

Item 334-4/11/17

(R-2017-439)

RESOLUTION NUMBER R- 311046

Subitem 'C'

DATE OF FINAL PASSAGE APR 11 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING PLANNED DEVELOPMENT PERMIT NO. 1817515 AND SITE DEVELOPMENT PERMIT NO. 1817510 FOR THE PACIFIC HIGHLANDS RANCH UNITS 8 AND 9 - PROJECT NO. 500058.

WHEREAS, PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit No. 1817515 and Site Development Permit No. 1817510, amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251 for the development of 515 single-family homes (451 previously approved and 64 proposed), six pocket parks, and a recreation center on approximately 254 acres with lots ranging from 5,000 square feet to 10,000 square feet known as the Pacific Highlands Ranch Units 8 and 9 project (Project); and

WHEREAS, the Project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road, and legally described in Planned Development Permit No. 1817515 and Site Development Permit No. 1817510 and Exhibit A thereto; and

WHEREAS, the Project site is located in the RS-1-11, RS-1-13, and OC zones, but as part of the Project approvals, a portion of the RS-1-11 zone is being rezoned to the RS-1-12, RS-1-13, and RS-1-14 zones, and a portion of the RS-1-13 zone is being rezoned to the RS-1-14 zone; and

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1817515 and Site Development Permit

No. 1817510, and pursuant to Resolution No. 4839-PC, voted to recommend approval of the Permit; 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 April 11, 2017, 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. 1817515 and Site Development Permit No. 1817510:

I. PLANNED DEVELOPMENT PERMIT SECTION 126.0604

A. Findings for Planned Development Permit

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

The site is designated Low Density Residential (2 – 5 dwelling units per acre) within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (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 Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian, and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic, and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

The PHRSP recommends that Low Density neighborhoods be designed to preserve natural topography and features. The PHRSP recommends pedestrian and open space linkages within and between neighborhoods 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. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the PHRSP by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces linkages will provide access to various off site trails systems for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and has also completed an Initial Study for this project, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR. The proposed project is considered to be within the scope of analysis of the PHRSP as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the single family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property

as described in SDP No. 1817510, and other regulations and guidelines pertaining to the subject property per the LDC. 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 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road. Access to the site would be taken from off the Pacific Highlands Ranch Parkway onto two public streets and one private drive. The project includes the construction of 13 affordable housing dwelling units to be constructed offsite at 14103 Old El Camino Real through Site Development Permit No. 1828039/Planned Development Permit No. 1783449, amendments to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 (Del Mar Highlands Estates).

The project includes a deviation from San Diego Municipal Code (SDMC) Section 131.0431(b), Table 131-04D for front yard setbacks on all lots. Lots zoned RS-1-11 are required have a minimum front yard setback of 20 feet and lots zoned RS-1-12, RS-1-13, and RS-1-14 are required to have minimum front setback of 15 feet. Within in the RS-1-11 zone the project proposed a reduced front setback of 10 feet for side loaded garages and 18 feet for front loaded garages. Within the RS-1-12, RS-1-13, RS-1 -14 zones the project proposes a reduced setback of 10 feet.

To be consistent with Units 6, 7, and 10, development at Units 8 and 9 proposes deviations regarding front setbacks. In the RS-1-11 Zone, setbacks are required to be 20 feet, but will be 10 feet for homes with side-loaded garages and 18 feet for homes with front-loaded garages. In the RS-1-12, RS-1-13, and RS-1-14 zones, setbacks are required to be 15 feet, but will be 10 feet. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. For lots adjacent to the canyons, adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements. The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The

proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-13, and RS-1-14 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. Therefore, 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 SAN DIEGO MUNICIPAL CODE SECTION 126.0504

A. Findings for all Site Development Permits – Section 126.0504(a)

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

The site is designated Low Density Residential (2 – 5 dwelling units per acre) within the Pacific Highlands Ranch Subarea Planning Area (Subarea III of the City's former North City Future Urbanizing Area). The Pacific Highlands Ranch Subarea Plan (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 Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses would be integrated in the town center and the community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

PHRSP recommends that Low Density neighborhoods be designed to preserve natural topography and features. The PHRSP recommends pedestrian and open space linkages within and between neighborhoods 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. Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services. Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

The proposed project is meeting the goals and objectives of the PHRSP by including a distinct network of bike paths and pedestrian paths linking surrounding developments. The road design will follow the MHPA and open space boundaries and pocket parks will provide both passive and recreational opportunities throughout the project. Trail heads and open spaces

linkages will provide access to various off site trails system's for walking, hiking, and mountain biking. Additionally, the project meets the density requirements by providing 2-5 dwelling units per acre and incorporates a variety of unit and lot sizes that would create more variation in housing types while preserving natural topographic features. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices and grading from the previously approved Vesting Tentative Map. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed Findings to Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and has completed an Initial Study for this project, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR and subsequent Findings. The proposed project is considered to be within the scope of analysis of the PHRSP as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the single family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1817510, and other regulations and guidelines pertaining to the subject property per the LDC. 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 254-acre project site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road. Access to the site would be taken from off the Pacific Highlands Ranch Parkway onto two public streets and one private drive. The project includes the construction of 13 affordable housing dwelling units to be constructed offsite at 14103 Old El Camino Real through Site Development Permit No. 1828039/Planned Development Permit No. 1783449 amendment to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 (Del Mar Highlands Estates).

The project includes a deviation from San Diego Municipal Code (SDMC) Section 131.0431(b), Table 131-04D for front yard setbacks on all lots. Lots zoned RS-1-11 are required have a minimum front yard setback of 20 feet and lots zoned RS-1-12, RS-1-13, and RS-1-14 are required to have minimum front setback of 15 feet. Within in the RS-1-11 zone the project proposed a reduced front setback of 10 feet for side loaded garages and 18 feet for front loaded garages. Within the RS-1-12, RS-1-13, RS-1 -14 zones the project proposes a reduced setback of 10 feet.

To be consistent with Units 6, 7, and 10, development at Units 8 and 9 proposes deviations regarding front setbacks. In the RS-1-11 Zone, setbacks are required to be 20 feet, but will be 10 feet for homes with side-loaded garages and 18 feet for homes with front-loaded garages. In the RS-1-12, RS-1-13, and RS-1-14 zones, setbacks are required to be 15 feet, but will be 10 feet. In accordance with the land use plan, this project has been designed to preserve natural topographic features, and provide pedestrian and open space linkages within and between neighborhoods within the designated low-density and peripheral residential zoning designations. These dwelling units have been designed with side-loaded garages, bringing the houses closer to the street, creating more intimacy throughout the community. Designing the development with the garages closer to the street serves as a traffic calming device, thus, causing traffic throughout the neighborhood to drive slower, thus reducing the chance for traffic accidents. For lots adjacent to the canyons, adhering to the brush management zone one and two requirements, it was necessary to move the dwelling units closer to the street, to create more room in the rear property lines for brush management, allowing a decrease in the required front yard setback requirements. The proposed deviation to front yard setbacks for the RS-1-11, RS-1-12, RS-1-13 and RS-1-14 zones would also allow a flexible design for variation in articulation of the buildings to create diversity and promote a more varied design.

The proposed residential development is consistent with the purpose and intent of the regulations of the underlying zones in that each of the individual lots will be provided access to and from a publicly accessible right-of-way through public and private driveway systems. The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating single-family development. The proposed project was reviewed for compliance with the RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. Therefore, 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.

B. Supplemental Findings – Environmentally Sensitive Lands Section 126.0504(b).

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

The developable site has been cleared and graded to established street alignments and create building pads as well as for other infrastructure improvements in accordance with previously approved Tentative Map No. 7248. The entire project has been designed to be consistent with the City's adopted Multiple Species Conservation Plan (MSCP) and to preserve the maximum area for the Multiple Habitat Planning Area (MHPA). All biological mitigation measures including open space dedication and habitat restoration required in the previously approved Master Environmental Impact Report No. No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185 have been implemented. The project will not increase the development footprint from the previously approved Vesting Tentative Map No. 7248; Planned Development Permit No. 7250 and Site Development Permit No. 7251.

Development footprints have been located on the least sensitive area of the site. Although the project's entire footprint is not expanding, road circulation has been changed within this area to accommodate an additional 64 single family dwelling units and increase circulation flow. Additionally, nearly all brush management for this project has been located outside of the MHPA, thus further minimizing impacts to sensitive resources. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized. Therefore the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. Although the project's entire footprint is not expanding, road circulation has been changed within this area to accommodate an additional 64 single family dwelling units and increase circulation flow. According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate to low risk for instability. In addition, the project site is not located on nor is it adjacent to an earthquake fault. The project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the grading permit stage. Brush Management for fire safety is required for the project as native vegetation exist along the north and south perimeter of the site and is inclusive of the MHPA. Virtually all brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards and each home will contain a fire sprinkle. The development area is located out of the floodway and on the flatter portions of the property and not subject to flooding. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Master Environmental Impact Report (MEIR) No. 96-7918 was prepared for the project and certified in 1998. The proposed project could have a significant environmental effect in the

area of Transportation/Circulation; Public Services/Facilities; Paleontological Resources; and Public Safety (Vectors), but those effects were previously examined in MEIR No. 96-7918/SCH No. 97111077 and Findings LDR No. 41-0185/SCH No. 97111077, and the project would not result in any additional significant effects on the environment beyond those identified in the MEIR. The proposed project is considered to be within the scope of analysis of the Specific Plan as examined by the MEIR and subsequent Findings pursuant to CEQA §15177, 15178, and 15179.

The development footprint has been sited on the flatter portion of the site, which was previously used for agricultural purposes and massed graded in accordance with Vesting Tentative Map No. 7248. Reduced brush management zones built with fire walls will be provided which further minimizes impacts to adjacent environmentally sensitive lands by reducing additional encroachment. The proposed detention basins have also been located in previously disturbed area thereby avoiding any further reducing impacts to environmentally sensitive lands. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

Master Environmental Impact Report (MEIR) No. 96-7918 was prepared for the project and certified in 1998 which included mitigation measures for land uses adjacent to the MSCP.

The proposed project includes project features and mitigation measures to implement the City's MSCP land use adjacency guidelines. These measures include prohibiting invasive and requiring lights to be shielded adjacent to the MHPA, incorporating a filtration system to prevent pollutants from entering the canyon and the MHPA, requiring pre-construction surveys for the California gnatcatcher for area adjacent to the MHPA, and siting all brush management within the development area and outside the MHPA where required by the Development Agreement. All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

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

The proposed development is located several miles inland from public beaches and local shoreline and therefore it is unlikely that on-site development will contribute to erosion of public beaches or adversely impact shoreline sand supply. Moreover, detention/desiltation basins are provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

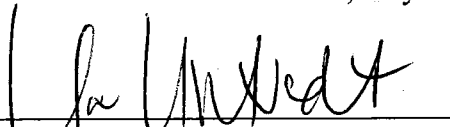
In addition to a Subarea-wide environmental impact analysis, the Master EIR for the Subarea Plan for Subarea III included a site specific impact analysis for this proposed development. An Initial Study has been conducted for the proposed development on this site and has concluded that all environmental impacts analyzed in the MEIR for this site have not been exceeded and that no new or additional environmental impacts will occur with this proposed development. Findings to support the Initial Study's determination have also been made and are part of this project's record. In addition, all mitigation measures identified in the MEIR that are associated with this proposed development have been adopted and will be incorporated in the Planned Development Permit. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated in to the conditions of the development permit.

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. 1817515 and Site Development Permit No. 1817510, is granted to PARDEE HOMES, A CALIFORNIA CORPORATION (PARDEE), Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution, contingent upon final passage of

O- 20821 rezoning portions of the site.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Inga B. Lintvedt
Deputy City Attorney

IBL:mcm
March 23, 2017
Or.Dept: DSD
Doc. No.: 1464275

Attachment(s): Exhibit A – Planned Development Permit and Site Development Permit

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 11 2017.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Passed by the Council of The City of San Diego on APR 11 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 11 2017.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By Sty Brady, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 311046

EXHIBIT A

PDP AND SDP, PTS NO. 500058

RECORDING REQUESTED

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

WHEN RECORDED MAIL

TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006830 SPACE ABOVE THIS LINE FOR RECORDER'S
USE

PLANNED DEVELOPMENT PERMIT NO. 1817515

SITE DEVELOPMENT PERMIT NO. 1817510

PACIFIC HIGHLAND RANCH UNITS 8 & 9 - PROJECT NO. 500058

[AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 7251 AND PLANNED
DEVELOPMENT PERMIT 7250]

CITY COUNCIL

This Planned Development Permit No. 1817515 and Site Development Permit No. 1817510, amendment to Planned Development Permit No. 7250 and Site Development Permit No. 7251, is granted by the City Council of the City of San Diego to PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 123.0105, 126.0502, and 126.0602. The 254-acre site is located at the northwest corner of Pacific Highlands Ranch Parkway and Carmel Valley Road in the RS-1-11, RS-1-13, and OC-1-1 zone(s) of the Pacific Highlands Ranch Subarea Plan area.

The project site is legally described as:

The south half of the northwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino Meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof; and the southwest quarter of the northeast quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof, excepting therefrom the easterly 24 acres; and all that portion of Parcel 1 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 3, 1981 lying westerly of the boundary of Pacific Highlands Ranch unit 18 per Map 16118; and all that land within the boundary of Pacific Highlands Ranch Unit 8, Map No. 16134 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 on September 13, 2016; and the northwest quarter and the northeast quarter of the southwest quarter of Section 9, Township 14 south, Range 3 west, San Bernardino meridian, in the City of San Diego, county of San Diego, State of California, according to the official plat thereof excepting therefrom that portion lying within the boundary of said Pacific Highlands Ranch unit 8; and the northwest quarter of the southeast quarter of Section 9, Township 14 south,

Range 3 west, San Bernardino meridian, in the city of San Diego, county of San Diego, State of California, according to the official plat thereof, excepting therefrom that portion of said land lying westerly of the boundary of Pacific Highlands Ranch Map Unit 17 per Map 16118, also excepting therefrom that portion lying northerly of the boundary of said Pacific Highlands Ranch Map Unit 8; and the southwest quarter of southwest quarter of Section 9 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof excepting therefrom all that portion of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311; and the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 8 Township 14 south, Range 3 west, San Bernardino meridian according to the official plat thereof, excepting therefrom those portions of the land lying southerly of the north boundary of Pacific Highlands Ranch Map Unit 1 per Map 14311.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the development of 515 single-family homes described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 11, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of 515 single-family residential units on lots of 5,000, 5,500, 6,000, 8,000, and 10,000 square feet;
- b. Deviations to the SDMC as follows:
 - 1) Front Setback: A deviation to SDMC section 131.0431(b) to allow a 10-foot front yard setback for single-family dwelling units within the RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zones on lots designed with side-loaded garages;
 - 2) Front Setback: A deviation to SDMC section 131.0431(b) to allow an 18-foot front yard setback for single-family dwelling units within the RS-1-11 zone on lots designed with front-loaded garages;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A Homeowner's Association Recreation Facility;
- f. Heat-deflecting walls (fire walls);
- g. Hiking trails;
- h. Trail head overlooks;
- i. Six Pocket parks; and

- j. 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 April 11, 2020.
2. This Site Development Permit No. 1817510/Planned Development Permit No. 1817515 amends Planned Development Permit No. 7250 and Site Development Permit No. 7251 to allow the development of the site as described herein and does not reduce, eliminate, nullify or void the approvals/conditions granted/required by Planned Development Permit No. 7250 and Site Development Permit No. 7251. The prior permits cited herein shall remain in full force and effect except as modified by this Site Development Permit No. 1817510/Planned Development Permit No. 1817515 to allow the development described herein.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. 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.

15. The mitigation measures specified in the MMRP and outlined in the Findings No. 500058/SCH No. 97111077 shall be noted on the construction plans and specifications under the hearing ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specific in the Findings No. 500058/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 area: Transportation/Circulation, Paleontological Resources, Public Facilities/Services, Water and Sewer Service, Solid Waste, Public Safety.

AFFORDABLE HOUSING REQUIREMENTS:

17. With the increase of 64 additional market rate residential units for Units 8 and 9, the project is required to provide 13 affordable housing units (representing 20 percent of the 64 units) ("Affordable Housing Project"). These units are being provided off-site through Project No. 500066, Del Mar Highlands Estates, Affordable Housing Site, as implemented through Planned Development Permit No. 1783449 and Site Development Permit No. 1828039. The timing of the construction and occupancy of the Affordable Housing Project, shall comply with the following:

- a) Issuance of building permits for the Affordable Housing Project shall occur on or before the earlier of: (i) the issuance of building permits for construction of the 484th market rate dwelling unit on Pacific Highlands Ranch Units 8 and 9; or (ii) twenty-four (24) months after the issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.
- b) Completion of construction of the Affordable Housing Project shall occur upon the earlier of: (i) eighteen (18) months after the issuance of building permits for the Affordable Housing Project; or (ii) the date which is thirty-two (32) months after issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.
- c) Occupancy of the Affordable Housing Project shall occur not later than one hundred eighty (180) days after the completion of construction of the Affordable Housing Project.
- d) For a good cause shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion.
- e) In the event the Affordable Housing Project is not constructed, this Pacific Highlands Ranch Project No. 500058 will be required to provide the required 13 affordable housing units either on site, or at an alternative location as allowed in the Subarea Plan, to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee.

ENGINEERING REQUIREMENTS:

18. This Site Development Permit and Planned Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1817512.

19. 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

21. 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.
22. Prior to the issuance of any building permits in Unit 9a, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25-foot wide driveway, adjacent to the site on Pacific Highlands Ranch Parkway, satisfactory to the City Engineer.
23. All driveways and curb openings, as shown on Exhibit "A", shall comply with current City Standard Drawings, satisfactory to the City Engineer.
24. 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.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
28. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

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

conformance to this permit (including Environmental conditions) and Exhibit 'A', on file in the Office of the Development Services Department.

30. Prior to the 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 and hardscape. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.

31. Prior to the issuance of any construction permits for structures (including shell), 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 Office of Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

32. 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.

33. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

35. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of Development Services Department.

36. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 142.0412(j) of the Land Development Code as follows:

LOT NO.	ZONE ONE	ZONE TWO	ALTERNATIVE COMPLIANCE	
			6FT 1-HOUR FIRE-RATED WALL	DUAL-GLAZED, DUAL-TEMPERED PANES
1-9	65ft	20ft		
298-307	35ft	65ft		
308	35ft	65ft		X
309-316	35ft	65ft		
317	60ft		X	
318-319	60ft		X	X
320-328	60ft		X	
329-330	60ft		X	X
330-342	60ft		X	
358-359	80ft			
474-492	60ft		X	
504-505	50-80ft			X
506	65-80ft			
507-515	80ft			
446	50-80ft			X
396-400	60ft		X	
402-404	60ft		X	
407-408	60ft		X	
409	60ft		X	X
411-420	60ft		X	
455	60ft		X	
456	60ft		X	X
457-471	60ft		X	
472-473	60ft		X	X

Heat-deflecting walls shall be 6ft high, 1-hr fire-rated, located along the outer edge of Zone One. Upgraded openings shall be dual-glazed, dual-tempered panes, brush side of the structure plus a 10-ft perpendicular return along adjacent wall faces.

37. Prior to the issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permits shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A'.

38. Prior to issuance of Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

39. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebo, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshall's approval.

40. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

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

PLANNING/DESIGN REQUIREMENTS:

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

43. 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.

44. 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.

45. Prior to the issuance of the 44th Residential Building Permit within Unit 9A, the Owner/Permittee shall construct a trail between Basins 10 and 11 to the satisfaction of the Park and Recreation Department.

TRANSPORTATION REQUIREMENTS:

46. Prior to the issuance of any building permit, the project shall demonstrate conformance with the Pacific Highlands Ranch Transportation Phasing Plan and MEIR satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

47. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), 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.

48. 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.

49. Prior to the issuance of any building permit, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

51. 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.

52. 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.

53. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

54. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 8-inch private sewer mains located in the public right-of-way.

55. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

PARK AND RECREATION REQUIREMENTS:

56. Prior to the issuance of the first Grading Permit, the Owner/ Permittee shall submit Grading Plans to the Park and Recreation Department for review and approval. Open space lands to be conveyed to the City shall exclude any private encroachments including stormwater detention basins, 50' wide buffer areas around drainage outfalls, concrete vehicular access roads or other storm water control facilities.

57. The Owner/ Permittee shall ensure that there are no brush management responsibilities on lots to be deeded to the City of San Diego.

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 April 11, 2017.

Permit Type/PTS Approval No.: Planned Development Permit No. 1817515/
Site Development Permit No. 1817510
Date of Approval: April 11, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
Development Project Manager

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

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

Pardee Homes
Owner/Permittee

By _____
Jimmy Ayala
Division President

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