



THE CITY OF SAN DIEGO

Publication Date: August 29, 2013

Requesting Department: Development Services

Type of Notice: Public Hearing

DATE OF MEETING: MONDAY, SEPTEMBER 16, 2013*
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12TH FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA

PROJECT TYPE: General and Community Plan Amendment, Rezone,
Vesting Tentative Map with Public Right-of-Way and
Easement Vacations, Site Development Permit/ Planned
Development Permit with a Multiple Habitat Planning
Area Boundary Line Adjustment, Resolution in
Support of Annexation, Annexation Agreement, and
Environmental Impact Report; Process 5

PROJECT NO: 10046
PROJECT NAME: CASTLEROCK
APPLICANT: Pardee Homes

COMMUNITY
PLAN AREA: East Elliott
COUNCIL DISTRICT: 7

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

CITY PROJECT MANAGER/PHONE: Jeannette Temple at (619) 557-7908

jtemple@sandiego.gov

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

A request for a General Plan and East Elliot Community Plan Amendment, Rezone from

RS-1-8 to RX-1-1, RM-2-4 and OC-1-1 zones, Vesting Tentative Map with Easement and Public Right-of-Way Vacations, Site Development Permit/Planned Development Permit with an MHPA Boundary Line Adjustment, Resolution in Support of Annexation, an Annexation Agreement, and Environmental Impact Report for the construction of up to 283 single family detached dwelling units, 147 multi-family detached dwelling units, and as public park, and approximately 90-acres of open space on a vacant 203.64-acre site located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway.

The Castlerock project is a dual scenario project; the first scenario, the Annexation Scenario, proposes the subdivision of a 203.64-acre site into a 430-unit residential development with 283 detached single-family residences and 147 multi-family detached units clustered on larger lots (referred to as green court units), approximately 4.0 acres of public parks, pocket parks, a pedestrian trail, and approximately 90 acres of open space. Under the Annexation Scenario, the project site would be detached from the City of San Diego, subject to the approval of the San Diego Local Agency Formation Commission, except for the approximately 90-acre open space area, and annexed into the City of Santee's territory and the Padre Dam Municipal Water District (PDMWD) service district.

The second scenario, the No Annexation Scenario, proposes the subdivision of the 203.64-acre site into a 422-unit residential development with 282 detached single-family residences, 140 multi-family detached green court units, approximately 4.0 acres of public parks, pocket parks, a pedestrian trail, 94.73 acres of open space, and related on-site and off-site water and sewer infrastructure improvements.

Both Scenarios include deviation to development regulations from the RX-1-1 and RM-2-4 zones.

On July 11, 2013, the Planning Commission voted 4-2 to recommend approval of the Annexation Scenario.

*** Unless otherwise noticed or stated on the record at the hearing, if an ordinance is approved and introduced by the City Council, it will automatically be scheduled for a hearing by the City Council for final passage at 10:00 a.m. on the Tuesday two weeks after the subject hearing.**

The decision of the City Council is final.

COMMUNICATIONS

This item may begin at any time after the time specified. Any interested person may address the City Council to express support or opposition to this issue. **Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes;** moreover, collective testimony by those in support or opposition shall be limited to no more than fifteen (15) minutes total per side.

Those unable to attend the hearing may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-3862, Mail Station 2A; OR you can reach us by E-mail at: **Hearings1@sandiego.gov** or **FAX: (619) 533-4045**. All communications will be forwarded to the Mayor and Council.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing. All correspondence should be delivered to the City Clerk (at the above address) to be included in the record of the proceedings.

This material is available in alternative formats upon request. To order information in an alternative format, or to arrange for a sign language or oral interpreter for the meeting, please call the Clerk's office at least 5 working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT).

Notice Date: 08293
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ELIZABETH MALAND
SAN DIEGO CITY CLERK