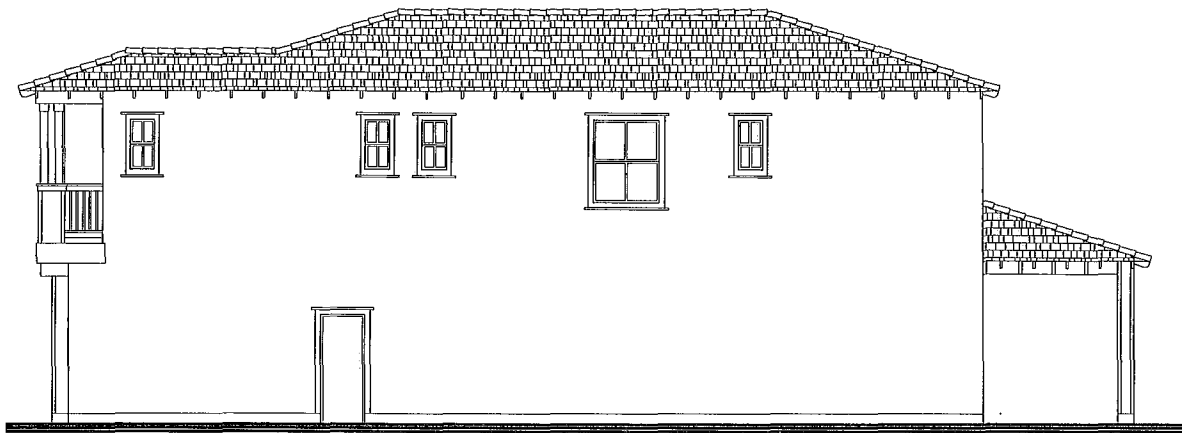


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| Prepared By:     | Name: The McKinley Associates, Inc. | Revision 14:                             |
|                  | Address: 1818 First Avenue          | Revision 13:                             |
|                  | San Diego, California 92101         | Revision 12:                             |
|                  | Phone #: (619) 238-1134             | Revision 11:                             |
| Project Address: | xxxx                                | Revision 10:                             |
|                  | San Diego, CA xxxx                  | Revision 9:                              |
| Project Name:    | MEADOWOOD                           | Revision 8:                              |
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|                  |                                     | Revision 2: June 26, 2013                |
|                  |                                     | Revision 1: April 8, 2013 Full submittal |
| Sheet Title:     | 1/4" Floor Plans                    | Original Date: March 20, 2013            |
|                  |                                     | Sheet 8 of 17                            |
|                  |                                     | DEP#:                                    |



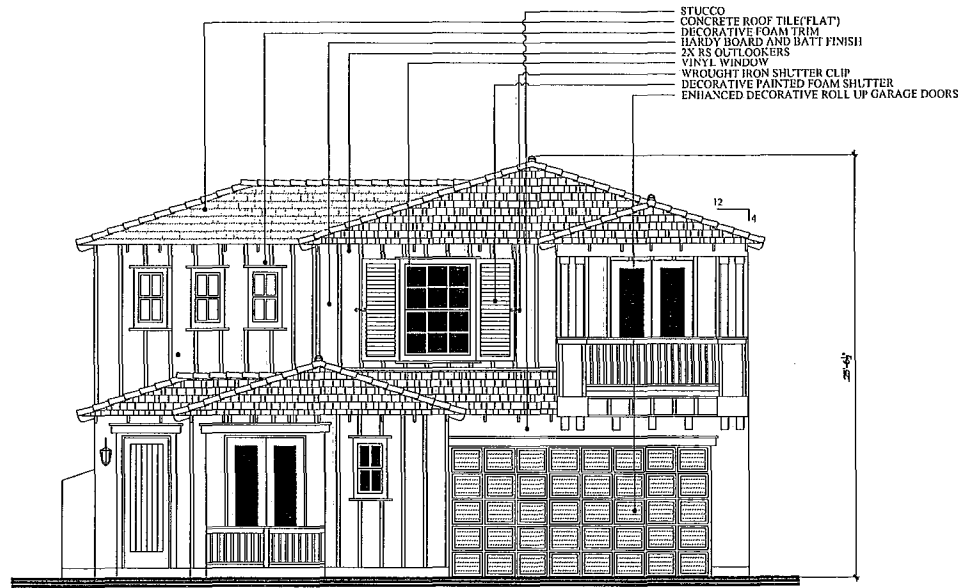
LEFT SIDE ELEVATION - ELEVATION 'B'

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



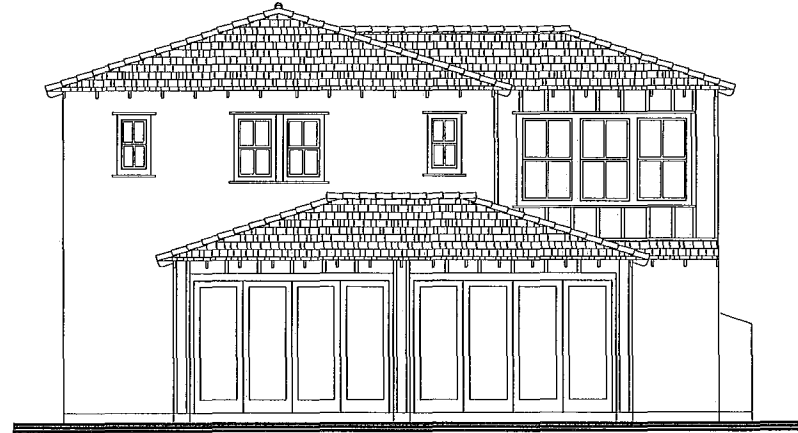
RIGHT SIDE ELEVATION - ELEVATION 'B'

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



FRONT ELEVATION - ELEVATION 'B'

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



REAR ELEVATION - ELEVATION 'B'

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

PLAN 2 'B'  
MEADOWOOD 2  
Hall Land Co.

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

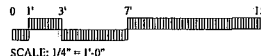


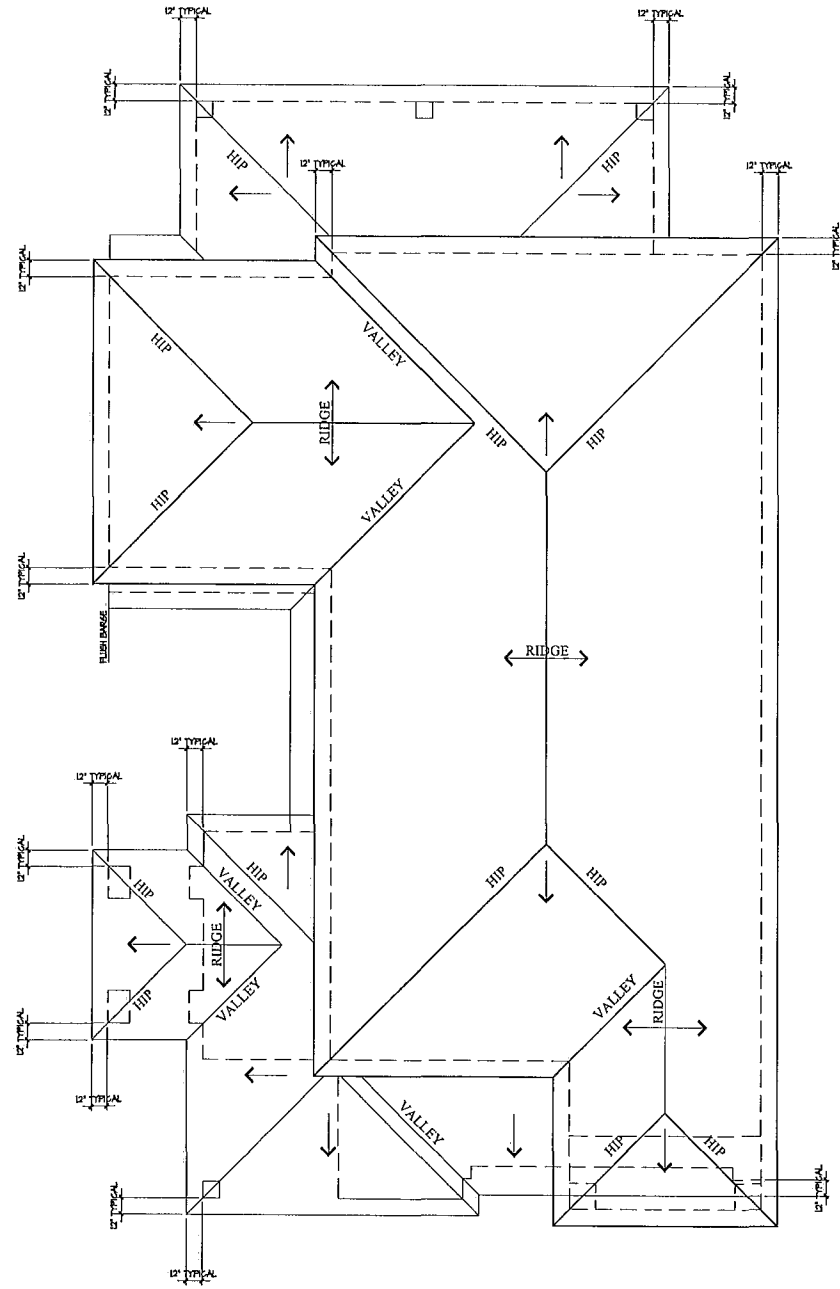
SEPTEMBER 10, 2015

Prepared By: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address: xxxx  
San Diego, CA xxxx  
Project Name: MEADOWOOD

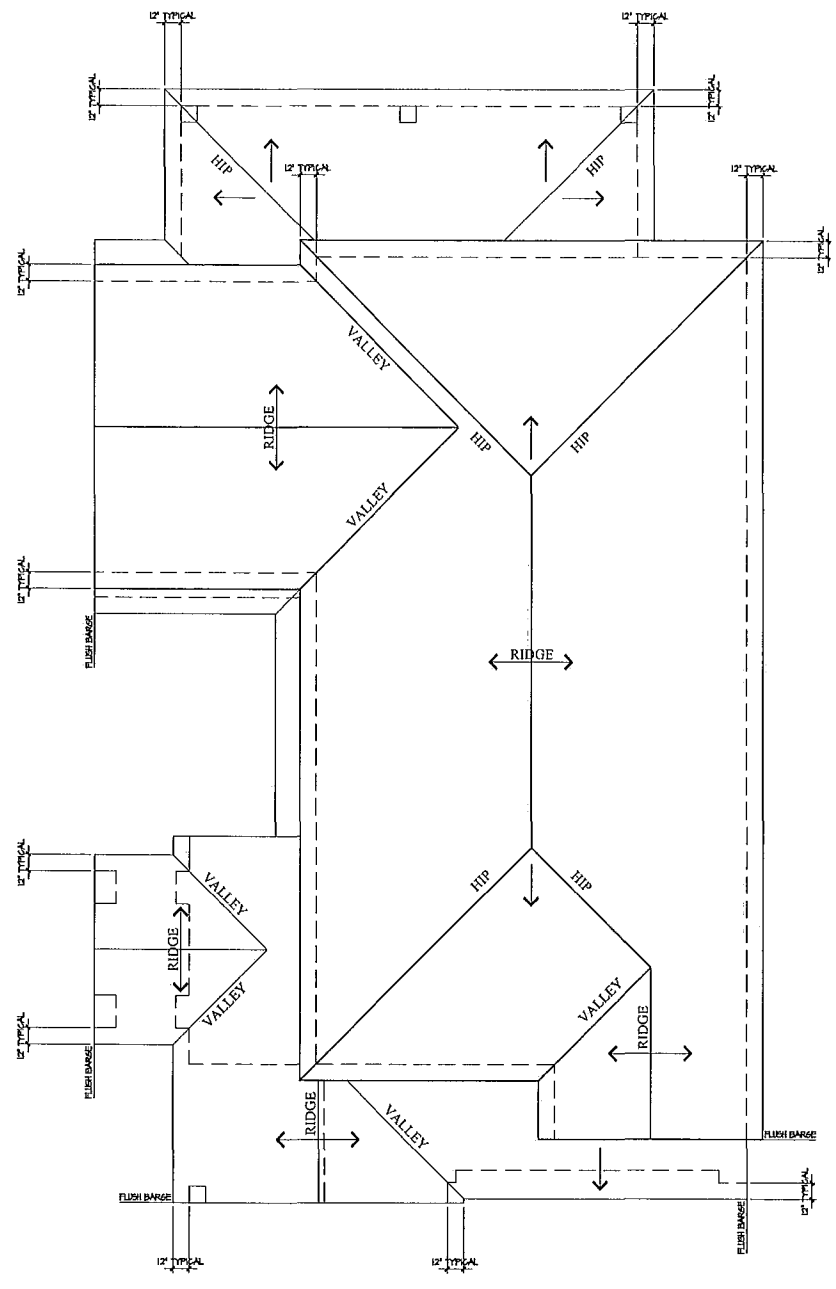
Sheet Title: 1/4" Elevations

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| Revision 2:    | June 25, 2013                |
| Revision 1:    | April 8, 2013 Full submittal |
| Original Date: | March 20, 2013               |
| Sheet          | 9 of 17                      |
| DEP#:          |                              |





ROOF PLAN - ELEVATION B  
SCALE: 1/4" = 1'-0"



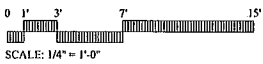
ROOF PLAN - ELEVATION A  
SCALE: 1/4" = 1'-0"

PLAN 2  
**MEADOWOOD 2**  
Hall Land Co.

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



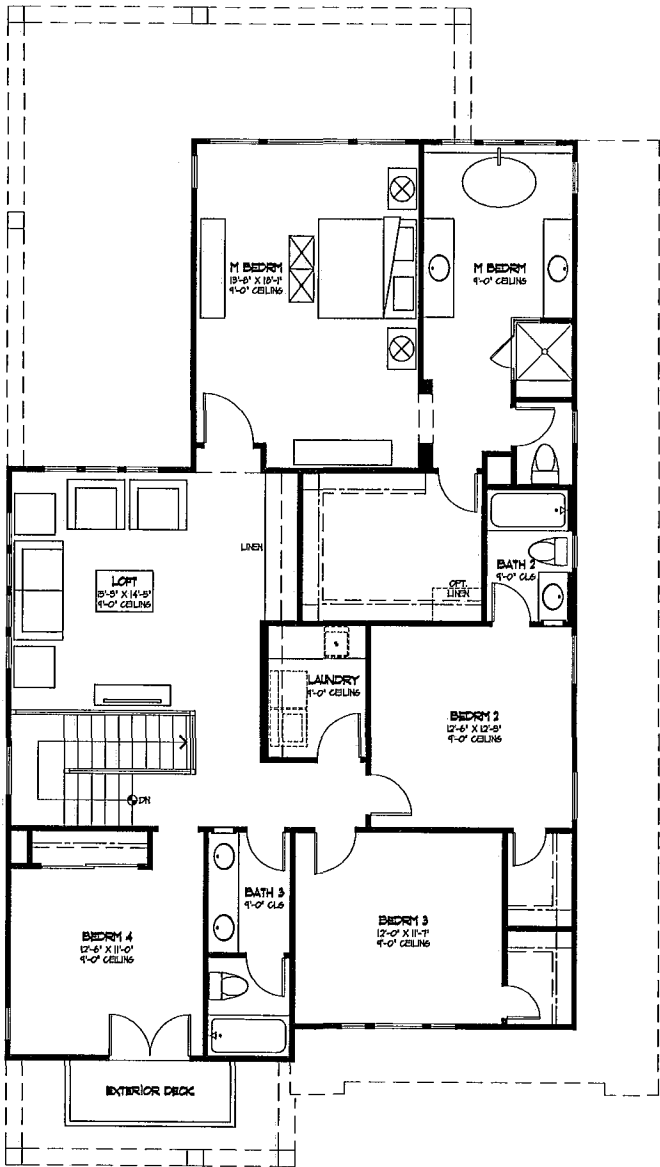
THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015



Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD

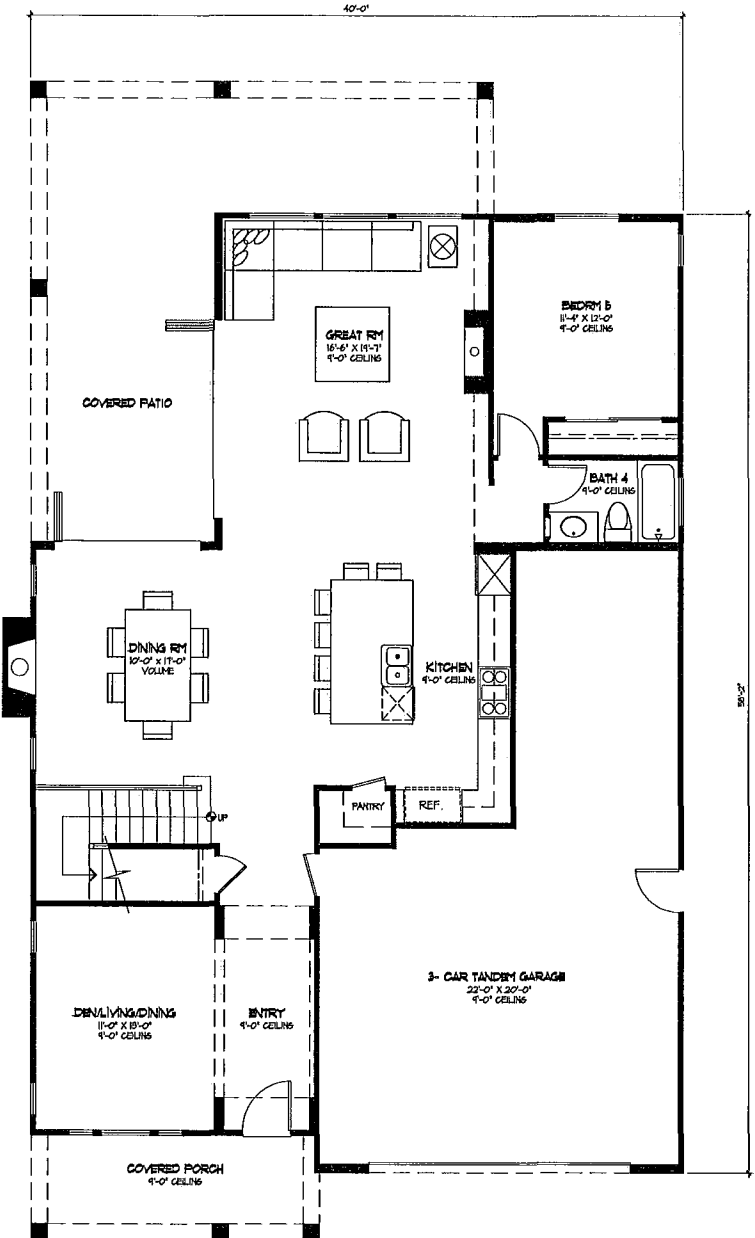
Sheet Title: 1/4" Roof Plans

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| Revision 4:    |                              |
| Revision 3:    | Sept. 21, 2015               |
| Revision 2:    | June 26, 2015                |
| Revision 1:    | April 8, 2015 full submittal |
| Original Date: | March 20, 2013               |
| Sheet          | 10 of 17                     |
| DEP#:          |                              |



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

FIRST FLOOR: 1,414 SQ. FT.  
SECOND FLOOR: 1,634 SQ. FT.  
TOTAL: 3,048 SQ. FT.  
GARAGE: 637 SQ. FT.

PLAN 3 'A'  
MEADOWOOD 2  
Hall Land Co.

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



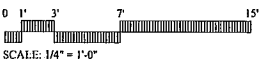
SEPTEMBER 10, 2015

Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1518 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD

Sheet Title: 1/4" Floor Plans

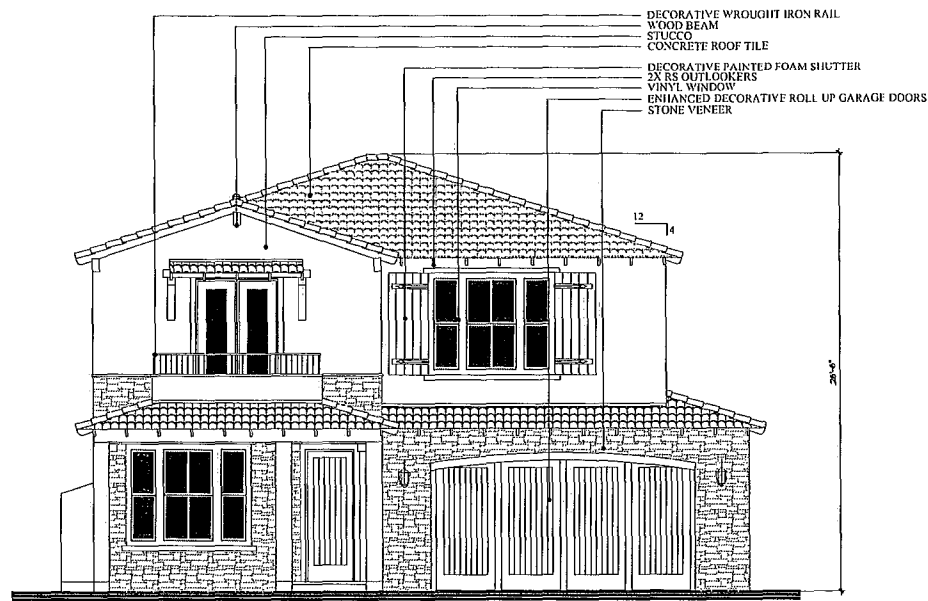
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| Revision 2:  | June 26, 2013                |
| Revision 1:  | April 8, 2013 Full submittal |

Original Date: March 20, 2013  
Sheet 11 of 17  
DEP#:





LEFT SIDE ELEVATION - ELEVATION 'A'  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ELEVATION 'A'  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - ELEVATION 'A'  
SCALE: 1/4" = 1'-0"



REAR ELEVATION - ELEVATION 'A'  
SCALE: 1/4" = 1'-0"

PLAN 3 'A'  
MEADOWOOD 2  
Hall Land Co.

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



SEPTEMBER 10, 2015

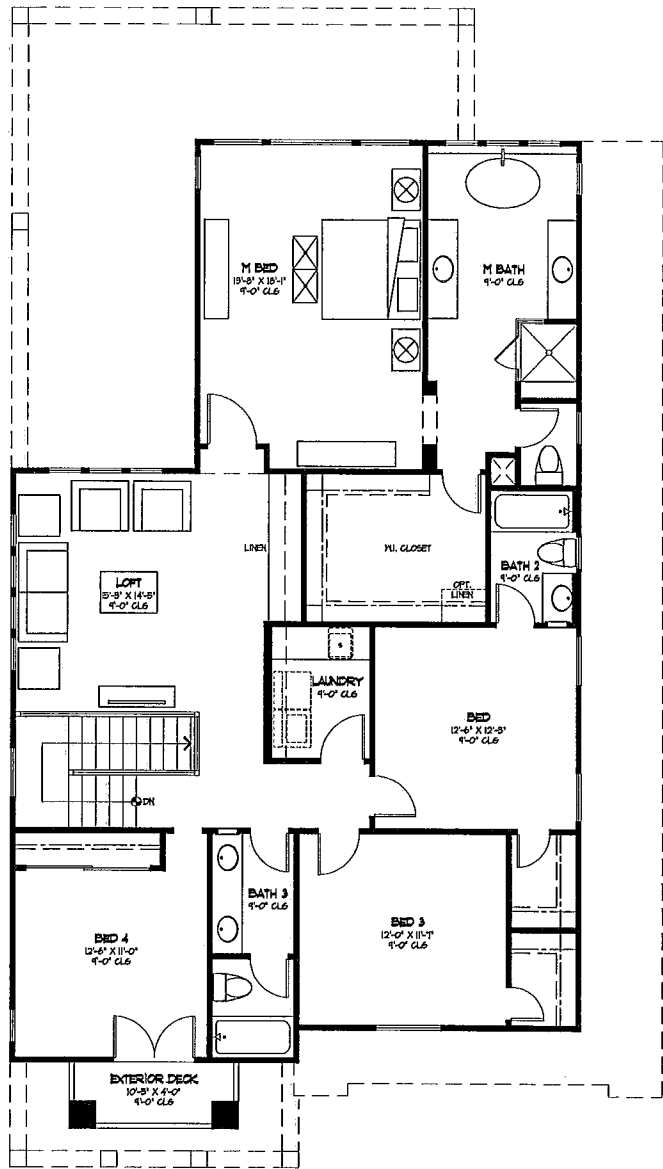
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SCALE: 1/4" = 1'-0"

Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxxx  
San Diego, CA xxxxx  
Project Name:  
MEADOWOOD

Sheet Title:  
1/4" Elevations

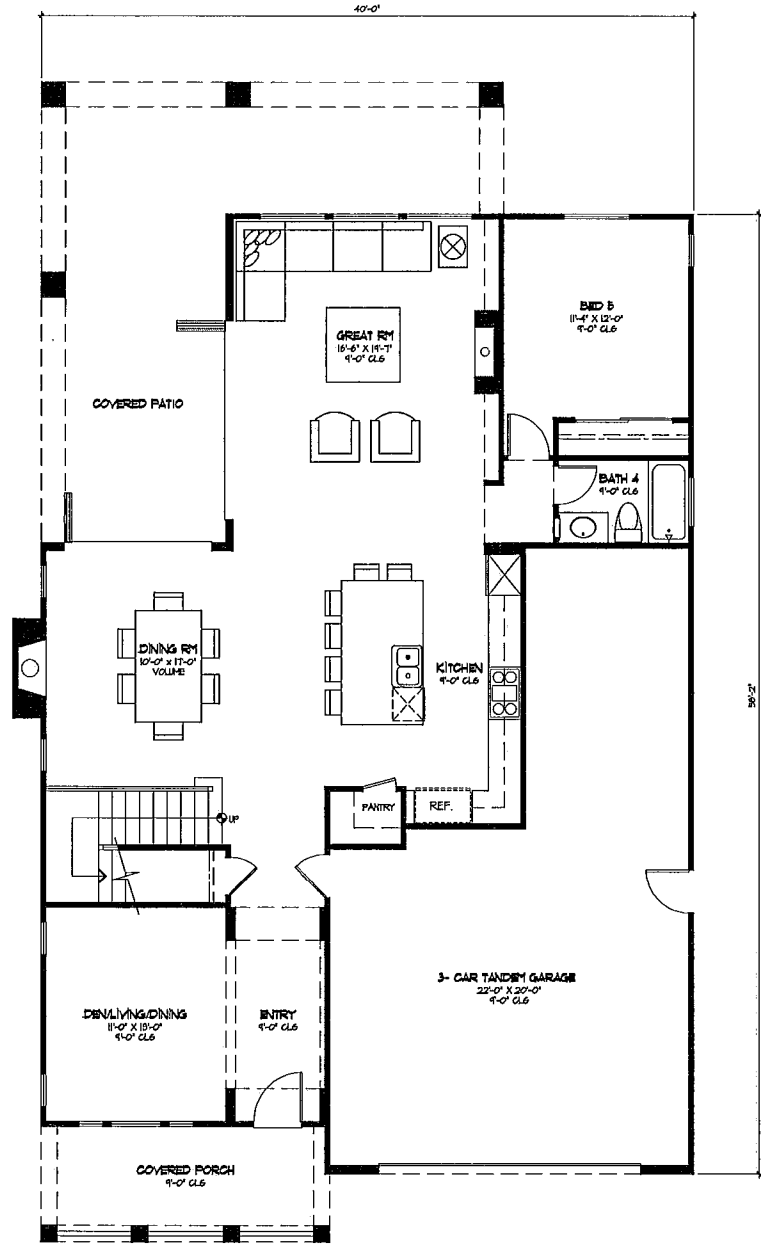
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| Revision 3:  | Sept. 21, 2015               |
| Revision 2:  | June 26, 2015                |
| Revision 1:  | April 8, 2015 Full submittal |

Original Date: March 20, 2013  
Sheet 12 of 17  
DEP #:



SECOND FLOOR PLAN 'B'

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



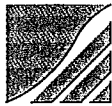
FIRST FLOOR PLAN 'B'

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

FIRST FLOOR: 1,414 SQ. FT.  
SECOND FLOOR: 1,634 SQ. FT.  
TOTAL: 3,048 SQ. FT.  
GARAGE: 637 SQ. FT.

PLAN 3 'B'  
MEADOWOOD 2  
Hall Land Co.

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

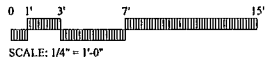


SEPTEMBER 10, 2015

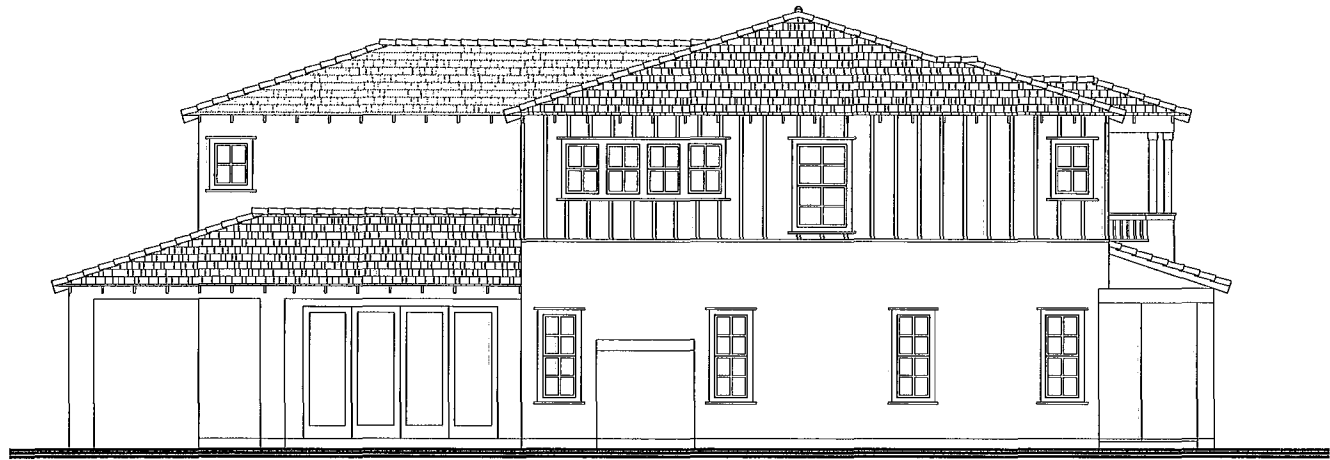
Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD 2

Sheet Title:  
1/4" Floor Plans

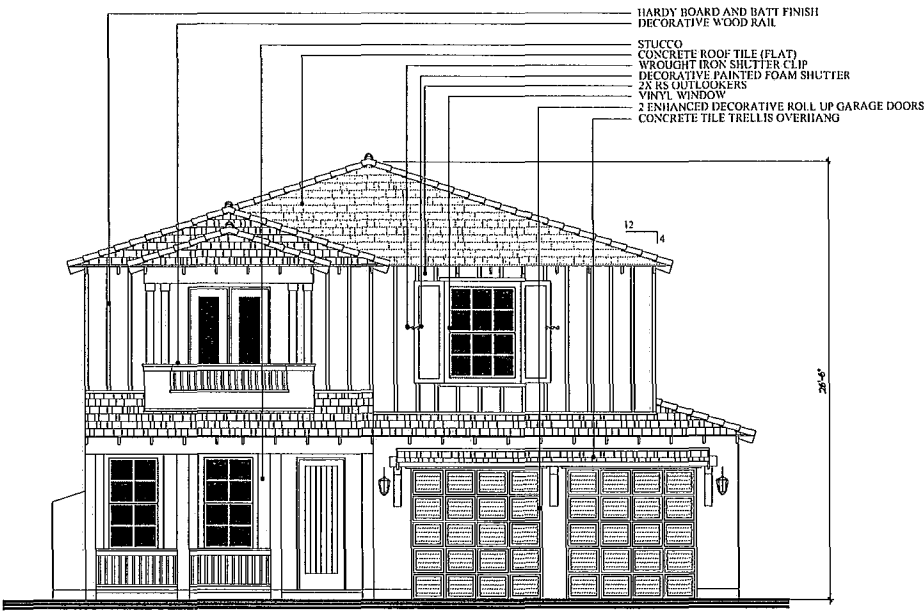
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| Revision 3:    | Sept. 21, 2015               |
| Revision 2:    | June 26, 2013                |
| Revision 1:    | April 8, 2013 Full submitted |
| Original Date: | June 16, 2015                |
| Sheet          | 13 of 17                     |
| DEP#:          |                              |



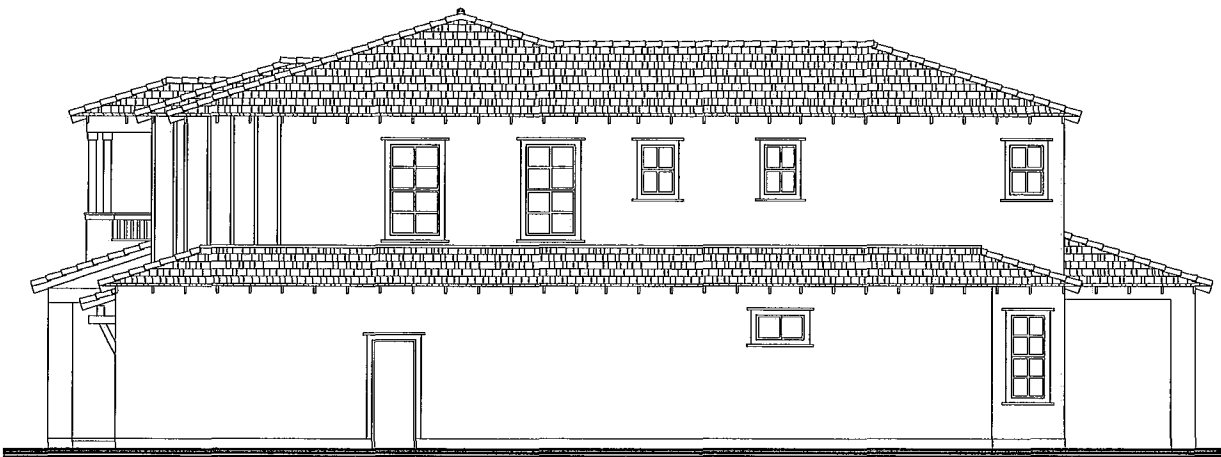
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"



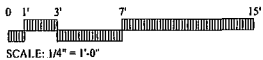
REAR ELEVATION - ELEVATION 'B'  
SCALE: 1/4" = 1'-0"

PLAN 3 'B'  
MEADOWOOD 2  
Hall Land Co.

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

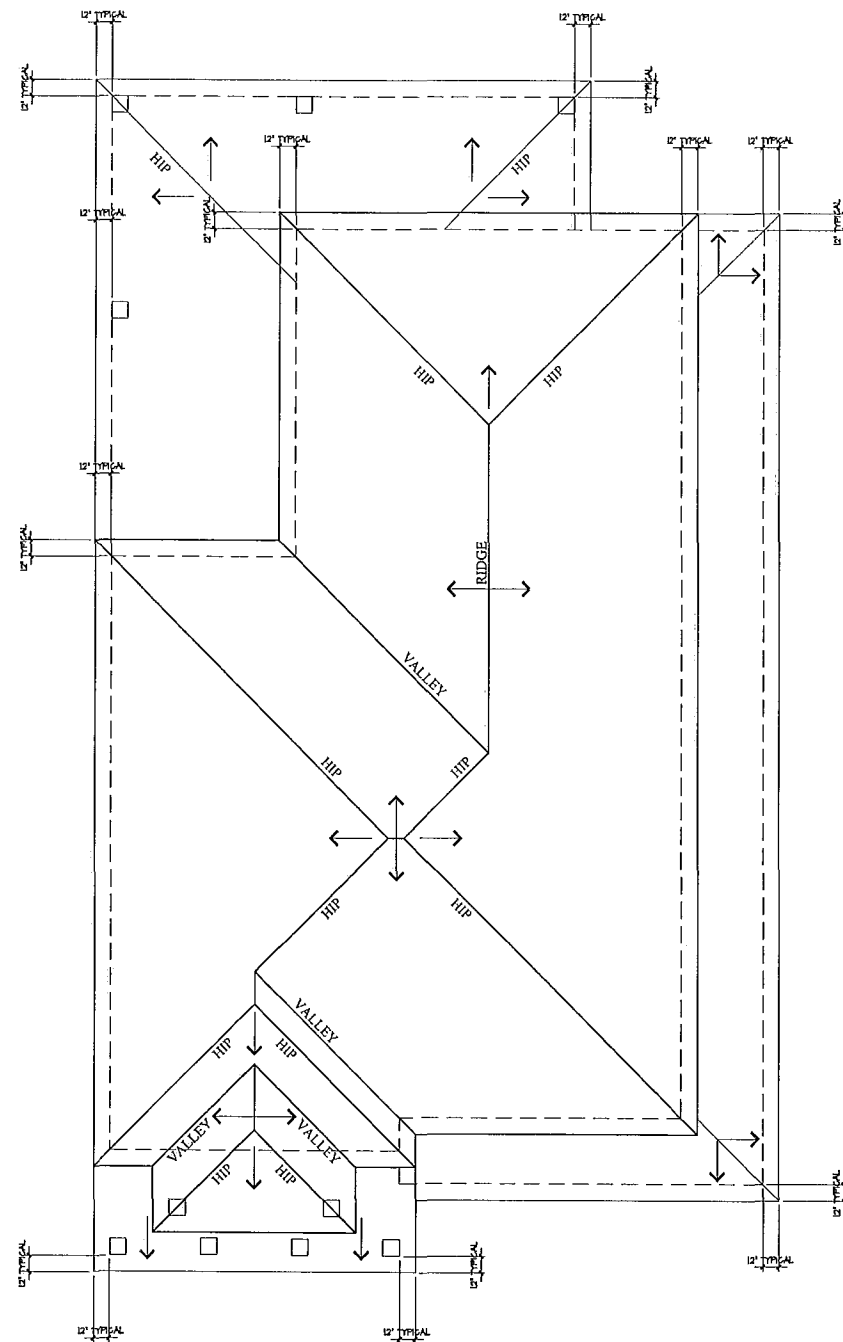


SEPTEMBER 10, 2015

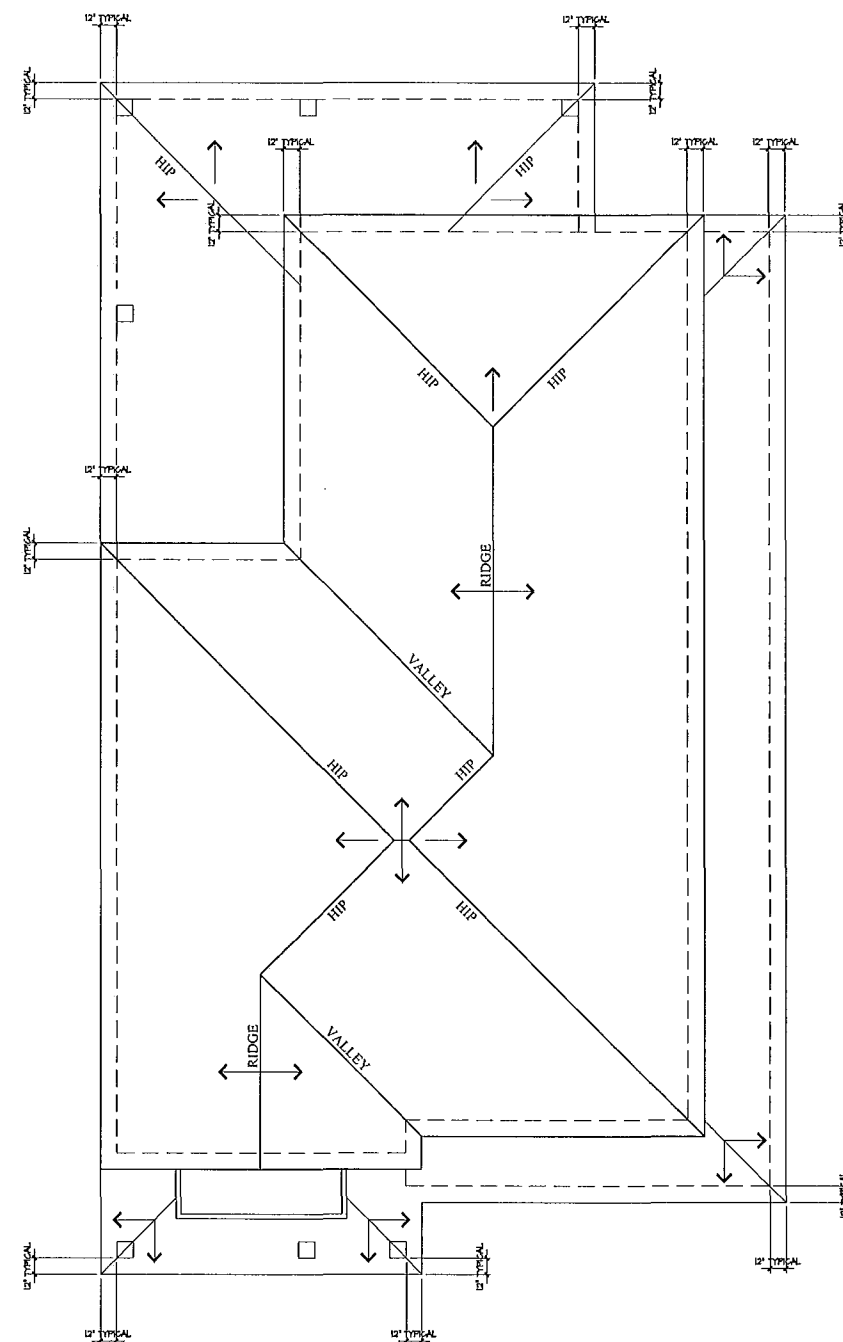


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| Name: The McKinley Associates, Inc. | Revision 13:                             |
| Address: 1818 First Avenue          | Revision 12:                             |
| San Diego, California 92101         | Revision 11:                             |
| Phone #: (619) 238-1134             | Revision 10:                             |
| Project Address:                    | Revision 9:                              |
| xxxx                                | Revision 8:                              |
| San Diego, CA xxxx                  | Revision 7:                              |
| Project Name:                       | Revision 6:                              |
| MEADOWOOD                           | Revision 5:                              |
| Sheet Title:                        | Revision 4:                              |
| 1/4" Elevations                     | Revision 3: Sept. 21, 2015               |
|                                     | Revision 2: June 26, 2013                |
|                                     | Revision 1: April 8, 2013 Full submittal |
|                                     | Original Date: March 20, 2013            |
|                                     | Sheet 14 of 17                           |
|                                     | DEP#:                                    |





ROOF PLAN - ELEVATION B  
SCALE: 1/4" = 1'-0"



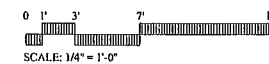
ROOF PLAN - ELEVATION A  
SCALE: 1/4" = 1'-0"

PLAN 3  
**MEADOWOOD 2**  
Hall Land Co.

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



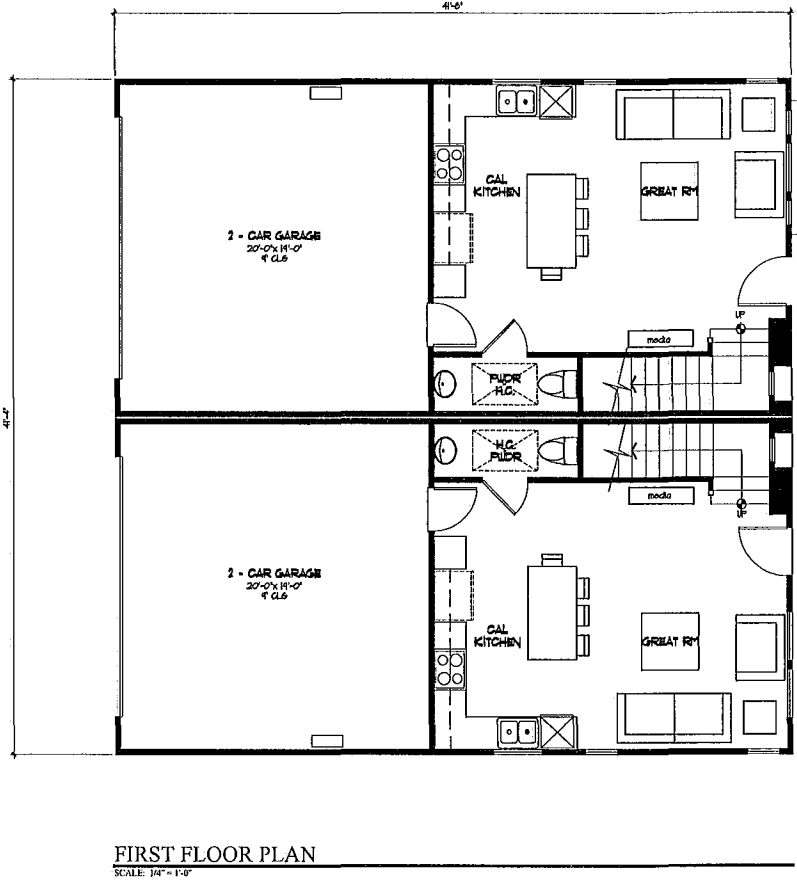
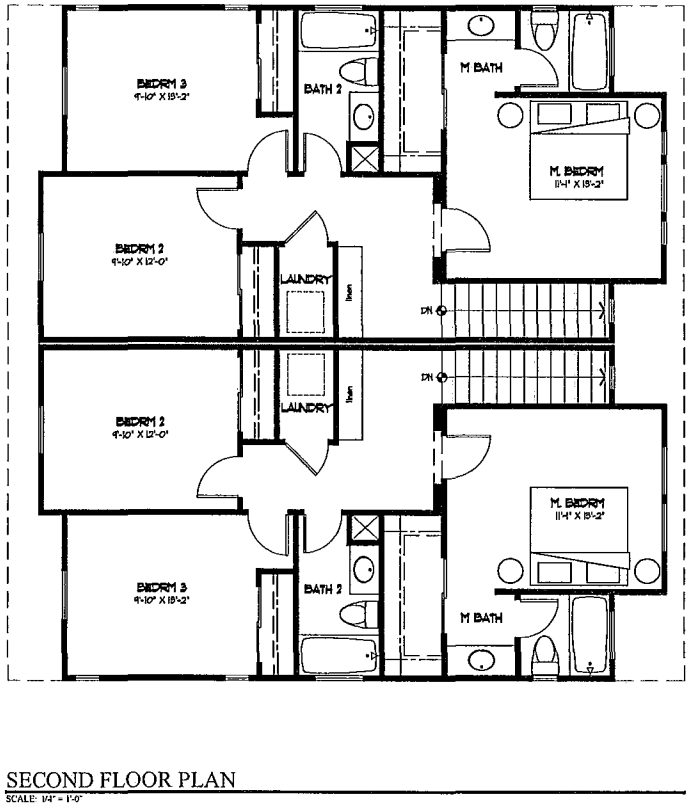
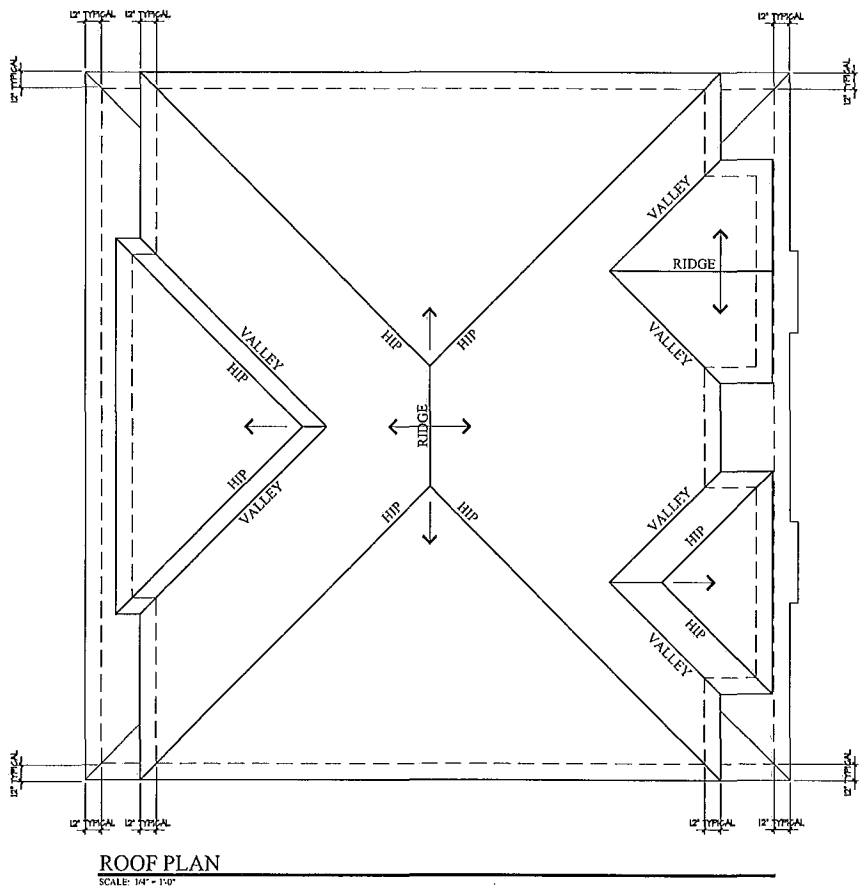
THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING  
SEPTEMBER 10, 2015



Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1315 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
3333  
San Diego, CA 92101  
Project Name:  
MEADOWOOD

Sheet Title: 1/4" Roof Plans

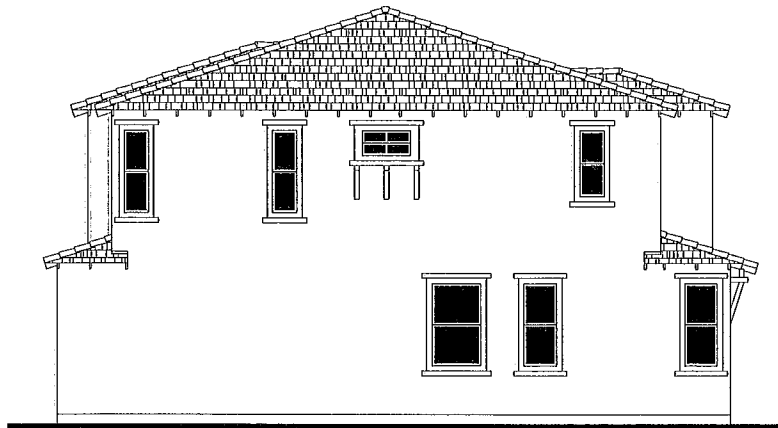
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| Revision 6:    |                              |
| Revision 5:    |                              |
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| Revision 3:    | Sept 21, 2015                |
| Revision 2:    | June 26, 2013                |
| Revision 1:    | April 6, 2013 Full submittal |
| Original Date: | March 20, 2013               |
| Sheet          | 15 of 17                     |
| DEP#:          |                              |



DUPLEX  
MEADOWOOD 2  
Hall Land Co.  
SCALE: 1/4" = 1'-0"

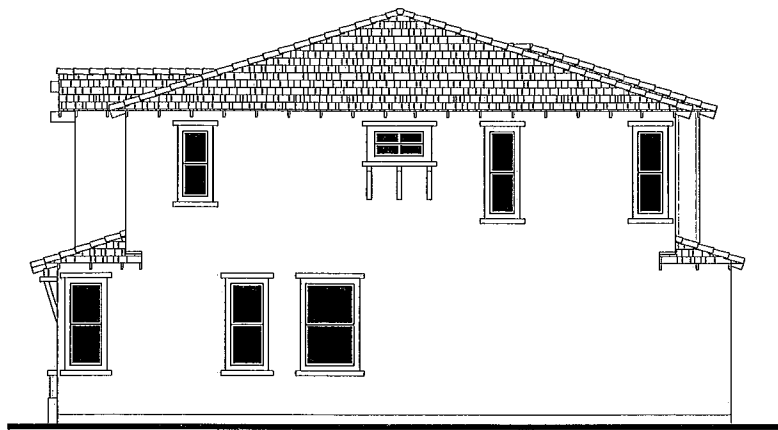


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| Prepared By:            |                               | Revision 14:   |                              |
| Name:                   | The McKinley Associates, Inc. | Revision 13:   |                              |
| Address:                | 1818 First Avenue             | Revision 12:   |                              |
|                         | San Diego, California 92101   | Revision 11:   |                              |
| Phone #:                | (619) 238-1134                | Revision 10:   |                              |
| Project Address:        |                               | Revision 9:    |                              |
| xxxx                    |                               | Revision 8:    |                              |
| San Diego, CA xxxx      |                               | Revision 7:    |                              |
| Project Name:           |                               | Revision 6:    |                              |
| MEADOWOOD               |                               | Revision 5:    |                              |
| Sheet Title:            |                               | Revision 4:    | November 09, 2015            |
| 1/4" Floor & Roof Plans |                               | Revision 3:    | Sept. 21, 2015               |
|                         |                               | Revision 2:    | June 26, 2013                |
|                         |                               | Revision 1:    | April 8, 2013 Full submittal |
|                         |                               | Original Date: | March 20, 2013               |
|                         |                               | Sheet          | 16 of 17                     |
|                         |                               | DEP #:         |                              |



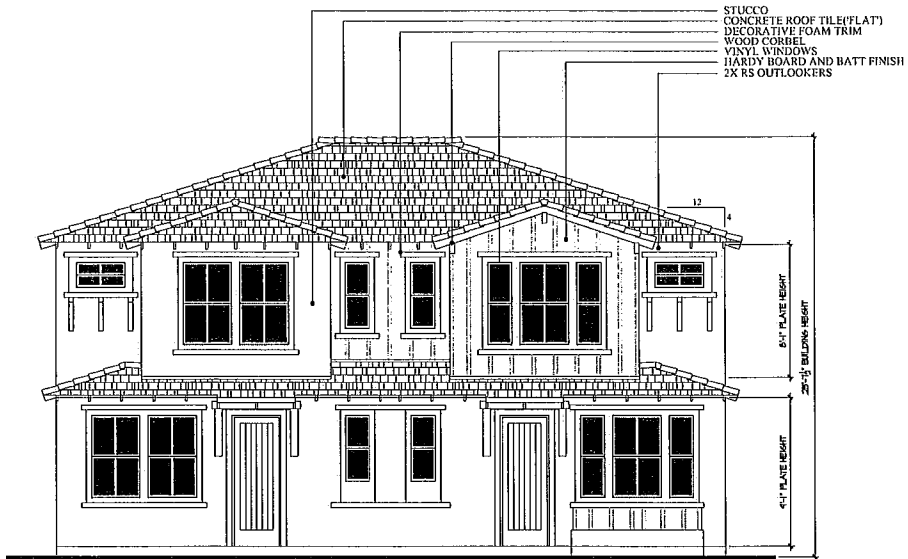
LEFT SIDE ELEVATION

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



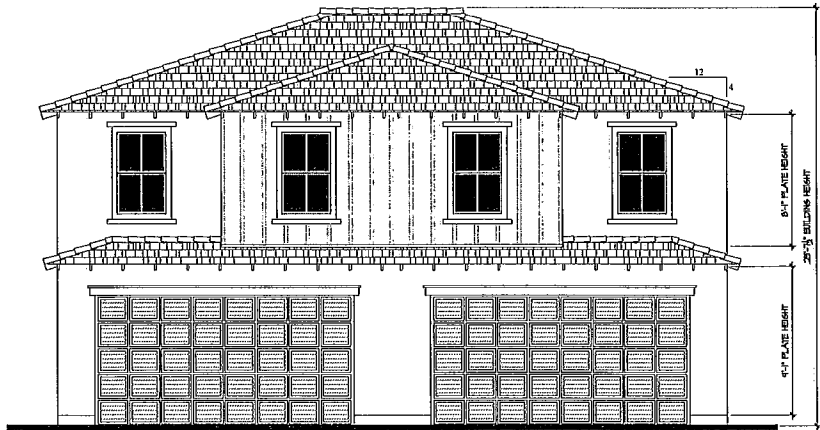
RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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

DUPLEX  
MEADOWOOD 2  
Hall Land Co.

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



NOVEMBER 09, 2015



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

Prepared By:  
Name: The McKinley Associates, Inc.  
Address: 1818 First Avenue  
San Diego, California 92101  
Phone #: (619) 238-1134  
Project Address:  
xxxx  
San Diego, CA xxxx  
Project Name:  
MEADOWOOD

Sheet Title:  
1/4" Elevations

|                |                              |
|----------------|------------------------------|
| Revision 14:   |                              |
| Revision 13:   |                              |
| Revision 12:   |                              |
| Revision 11:   |                              |
| Revision 10:   |                              |
| Revision 9:    |                              |
| Revision 8:    |                              |
| Revision 7:    |                              |
| Revision 6:    |                              |
| Revision 5:    |                              |
| Revision 4:    | November 09, 2015            |
| Revision 3:    | Sept. 21, 2015               |
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| Revision 1:    | April 8, 2013 Full submittal |
| Original Date: | March 20, 2013               |
| Sheet          | 17 of 17                     |
| DEP#:          |                              |

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary**

**13400 Sabre Springs Pkwy, Ste. 200**

**San Diego CA 92128**

**858-794-2571 / Fax: 858-794-2599**

October 28, 2015

Daniel E. Rehm, AICP  
HUNSAKER & ASSOCIATES SAN DIEGO INC  
9707 Waples St.  
San Diego, CA 92121

Re: Meadowood II

Dear Dan:

The Carmel Valley Community Planning Board reviewed your presentation of Meadowood II a 21 lot VTM, PDP and Street Vacation for development of 20 residences (16 market rate and 4 affordable).

The design and site planning of the affordable units was the main focus of the board. The development did not seem to design and plan the affordable units to the same degree of creativity as the detached single-family units. Our strong issue and disappointment was the apparent location of the affordable units in the area of the development that contained a cellular site and seemed more as a remnant lot. There should have been a better integration of affordable housing to be more in character and design compatibility to the SF units. We suggested that the affordable units should have been planned and designed as detached SF units to be more compatible and more integrated into the development. As an example the affordable units could be smaller and scattered throughout the development rather than being pigeon holed in the corner.

The Carmel Valley Community Planning Board considered the following motion on October 22, 2015:

"Motion to approve the project with the condition that the developer look at dispersing the affordable housing units and improve four sided architecture and enhancements to the affordable housing with landscaping." The motion failed 7-2-1. Nine affirmative votes were needed to support the motion; therefore there is no recommendation from the board.

As you move forward in the process you should strongly consider detaching the affordable units and integrate them more into the development so that the affordable units are not recognizable.

Sincerely,  
Carmel Valley Community Planning Board



Frisco White, AIA  
Chair



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 448-5000

## 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 Street Vacation

**Project Title**

Meadowood II

Project No. For City Use Only

432080

**Project Address:**

13855 Rancho Santa Fe Farms Road

**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):

ROBERT D. BARZEWSKI, TRUSTEE

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

P.O. BOX 8630

City/State/Zip:

SAN DIEGO, CAL. 92130

Phone No:

858-755-1562

Fax No:

Signature:

Robert D. Barzewski

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:

|                                    |  |
|------------------------------------|--|
| <b>Project Title:</b> MEADOWOOD II | <b>Project No. (For City Use Only)</b><br>432080 |
|------------------------------------|--|

**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. C2426391  
☐ 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):<br><b>HALL LAND COMPANY INC *</b><br><input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee <b>OPTION HOLDER</b><br>Street Address:<br><b>740 LOMAS SANTA FE DR STE 204</b><br>City/State/Zip:<br><b>SOLANA BEACH, CA 92075</b><br>Phone No: <b>(858) 481-3310</b> Fax No: <b>(858) 481-6325</b><br>Name of Corporate Officer/Partner (type or print):<br><b>SEAN SANTA CRUZ</b><br>Title (type or print): <b>VICE PRESIDENT</b><br>Signature : <u>LLC</u> Date: <u>3/10/16</u> | Corporate/Partnership Name (type or print):<br><br><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee<br>Street Address:<br><br>City/State/Zip:<br><br>Phone No:   Fax No:<br><br>Name of Corporate Officer/Partner (type or print):<br><br>Title (type or print):<br><br>Signature :   Date: |
| Corporate/Partnership Name (type or print):<br><br><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee<br>Street Address:<br><br>City/State/Zip:<br><br>Phone No:   Fax No:<br><br>Name of Corporate Officer/Partner (type or print):<br><br>Title (type or print):<br><br>Signature :   Date:  | Corporate/Partnership Name (type or print):<br><br><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee<br>Street Address:<br><br>City/State/Zip:<br><br>Phone No:   Fax No:<br><br>Name of Corporate Officer/Partner (type or print):<br><br>Title (type or print):<br><br>Signature :   Date: |
| Corporate/Partnership Name (type or print):<br><br><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee<br>Street Address:<br><br>City/State/Zip:<br><br>Phone No:   Fax No:<br><br>Name of Corporate Officer/Partner (type or print):<br><br>Title (type or print):<br><br>Signature :   Date:  | Corporate/Partnership Name (type or print):<br><br><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee<br>Street Address:<br><br>City/State/Zip:<br><br>Phone No:   Fax No:<br><br>Name of Corporate Officer/Partner (type or print):<br><br>Title (type or print):<br><br>Signature :   Date: |

\*SEE ATTACHMENT "A"

## **ATTACHMENT "A"**

### **Hall Land Company, Inc.**

#### **Officers:**

**Michael J. Hall, President**

**Christopher R. Hall, Vice President**

**Sean Santa Cruz, Vice President**