

002773

CITY OF SAN DIEGO  
OFFICE OF THE CITY CLERK

336  
914

RECOMMENDATIONS

COMMUNITY PLANNING GROUP /STAFF'S /PLANNING COMMISSION

Project Manager **must** complete the following information for the Council docket:

CASE NO. Carmel Highlands Village – Project No. 72522

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STAFF'S

1. Council Resolution approving Easement Abandonment No. 423680, Vesting Tentative Map (VTM) No. 221330 (Amending VTM No. 96-0707) and Site Development Permit No. 423678.
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PLANNING COMMISSION (List names of Commissioners voting yea or nay)

YEAS: Garcia, Otsuji, Griswold, Ontai, Naslund

NAYS: N/A

ABSTAINING: Commissioner Shultz was not present

TO: Recommend Approval to the City Council

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COMMUNITY PLANNING GROUP (choose one)

LIST NAME OF GROUP: The Carmel Valley Community Planning Board

X Community Planning Group has recommended approval of this project.

In favor: 12

Opposed: 0

By Derrick Johnson  
Project Manager

002775

**CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
M E M O R A N D U M**

DATE: May 31, 2007

TO: Planning Commission

FROM: Derrick Johnson, Development Project Manager

SUBJECT: Carmel Highlands Village, Project Number 72522,  
Continued from May 10, 2007.

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The subject project was originally heard by the Planning Commission on May 10, 2007. Public testimony was heard on this item. The item was continued by the Planning Commission until June 7, 2007, to allow the applicants an opportunity to revise the project and to work with staff on the issues raised by the Commission. The Commissioners directed the applicants to work with staff to evaluate the following issues, Affordability, Sustainability, Land Use Planning & Design and Landscaping.

On May 22, 2007 the applicants met with staff to discuss their proposed changes to the project's site plan in order to address the land use planning and design issues raised by the Commissioners. Staff received the proposed changes and did an internal analysis on May 29, 2007. Staff and the applicants met again on May 30, 2007, to allow staff an opportunity to provide feedback on the proposed changes. Based on the revised project staff shared the following comments with the applicants for incorporation into their project;

**Pedestrian Circulation**

- Align corridors between buildings on axis's shaded on the site plan to provide more direct connections to the commercial center and the residential green space.
- Widen these corridors where possible. It may be necessary to add a 3-plex building to minimize loss of dwelling units when re-arranging buildings.
- Straighten walkways within these corridors and provide a minimum 4-6 foot wide landscaped buffer between buildings.
- Continue walkways across private streets with textured crosswalks.
- Add a non-contiguous sidewalk w/parkway (10-12' wide) on both sides of Streets 'B'.
- Add a similar non-contiguous sidewalk w/parkway along the east side of Street 'B' north of Street 'F'. Enlarge planters between dwelling units on the west side of Street 'B' to add a symmetrical row of street trees.

- Widen and straighten walkways fronting commercial buildings in parking area, connect to public sidewalks and add a visual separator from parking stalls (such as trees).
- Eliminate or reduce the diagonal walkway through the parking lot to better configure the parking area and increase walkways fronting buildings.
- Eliminate the redundant walkway parallel to the sidewalk on Carmel Mountain Road.
- Add trees, trellises and planters where necessary to define walkways.

#### **Gathering Spaces**

- Enlarge residential green space by reducing or re-locating the fenced-in pool area.
- Reconfigure courtyard between buildings within Lot 2 to be more symmetrical and better define the space.
- Enhance the extension of the commercial plaza across Street 'F' with a symmetrical design at the intersection, replace diagonal parking and straighten and extend sidewalks.
- Enlarge and extend the plaza at the 'coffee' building to meet the street at two locations and to align better with the internal walkways.

#### **Architecture**

- Re-evaluate commercial building facades to ensure sufficient transparency at street fronts and at the plaza area (shaded areas on the site plan).
- Orient building entries and architectural features to the plaza.

Staff and the applicants are planning to meet one more time before the Planning Commission hearing on June 7, 2007. The meeting will allow the applicants to provide staff an overview of the changes before the hearing.

During the hearing the applicants will present their revised project and identify all changes made to the project. The applicant's presentation will describe all staff suggestions that were included in the re-design of the project and which design elements that were not incorporated into the project.

A re-print of the report for the subject project is provided.

002777



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** May 3, 2007 **REPORT NO.** PC-07-072

**ATTENTION:** Planning Commission, Agenda of May 10, 2007

**SUBJECT:** CARMEL HIGHLANDS VILLAGE - PROJECT NO. 72522  
PROCESS 5

**REFERENCE:** The project site is covered by a Development Agreement between the City of San Diego and the Pardee Construction Company (Pardee Homes). The Pacific Highland Ranch, Subarea II, North City Future Urbanizing Area Development Agreement was negotiated and entered into by the City Council on September 8, 1998.

**OWNER/APPLICANT:** Pardee Homes

### SUMMARY

**Issue(s):** Should the Planning Commission recommend approval to the City Council of a new 172-unit condominium complex, with one single family lot, and a commercial center, at 5384 Carmel Mountain Road, at the intersection of Carmel Mountain Road and Carmel County Road, within the Carmel Valley Community Plan Area?

### Staff Recommendation:

1. Recommend to the City Council Certification of the Addendum to Environmental Impact Report (EIR) No. 96-0737 and Adoption of the Mitigation, Monitoring, and Reporting Program; and
2. Recommend to the City Council Approval of Site Development Permit No. 423678, Vesting Tentative Map No. 221330 (amending VTM No. 96-0707), and Easement Abandonment No. 423680.

**Community Planning Group Recommendation:** The Carmel Valley Community Planning Board considered the project on July 11, 2006, and voted 12-0-0 to recommend approval of the proposed project as detailed within this report (Attachment 10).

**Environmental Review:** An Addendum to EIR No. 96-0737 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** No code enforcement issues are associated with this project.

**Housing Impact Statement:** This proposed project will provide for the development of 172 attached condominium units, a recreational building, a lot for a single-family home and 28,040 square feet of retail commercial space on an approximately 21-acre site. A 12-acre portion of the site is designated by the Carmel Valley Neighborhood 10 Precise Plan for Low-Density Residential development with a density range of 5 to 15 dwelling units per acre. The remainder of the site is designated as Neighborhood Commercial, Very-Low Density Residential and Open Space. The Precise Plan allocates residential density between 98 and 189 dwelling units for the Low-Density Residential portion of the site. The project represents a net gain of 172 attached housing units and 1 single-family unit. No units affordable by low or moderate income households are proposed by this project. The project was also determined to be exempt from the City's Inclusionary Affordable Housing Regulations.

## **BACKGROUND**

### **Existing Conditions**

The site is located at 5384 Carmel Mountain Road at the intersection of Carmel Mountain Road and Carmel County Road. The project site is in the CVPD-OS/SF2/MF1/NC Zones of the Carmel Valley Planned District, within the Carmel Valley Community Plan (Attachment 1). The proposed project site is surrounded by low density residential development to the south and east, commercial to the north and open space to the west (Attachment 3).

The site is currently vacant and was previously graded during the mass grading of Carmel Valley Neighborhood 10 (CV-N-10). The project site is relatively flat and does not contain steep slopes. A portion of the project is within the Multi-Habitat Planning Area (MHPA) and the project will be conditioned to adhere to the MHPA guidelines.

### **Previous Approvals**

The project site is covered by a Development Agreement (DA) between the City of San Diego

and the Pardee Construction Company (Pardee Homes). The Pacific Highland Ranch, Subarea II, North City Future Urbanizing Area Development Agreement was negotiated and entered into by the City Council on September 8, 1998, the effective date was November 3, 1998 .

### **Inclusionary Housing**

In accordance with Chapter 14, Article 2, Division 13, the (Inclusionary Housing Ordinance), the project is not required to provide any affordable housing. The ordinance states that all projects with an approved Vesting Tentative Map (VTM) or an approved Development Agreement (DA) prior to July 3, 2003, are exempt for the City's Inclusionary Housing Ordinance. The VTM and the DA were negotiated and executed in 1998 well before the ordinance was created, which exempts this project from the Inclusionary Housing Ordinance.

### **DISCUSSION**

#### **Project Description:**

The project proposes the subdivision of a vacant 21-acre site, the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The project consists of: 32, two-story buildings with attached garages; one approximately 6,600-square foot recreational building; one single-family lot; 28,040-square feet of commercial space within five buildings; and associated Open Space.

The project requires the subdivision of the 21-acre site into seven individual lots. The lot sizes would be as follows: 4.14 acres for Lot 1; 12.34 acres for Lot 2; 0.44 acres for Lot 3; 0.86 acres for Lot A; 0.44 acres for Lot C; 3.06 acres for Lot B; and 0.18 acres for Lot D. The project would include the transfer of 3.06 acres, Lot B, from the applicant to the City of San Diego for open space purposes. The Project would also include the transfer of 0.18 acres, Lot D, in fee simple from the City to the applicant for brush management purposes.

Lot 1 would be used for 28,040 square feet of commercial space (23,540 square feet of retail and 4,500 square feet of restaurant space); Lot 2 would contain 172 residential units; Lot 3 is a single family lot and is designated for one single-family residential unit; Lots A, C and D would become a part of the Homeowners Association property; Lot B would be deeded to the city as an open space lot containing 3.06 acres. Lots A and D would have open space easements.

The project would include the transfer of a 0.18-acre portion (labeled on the Carmel Highlands Village/Square Site Plan as "Lot D" and further described in attached Exhibit A) of Lot 70 from the City of San Diego to the applicants. Lot 70 was originally a part of the Carmel Crest Estates Development project and was deeded to the City as open space at recordation of the final map. However, per the approved Carmel Valley Precise Plan, Lot D was to remain in private ownership with a building restricted easement for brush management purposes. On the recordation of the Carmel Crest Estates Final Map 13877, the City assumed ownership of all of Lot 70 as an open space lot without setting aside Lot D for brush management. Therefore, the

transfer of Lot D to the applicant as a part of this project is necessary to conform to the Carmel Valley Precise Plan and would relieve the City of any brush management responsibilities. The building restricted easement placed over the entire Lot 70 will insure its continued preservation as open space, but allow the necessary brush management to take place on Lot D.

### **Design Features**

The project proposes various types of architectural themes; building envelopes and setbacks; materials; fencing and wall heights; architectural accents; lighting; colors and materials; and landscaping. Proposed onsite recreational facilities include a pool, spa, tot lots, picnic areas, and a recreation building featuring a racquetball court, exercise room, meeting space and two guest units.

Architectural styles to be implemented are Craftsman, Mediterranean, and Tuscan. The Craftsman will feature flat tile roofs, stucco-finished chimneys with metal shrouds, stucco sand finish, simulated wood out lookers, cementitious wood siding at gables, pot shelves, and ledger stone veneer. The Mediterranean will feature concrete 'S' tiles, stucco-finished chimneys with metal shrouds, stucco sand finish, cementitious wood siding at gable ends, simulated wood shutters, pot shelves, stone veneer and recessed windows. The Tuscan will feature concrete 'S' tiles, stucco-finished chimneys with metal shrouds, stucco finishes, cementitious wood beaded siding at gable ends, simulated wood shutters, pot shelves, stone veneer and recessed windows. Garage doors and parking would be appropriately screened. Windows would be compatible with the design of the structures. Window types and styles would be consistent on all elevations.

### **Grading/Steep Slopes**

Grading on-site would occur over 80.9% of the site with a balanced cut and fill of 25,000 cubic yards, to a maximum depth of five feet on a previously-graded pad. No cut slopes would remain after filling, and the maximum height of fill slopes would be four feet with a 2:1 ratio. No retaining or crib walls are proposed on-site.

### **Land Use Plan Analysis:**

The proposed project conforms to the land use of the Carmel Valley Neighborhood 10 Precise Plan. The project also proposes stylized architecture and landscape design to meet the Precise Plan's design objectives to create a unified neighborhood aesthetic. Therefore, the project may be supported as adequate implementation of the Precise Plan's specific recommendations for this neighborhood.

The project, however, falls short of achieving a neighborhood center, or focal point, for this neighborhood as recommended by the earlier 1975 Community Plan. The design also does not sufficiently implement various 'new urbanist' concepts identified in the Urban Design and Strategic Framework Elements of the Progress Guide and General Plan. These concepts reflect current trends in city planning that were incorporated into the previous update to the General

Plan's Urban Design Element in the early 1990's, were later re-emphasized by the Strategic Framework Element, and are further developed in the current update to the General Plan (October 2006 draft). Because the applicant is unable to make significant changes to the site plan without loss of dwelling units, parking, common landscaping, or replacement of the residential 'product', a staff alternative with specific design changes has not been evaluated. Therefore, a staff recommendation with an alternative design or specific design modifications has not been provided.

### *Planning Context*

Carmel Valley Neighborhood 10 comprises 800 acres of mesa top and canyons overlooking Los Penasquitos Canyon Preserve. Neighborhood 10 is one of the 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development unit within the planning area. A precise plan was adopted for Neighborhood 10 in 1994 and subsequently amended several times to reconfigure open space, add dwelling units, and delete a sewer connection through Los Penasquitos Canyon. Approximately one-half of the planning area is designated as Open Space by the Precise Plan.

The majority of the developable area is designated for Very-Low Density Residential Development with a density range of 1-5 dwelling units per acre (du/ac). Development is allocated to each of 29 development areas in order to establish a maximum yield of 1551 dwelling units for this neighborhood, and to achieve an equitable distribution of development rights for the many property owners. The Precise Plan also allows the transfer of density between development units with the goal of achieving the maximum amount of units. There is also a 4-acre Neighborhood Commercial site and a 15-acre site developed with a school and a joint use park.

A Development Agreement (D.A.) between the City and Pardee Homes for the nearby Pacific Highlands Ranch community contains a provision that allows an increase in development for Neighborhood 10 in exchange for additional open space in Pacific Highlands Ranch (1998 Pacific Highlands Ranch Subarea Plan). The D.A. allows Pardee Homes to propose, and the City to consider, either a 9-acre increase in net developable area (and loss of open space), or an additional 72-74 dwelling units within Carmel Valley Neighborhood 10. Due to community opposition, Pardee Homes is proposing to add dwelling units within the existing developable area, rather than pursue an earlier proposal described below that would have resulted in a loss of open space.

In 2001, Pardee Homes applied to develop the 21-acre subject site with approximately 100 single-family homes. This proposal required an amendment to the Precise Plan to redesignate the 4-acre commercial site to residential use. The plan amendment was processed separately from the application to develop the 12-acre residentially designated portion of the property. The Planning Commission denied the application to subdivide the residentially designated portion of the site because the two applications were not being processed concurrently.

The plan amendment application also included the redesignation of open space to increase residential developable area and was not supported by the Carmel Valley Community Planning Board. The Planning Commission noted that the 12-acre residential site could accommodate all or some of the dwelling units allowed by the Development Agreement without any loss of open space. Pardee Homes has subsequently reconfigured their two development applications to provide, at build-out, a total of 63 additional dwelling units out of the 72-74 dwelling units that may be permitted per the Development Agreement.

#### *Land Use*

The 21-acre site encompasses residential, open space and the commercial Precise Plan land use designations. A 12.3-acre portion of the site is designated for residential development within the low density range of 5 to 14 du/ac. This designation permits either detached units on small lots, or townhomes and other attached units. This is the only site in Neighborhood 10 where attached units may be permitted. The Precise Plan further allocates development for the site of up to 98 dwelling units, with a maximum of 189 dwelling units allowed by utilizing the density transfer mechanism. The proposed development of 172 dwelling units is within the maximum allowed by the Precise Plan for this site.

The project also proposes development of the 4-acre commercially designated site with 23,000 square feet of retail space in 5 separate buildings. The Precise Plan intends that the neighborhood commercial center provide for the convenience needs of residents and could include a small supermarket or convenience food store, a drugstore, a small restaurant, cleaners, and other miscellaneous services. The proposed retail center will allow for these uses.

A small portion of the site is within the adjacent neighborhood of single-family homes and is designated for Very Low Density Residential development. The project proposes 1 single-family residential lot within this area. Approximately 4-acres of designated open space will also be conserved within the adjacent canyon. The proposed project therefore implements the land uses and residential densities allowed by the Precise Plan.

#### *Neighborhood Design*

The Carmel Valley Community Plan recommends each neighborhood contain a 'neighborhood center' that "create(s) a neighborhood focus which integrates a convenience commercial facility, an elementary school and a neighborhood park" and that the "neighborhood center will be pedestrian-oriented and planned as a total entity." The 1975 Community Plan land use map designates neighborhood centers that include commercial, school and park sites for 5 Carmel Valley neighborhoods and separate school and park or commercial sites for others. The design of the neighborhood centers would be further detailed by the Precise Plans and by individual projects utilizing the design concepts of the Community Plan (Attachment 14) This planning framework was later not fulfilled through Precise Plan adoption or was changed by project-specific plan amendments. Where neighborhood commercial centers were centrally located by

the Community Plan, they were either separated from school and park sites and relocated to peripheral arterial streets, or deleted from the Plan and replaced with single-family residential development. As a result, the concept of active, mixed-use neighborhood focal points has not been properly implemented for other developed neighborhoods in Carmel Valley.

The Neighborhood 10 Precise Plan designates separate sites for the commercial center and the school and park. The Precise Plan does not address the integration of use and how a neighborhood center identified in the Community Plan would be established for this neighborhood. Rather, the Precise Plan's design guidelines detail grading and landscape concepts to create neighborhood design unity. The joint use school and park facilities in this neighborhood were also not designed to create a neighborhood center using these public spaces. The project site represents the only remaining opportunity to fully implement the neighborhood focal point concept identified in the 1975 Community Plan for Neighborhood 10, and ultimately for any Carmel Valley neighborhood prior to community build-out.

The design policies in the adopted General Plan encourage the type of development that could sufficiently integrate the residential and commercial components to create a neighborhood center. These policies would include, and staff recommended the applicant consider:

- Providing streets with parkways and sidewalks per the City Street Design Manual, rather than private driveways and a system of separate pedestrian paths;
- Using a grid or modified grid street layout that 'opens up' the development;
- Orienting building entries to internal streets. Streets should not be dominated by garages and loading areas;
- Sharing open space between the commercial and residential components and using open space as a focal point for the two uses;
- Considering a mix of unit types, including opportunities for vertical mixed-use.

While the project uses a highly visible architecture and landscape theme to create a design focus, an alternative site design that incorporates the measures identified above would better meet the design goals of the Community Plan and the General Plan. A site plan that provides a more coherent pedestrian and auto circulation pattern as well as a more seamless transition between the residential, commercial and neighborhood open space components would meet the objective of creating a 'neighborhood center' recommended by the Community Plan (Attachment 14). While the proposed project provides a uniform design theme consistent with the Precise Plan, the neighborhood design concepts of the Community Plan have not been achieved. Therefore, City Planning and Community Investment staff is unable to recommend in favor or denial of the project.

#### **Environmental Analysis:**

The environmental review process for the proposed project included an evaluation of several areas of interest: Biological Resources; Land Use-MHPA Land Use Adjacency Guidelines;

Landform Alteration/Visual Quality and Paleontological Resources. These areas of interest were evaluated by City staff and have been documented in Addendum to EIR No. 96-0737.

The project would be required to mitigate biological impacts. The entire site was previously graded and only minimal impacts to environmentally sensitive lands will occur. Although the site was previously graded, finish grading would be necessary to complete the edge of the existing graded pad to accommodate project features. Direct impacts to 0.07 acres of Tier IV non-native grassland habitat and 0.31 acres of Tier II coastal sage scrub habitat would occur in Lot A. Mitigation for the 0.38-acre impact would include native re-vegetation of the graded slope area on Lot A. The entire Lot A would also remain in the MHPA in a HOA-owned conservation easement. In addition, all remaining MHPA open space on-site outside of Brush Management Zone Two would be dedicated as open space. The remaining MHPA area on-site, Lot B, lies west of Lot A and consists of 2.87 acres of native coastal sage scrub which is well in excess of the required 0.38 acres needed for mitigation.

The project has been conditioned to include contour grading, building heights no greater than 35 feet, and use of neutral colors and screening landscape to adhere to the landform and visual quality of the neighborhood.

All lighting adjacent to the MHPA would be shielded and use unidirectional, low pressure sodium illumination and would be directed away from preserve areas using appropriate placement and shields.

The project site is underlain by the Scripps formations which have a potential for paleontology resources. Due to the high resource sensitivity of the formations a qualified Paleontologist or Paleontological Monitor must be present during all excavations.

Pollutants of concern generated by this development would be sediments, nutrients, trash, debris, oil, grass, bacteria and pesticides. The proposed permanent Best Management Practices would be grass lined swales, landscaping and desiltation catch basins. The individual homeowners would be responsible for the maintenance of the Best Management Practices. A Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan is required to ensure that runoff from the development will not contribute to erosion. Grass-lined swales, detention basins, and rip-rap energy dissipaters would be constructed to reduce sediment and pollution.

The proposed design would retain the visual characteristics of the topography and structural scale of the neighborhood. The draft permit and vesting tentative map resolution include conditions which address City requirements for the proposed project. City staff has determined the proposed project is consistent with the purpose and intent of these regulations.

#### **Project-Related Issues:**

The proposed project requires an amendment to VTM 96-0737 to allow for an increase in the number of dwelling units from 98 to 172 (or an increase of 74 units). The increase is allowed via the 1998 Development Agreement between the City of San Diego and Pardee Construction

Company regarding the Pacific Highlands Ranch, Subarea III area. One aspect of the Development Agreement was that in exchange for approximately nine acres of developable land added to the MHPA within Subarea III, the City would allow the applicant to transfer the development rights on those nine acres to CV-N-10 or some other Pardee-owned property (subject to environmental review and concurrence by the wildlife agencies). The Development Agreement also approved a revision to the CV-N-10 Precise Plan allowing for construction of 200 multi-family dwelling units where 98 multi-family dwelling units were previously authorized. With this proposed project, the increase in 74 units would reflect an increase to 172 multi-family dwelling units rather than the 200 multi-family dwelling units authorized by the Development Agreement, and the increase in 74 units would be accomplished by a density increase rather than an increase in acreage.

The proposed project also requires the abandonment of several public easements: (1) Access Easement granted to the City of San Diego per Doc No. 1997-0115742, recorded March 14, 1997; (2) Survey No. 65 and the Unnamed Roads granted to the County of San Diego on August 22, 1986 in Book 257, Page 30 and recorded August 24, 1986 in Book 257, Page 185; (3) Easement for Water Mains granted to the City of San Diego per File No. 197370 recorded September 10, 1971. Staff has reviewed the current easements and determined the following findings can be made: (a) there is no present or prospective public use for the easements, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated; (b) the public will benefit from the action through improved utilization of the land made available by the abandonment; (c) the abandonment is consistent with the Carmel Valley Planned District Ordinance and the Carmel Valley Community Plan; and (d) the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the abandonment or the purpose for which the easement was acquired no longer exists.

#### Community Planning Group Recommendation

The Carmel Valley Community Planning Board considered the project on July 11, 2006, and voted 12-0-0 to recommend approval of the project with the following recommendations (Attachment 11). The applicant's responses are in italics beneath each recommendation.

#### Issue 1: Adequate buffering of existing single family homes from Neighborhood Commercial and multi-family development.

Existing single-family homes on Cloverhurst Way, Brettonwood Court and across Carmel Country and Carmel Mountain Road from Carmel Highlands Village need to be adequately buffered from the effects of headlights and potential collision dangers posed by the cars using the head-in parking spaces and streets that border the multi-family development. The newly proposed 3 ft high wall topped with 3 feet of wrought iron fencing should provide adequate protection on the southern boundary with the Cloverhurst Way and Brettonwood Court homes but the newly proposed hedge on the boundary with Carmel Country and Carmel Mountain Road may not be dense enough to adequately block headlights or physical car intrusions into the adjacent areas. We would appreciate the consideration of additional aesthetic barriers if

practical. Some concern has been expressed over the proximity of multi-family Building #1 and multi-family Building #24 to the adjacent properties and views from Cloverhurst Way and Foxhound Way respectively. The setback of Building #24 from the Foxhound cul-de-sac is said to be 35 feet which should be adequate but it would be nice to have a line of sight drawing to see what kind of impact the building will have on the view from the Foxhound cul-de-sac. Similarly, the proposed setback of the corner of Building #1 is only 20 feet from the Cloverhurst Way hillside and, as it sits high above Cloverhurst Way, it has the potential to tower over Lot 3 and the street below. A line of sight drawing for this building from Cloverhurst Way may provide a better sense of impact and acceptability here as well. *The applicants have incorporated into the project a three-foot solid wall with three feet of wrought iron rail along the entire northern property line, to adequately block headlights and physical car intrusions. The applicants have also agreed to add a second row of low-height hedges along the east and south property lines at the commercial portion of the property to address the same concerns. However, for aesthetic reasons the applicants prefer not to add a solid low wall in these locations.*

#### Issue 2: Pedestrian Accessibility

We are pleased that this new submittal eliminates the previously proposed drive through element and provides for more pedestrian accessibility through the newly added patio, sidewalks, textured crosswalks, and the addition of a pedestrian entryway at the corner of Carmel Country and Carmel Mountain Roads and the staircase connection to Cloverhurst Way. Any other amenities that would provide for less crossing of the parking lot, easier pedestrian access and buffers for pedestrians from cars are welcome. *No response required.*

#### Issue 3: Density

While the community doesn't necessarily favor additional density, it was suggested that additional multifamily units could be achieved, if necessary, by creating a real second floor above the commercial buildings where there is now only the perception of a second story for aesthetic purposes. *The applicants have determined this recommendation is not feasible, due to site constraints.*

#### Issue 4: Pedestrian Walkway

Clarify that the control, maintenance and ownership of the pedestrian staircase to Cloverhurst Way will be the responsibility of the existing N10 Homeowners Association. Since the Cloverhurst Way hillside is Home Owners Association (HOA) owned and maintained and since the staircase is primarily for the benefit of Cloverhurst Way area residents to safely access Carmel Highlands Village and Carmel Mountain Road amenities via foot, it makes sense that ownership and maintenance of this staircase should be done by this HOA. *The ownership, control and maintenance of the stairway from the site to Cloverhurst Way will be the responsibility of the existing HOA.*

#### Issue 5: Delivery Hours

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Restricted hours for all truck traffic, between the hours of 7:00 am to 8:00 pm. *The applicants have voluntarily agreed to this condition.*

**CONCLUSION**

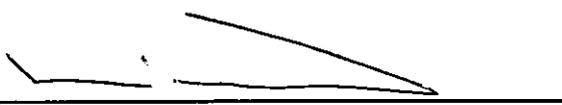
The Development Services Department has reviewed the proposed project and determined the project meets all relevant regulations and polices of the San Diego Municipal Code in effect for this site. However, the City Planning & Community Investment Department also reviewed the project and determined the project falls short of achieving the neighborhood design concepts of the 1975 Carmel Valley Community Plan for Neighborhood 10. Due to this design issue, the City Planning & Community Investment Department is unable to recommend approval or denial of the project.

The Development Services Department staff supports the proposed project based on its conformance with applicable regulations of the San Diego Municipal, as clarified within the draft findings (Attachments 7 and 8). Staff is requesting the Planning Commission recommend approval of the proposed project to the City Council.

**ALTERNATIVES**

1. Recommend to the City Council APPROVAL of Vesting Tentative Map No.221330, Site Development Permit No. 423678, and Easement Abandonment No. 423680 with modifications.
2. Recommend to the City Council DENIAL of Vesting Tentative Map No.221330, Site Development Permit No. 423678, and Easement Abandonment No. 423680, if the findings required to approve the project cannot be affirmed.
3. Recommend the project be redesigned to be consistent with the neighborhood design concepts of the 1975 Carmel Valley Community Plan for Neighborhood 10.

Respectfully submitted,

  
Mike Westlake  
Program Manager  
Development Services Department

  
Derrick Johnson, Project Manager  
Development Services Department

Westlake/DJ

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Vesting Tentative Map
6. Project Site Plans
7. Draft Permit with Conditions
8. Draft Vesting Tentative Map Resolution
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Applicant Responses to Community Planning Group Recommendations
12. Ownership Disclosure Statement
13. Project Chronology
14. North City West Community Plan Exhibits

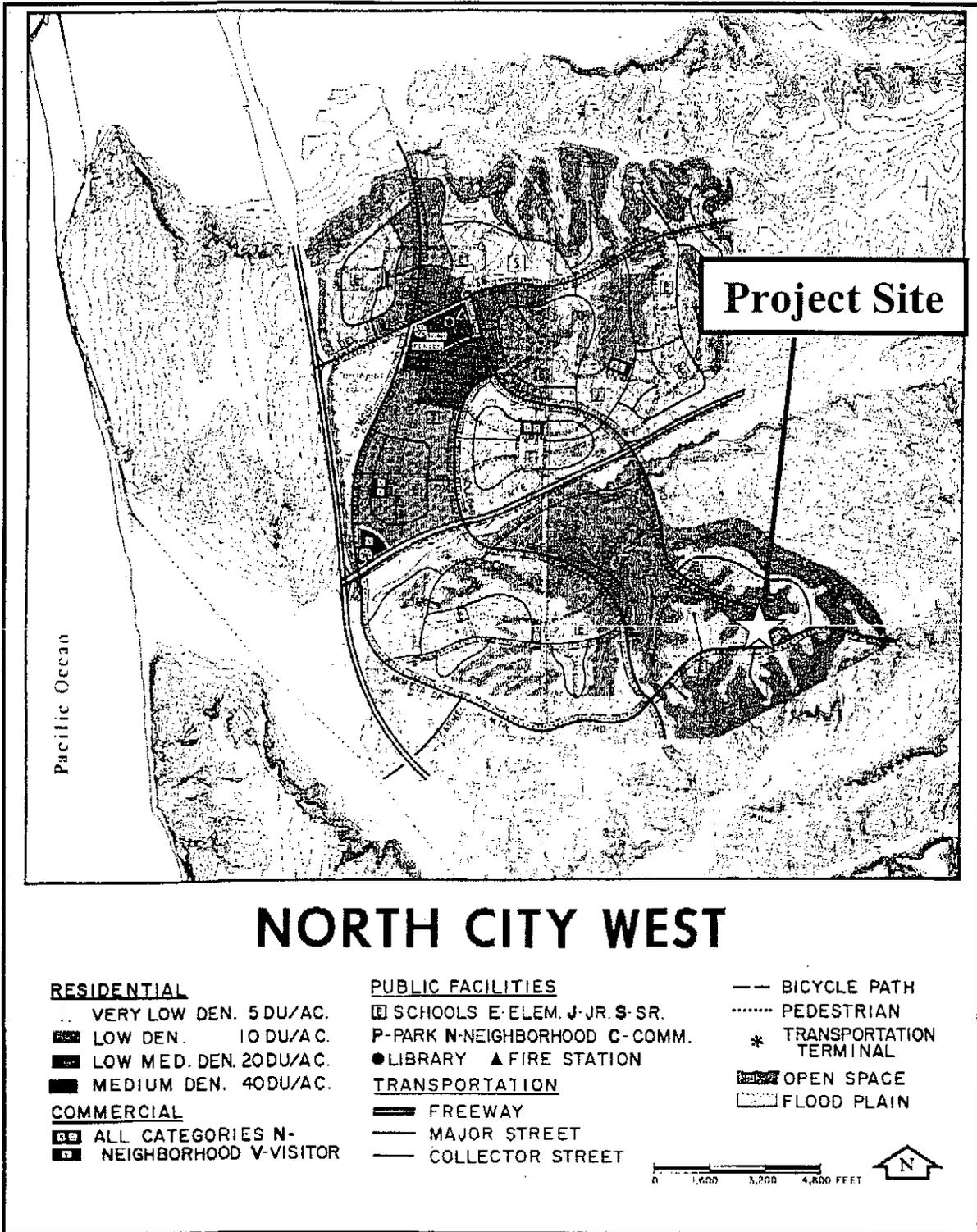
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ATTACHMENT 1

Carmel Highlands Village/Square

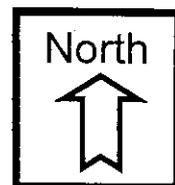
Aerial 2006

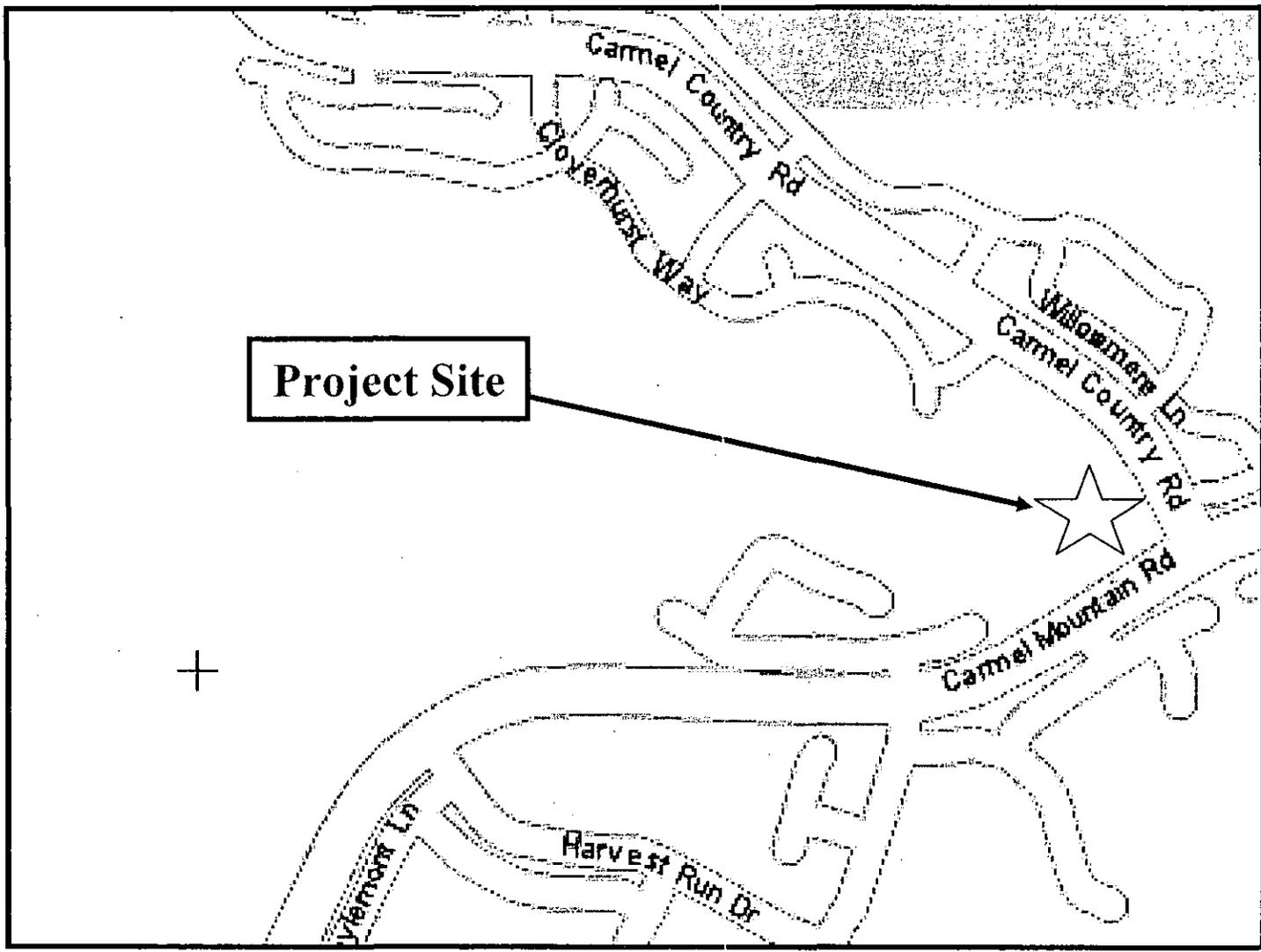


## Community Plan Land Use Map

Carmel Highlands Village – Project Number 72522

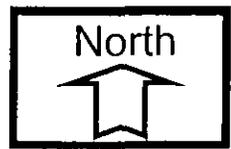
5384 Carmel Mountain Road





### Project Location Map

Carmel Highlands Village – Project Number 72522  
5384 Carmel Mountain Road



002792

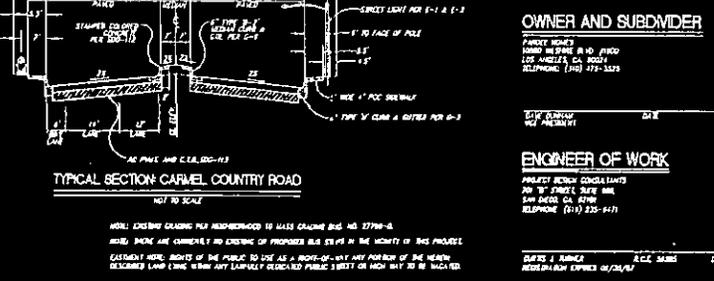
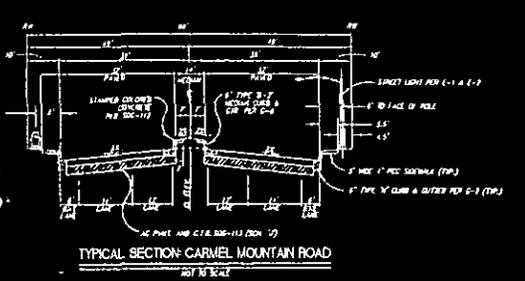
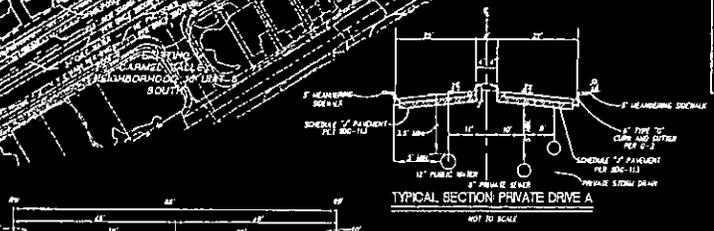
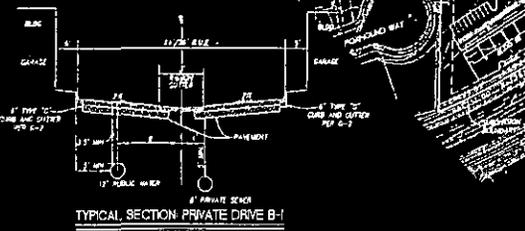
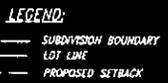
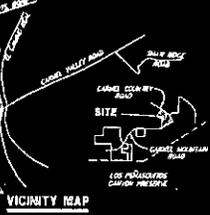
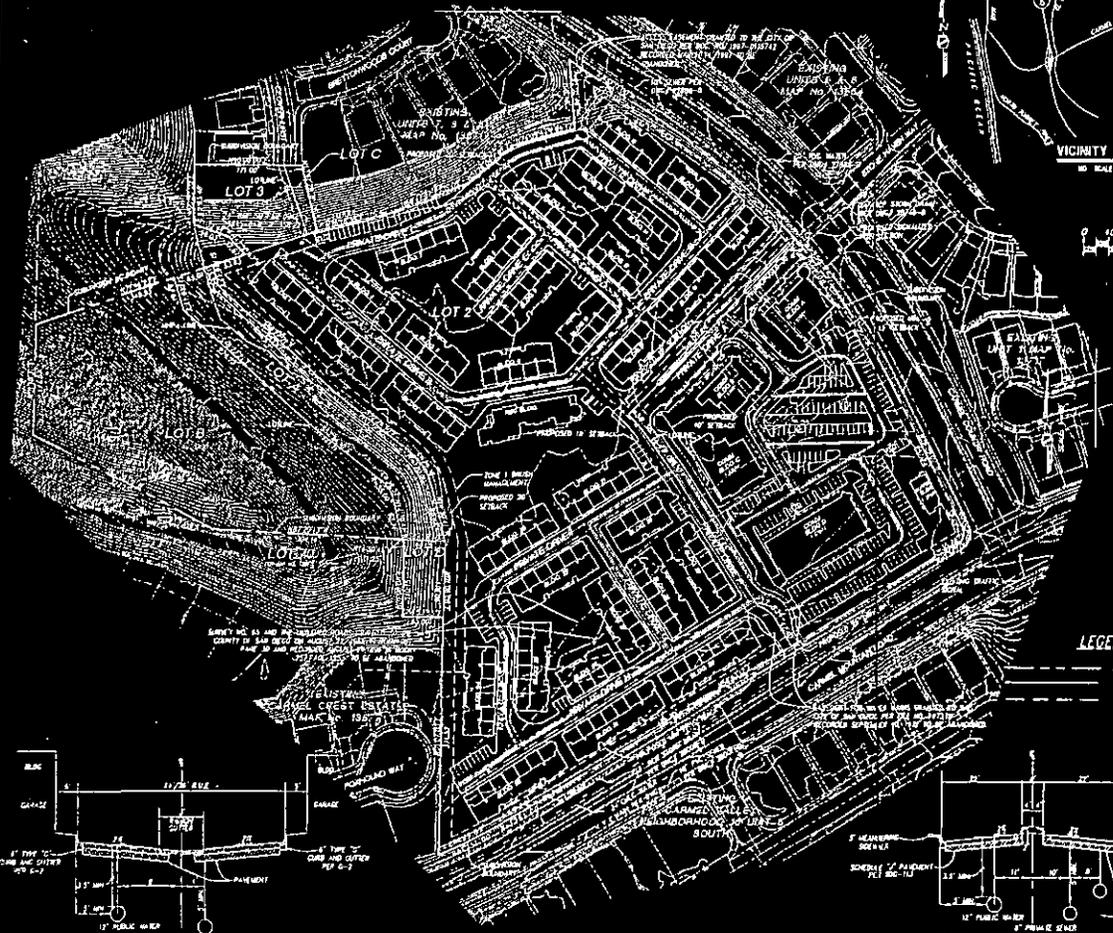
## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Carmel Highlands Village	
<b>PROJECT DESCRIPTION:</b>	A new 172-unit condominium complex, with one single family lot, and a commercial center	
<b>COMMUNITY PLAN AREA:</b>	Carmel Valley Neighborhood 10	
<b>DISCRETIONARY ACTIONS:</b>	SDP, Amendment to VTM 96-0637, Easement Vacations	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential; 5-15 du/ac	
	<b><u>REQUIRED:</u></b>	<b><u>PROPOSED:</u></b>
<b>ZONE:</b>	CVPD MF1/ OS NC	No Change
<b>DENSITY:</b>	7-15 du/ac	10.42 du/ac
<b>HEIGHT LIMIT:</b>	50 ft or 4 stories	30 ft
<b>LOT SIZE:</b>	21- acres	No Change
<b>FLOOR AREA RATIO:</b>	.75	.38.MF1/.16 NC
<b>FRONT SETBACK:</b>	15 ft	17 ft
<b>SIDE SETBACK:</b>	5 ft	20 ft
<b>STREETSIDE SETBACK:</b>	10 ft	13 ft
<b>REAR SETBACK:</b>	15 ft	20 ft
<b>PARKING:</b>	1.5 (1Bd), 2.0 (2Bd), 2.25 (3Bd)	560 spaces (minimum)
<b>ADJACENT PROPERTIES</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; SF-2	Residential
<b>SOUTH:</b>	Residential; SF3	Residential
<b>EAST:</b>	Residential; MF-1	Undeveloped
<b>WEST:</b>	Open Space; MF-1	Undeveloped
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	N/A	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Carmel Valley Community Planning Board considered the project on July 11, 2006, and voted 12-0-0 to recommend approval of the proposed project.	

# CARMEL HIGHLANDS VILLAGE/SQUARE

## AMENDED VESTING TENTATIVE MAP/ SITE DEVELOPMENT PERMIT

(AMENDING PORTIONS OF VESTING TENTATIVE MAP 98-0787)  
PTS# 72522



### GENERAL NOTES

GENERAL NOTES

1. THE APPROXIMATELY 218 ACRE PROJECT SITE INCLUDES VARIOUS LANDS WITHIN THE CARMEL HIGHLANDS PLANNING AREA AND THE CARMEL HIGHLANDS DEVELOPMENT PERMIT PLAN ON AUGUST 17, 1988 BY THE CITY OF SAN DIEGO. APPROXIMATELY 40,000 SQ. FT. OF THIS LAND IS SUBJECT TO THE PROJECT PLAN.

2. THE PROPOSED PROJECT INCLUDES APPROXIMATELY 177,000 SQ. FT. OF DEVELOPABLE AREA (163,000 SQ. FT. OF BUILDING FOOTPRINT AREA AND 14,000 SQ. FT. OF OPEN SPACE). THE APPROXIMATELY 40,000 SQ. FT. OF LAND IS SUBJECT TO THE PROJECT PLAN AND APPROXIMATELY 40,000 SQ. FT. OF LAND IS SUBJECT TO THE PROJECT PLAN AND APPROXIMATELY 40,000 SQ. FT. OF LAND IS SUBJECT TO THE PROJECT PLAN.

3. THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS AND APPROVALS CHARGING PERMITS AND APPROVALS TO VESTING TENTATIVE MAP 98-0787, A SITE DEVELOPMENT PERMIT, AND EASEMENT AGREEMENTS.

4. THE PROJECT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR APPROVAL OF THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY BOARD OF SUPERVISORS. THE PROJECT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY BOARD OF SUPERVISORS.

5. THE PROJECT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY BOARD OF SUPERVISORS.

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9. THE PROJECT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY BOARD OF SUPERVISORS.

10. THE PROJECT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY BOARD OF SUPERVISORS.

### PARKING CALCULATIONS

USE	NO. OF UNITS	STALLS REQUIRED	TOTAL NO. OF STALLS
RESIDENTIAL	100	100	100
COMMERCIAL	50	50	50
OFFICE	20	20	20
RETAIL	10	10	10
TOTAL	180	180	180

### VEHICLE PARKING CALCULATIONS

VEHICLE TYPE	NO. OF UNITS	STALLS REQUIRED	TOTAL NO. OF STALLS
RESIDENTIAL	100	100	100
COMMERCIAL	50	50	50
OFFICE	20	20	20
RETAIL	10	10	10
TOTAL	180	180	180

### MOTORCYCLE PARKING CALCULATIONS

VEHICLE TYPE	NO. OF UNITS	STALLS REQUIRED	TOTAL NO. OF STALLS
RESIDENTIAL	100	100	100
COMMERCIAL	50	50	50
OFFICE	20	20	20
RETAIL	10	10	10
TOTAL	180	180	180

### DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

1. THE APPROXIMATELY 218 ACRE PROJECT SITE INCLUDES VARIOUS LANDS WITHIN THE CARMEL HIGHLANDS PLANNING AREA AND THE CARMEL HIGHLANDS DEVELOPMENT PERMIT PLAN ON AUGUST 17, 1988 BY THE CITY OF SAN DIEGO. APPROXIMATELY 40,000 SQ. FT. OF THIS LAND IS SUBJECT TO THE PROJECT PLAN.

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### LOT SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	AREA (SQ. FT.)	AREA (ACRES)
1	100,000	2.3	100,000	2.3
2	100,000	2.3	100,000	2.3
3	100,000	2.3	100,000	2.3
4	100,000	2.3	100,000	2.3
5	100,000	2.3	100,000	2.3
TOTAL	500,000	11.5	500,000	11.5

### PROJECT TEAM

PROJECT TEAM

OWNER: CARMELO HIGHLANDS VILLAGE/SQUARE

ARCHITECT: [FIRM NAME]

ENGINEER: [FIRM NAME]

PLANNER: [FIRM NAME]

LANDSCAPE ARCHITECT: [FIRM NAME]

CONTRACTOR: [FIRM NAME]

### EXISTING AND PROPOSED SITE USES

EXISTING AND PROPOSED SITE USES

EXISTING: [USE TYPE]

PROPOSED: [USE TYPE]

EXISTING: [USE TYPE]

PROPOSED: [USE TYPE]

OWNER AND SUBDIVIDER

OWNER AND SUBDIVIDER

[FIRM NAME]

[ADDRESS]

[PHONE]

ENGINEER OF WORK

ENGINEER OF WORK

[FIRM NAME]

[ADDRESS]

[PHONE]

SHEET INDEX

SHEET INDEX

[LIST OF SHEETS]

[TOTAL SHEETS]

PROJECT NAME

PROJECT NAME

CARMEL HIGHLANDS VILLAGE/SQUARE

PROJECT NO. [NUMBER]

DATE [DATE]

DESIGNED BY [NAME]

DATE [DATE]

PROJECT ADDRESS

PROJECT ADDRESS

CARMEL HIGHLANDS VILLAGE/SQUARE

CITY [CITY]

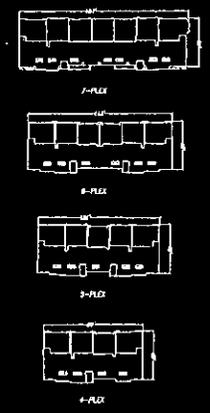
# CARMEL HIGHLANDS VILLAGE/SQUARE SITE PLAN



**LEGEND**

---	PROPERTY LINE
---	STORM DRAIN (SEE SHEET 0)
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
V	2:1 SLOPE
---	PRIVATE 4" PVC SEWER
---	PUBLIC 12" WATER
---	SEWER MANHOLE
---	SEWER MANHOLE ELEVATION
---	PROPOSED FIRE HYDRANT
---	PROPOSED 8" CURB

**TYPICAL BUILDING DIMENSIONS**



NOTE: IMPROVEMENT STREET DROPS ARE REQUIRED IN ACCORDANCE WITH UFG 005.2.6.

NOTE: ALL 15 SURFACE PARKING SPACES IN RESIDENTIAL LOT 3 ARE COMMON PARKING SPACES.

**SOURCE OF TOPO**

EXISTING TOPO FLOWN BY: SAN-LIO AERIAL SURVEYS  
 1025 W. MICHIGAN AVENUE  
 SAN DIEGO, CA 92103-1847  
 (619) 245-1021  
 FEBRUARY 07, 1994

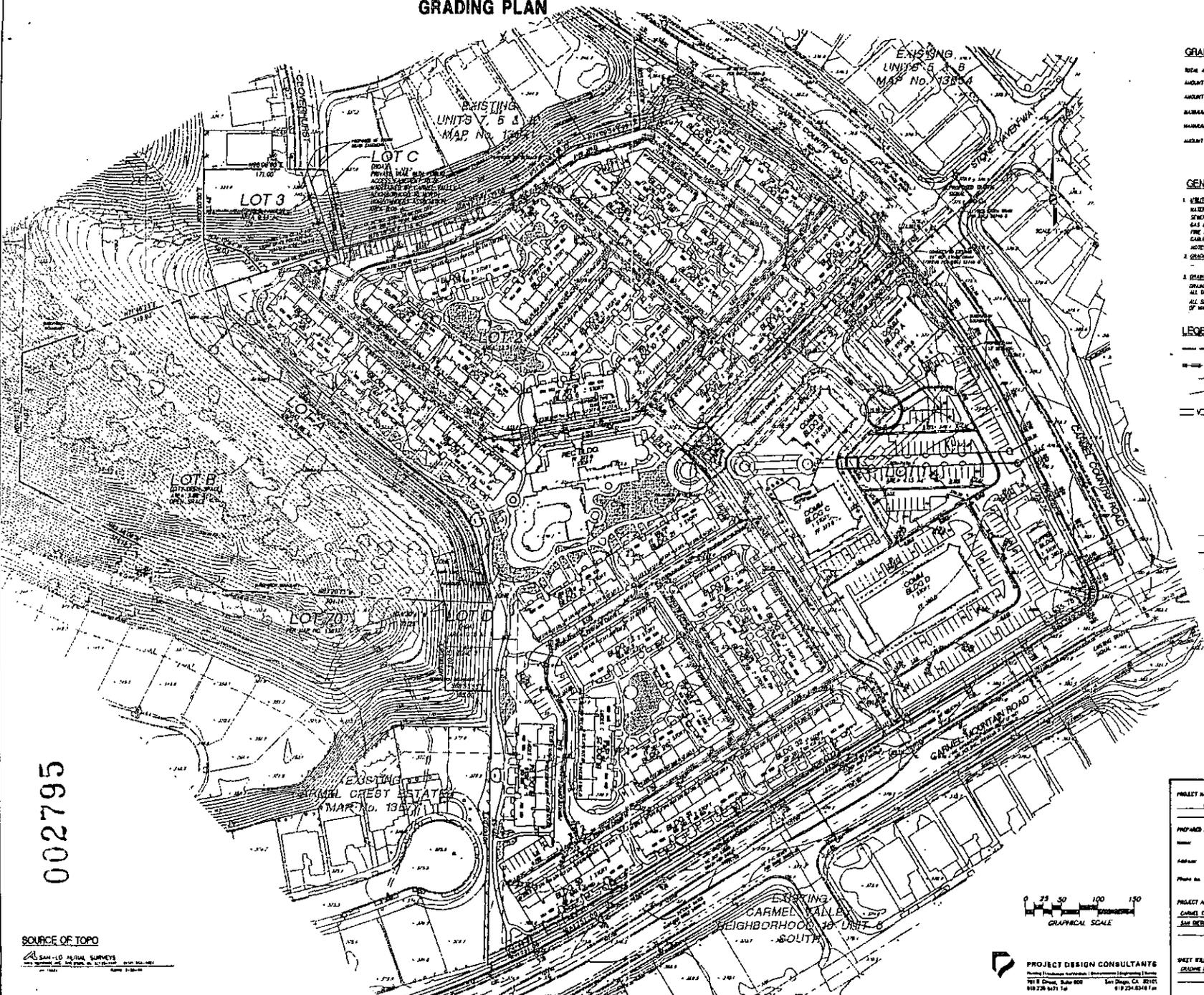
002794



**PROJECT DESIGN CONSULTANTS**  
 301 S. BROADWAY, SUITE 200  
 SAN DIEGO, CA 92101  
 (619) 594-1111 FAX (619) 594-0248 FAX

<b>PROJECT NAME:</b> CARMEL HIGHLANDS VILLAGE/SQUARE MUNICIPAL VESTING HIGHLIGHT MAP	Completion Date: <u>SEP 11, 2008</u> Revision 1: <u>AUGUST 2, 2008</u>
<b>PREPARED BY:</b> PROJECT DESIGN CONSULTANTS	Full Submittal: <u>APRIL 24, 2008</u>
<b>DATE:</b> JULY 2, 2008	Revision 1: <u>APRIL 24, 2008</u>
<b>APPROVED BY:</b> SAN DIEGO, CA 92101	Revision 2: <u>SEPTEMBER 13, 2008</u>
<b>PHONE NO.:</b> (619) 594-1111	Revision 3: <u>FEBRUARY 4, 2009</u>
<b>PROJECT ADDRESS:</b> CHANDLER COUNTRY ROAD AND CARMEL MOUNTAIN ROAD SAN DIEGO, CA	Revision 4: <u>AUGUST 4, 2009</u> Revision 5: <u>JULY 10, 2009</u>
	Sheet <u>1</u> of <u>12</u>
<b>SHEET FILE:</b> SITE PLAN	DWG

# CARMEL HIGHLANDS VILLAGE/SQUARE GRADING PLAN



**GRADING TABULATIONS**

TOTAL HEIGHT OF DIRT TO BE GRADED: 4.00 FEET, 0" OF TOTAL DIRT, 0.00 FEET  
 HEIGHT OF CUT: 2.00 FEET, CURB TRENCH AND MAINTENANCE DEPTH OF 0.00 FEET  
 AMOUNT OF FILL: 2.00 FEET, CURB TRENCH AND MAINTENANCE DEPTH OF 0.00 FEET  
 MAXIMUM HEIGHT OF CUT SLOPES: 6 FEET, 0.1:1 SLOPE RATIO  
 MAXIMUM HEIGHT OF CUT SLOPES: 6 FEET, 0.1:1 SLOPE RATIO  
 AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS

**GENERAL NOTES**

1. UTILITIES  
 WATER: CITY OF SAN DIEGO  
 SEWER: CITY OF SAN DIEGO  
 GAS & ELECTRIC: S.D.G.E.  
 FIRE AND POLICE PROTECTIVE: CITY OF SAN DIEGO  
 CABLE TV: CMC COMMUNICATIONS  
 NOTE: UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM AVAILABLE RECORDS

2. GRADING  
 3. EROSION CONTROL  
 EROSION CONTROL FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS  
 ALL DRAINAGE FROM BUILDING TO BE COLLECTED AWAY FROM STRUCTURES  
 ALL DIRT DRUMS WITHIN THIS DEVELOPMENT AND OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE PRIVATE AND PROPERLY MAINTAINED

**LEGEND**

	PROPERTY LINE
	EROSION DRAIN
	EXISTING EASEMENTS
	PROPOSED CONNAIRE
	2' X 6' BOLT
	PROPOSED MALLET
	STORM DRAIN CLEANOUTS
	EROSION CONTROL PILING
	FINISHED SURFACE ELEVATION
	SURFACE SLOPE
	PRIVATE 4' PVC SEWER (SEE SHEET 12)
	PUBLIC 12' STORM (SEE SHEET 12)
	WATER MAIN (SEE SHEET 12)

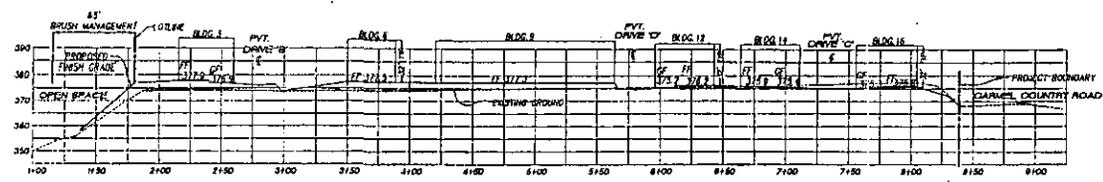
002795

SOURCE OF TOPO  
 SAN-DI SURVEY SERVICES  
 1015 W. CENTER ST. SUITE 101  
 SAN DIEGO, CA 92101

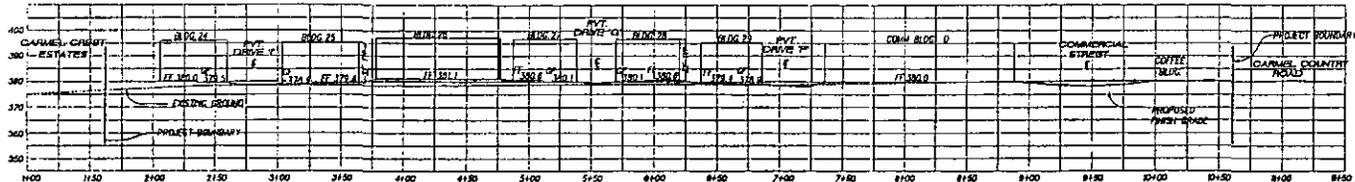
PROJECT NAME	CARMEL HIGHLANDS VILLAGE/SQUARE AMENDED MASTER SITEPLAN MAP	Completion Date 01/14/2008 Revision 1: 01/17/2008
PROPOSED BY	PROJECT DESIGN CONSULTANTS	File Submitted: 01/09/08
DATE	JAN 17 2008	Revision 0: 01/14/2008
PROJECT ADDRESS	CARMEL COUNTRY HOME AND CARMEL MOUNTAIN ROAD SAN DIEGO, CA	Revision 1: OCTOBER 13, 2007
		Revision 2: FEBRUARY 1, 2007
		Revision 3: MARCH 8, 2007
		Revision 4: APRIL 26, 2007
		Sheet 6 of 12
		MPJ
SHEET NO.	GRADING PLAN	

PROJECT DESIGN CONSULTANTS  
 Planning & Engineering Solutions | Environmental Design & Engineering  
 2018 Camino del Rio South | San Diego, CA 92108  
 619.224.8171 | 619.224.8148 Fax

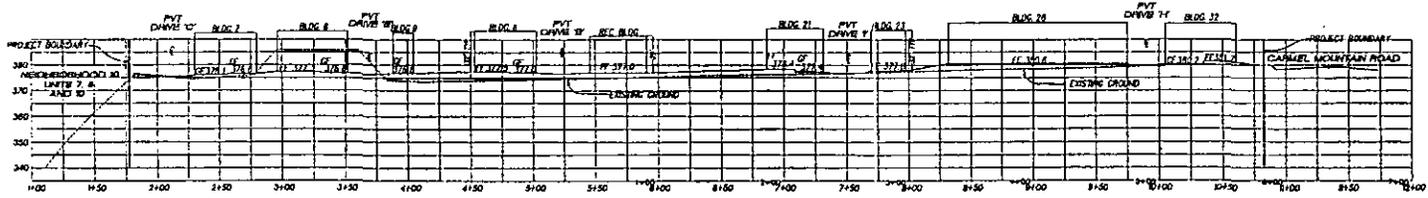
# CARMEL HIGHLANDS VILLAGE/SQUARE CROSS SECTIONS



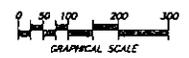
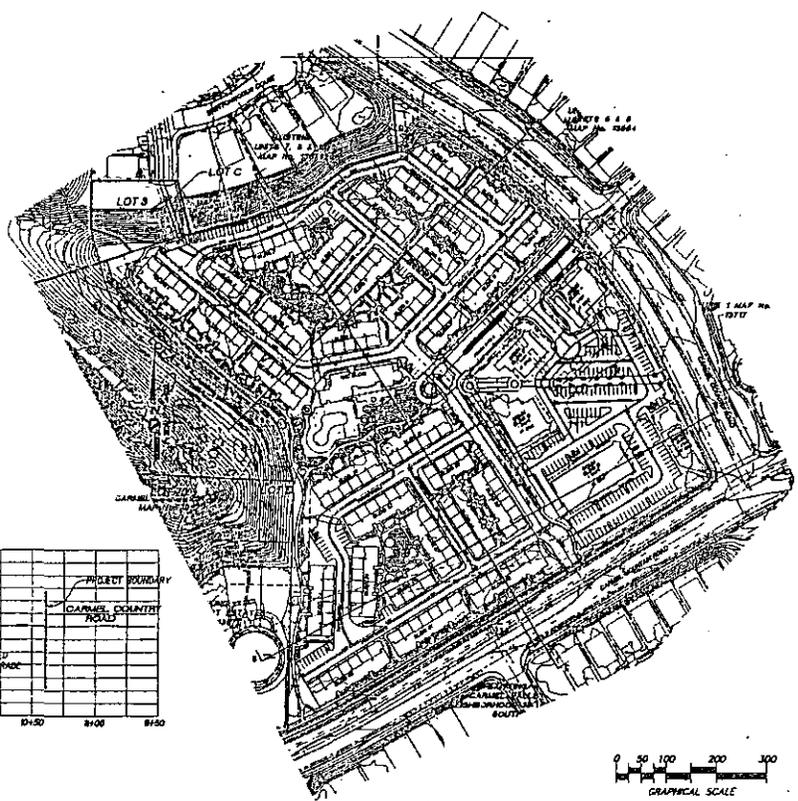
**SECTION A-A**  
GRAPHICAL SCALE  
SCALE 1" = 40'



**SECTION B-B**  
GRAPHICAL SCALE  
SCALE 1" = 40'



**SECTION C-C**  
GRAPHICAL SCALE  
SCALE 1" = 40'



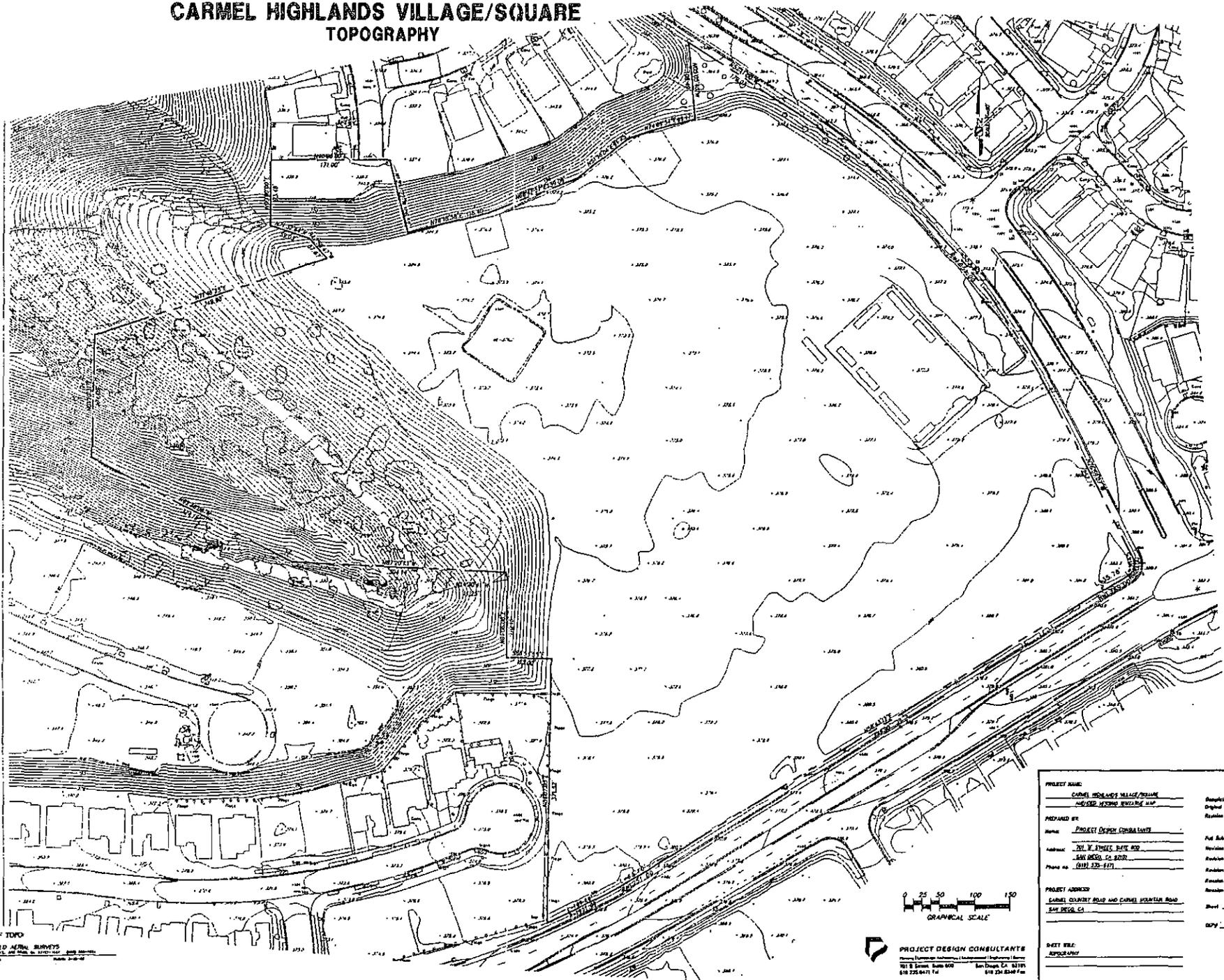
002796

SOURCE OF TOPS  
SAN-LO AERIAL SURVEYS  
475 UNIVERSITY AVE. SUITE 200, SAN JOSE, CA 95128-1207  
TEL: 415-938-1100 FAX: 415-938-1101  
WWW.SAN-LO.COM

**PROJECT DESIGN CONSULTANTS**  
Planning | Consulting | Architecture | Environmental | Engineering | Landmark  
700 S. Bascom, Suite 200 San Jose, CA 95128  
415.224.8411 Fax 415.224.0298 Fax

<b>PROJECT NAME</b> CARMEL HIGHLANDS VILLAGE/SQUARE SCHEDULED WITH THE SUTTER SHIP	Completion Review Original Date: <u>MAY 14, 2008</u> Revision 1: <u>NOVEMBER 2, 2008</u>
<b>PREPARED BY</b> Name: <u>PROJECT DESIGN CONSULTANTS</u>	Full Schedule: <u>OCTOBER 8, 2008</u>
<b>APPRAISER</b> <u>DR. W. STEPHEN BURT, PLS</u>	Revision 1: <u>MAY 14, 2008</u>
<b>PHONE NO.</b> <u>(415) 224-8411</u>	Revision 2: <u>OCTOBER 13, 2008</u>
<b>PROJECT ADDRESS</b> <u>CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD SAN JOSE, CA</u>	Revision 3: <u>DECEMBER 3, 2007</u>
	Revision 4: <u>APRIL 14, 2007</u>
	Sheet <u>6</u> of <u>27</u>
<b>SHEET NO.</b> <u>CROSS SECTIONS</u>	Day

# CARMEL HIGHLANDS VILLAGE/SQUARE TOPOGRAPHY



002797

SOURCE OF TOPO  
**SAN-D ADRIAN SURVEYS**  
 1000 W. 10TH ST., SUITE 100  
 SAN DIEGO, CA 92101  
 PHONE: 619-594-1100



**PROJECT DESIGN CONSULTANTS**  
 1015 S. GARDEN, SUITE 400  
 SAN DIEGO, CA 92104  
 619 594 1100

PROJECT NAME: CARMEL HIGHLANDS VILLAGE/SQUARE ADRIAN SURVEYS SITE MAP	Completion Date: Original Date: OCT 01, 2008 Revision 1: AUGUST 1, 2009
PREPARED BY: PROJECT DESIGN CONSULTANTS	Full Schedule: OCTOBER 6, 2009
Name: 201 W. STONEY BAY RD SAN DIEGO, CA 92101 Phone no: (619) 520-6171	Revision 2: MAY 18, 2008 Revision 3: OCTOBER 13, 2009 Revision 4: FEBRUARY 1, 2007 Revision 5: MARCH 8, 2007 Revision 6: APRIL 22, 2007
PROJECT ADDRESS: CARMEL SQUARE ROAD AND CARMEL HIGHLANDS ROAD SAN DIEGO, CA	Sheet: _____ of 22 DWP: _____
DIST. FILE: APPROVAL:	

1: Topographic Map of Carmel Highlands Village/Square  
 Date: 10/1/2008



# CARMEL HIGHLANDS VILLAGE/SQUARE FIRE ACCESS PLAN



- FIRE DEPARTMENT NOTES**
1. ALL BUILDING WILL BE SPRINKLERED.
  2. FIRE ACCESS ROADWAY SIGNS OF RED CURBS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT POLICY P-00-1.
  3. POST INDICATION VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURES PER LETS 1001 & 1001 A.
  4. AN ILLUMINATED DIRECTORY SHALL BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT POLICY P-00-4.
  5. ALL STREETS LESS THAN 20' SHALL HAVE PARKING PROHIBITED ON BOTH SIDES.
  6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER FIRE DEPARTMENT POLICY P-00-6.
  7. AN APPROVED VEHICLE STRIKE DETECTION SYSTEM WITH ANGLE KEY SWITCH OVER REDUCED IN REFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED AT THE LEAN AND SECONDARY VEHICLE EXIT POINTS TO THIS PROJECT.
  8. ALL FIRE ACCESS ROADS SHALL PER CITY OF SAN DIEGO FIRE DEPARTMENT BFLS POLICY P-00-9.
  9. TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFC 301.4.5.

- TYPE OF CONSTRUCTION**
1. TYPE V FIRE-RESISTIVE CONSTRUCTION - 1 HOUR STRUCTURAL FRAME
  2. TYPE IV (CONCRETE SLAB)

**LEGEND**

- PROPERTY LINE
- LIFELINE
- PUBLIC UTILITY
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED FIRE ACCESS

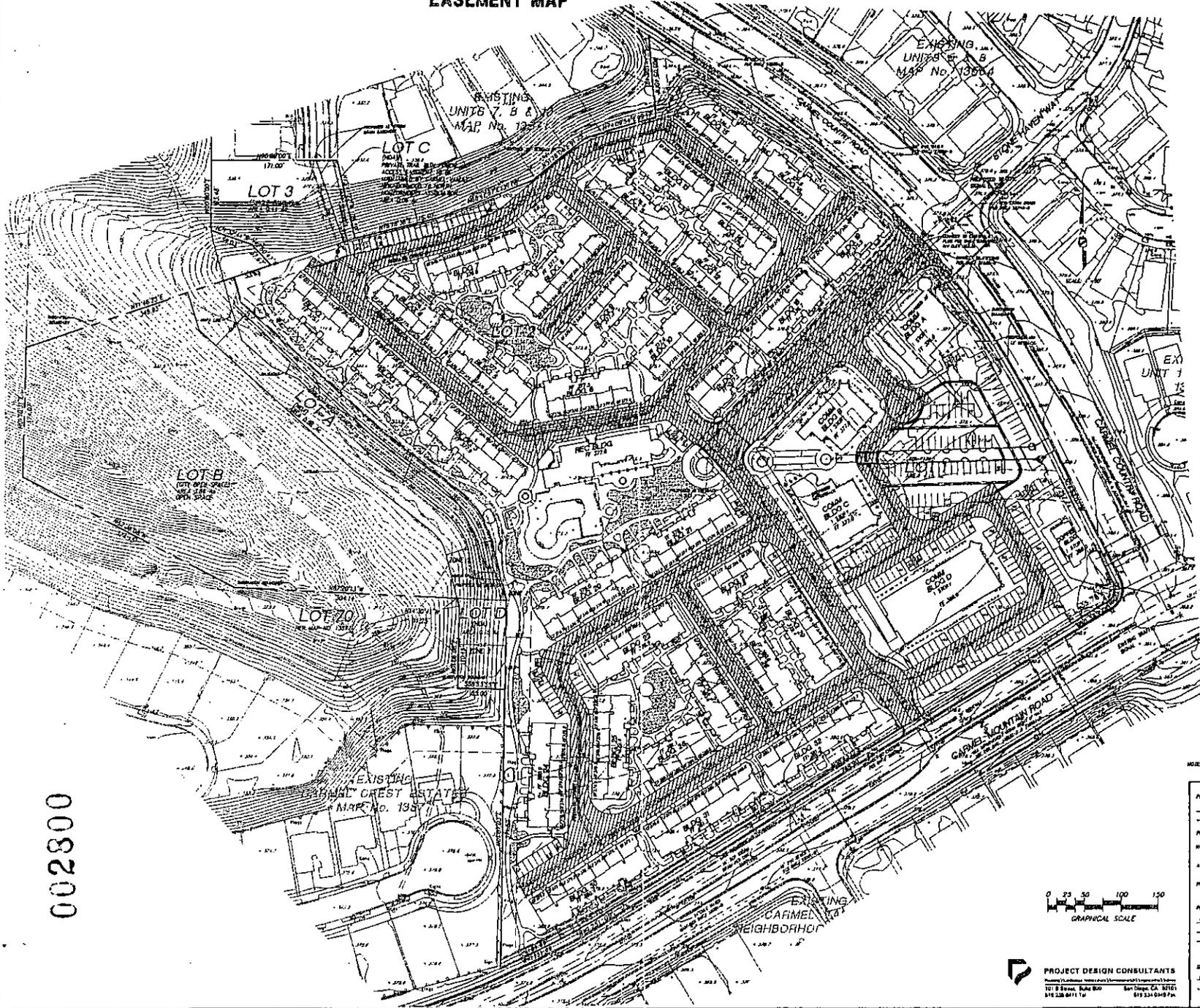
002799



**PROJECT DESIGN CONSULTANTS**  
 Planning / Landscape Architecture / Environmental / Engineering / Surveying  
 201 E. Harbor, Suite 400 San Diego, CA 92101  
 619.234.8471 fax 619.234.0530 fax

<b>PROJECT NAME:</b> CARMEL HIGHLANDS VILLAGE/SQUARE ADJACENT VILLAGE SQUARE 200'		<b>Completion Date:</b> 01/14/2008 Revised by: <b>SHOVEL &amp; BOND</b>	
<b>PREPARED BY:</b> PROJECT DESIGN CONSULTANTS		<b>Plot Submitted:</b> 01/08/08	
<b>DATE:</b> JAN 14 2008		<b>Revision 1:</b> 01/14/2008	
<b>APPROVED BY:</b> JIM W. SMITH, P.E., RUC SAN DIEGO, CA 92108		<b>Revision 2:</b> 01/20/08	
<b>Phone no.:</b> (619) 234-8471		<b>Revision 3:</b> 01/20/08	
<b>PROJECT ADDRESS:</b> CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD SAN DIEGO, CA		<b>Revision 4:</b> 01/20/08	
		<b>Revision 5:</b> 01/20/08	
		<b>Sheet:</b> 2 of 2	
		<b>DWG:</b>	
<b>SHEET NAME:</b> FIRE ACCESS PLAN			

# CARMEL HIGHLANDS VILLAGE/SQUARE EASEMENT MAP

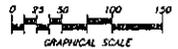


**LEGEND**

	PROJECT ROADWAY
	LOT LINE
	PUBLIC UTILITY LINE
	SEE UTILITY EASEMENT

NOTE: THERE ARE CURRENTLY NO LISTINGS OR PROPOSED BUS STOPS IN THE VICINITY OF THIS PROJECT

002800



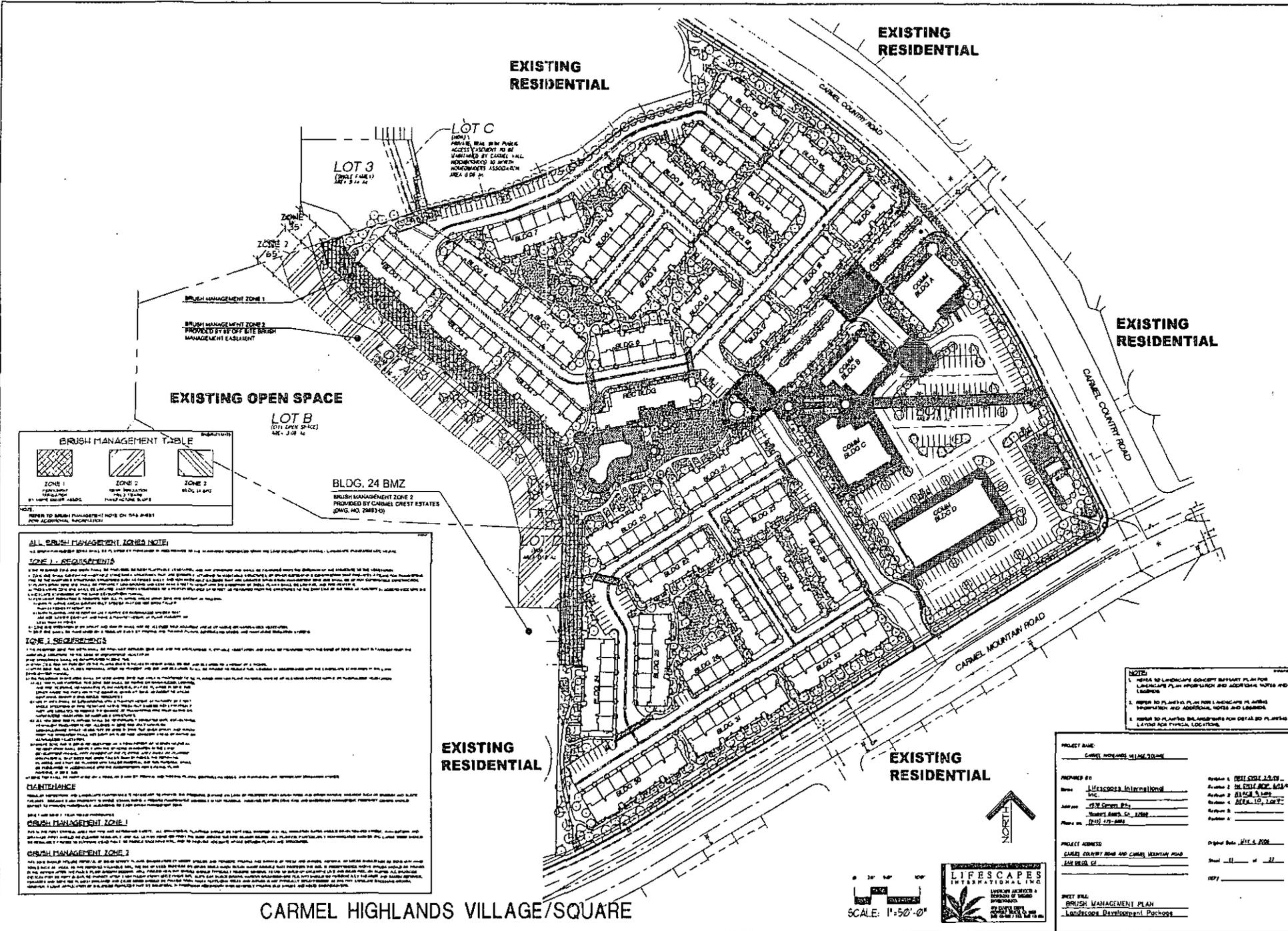
<b>PROJECT NAME:</b> CARMEL HIGHLANDS VILLAGE/SQUARE EASEMENT MAP	<b>Completion Dates:</b> Original Date: 08/11/2006 Revised to: 08/01/2007
<b>PREPARED BY:</b> PROJECT DESIGN CONSULTANTS	<b>File Submittal:</b> OCTOBER 6, 2006
<b>ADDRESS:</b> 200 W. FINCHES BLVD. #100 SAN DIEGO, CA 92108	<b>Revision 1:</b> JULY 18, 2006
<b>Phone no.:</b> (619) 578-6171	<b>Revision 2:</b> OCTOBER 13, 2006
<b>PROJECT ADDRESS:</b> CARMEL HIGHLANDS ROAD AND CARMEL MOUNTAIN ROAD SAN DIEGO, CA	<b>Revision 3:</b> FEBRUARY 1, 2007
	<b>Revision 4:</b> MARCH 2, 2007
	<b>Revision 5:</b> APRIL 10, 2007
	<b>Sheet:</b> 8 of 22
	<b>CITY:</b>

**PROJECT DESIGN CONSULTANTS**  
101 S Street, Suite 800 San Diego, CA 92101  
619.578.6171 Fax 619.578.6172

**SHEET #100**  
EASEMENT PLAN







**BRUSH MANAGEMENT TABLE**

ZONE 1	ZONE 2	ZONE 3
Zone 1 Removal of brush and debris by hand or other means	Zone 2 Removal of brush and debris by hand or other means	Zone 3 Removal of brush and debris by hand or other means

**ALL BRUSH MANAGEMENT ZONES NOTE:**

1. ALL BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PERMANENTLY FREE OF BRUSH AND DEBRIS.

**ZONE 1 REQUIREMENTS**

1.1. ALL BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PERMANENTLY FREE OF BRUSH AND DEBRIS.

**ZONE 2 REQUIREMENTS**

2.1. ALL BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PERMANENTLY FREE OF BRUSH AND DEBRIS.

**ZONE 3 REQUIREMENTS**

3.1. ALL BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PERMANENTLY FREE OF BRUSH AND DEBRIS.

**MAINTENANCE**

1. ALL BRUSH MANAGEMENT ZONES SHALL BE MAINTAINED PERMANENTLY FREE OF BRUSH AND DEBRIS.

**NOTE:**

1. REFER TO LANDSCAPE CONCEPT SUPPORT PLAN FOR LANDSCAPE PLAN INFORMATION AND ADDITIONAL NOTES AND LEGEND.

2. REFER TO PLANNING PLAN FOR LANDSCAPE PLAN INFORMATION AND ADDITIONAL NOTES AND LEGEND.

3. REFER TO PLANNING AND ZONING PLAN FOR DETAILS OF PLANNING AND ZONING INFORMATION.

**PROJECT NAME:** CARMEL HIGHLANDS VILLAGE/SQUARE

**PREPARED BY:** LIFESCAPES INTERNATIONAL, INC.  
 PROJECT NO.: 12121-001  
 DATE: 12/15/2011

**PROJECT ADDRESS:** CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD, CARMEL, CA 95008

**SCALE:** 1" = 50' @

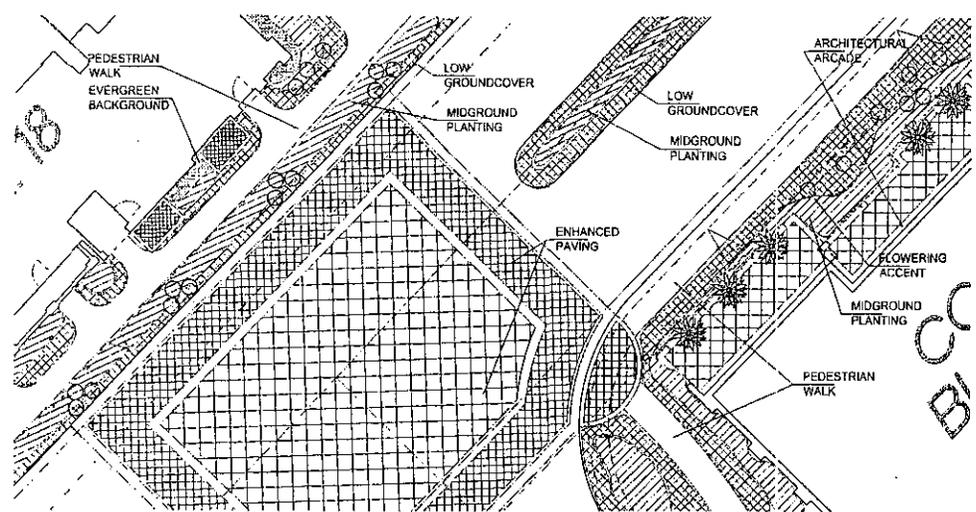
**DATE:** 12/15/2011

**BY:** [Signature]

**CHECKED BY:** [Signature]

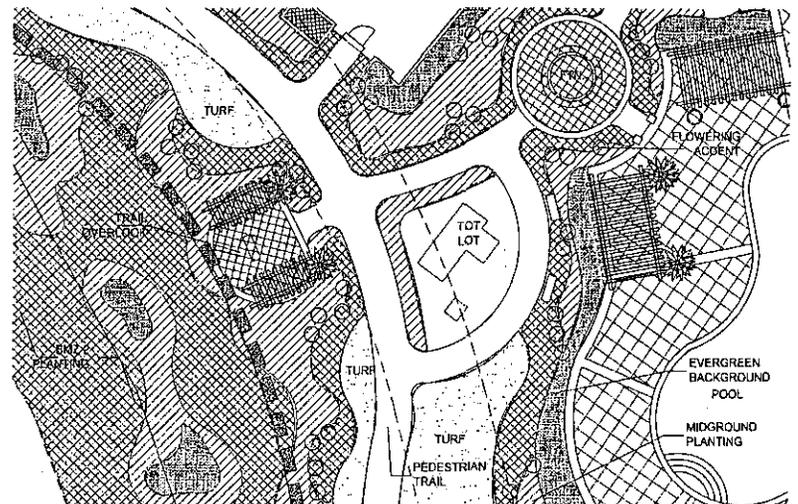
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CARMEL HIGHLANDS VILLAGE/SQUARE



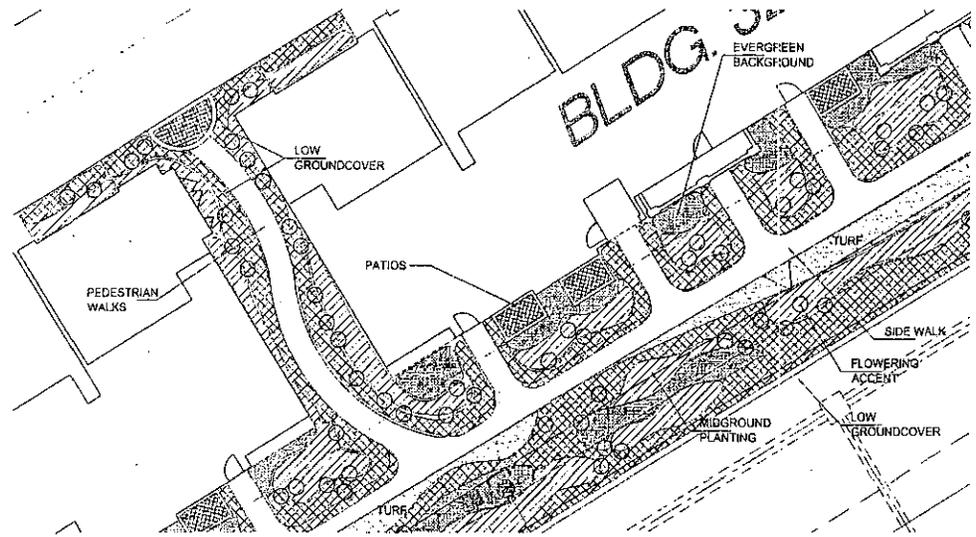
PLANTING ENLARGEMENT A

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



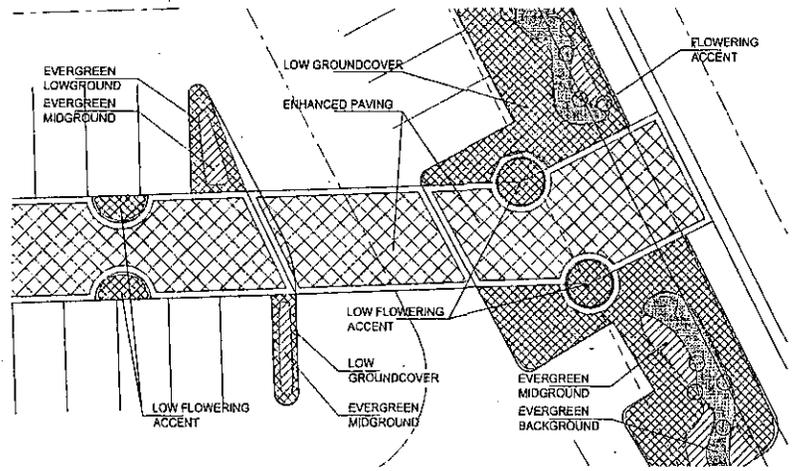
PLANTING ENLARGEMENT B

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



PLANTING ENLARGEMENT C

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



PLANTING ENLARGEMENT D

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

CARMEL HIGHLANDS VILLAGE/SQUARE

NOTE: REFER TO LANDSCAPE PLANTING PLAN FOR PLANT PALETTE SPECIFICATION AND ADDITIONAL NOTES AND LEGENDS.

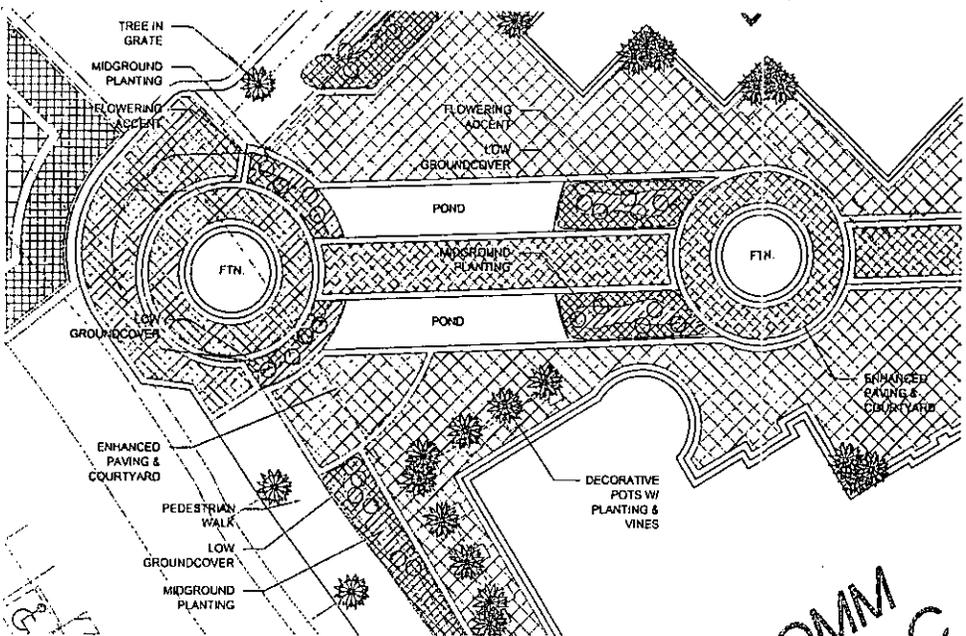


SCALE: 1"=50'-0"



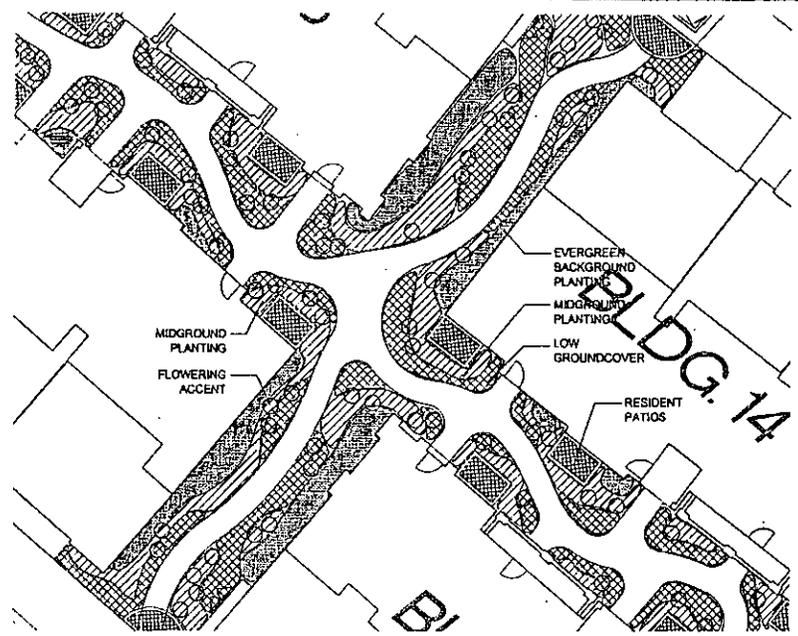
PROJECT NAME: CARMEL HIGHLANDS VILLAGE/SQUARE	
PREPARED BY: Lifescapes International, Inc. 1210 Camino Del Mar St. Augustine, FL 32080 Phone: (407) 228-1558	Revision 1: 08/15/02 Revision 2: 01/22/04 Revision 3: 03/07/04 Revision 4: 07/21/04 Revision 5: Revision 6:
PROJECT ADDRESS: CARMEL COUNTRY ROAD AND CARMEL SEASIDE BLVD SEASIDE, FL	Original Date: MAY 8, 2002 Sheet 12 of 27 DPT
SHEET TITLE: LANDSCAPE PLANTING ENLARGEMENTS Landscape Development Pset04e	

002804



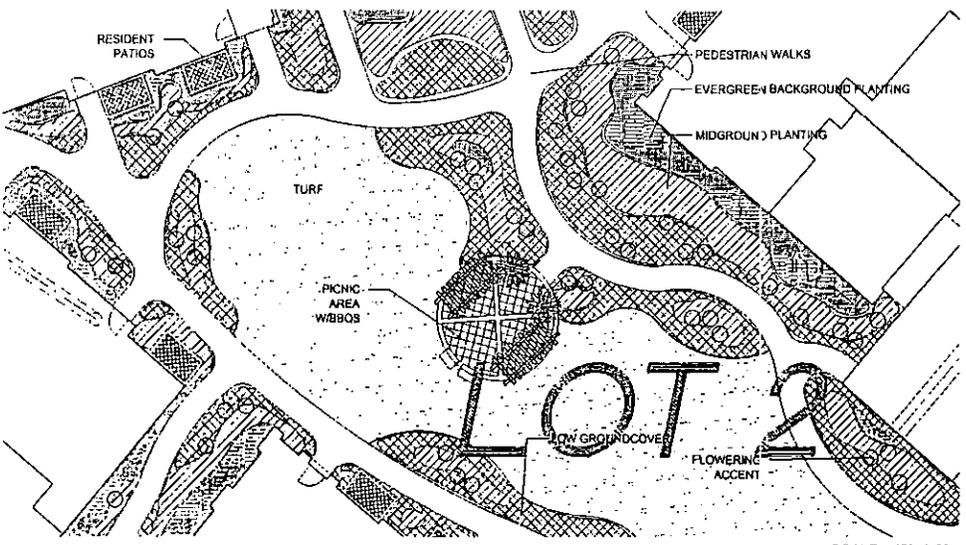
PLANTING ENLARGEMENT E

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



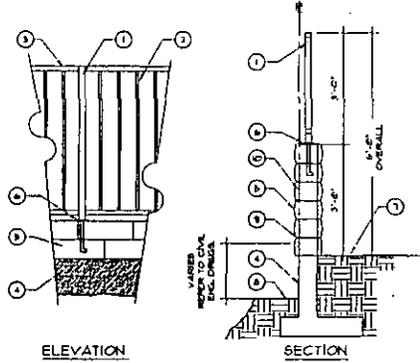
PLANTING ENLARGEMENT F

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



PLANTING ENLARGEMENT G

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



- 1) 3" SQ. TUBULAR STEEL POSTS @ 8'-0" OC. MAX.
  - 2) 3/8" SQ. TUBULAR STEEL PICKETS @ 4'-0" OC.
  - 3) 1-1/2" SQ. TUBULAR STEEL TOP & BOTTOM RAILS
  - 4) RETAINING WALL PER STRUCTURAL ENGINEER
  - 5) 8"X8" BLOCK BLOCK WALL - CONCRETE BUILT ALL CELLS COLOR TO MATCH ARCHITECTURE
  - 6) TIE ST. ATTACHMENT PER STRUCTURAL ENGINEER
  - 7) FINISHED SURFACE AT ADJACENT LOT
  - 8) FINISHED GRADE AT ADJACENT GLOPE
  - 9) 1" HORIZONTAL BAR @ TOP AND BOTTOM CONT.
  - 10) 1/4" VERT. BAR @ 33" OC.
- NOTE: CONTRACTOR TO SUBMIT SHOP DRESS FOR APPROVAL

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

**NOTES:**

- 1. THESE STEEL/FETAL STRAP FABRICATOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- 2. THESE STEEL/FETAL STRAP FABRICATOR SHALL SUBMIT SHOP DRESS TO OWNER AND L.A. FOR REVIEW AND APPROVAL.
- 3. ALL WELDS SHALL BE BUTT WELDED AND GROUND SMOOTH 36-60 DEGREES.
- 4. ALL TUBULAR STEEL WORK SHALL BE HOT-DIPPED GALVANIZED AND PAINTED WITH TWO (2) COATS CONFORMING PRIMER AND PROTECTIVE AND TWO (2) COATS EXTENSION FINISH. COLOR TO MATCH ARCHITECTURE. SUBMIT THREE (3) SAMPLES OF A 1/2"X1/2" WITH PAINT TO L.A. FOR REVIEW AND APPROVAL.
- 5. ALL FETAL HANDRAILS TO BE HOT-DIPPED GALVANIZED. DRILL HOLES FOR GALVANIZING. ALL FOUR (4) SIDES OF ALL FETAL SURFACES.

WALL W/ FENCE DETAIL



PROJECT NAME: CARMEL HIGHLANDS VILLAGE/SQUARE	Prepared by: <u>Christina Johnson</u>
PREPARED BY: Name: <u>Lifescapes International, Inc.</u>	Reviewed by: <u>DAVID A. JOHNSON</u>
Date: <u>08/15/2008</u>	Reviewed by: <u>DAVID A. JOHNSON</u>
Address: <u>10000 Santa Monica Blvd., Suite 1000, Santa Monica, CA 90404</u>	Reviewed by: <u>DAVID A. JOHNSON</u>
Phone no: <u>(310) 375-1200</u>	Reviewed by: <u>DAVID A. JOHNSON</u>
PROJECT ADDRESS: CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD CARMEL, CA	Original Date: <u>08/15/2008</u>
	Sheet: <u>11</u> of <u>11</u>
	DATE:
SHEET NO.: LANDSCAPE PLANTING ENLARGEMENTS Landscape Development Package	

002805

CARMEL HIGHLANDS VILLAGE/SQUARE

NOTE: REFER TO LANDSCAPE ARCHITECTURE PLAN FOR PLANT, MATERIAL, AND ADDITIONAL NOTES & LEGENDS.

002806

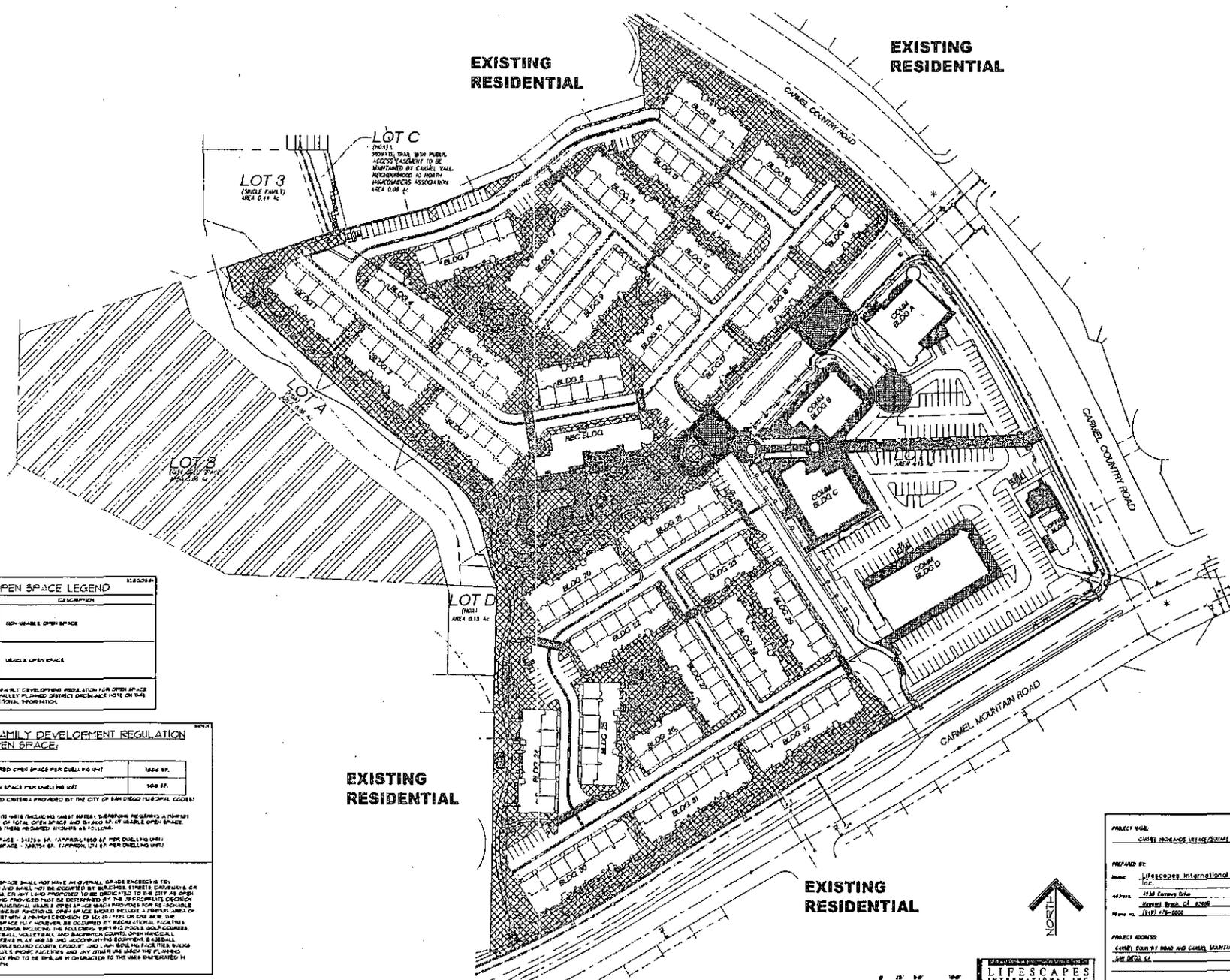
EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

CARMEL HIGHLANDS VILLAGE/SQUARE



**OPEN SPACE LEGEND**

SYMBOL	DESCRIPTION
	HIGH-USEABLE OPEN SPACE
	VEHICLE OPEN SPACE

NOTE: REFER TO MULTIFAMILY DEVELOPMENT REGULATIONS FOR OPEN SPACE IN THE CARMEL VALLEY PLANNING DISTRICT ORDINANCE NOTE ON THIS SHEET FOR ADDITIONAL INFORMATION.

**MULTI-FAMILY DEVELOPMENT REGULATION FOR OPEN SPACE**

TOTAL REQUIRED OPEN SPACE PER DWELLING UNIT	1600 SF.
VEHICLE OPEN SPACE PER DWELLING UNIT	160 SF.

REGULATIONS AND ORDINANCES PROVIDED BY THE CITY OF SAN DIEGO MUNICIPAL CODES:

APPLICABLE TO THIS INCLUDING STREET BUFFER, SIGNAGE, SIGNAGE A PERMIT OF SIGNAGE BY THE CITY OF SAN DIEGO AND BY ANY OF USABLE OPEN SPACE. ANY EXCESS OVER THESE REQUIRED AMOUNTS AS FOLLOWS:

TOTAL OPEN SPACE - 34125 SF. (APPROXIMATED 21 PER DWELLING UNIT)
VEHICLE OPEN SPACE - 34125 SF. (APPROXIMATED 21 PER DWELLING UNIT)

NOTE: USABLE OPEN SPACE SHALL NOT BE IN AN OPEN SPACE EXCEEDED THE PERMITTED USE AND SHALL NOT BE OCCUPIED BY MULTILEVEL STREETS, DRIVEWAYS, OR PARKING, AND IF ANY LAND PROPOSED TO BE DEDICATED TO THE CITY AS OPEN SPACE, THE LAND PROVIDED SHALL BE DETERMINED BY THE OFFICIALS DESIGNATED BY THE CITY OF SAN DIEGO. OPEN SPACE SHALL BE PROVIDED FOR RECREATION USE BY THE RESIDENTS. FUNCTIONAL OPEN SPACE SHALL INCLUDE: (1) OPEN SPACE OF 100 SQUARE FEET WITH A PERMITTED COVERAGE OF 80% PER CENT ON ONE SIDE OF THE OPEN SPACE; (2) HOWEVER, BE OCCUPIED BY RECREATIONAL FACILITIES EXCLUDING MULTILEVEL DRIVEWAYS, THE FOLLOWING: SWIMMING POOLS, SOFT COURSES, TENNIS, BASKETBALL, VOLLEYBALL, AND BASKETBALL COURTS; (3) OPEN SPACE COURTS, GOLF COURSES, PLAY AREAS, AND JUDO/ARTS AND CRAFTS; (4) BASKETBALL COURTS, HOCKEY RINKS, COURT, CROQUET, AND LITTLE LEAGUE; (5) SWIMMING POOLS, TRAMPOLINE, AND OTHER RECREATIONAL FACILITIES; (6) OTHER RECREATIONAL FACILITIES; (7) OTHER RECREATIONAL FACILITIES; (8) OTHER RECREATIONAL FACILITIES; (9) OTHER RECREATIONAL FACILITIES; (10) OTHER RECREATIONAL FACILITIES.



SCALE: 1"=50'-0"



**PROJECT NAME:**  
CARMEL HIGHLANDS VILLAGE/SQUARE

**PREPARED BY:**  
Lifescapes International, Inc.  
Address: 4333 Carmel Drive  
Phone No.: (619) 424-0888

**PROJECT ADDRESS:**  
CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD  
SAN DIEGO, CA

**DATE:** 01/11/2008

**PROJECT NO.:** 002806

**DATE:** 01/11/2008

**SHEET NO.:** 002806-01

**PROJECT NO.:** 002806

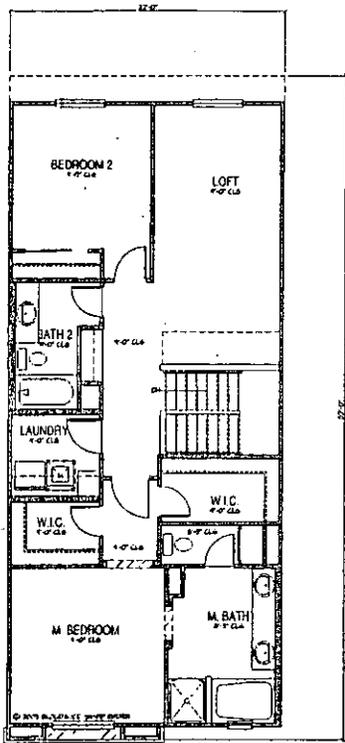
**DATE:** 01/11/2008

**PROJECT NO.:** 002806

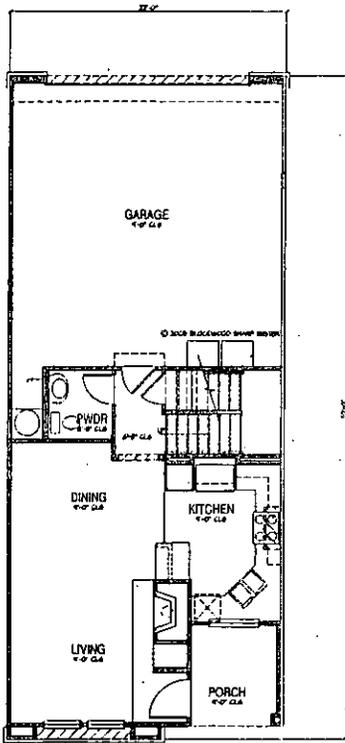
**DATE:** 01/11/2008

**PROJECT NO.:** 002806

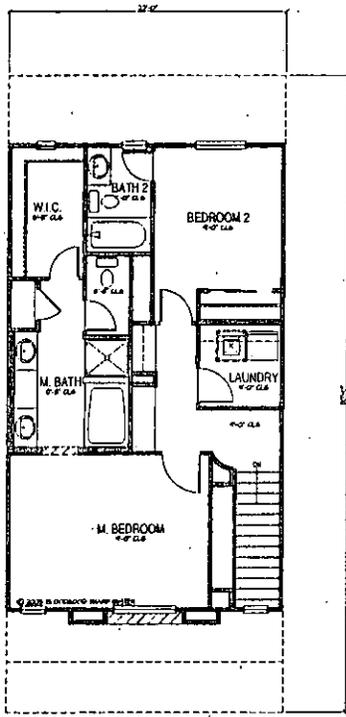
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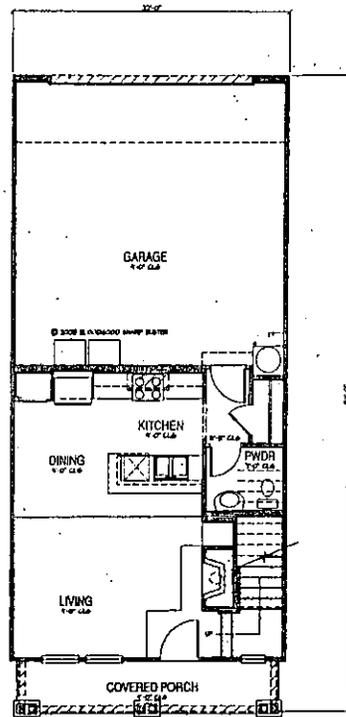
Plan 2 Second Floor



Plan 2 First Floor



Plan 1 Second Floor



Plan 1 First Floor

002807

Architectural and Planning, Inc.  
**Hoodgod Sharp Buster**

PROJECT NAME: CAMEL HIGHLANDS VILLAGE SQUARE

PREPARED BY: BLISSWOOD SHARP BUSTER Revision 1: MAY 18, 2006

Drawn: ARCHITECTURAL AND PLANNING, INC. Revision 2: DECEMBER 20, 2005

Approved: DELLA WELLS, C.A., STATE REG. Revision 3: MAY 18, 2006

Phone no: (714) 432-3020 Revision 4: MAY 18, 2006

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

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

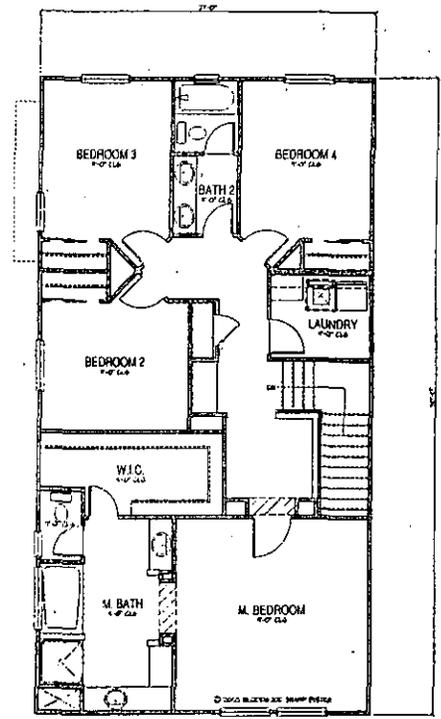
PROJECT ADDRESS: CAMEL COUNTRY ROAD AND CAMEL MOUNTAIN ROAD City/State/Zip: MIY 11, 2006

MIY 11, 2006 Sheet: 1/1 of 1/1

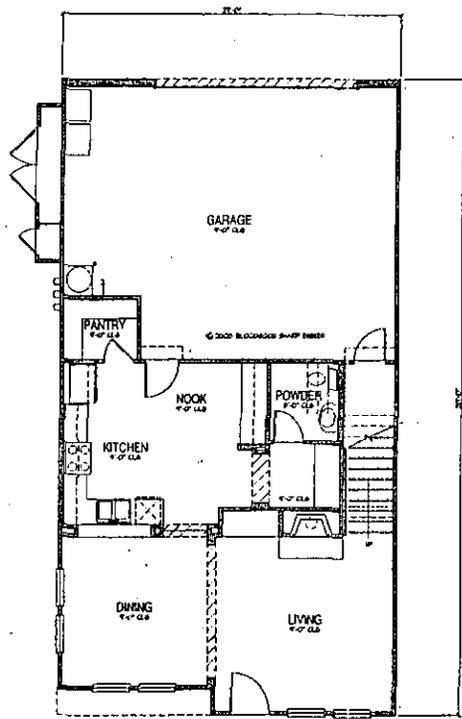
DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

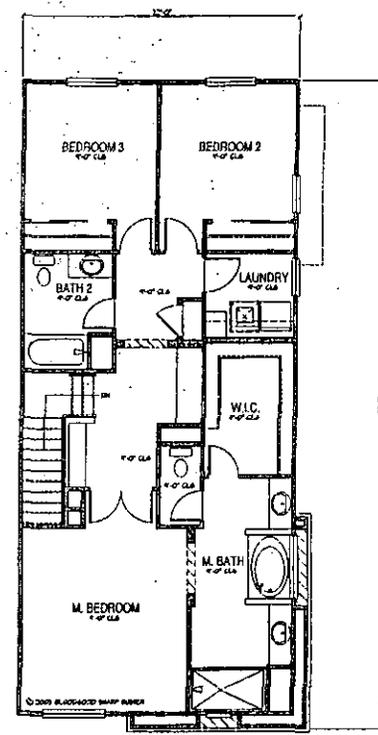
INT. FLOOR PLAN



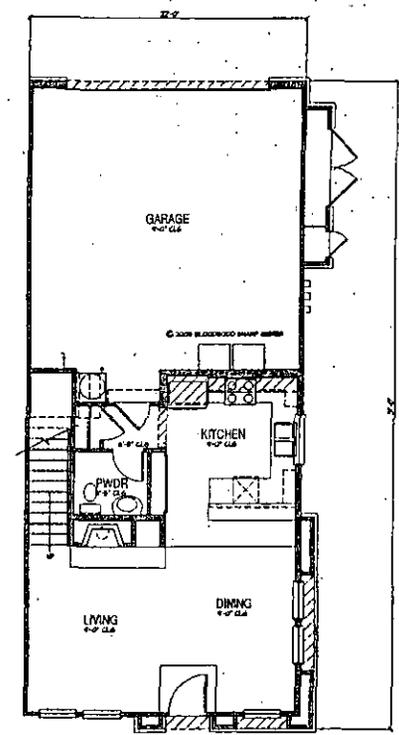
Plan 4 Second Floor



Plan 4 First Floor



Plan 3 Second Floor



Plan 3 First Floor

002808

**Bloodgood Sharp Buster**

PROJECT NAME: CONEL HARBOR ROAD AND CONEL HARBOR ROAD AND BAYVIEW RD

PREPARED BY: BLOODGOOD SHARP BUSTER Revision 1: MAY 18, 2006

Author: ARCHITECTS AND PLANNERS, INC. Revision 2: NOVEMBER 13, 2006

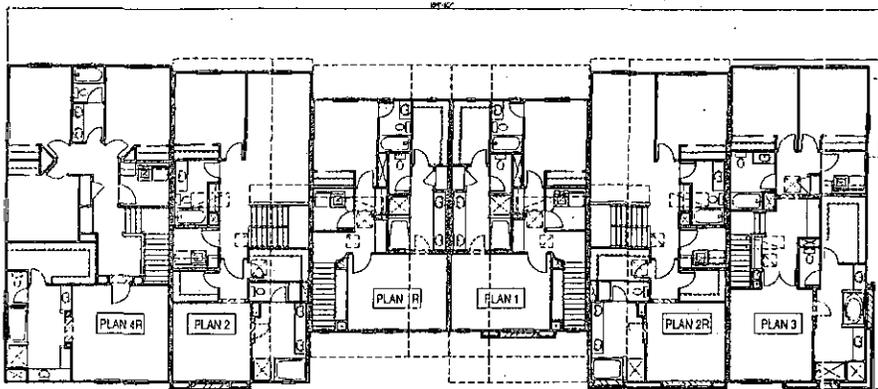
Address: 353 ANTRIM BLVD. BAYVIEW RD Revision 3: MAY 11, 2007

Phone No.: (714) 639-3999 Revision 4: APRIL 2, 2007

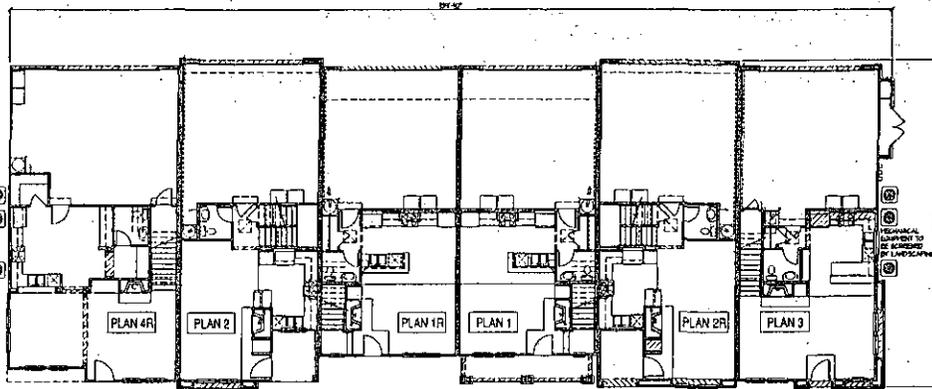
PROJECT ADDRESS: CONEL HARBOR ROAD AND CONEL HARBOR ROAD AND BAYVIEW RD Original Date: MAY 18, 2006

Sheet: 16 of 112

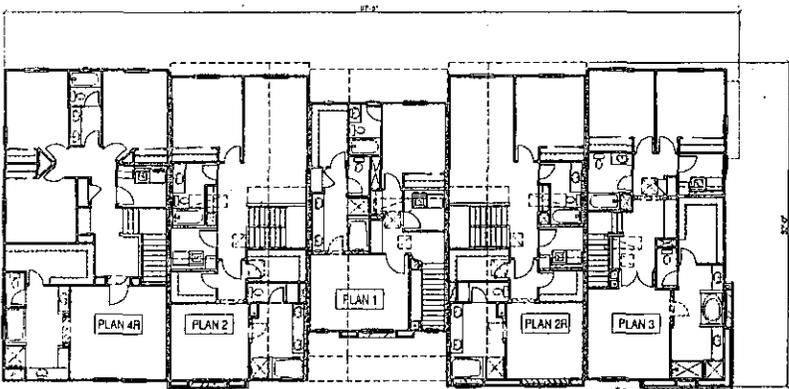
SHEET TITLE: 1ST FLOOR PLAN



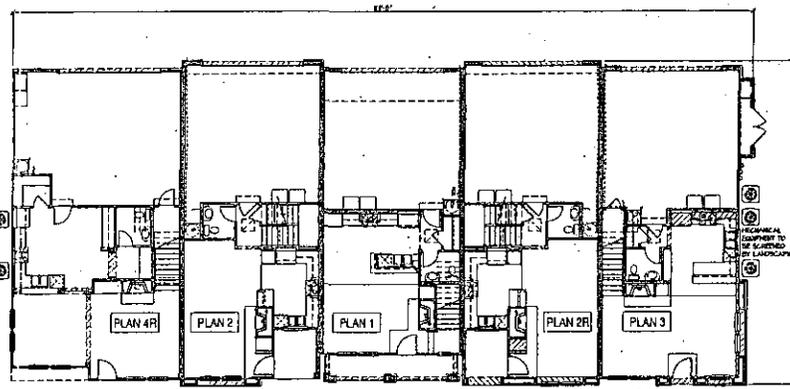
Second Floor 6 Plex



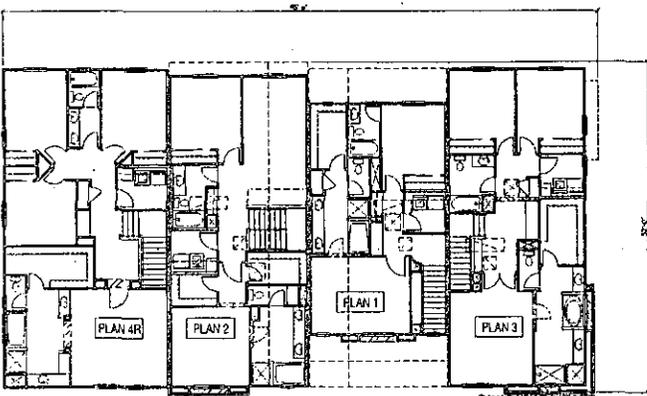
First Floor 6 Plex



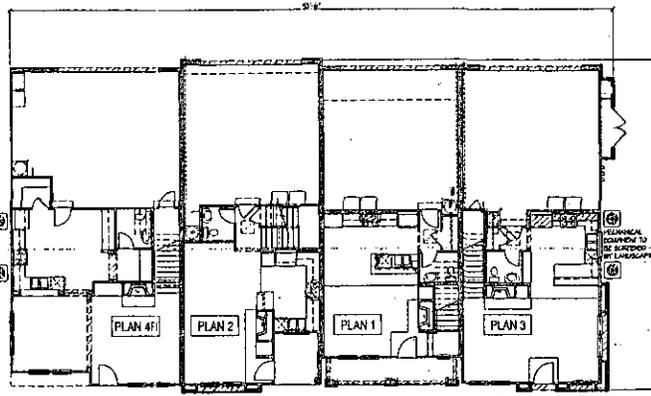
Second Floor 5 Plex



First Floor 5 Plex



Second Floor 4 Plex



First Floor 4 Plex

002809

**Bloodgood Sharp Buster**

PROJECT NAME: SHARP BUSTER INLAND COUNTY

PREPARED BY: BLOODGOOD SHARP BUSTER

DATE: NOVEMBER AND DECEMBER, 2006

ADDRESS: 332 AVON BLVD., BIRM. BLDG.

PHONE NO.: (714) 502-1800

PROJECT ADDRESS: CAMEL DELIVERY ROAD AND CAMEL MOUNTAIN ROAD, SAN DIEGO, CA

SHEET NO.: 17 OF 21

SHEET DATE: MAY 11, 2006

SHEET DATE: MAY 11, 2006

Revision 1: MAY 19, 2006

Revision 2: NOVEMBER 14, 2006

Revision 3: NOVEMBER 14, 2006

Revision 4: MAY 11, 2006

Revision 5: MAY 11, 2006

Revision 6: MAY 11, 2006

Revision 7: MAY 11, 2006

Revision 8: MAY 11, 2006

Revision 9: MAY 11, 2006

Revision 10: MAY 11, 2006

Revision 11: MAY 11, 2006

Revision 12: MAY 11, 2006

Revision 13: MAY 11, 2006

Revision 14: MAY 11, 2006

Revision 15: MAY 11, 2006

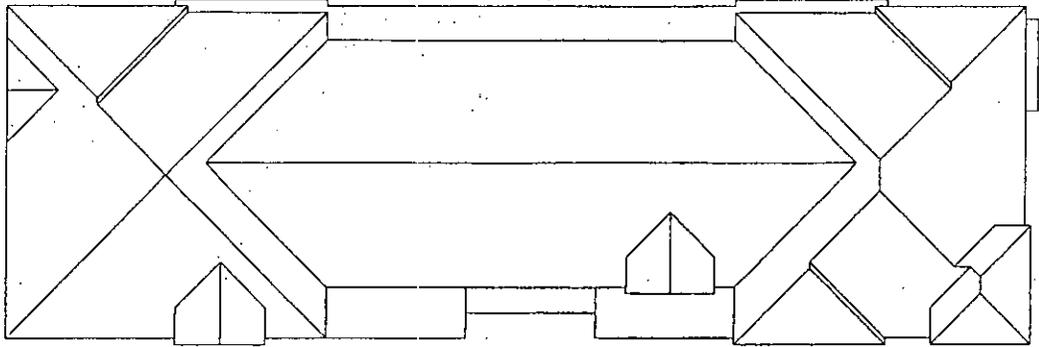
Revision 16: MAY 11, 2006

Revision 17: MAY 11, 2006

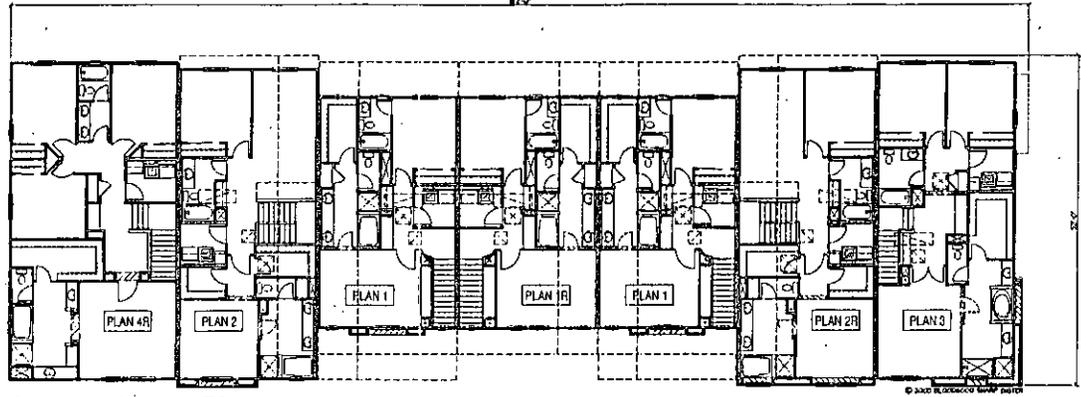
Revision 18: MAY 11, 2006

Revision 19: MAY 11, 2006

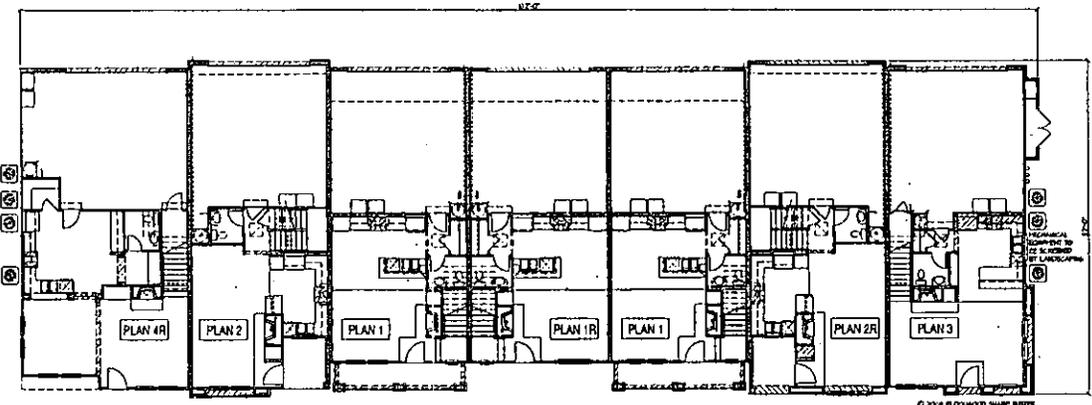
Revision 20: MAY 11, 2006



Roof Plan 7-Plex



Second Floor 7 Plex



First Floor 7 Plex

002810

**Bloodgood Sharp Buster**

PROJECT NAME: CAROL HIGHLAND BLANK/PLEX

PREPARED BY: BLOODGOOD SHARP BUSTER

ARCHITECT AND PLANNERS, INC.

ADDRESS: 532 AVENUE B, SUITE 200

COSTA MESA, CA 92626

PHONE NO.: (714) 537-3800

PROJECT ADDRESS: CAROL COUNTRY ROAD AND CAROL MOUNTAIN ROAD

SAN JUAN CA.

DATE: MAY 11, 2004

SHEET NO. 15 OF 27

BY: \_\_\_\_\_

PROJECT FILE: \_\_\_\_\_

Revised 1: REV. 1.0, 2/04

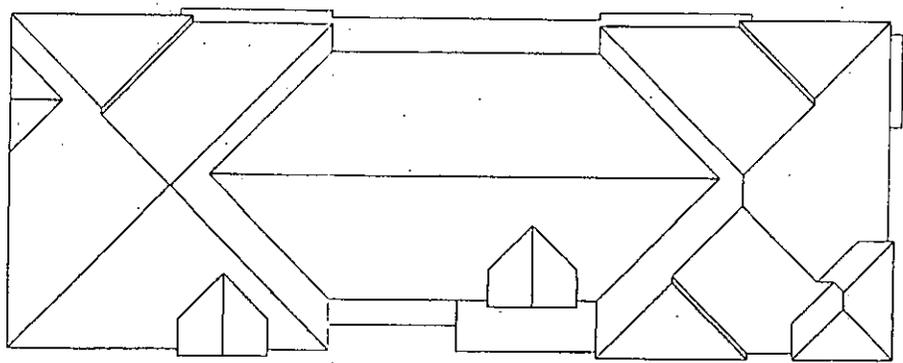
Revised 2: ACTUAL 11, 2004

Revised 3: ADDED 11, 2004

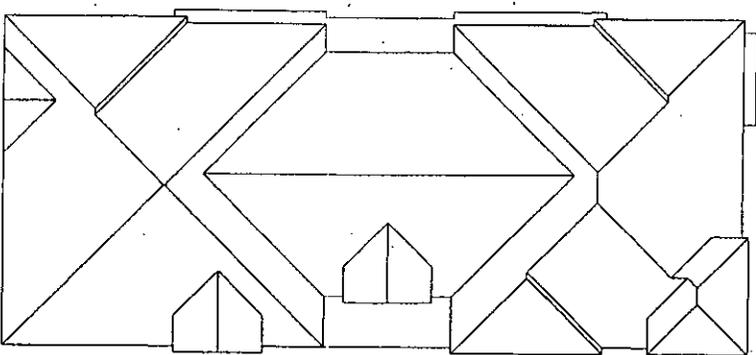
Revised 4: REV. 10, 2004

Revised 5: \_\_\_\_\_

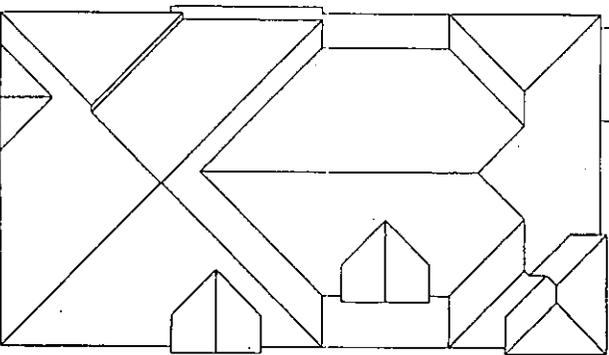
Revised 6: \_\_\_\_\_



**Roof Plan 6-Plex**



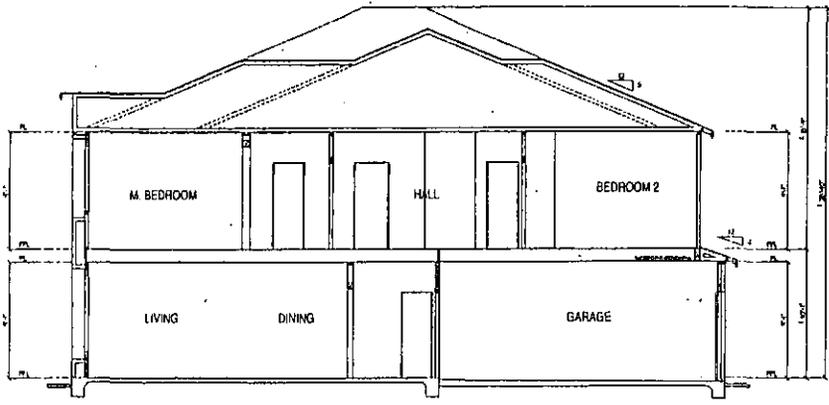
**Roof Plan 5-Plex**



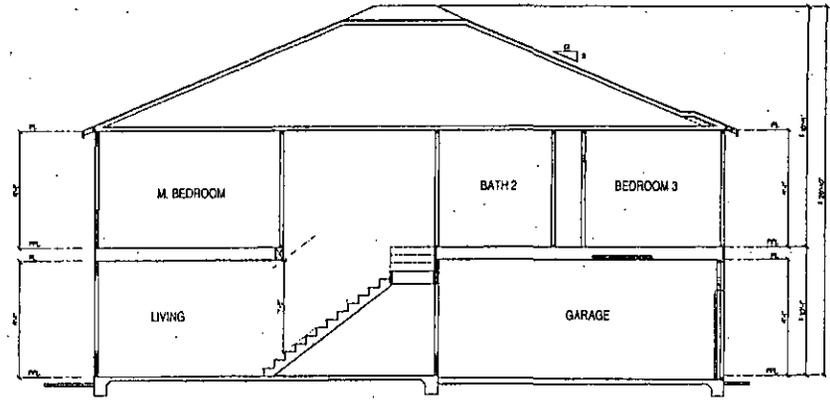
**Roof Plan 4-Plex**

002811

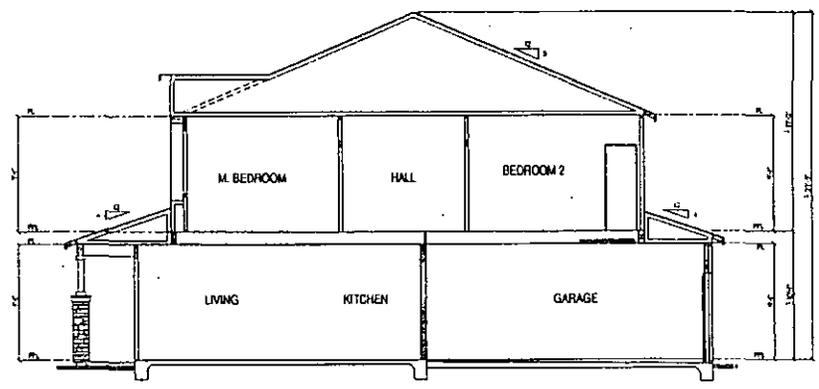
 Woodford Sharp Boster Architects and Planners, Inc.	
PROJECT NAME: _____ _____	
PREPARED BY: Name: _____ Address: _____ City: _____ State: _____ Phone No.: _____	Revised to: _____ Revision # _____ Revision 2: _____ Revision 4: _____ Revision 5: _____ Revision 6: _____
PROJECT ADDRESS: _____ _____ _____ _____	
SHEET NO.: _____ _____ _____	



Building Section Plan 2



Building Section Plan 3



Building Section Plan 1

Perkins Mason (Red Hill, California)  
 Highland Village of Carmel Valley (Commercial Building)  
 2.5 units per acre

**Bedroom 1A**  
 Total = 1,100 sq ft = 26 Parking Spaces  
 100 sq ft

**Bedroom 1B**  
 Total = 1,300 sq ft = 22 Parking Spaces  
 Approximate = 1,200 sq ft = 23 Parking Spaces

**Bedroom 1C**  
 Total = 1,500 sq ft = 17 Parking Spaces  
 Approximate = 1,410 sq ft = 24 Parking Spaces

**Bedroom 1D**  
 Total = 14,100 sq ft = 53 Parking Spaces  
 100 sq ft

**Dryer Trays Building**  
 Enclosure = 1,500 sq ft = 33 Parking Spaces  
 Total Space: 146 Parking Spaces Provided

**Perkins Mason (Red Hill, California)**  
 Total = 1 Parking Space per 1000 sq ft  
 Enclosure = 133 Parking Spaces per 1000 sq ft  
 Required Parking for Site: 146 Spaces

Perkins Mason (Red Hill, California)  
 Highland Village of Carmel Valley (Commercial Building)  
 2.5 units per acre

**Unit 1 - 1 Bedroom**  
 1.8 Units  
 100 sq ft

**Unit 2 - 1 Bedroom**  
 1.8 Units  
 100 sq ft

**Unit 3 - 1 Bedroom**  
 1.8 Units  
 100 sq ft

**Unit 4 - 1 Bedroom**  
 1.8 Units  
 100 sq ft

**1 Plus Bedroom Conversion**  
 Plan 101  
 Plan 102  
 Plan 103  
 Plan 104

**1 Plus Bedroom Conversion**  
 Plan 101  
 Plan 102  
 Plan 103  
 Plan 104

**1 Plus Bedroom Conversion**  
 Plan 101  
 Plan 102  
 Plan 103  
 Plan 104

**1 Plus Bedroom Conversion**  
 Plan 101  
 Plan 102  
 Plan 103  
 Plan 104

BLDG. NO.	EXISTING GRADE	PROPOSED GRADE	GARAGE FLOOR	PROPOSED SECOND FLOOR	ROOF ELEVATION	TOTAL HEIGHT
1	373.8-374.8	374.8	373.8-374.8	376.0	389.0	209.0
2	374.8-375.8	375.8	373.8-374.8	377.0	390.0	209.0
3	375.8-376.8	376.8	374.8-375.8	378.0	391.0	209.0
4	376.8-377.8	377.8	375.8-376.8	379.0	392.0	209.0
5	377.8-378.8	378.8	376.8-377.8	380.0	393.0	209.0
6	378.8-379.8	379.8	377.8-378.8	381.0	394.0	209.0
7	379.8-380.8	380.8	378.8-379.8	382.0	395.0	209.0
8	380.8-381.8	381.8	379.8-380.8	383.0	396.0	209.0
9	381.8-382.8	382.8	380.8-381.8	384.0	397.0	209.0
10	382.8-383.8	383.8	381.8-382.8	385.0	398.0	209.0
11	383.8-384.8	384.8	382.8-383.8	386.0	399.0	209.0
12	384.8-385.8	385.8	383.8-384.8	387.0	400.0	209.0
13	385.8-386.8	386.8	384.8-385.8	388.0	401.0	209.0
14	386.8-387.8	387.8	385.8-386.8	389.0	402.0	209.0
15	387.8-388.8	388.8	386.8-387.8	390.0	403.0	209.0
16	388.8-389.8	389.8	387.8-388.8	391.0	404.0	209.0
17	389.8-390.8	390.8	388.8-389.8	392.0	405.0	209.0
18	390.8-391.8	391.8	389.8-390.8	393.0	406.0	209.0
19	391.8-392.8	392.8	390.8-391.8	394.0	407.0	209.0
20	392.8-393.8	393.8	391.8-392.8	395.0	408.0	209.0
21	393.8-394.8	394.8	392.8-393.8	396.0	409.0	209.0
22	394.8-395.8	395.8	393.8-394.8	397.0	410.0	209.0
23	395.8-396.8	396.8	394.8-395.8	398.0	411.0	209.0
24	396.8-397.8	397.8	395.8-396.8	399.0	412.0	209.0
25	397.8-398.8	398.8	396.8-397.8	400.0	413.0	209.0
26	398.8-399.8	399.8	397.8-398.8	401.0	414.0	209.0
27	399.8-400.8	400.8	398.8-399.8	402.0	415.0	209.0
28	400.8-401.8	401.8	399.8-400.8	403.0	416.0	209.0
29	401.8-402.8	402.8	400.8-401.8	404.0	417.0	209.0
30	402.8-403.8	403.8	401.8-402.8	405.0	418.0	209.0
31	403.8-404.8	404.8	402.8-403.8	406.0	419.0	209.0
32	404.8-405.8	405.8	403.8-404.8	407.0	420.0	209.0
33	405.8-406.8	406.8	404.8-405.8	408.0	421.0	209.0
34	406.8-407.8	407.8	405.8-406.8	409.0	422.0	209.0
35	407.8-408.8	408.8	406.8-407.8	410.0	423.0	209.0
36	408.8-409.8	409.8	407.8-408.8	411.0	424.0	209.0
37	409.8-410.8	410.8	408.8-409.8	412.0	425.0	209.0
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40	412.8-413.8	413.8	411.8-412.8	415.0	428.0	209.0
41	413.8-414.8	414.8	412.8-413.8	416.0	429.0	209.0
42	414.8-415.8	415.8	413.8-414.8	417.0	430.0	209.0
43	415.8-416.8	416.8	414.8-415.8	418.0	431.0	209.0
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59	431.8-432.8	432.8	430.8-431.8	434.0	447.0	209.0
60	432.8-433.8	433.8	431.8-432.8	435.0	448.0	209.0
61	433.8-434.8	434.8	432.8-433.8	436.0	449.0	209.0
62	434.8-435.8	435.8	433.8-434.8	437.0	450.0	209.0
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75	447.8-448.8	448.8	446.8-447.8	450.0	463.0	209.0
76	448.8-449.8	449.8	447.8-448.8	451.0	464.0	209.0
77	449.8-450.8	450.8	448.8-449.8	452.0	465.0	209.0
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83	455.8-456.8	456.8	454.8-455.8	458.0	471.0	209.0
84	456.8-457.8	457.8	455.8-456.8	459.0	472.0	209.0
85	457.8-458.8	458.8	456.8-457.8	460.0	473.0	209.0
86	458.8-459.8	459.8	457.8-458.8	461.0	474.0	209.0
87	459.8-460.8	460.8	458.8-459.8	462.0	475.0	209.0
88	460.8-461.8	461.8	459.8-460.8	463.0	476.0	209.0
89	461.8-462.8	462.8	460.8-461.8	464.0	477.0	209.0
90	462.8-463.8	463.8	461.8-462.8	465.0	478.0	209.0
91	463.8-464.8	464.8	462.8-463.8	466.0	479.0	209.0
92	464.8-465.8	465.8	463.8-464.8	467.0	480.0	209.0
93	465.8-466.8	466.8	464.8-465.8	468.0	481.0	209.0
94	466.8-467.8	467.8	465.8-466.8	469.0	482.0	209.0
95	467.8-468.8	468.8	466.8-467.8	470.0	483.0	209.0
96	468.8-469.8	469.8	467.8-468.8	471.0	484.0	209.0
97	469.8-470.8	470.8	468.8-469.8	472.0	485.0	209.0
98	470.8-471.8	471.8	469.8-470.8	473.0	486.0	209.0
99	471.8-472.8	472.8	470.8-471.8	474.0	487.0	209.0
100	472.8-473.8	473.8	471.8-472.8	475.0	488.0	209.0

Address of Property, Inc.  
**Bloodgood Sharp Buster**

PROJECT NAME: CARTEL MESSAGE MESSAGE TOWER

PROPOSED BY: BLOODGOOD SHARP BUSTER

DESIGNED BY: ARCHITECTS AND PLANNERS, INC.

ADDRESS: 222 MESSER WAY, SANTA MONICA, CA 90401

PHONE NO.: (310) 312-3300

PROJECT ADDRESS: CARTEL COUNTY ROAD AND CARTEL MOUNTAIN ROAD, SMC MESA, CA

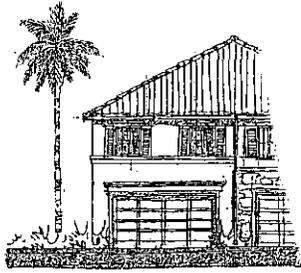
SHEET NO.: 20 OF 23

DATE: MAY 18, 2006

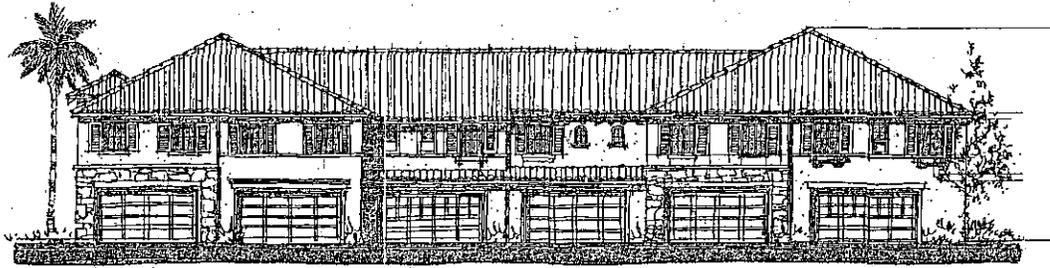
SCALE: AS SHOWN

BY: [Signature]

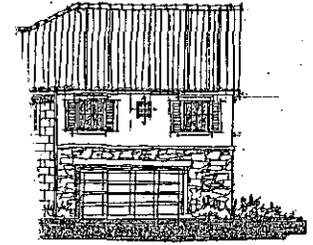
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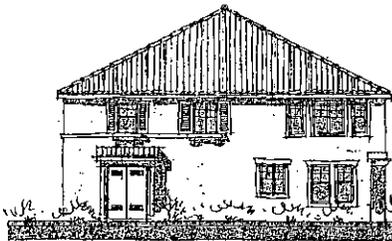
Plan 3  
Mediterranean  
Rear



Plan 3R Tuscan    Plan 2R Mediterranean    Plan 1R Craftsman    Plan 1 Mediterranean    Plan 2 Tuscan    Plan 4 Craftsman



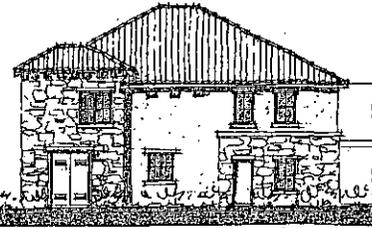
Plan 4  
Tuscan



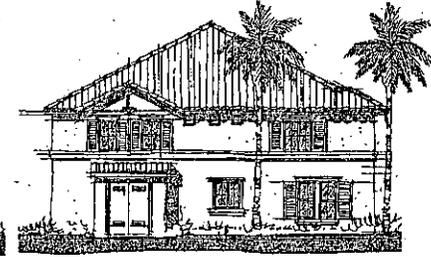
Plan 4  
Craftsman  
Sides



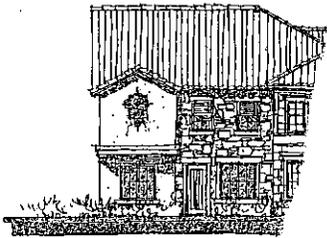
Plan 4  
Tuscan



Plan 3R  
Tuscan



Plan 3  
Mediterranean



Plan 4  
Tuscan  
Front



Plan 4 Craftsman    Plan 2 Tuscan    Plan 1 Mediterranean    Plan 1R Craftsman    Plan 2R Mediterranean    Plan 3R Tuscan



Plan 3  
Mediterranean

### Six-Plex Elevation

**Material Legend**  
 Craftsmen:  
 Roof: Flat concrete tile.  
 Chimney: Stucco finish decorative beam surround with metal shroud.  
 Walls: Stucco sand finish.  
 Door and window frame: Stucco finish decorative beam surround at stoop conditions. Wood trim surround at siding conditions.  
 Garage doors: Sectional roll-up doors with optional lift.  
 Accents: Simulated wood end boomer, copper/stone wood siding at gable ends, post frames, ledger stone veneer.

**Mediterranean**  
 Roof: Concrete tile.  
 Chimney: Stucco finish decorative beam surround with metal shroud.  
 Walls: Stucco sand finish.  
 Door and window frame: Stucco finish decorative beam surround at stoop conditions. Wood trim surround at siding conditions.  
 Garage doors: Sectional roll-up doors with optional lift.  
 Accents: Concentric wood beaded siding at gable ends, simulated wood shingles, post frames, stone veneer, recessed windows.

**Tuscan**  
 Roof: Concrete tile.  
 Chimney: Stucco finish decorative beam surround with metal shroud.  
 Walls: Stucco sand finish.  
 Door and window frame: Stucco finish decorative beam surround at stoop conditions. Wood trim surround at siding conditions.  
 Garage doors: Sectional roll-up doors with optional lift.  
 Accents: Concentric wood beaded siding at gable ends, simulated wood shingles, post frames, stone veneer, recessed windows.

002813

Architect and Planning Inc.  
**Bloodgood Sharp Baster**

PROJECT NAME: CAROL MOUNTAIN VILLAGE/PHASE

PREPARED BY: BLOODGOOD SHARP BASTER

DATE: JANUARY 2008

ADDRESS: 522 ANTON BLVD. SUITE 202

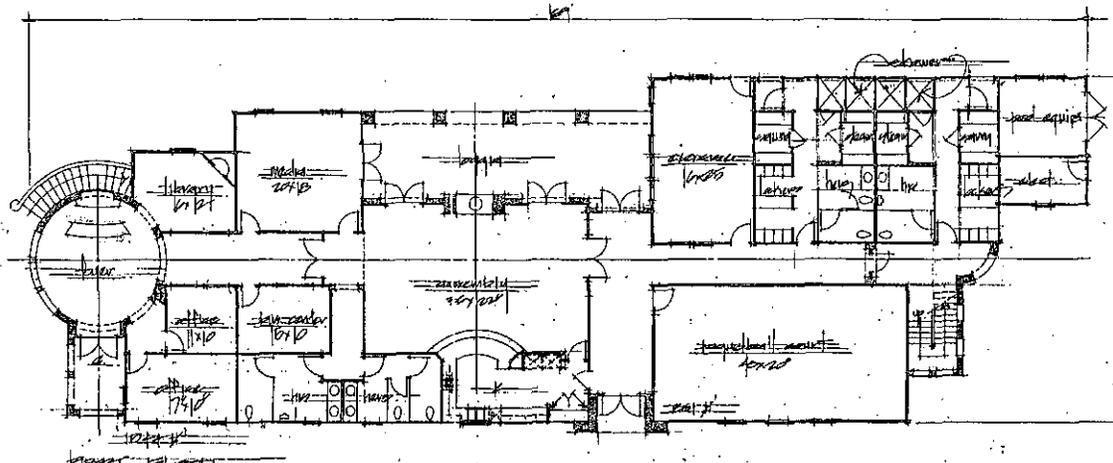
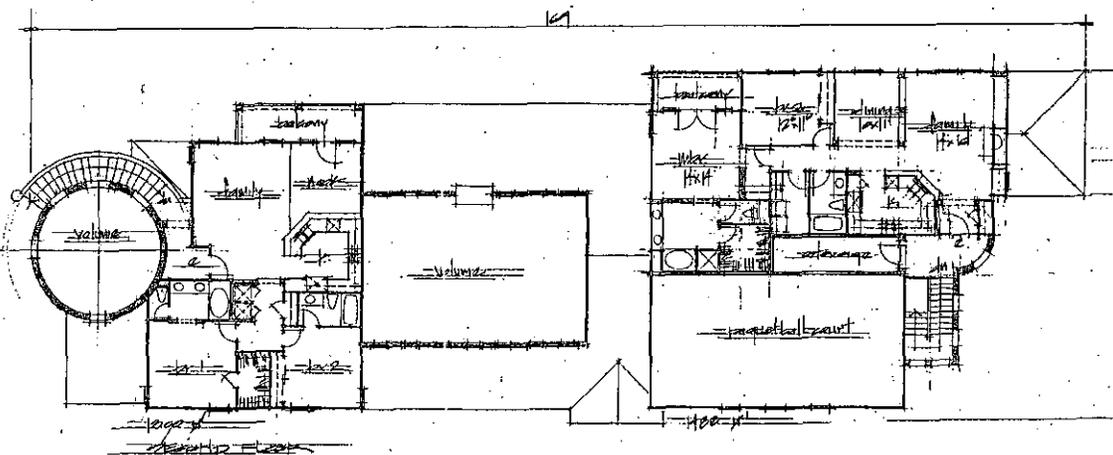
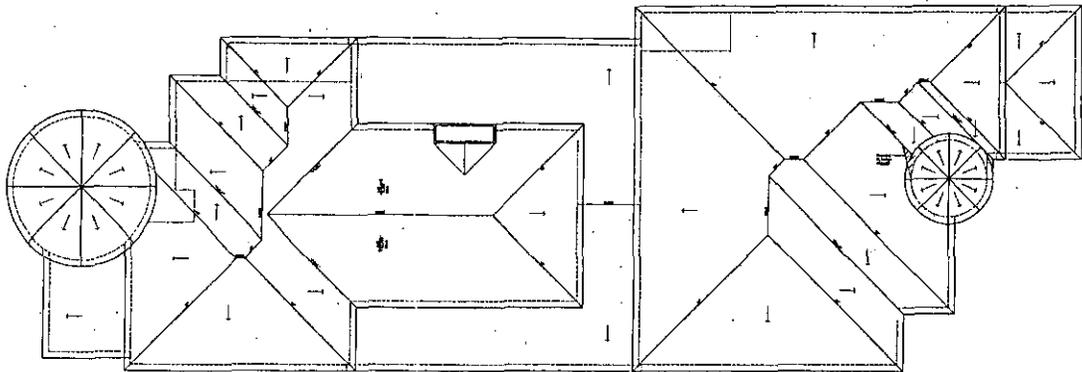
PHONE NO: (770) 582-5007

PROJECT ADDRESS: CAROL COUNTRY ROAD AND CAROL MOUNTAIN ROAD  
504 BRISTOL GA

SHEET NO: 21 of 37

DATE: MAY 13, 2008

REVISIONS:  
 Revision 1: MAY 13, 2008  
 Revision 2: JULY 22, 2008  
 Revision 3: AUGUST 15, 2007  
 Revision 4: MAY 13, 2007  
 Revision 5:  
 Revision 6:



Recreation Building

MECHANICAL EQUIPMENT TO BE LOCATED BY LANDSCAPER

DESIGN: Architects and Planners, Inc.  
**Bloodgood Sharp Buster**

PROJECT NAME:  
 CAPITAL IMPROVEMENT PROJECT

PREPARED BY:  
 BLOODGOOD SHARP BUSTER ARCHITECTS AND PLANNERS, INC.  
 517 NORTH BIRD, SUITE 200  
 CORONA, N.M. 87501  
 PHONE NO. (505) 638-2000

REVISIONS:  
 Revision 1: MAY 18, 2000  
 Revision 2: ALCANZA, JR., 2000  
 Revision 3: BUREAU, 2000  
 Revision 4: ALFARO, 2000  
 Revision 5:  
 Revision 6:

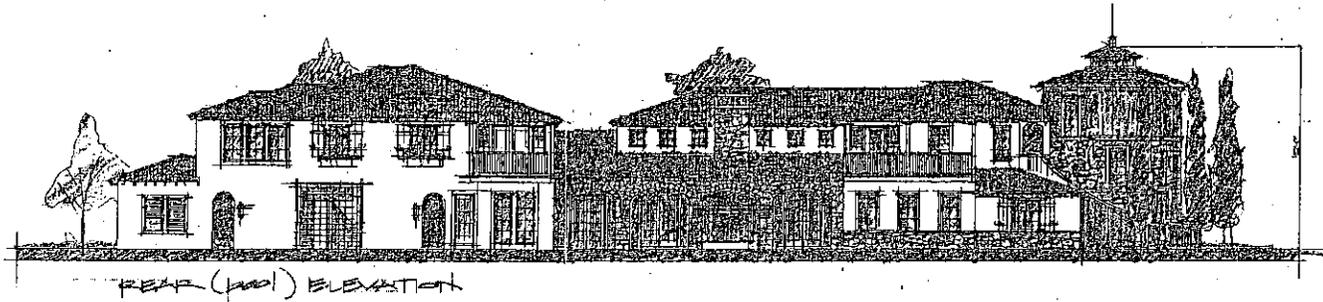
PROJECT ADDRESS:  
 CAMEL COUNTRY ROAD AND CAMEL MOUNTAIN ROAD  
 SUITE 200A, SA  
 Original Date: MAY 17, 2000

SHEET NO. 22 of 31

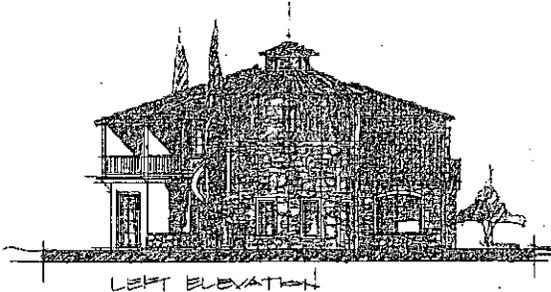
DATE

SHEET FILE:

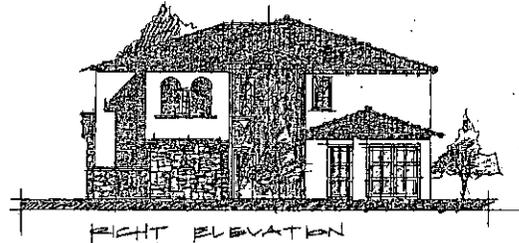
002814



REAR (POOL) ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

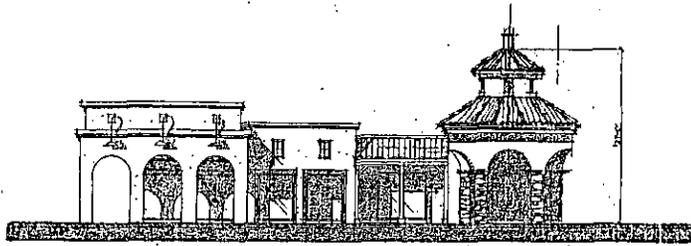


FRONT ELEVATION

Recreation Building

002815

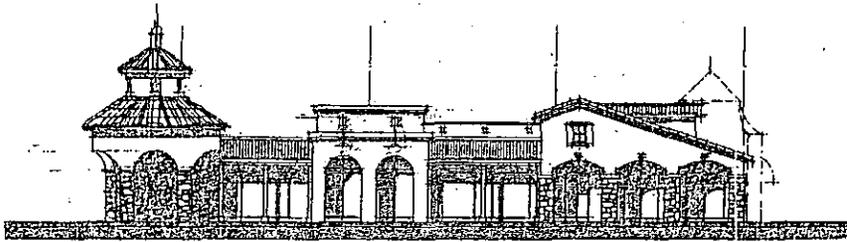
 <b>Bloodgood Sharp Buster</b>	
<b>PROJECT NAME</b> CHASE COUNTRY BLVD/SHOUSE	<b>Prepared By:</b> BLOODGOOD SHARP BUSTER
<b>PREPARED BY:</b> BLOODGOOD SHARP BUSTER ARCHITECTS AND PLANNERS, INC. 552 ANTON MENDOZA BLVD. #100 COSTA MESA, CA 92626 Phone no. (714) 442-2800	<b>Revision 1:</b> MAY 19, 2008 <b>Revision 2:</b> JULY 2008 <b>Revision 3:</b> AUGUST 11, 2008 <b>Revision 4:</b> SEPTEMBER 15, 2007 <b>Revision 5:</b> FEBRUARY 10, 2007 <b>Revision 6:</b>
<b>PROJECT ADDRESS</b> CHASE COUNTRY ROAD AND CAROL MOUNTAIN ROAD SAN DIEGO, CA	<b>Original Date:</b> MAY 11, 2008 <b>Sheet:</b> 23 of 27 <b>DATE:</b>
<b>SHEET TITLE</b> RECREATION BUILDING	



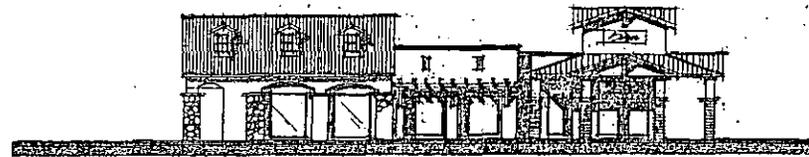
Elevation 3



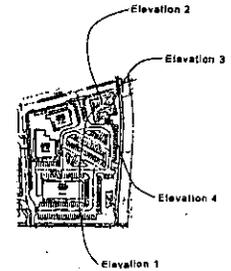
Elevation 4



Elevation 2



Elevation 1

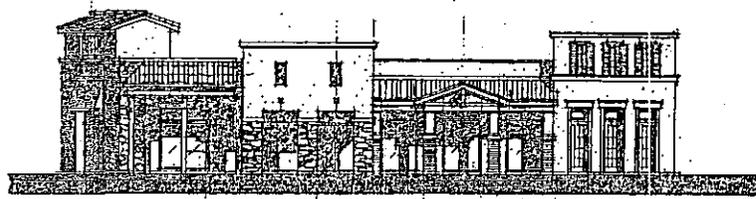


MECHANICAL EQUIPMENT TO BE SUPPLIED BY ROOFTOP PLANT

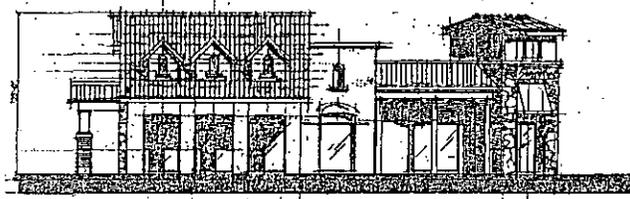
Building 'A'

002816

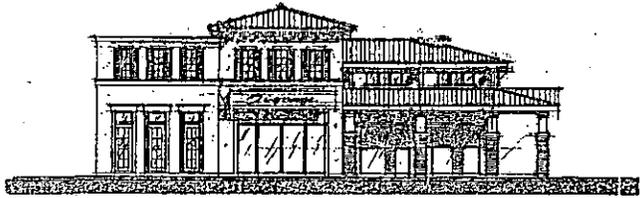
 Bloodpool Sharp Baster	
PROJECT NAME CUMBER WELLESLEY BLVD/SCHOOL	PREPARED BY BLOODPOOL SHARP BASTER
PREPARED BY BLOODPOOL SHARP BASTER	ARCHITECT BLOODPOOL SHARP BASTER
ADDRESS 1515 W. 15TH ST., SUITE 100 OKLA. MED. CL. BLDG.	PHONE NO. (405) 442-3000
PROJECT ADDRESS CUMBER COUNTY ROAD AND LAMAR MOUNTAIN ROAD 1515 W. 15TH ST.	ORIGINAL DATE MAY 15, 2008
SHEET NO. 24 of 37	DATE 05/15/08



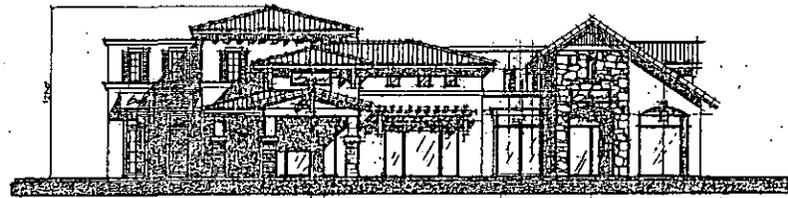
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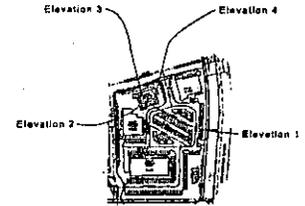
Elevation 4



Elevation 2



Elevation 1



Building 'B'

TECHNICAL  
DRAWING TO  
BE PRINTED  
ON 24" X 36" PAPER

002817

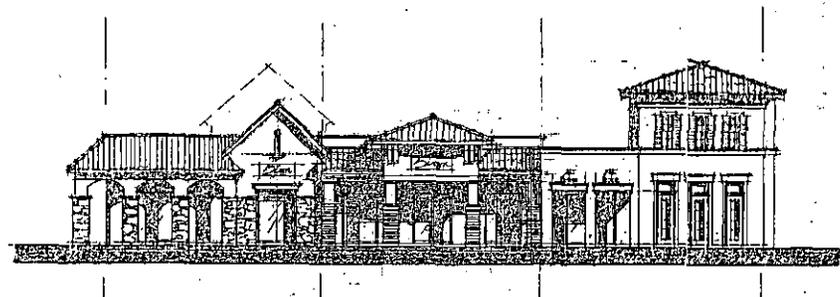
Architectural Firm, Inc.  
**Woodgood Sharp Buster**

PROJECT NAME  
CAROL WOODWARD PLACE/SHARP

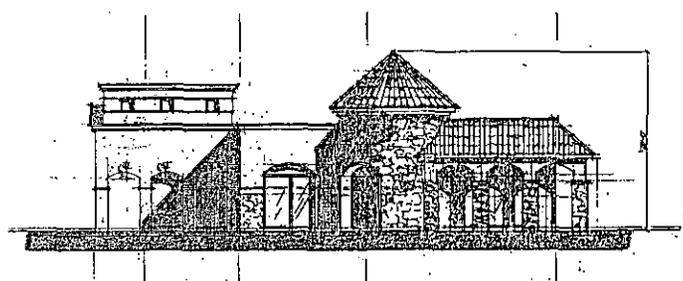
PREPARED BY  
 Name BRUCEWOOD SHARP BUSTER Revision 1 RAY H. BOY  
ARCHITECT AND PLANNER INC. Revision 2 WILLIAM C. BOY  
 Address 333 ARDEN BLVD., SUITE 200 Revision 3 WILLIAM C. BOY  
COSTA MESA, CA 92626 Revision 4 WILLIAM C. BOY  
 Phone no. (714) 541-2020 Revision 5 \_\_\_\_\_  
 Revision 6 \_\_\_\_\_

PROJECT ADDRESS  
CAROL WOODWARD ROAD AND LAMAR WOODWARD ROAD Original Date MAY 11, 2006  
LOS ANGELES, CA Sheet 102 of 111

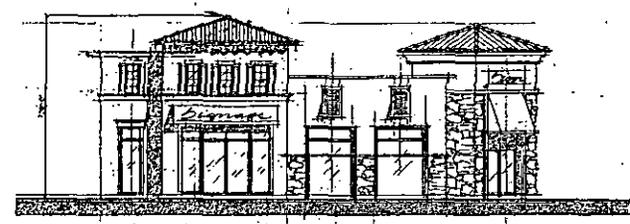
SHEET FILED  
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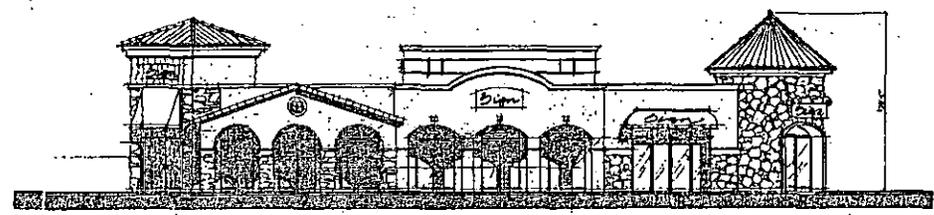
Elevation 3



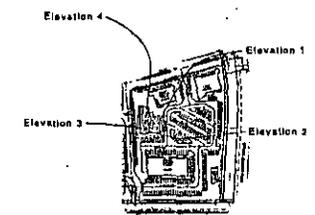
Elevation 4



Elevation 2



Elevation 1



Building 'C'

REVISIONS  
SHOWN TO  
BE SURVEYED  
BY SURVEYOR

002818

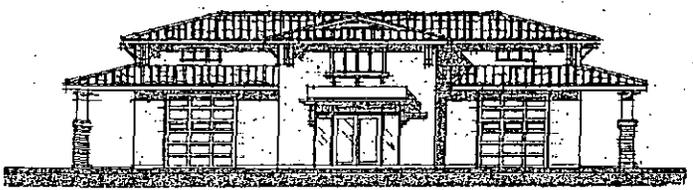
**Bloodgood Sharp Huster**

PROJECT NAME: CANAL COUNTRY ESTATE DEVELOPMENT

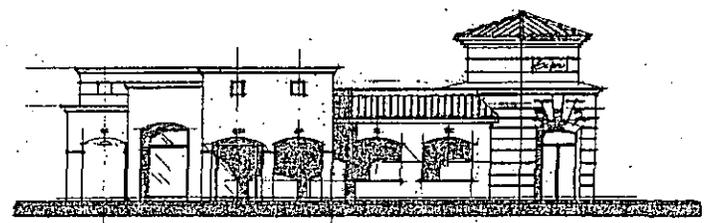
PREPARED BY: BLOODGOOD SHARP HUSTER      Address: 1011 N. 200th  
ARCHITECTS AND PLANNERS, INC.      Address: CHICKADEE 13, 2006  
311 4TH ST. SUITE 200      Address: 1011 N. 200th  
LYTLE WALK, CA 94029      Address: 1011 N. 200th  
 Phone no: (714) 332-1000      Address: 1011 N. 200th

PROJECT ADDRESS: CANAL COUNTRY ROAD AND CANAL WHEATLAND ROAD      Original Date: MAY 19, 2006  
LAKE MICHIGAN, CA      Sheet: 25 of 52

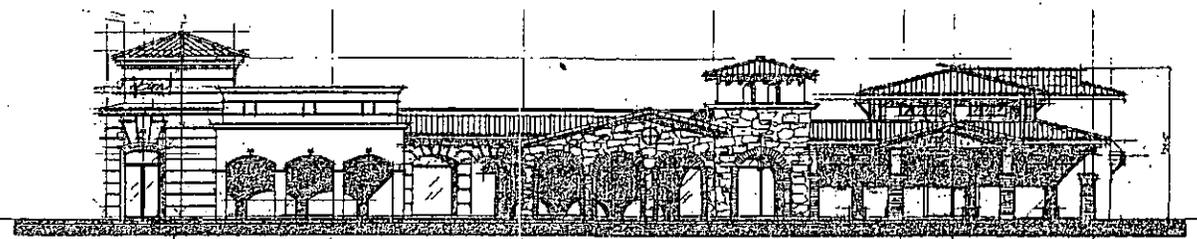
SHEET NO: \_\_\_\_\_



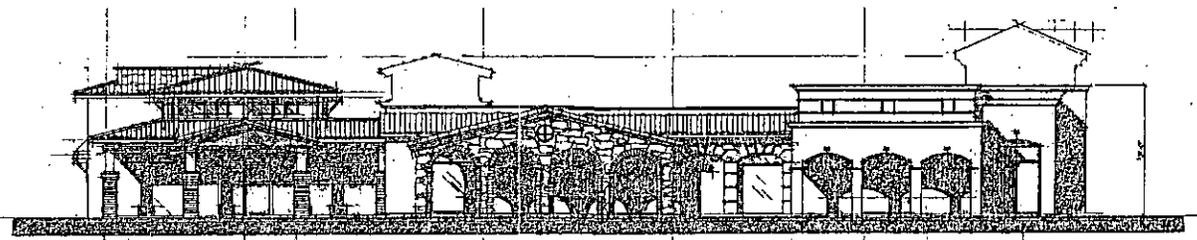
Elevation 4



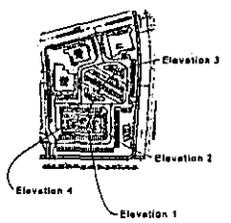
Elevation 2



Elevation 3



Elevation 1



REVISIONS  
SHOWN TO  
BE ACCEPTED  
BY SUPPLIER  
MARKET

Building 'D'

002819

 BLOODGOOD SHARP RUSTER ARCHITECTS AND PLANNERS, INC.	
PROJECT NAME: CAMEL HORSESHOE WILDLIFE POLYMER	PREPARED BY: BLOODGOOD SHARP RUSTER ARCHITECTS AND PLANNERS, INC. 844 ANTONI BLVD., SUITE 100 COSTA MESA, CA 92626 PHONE NO. (714) 432-2800
PROJECT ADDRESS: CAMEL COUNTRY ROAD AND CAMEL WOLFMAN ROAD 844 WILSON CA	SHEET NO.: 37 of 31
SHEET TITLE:  	Original Date: MAY 11, 2004

002821

ATTACHMENT 7

**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

JOB ORDER NUMBER: 42-4539

**SITE DEVELOPMENT PERMIT No. 423678,  
CARMEL HIGHLANDS VILLAGE (MMRP)  
PROJECT NO. 72522  
CITY COUNCIL**

This Site Development Permit No. 423678 is granted by the City Council of the City of San Diego to PARDEE HOMES, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 144.0210, 126.0501, and 125.1001. The 21-acre site is located at 5384 Carmel Mountain Road in the CVPD-OS/SF2/MF1/NC zones of the Carmel Valley Planned District, within the Carmel Valley Neighborhood 10 Precise Plan. The project site is legally described as Portions of Section 28 and Portions of the East half of Section 29, Township 14 South, Range 3 West, San Bernardino Meridian, and Lot 57 of Carmel Valley Neighborhood 10 North Units 7, 8 and 10, Map No. 13571.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the subdivision of a vacant 21-acre site into seven lots, the construction of a 172-unit condominium complex, with one single-family lot, and a commercial center, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 10, 2007, on file in the Development Services Department.

The project shall include:

- a. 32, two-story buildings with attached garages, one approximately 6,600-square foot recreational building, one single-family lot and associated Open Space.
- b. 28,040-square feet of commercial space within five buildings.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 186 off-street commercial parking spaces (Lot 1), and 415-off street residential parking spaces (Lot 2);

- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized in accordance with Development Agreement (00-18571) between Pardee Construction Company and the City of San Diego approved on November 3, 1998. Pursuant to the terms of the Development Agreement, the expiration date of Pardee's vesting tentative maps and this permit are extended upon being approved, and shall remain valid until the termination date of the Development Agreement November 3, 2018.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game 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

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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 CDFG, 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, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary grading/building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

11. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

13. The mitigation measures specified in the Addendum to Environmental Impact Report (EIR) No. 96-0737, Project No. 72522 Mitigation Monitoring and Reporting Program, and outlined in Addendum to the "Neighborhood 10 Plan Amendment Subsequent EIR (LDR/VTM Nos. 96-0736 and 97-0737) shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Addendum to the "Neighborhood 10 Plan Amendment Subsequent EIR (LDR/VTM Nos. 96-0736 and 97-0737), satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Biological Resources, Land Use (Multiple Habitat Planning Area-Adjacency),  
Landform Alteration/Visual Quality and Palentological Resources.

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

16. Prior to issuance of the grading permit or commencement of any construction related activity on-site, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) of the City's Land Development Review Division (LDR) shall review and approve contract documents, plans, and specifications to insure that Mitigation, Monitoring and Reporting Requirements (MMRPs) are included verbatim on the above documents under the heading, "Environmental Requirements". If a coversheet and index are provided, the index shall include "Environmental Requirements" and the sheet/page they are found on verbatim. Project No. 72522 is subject to a Mitigation Monitoring and Reporting

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17. The following requirement shall also appear with the "Environmental Requirements". "Project grading (and construction where applicable) is conditioned to include the monitoring of a qualified biologist and qualified paleontologist. The project shall conform to the mitigation conditions as contained in the environmental document (LDR No. 96-0736(7) and as included in this Section VI. The measures may not be reduced or changed but may be annotated (i.e. to explain when and how compliance was met and location of verifying proof, etc). Additional clarifying information may also be added to other relevant plan sheets as appropriate (i.e. specific locations/times of monitoring, etc.).

18. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the Project Biologist and Paleontologist, and a City's Mitigation Monitoring Coordination (MMC) Section Representative.

**AFFORDABLE HOUSING REQUIREMENTS:**

19. In accordance with Chapter 14, Article 2, Division 13, the Inclusionary Housing Ordinance, the project will not be required to provide any affordable housing. The ordinance states that all projects with an approved Vesting Tentative Map or an approved Development Agreement prior to July 3, 2003 are exempt for the City's Inclusionary Housing Ordinance. The Vesting Tentative Map and the DA were negotiated and executed in 1998 before the ordinance was created, which exempts this project from the Inclusionary Housing Ordinance.

**ENGINEERING REQUIREMENTS:**

20. The Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

21. 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.

22. 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, in accordance with the approved Water Quality Technical Report.

23. The drainage system proposed for this subdivision, as shown on the approved Amended Vesting Tentative Map No. 96-0737, is private and subject to approval by the City Engineer.

24. Prior to the issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Job Order No. and Drawing No. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over-excavation depth, and limits of remedial grading.

25. The Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
26. Compliance with all conditions of Site Development Permit No. 423678 shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, for Vesting Tentative Map No. 221310 unless otherwise noted.
27. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
28. The Owner/Permittee shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
29. The Owner/Permittee shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Owner/Permittee 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.
30. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

#### **LANDSCAPING REQUIREMENTS**

31. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. 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. Prior to issuance of any grading permit, to include slope restoration and mitigation areas, the Owner/Permittee shall enter into a Landscape Establishment Maintenance Agreement (LEMA) to assure long-term establishment and maintenance of the slope and mitigation areas. The LEMA shall be approved by the Landscape Section of Development Services and the City Manager. The agreement shall commence prior to release of the performance bond with Owner/Permittee posting a new bond to cover the terms of the agreement.
32. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City

Manager for approval. Improvement plans shall take into account 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.

33. In the event that a foundation only permit is requested by the Owner/Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

34. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square feet area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

35. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

36. 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.

37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements 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. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

38. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City manger within 30 days of damage or Certificate of Occupancy.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

39. 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 the Development Services Department.

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

41. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial Conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, SDMC 55.0101, the Landscape Standards, and the Land Development Code Section 142.0412.

42. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows:  
West portion of the property shall consist of a standard Zone One of 35-feet and a standard Zone Two of 65-feet".

43. All new construction within 300 feet of the boundary between Brush Management Zone One and Brush Management Zone Two shall comply with building standards and policy per 2001 California Building Code, San Diego Municipal Code Chapter 14, Art. 5, Div. 5 and Chapter 14, Art. 2, Div. 4.

44. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manger's approval.

45. 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.

46. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

47. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.

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

**PLANNING/DESIGN REQUIREMENTS:**

49. 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.

50. The Owner/Permittee shall post a copy of the approved discretionary permit and Vesting Tentative Map in the sales office for consideration by each prospective buyer.

51. 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:**

52. Prior to the issuance of the first Certificate of Occupancy for the proposed project, the Owner/Permittee shall install a traffic signal at the Carmel Country Road/Stone Haven Way intersection, to the satisfaction of the City Engineer.

53. Parking Lot 1: No fewer than 186 automobile parking spaces, including six accessible disabled parking spaces; four bicycle parking spaces; and 18 motorcycle parking spaces shall be maintained on the property at all times in the approximate location shown on the approved Exhibit "A." Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use.

54. Parking Lot 2: No fewer than 415 automobile parking spaces, including 11 accessible disabled parking spaces; 98 bicycle parking spaces; and 18 motorcycle parking spaces shall be maintained on the property at all times in the approximate location shown on the approved Exhibit "A." Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use.

**WASTEWATER REQUIREMENTS:**

55. All proposed sewer facilities serving this development will be private.

56. Prior to the issuance of any building permits, the Owner/Permittee shall install all sewer facilities required by the accepted sewer study, necessary to serve this development.

57. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.

58. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

59. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

**WATER REQUIREMENTS:**

60. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new 12-inch public on-site water facilities in private driveway and street, in a manner satisfactory to the Water Department Director and the City Engineer.
61. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, in a manner satisfactory to the Water Department Director and the City Engineer.
62. 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 serving the project, in a manner satisfactory to the Water Department Director and the City Engineer.
63. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.
64. Prior to the issuance of any building permits, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer. Easements, as shown on approved Exhibit "A" will require modification based on standards at final engineering.
65. Prior to the issuance of any building permits, the Owner/Permittee shall provide Encroachment Maintenance and Removal Agreement to the City Engineer and the Water Department Director.
66. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
67. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.

**GEOLOGY REQUIREMENTS**

68. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."

69. An updated geotechnical report will be required as grading plans are developed for the project. The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Graded Report is required within 15 days of completion of grading operations.

70. Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval by the Division of Building and Safety prior to issuance of building permits.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 TO BE FILLED IN  
[date and resolution number] .

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ATTACHMENT 7

Permit Type/PTS Approval No.: Site Development  
Permit No. 423678, Easement Abandonment No.  
423680

Date of Approval: TO BE FILLED IN

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 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 \_\_\_\_\_  
NAME  
TITLE

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

CITY COUNCIL  
RESOLUTION NO. TO BE FILLED IN  
VESTING TENTATIVE MAP NO. 221310,  
(AMENDING VESTING TENTATIVE MAP NO. 96-0707)  
EASEMENT ABANDONMENT No. 423680

**CARMEL HIGHLANDS VILLAGE -PROJECT-NO. 72522**  
**DRAFT**

WHEREAS, PARDEE HOMES LLC., Applicant/Subdivider, and PROJECT DESIGN, Engineers, submitted an application with the City of San Diego for a Vesting Tentative Map (VTM) No. 221310, Amending VTM No. 96-0707, to allow the subdivision of a vacant 21-acre site into seven lots, construction of a 172-unit condominium complex, one single-family lot and a Commercial Center and to allow for the abandonment of three public easements: (1) Access Easement granted to the City of San Diego per Doc No. 1997-0115742, recorded March 14, 1997; (2) Survey No. 65 and the Unnamed Roads granted to the County of San Diego on August 22, 1986 in Book 257, Page 30 and recorded August 24, 1986 in Book 257, Page 185, as annexed to the City of San Diego on July 20, 1962 ; (3) Easement for Water Mains granted to the City of San Diego per File No. 197370 recorded September 10, 1971. The project site is located at 5384 Carmel Mountain Road in the CVPD-OS/SF2/MF1 zones of the Carmel Valley Planned District, within the Carmel Valley Community Plan. The project site is legally described as Portions of Section 28 and Portions of the East half of Section 29, Township 14 South, Range 3 West, San Bernardino Meridian, and Lot 57 of Carmel Valley Neighborhood 10 North Units 7, 8 and 10, Map No. 13571; and

WHEREAS, the Map proposes the subdivision of a 21-acre site into seven lots; and

WHEREAS, the City of San Diego as Lead Agency under CEQA has prepared and completed a Addendum to the Neighborhood 10 Plan Amendment Subsequent EIR (LDR/VTM No. 96-0736), dated April 16, 2007, and Mitigation Monitoring and Reporting Program covering this activity; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 172; and

WHEREAS, on May 10, 2007, the Planning Commission of the City of San Diego considered VTM No. 221310, (amending VTM No. 96-0707), and Easement Abandonment No. 423680, and pursuant to Resolution No. TO BE FILLED IN-PC

RESOLUTION NUMBER-PC voted ?-?-? to recommend to the City Council approval of the map; and

WHEREAS, on TO BE FILLED IN, the City Council of the City of San Diego considered Vesting Tentative Map No. 221310 (amending VTM No. 96-0707), and Easement Abandonment No. 423680, and pursuant to Sections 144.0210 (tentative map), 126.0501 (site development permit), and 125.1001 (easement abandonment), of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony 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. 221310:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
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 (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the CITY COUNCIL, Vesting Tentative Map No. 221310 (amending VTM No. 96-0707), and Easement Abandonment No. 423680, is hereby granted to PARDEE HOMES LLC., Applicant/Subdivider, subject to the following conditions:

- BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of: (1) Access Easement granted to the City of San Diego per Doc No. 1997-0115742, recorded March 14, 1997; (2) Survey No. 65 and the Unnamed Roads granted to the County of San Diego on August 22, 1986 in Book 257, Page 30 and recorded August 24, 1986 in Book 257, Page 185, as annexed to the City of San Diego on July 20, 1962; (3) Easement for Water Mains granted to the City of San Diego per File No. 197370 recorded September 10, 1971, located within the project boundaries as shown in Vesting Tentative Map No. 221310, shall be vacated, contingent upon the recordation of the approved final map for the project.

#### GENERAL

1. This Amendment to Vesting Tentative Map 96-0737 will expire on November 3, 2018, pursuant to the terms of Development Agreement 00-18571.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

4. The property contains easements which must be vacated to implement the Final Map in accordance with San Diego Municipal Code 125.0430.

#### **AFFORDABLE HOUSING**

5. In accordance with Chapter 14, Article 2, Division 13, the Inclusionary Housing Ordinance, the project will not be required to provide affordable housing. The ordinance states that all projects with an approved Vesting Tentative Map or an approved Development Agreement prior to July 3, 2003 are exempt for the City's Inclusionary Housing Ordinance. The Vesting Tentative Map and the Development Participation Agreement were negotiated and executed in 1998 before the ordinance was created, which exempts this project from the Inclusionary Housing Ordinance.

#### **ENGINEERING**

6. Pursuant to City Council Policy 600-20, the Owner/Permittee shall provide evidence to ensure that an affirmative marketing program is established.
7. Compliance with all conditions of Site Development Permit No. 423678 be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
8. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
9. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
10. The drainage system proposed for this subdivision, as shown on the approved Vesting Tentative Map, is private and subject to approval by the City Engineer.

11. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area. Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the Development Services Manager. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.
12. The subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
13. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
14. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
15. The subdivider shall ensure that all 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.
16. This tentative map is a Vesting Tentative Map. As such, the subdivider shall pay an additional \$300 fee to the Development Services Department for each final map processed in connection with this vesting tentative map.
17. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
18. 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. 769830.

## MAPPING

19. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
20. "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."
21. 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 meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

## SEWER AND WATER

22. All proposed sewer facilities serving this development will be private.
23. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.

24. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
25. The Subdivider shall design and construct new 12-inch public on-site water facilities in private driveway and street, in a manner satisfactory to the Water Department Director and the City Engineer.
26. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.) for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer.
27. The Subdivider shall provide Encroachment Removal and Maintenance Agreement (EMRA) for all public water facilities located within the proposed easement.
28. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.
29. The Subdivider shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
30. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities shall be modified at final engineering to comply with standards.

#### **PARKS AND OPEN SPACE**

31. Lot "B" shall be transferred from the Subdivider to the City of San Diego as Open Space, within 30 days of the recordation of the final map.
32. Lot "D" shall be transferred to the Subdivider with a building restricted easement from Brush Management concurrent with the conveyance of Lot B and shall be recorded within 30 days of the recordation of the Final Map.

#### **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 Section 1531 et seq.).

- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then 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 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of : (1) Access Easement granted to the City of San Diego per Doc No. 1997-0115742, recorded March 14, 1997; (2) Survey No. 65 and the Unnamed Roads granted to the County of San Diego on August 22, 1986 in Book 257, Page 30 and recorded August 24, 1986 in Book 257, Page 185; (3) Easement for Water Mains granted to the City of San Diego per File No. 197370 recorded September 10, 1971, located within the project boundaries as shown in Vesting Tentative Map No. 221310, shall be vacated, contingent upon the recordation of the approved final map for the project.
- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA, ON TO BE FILLED IN.

APPROVED: NAME, City Attorney

By \_\_\_\_\_  
NAME

002841

ATTACHMENT 8

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Derrick Johnson

By

\_\_\_\_\_  
Derrick Johnson  
Development Project Manager  
Development Services Department

Job Order No. 42-4539

Project No. 72522  
VTM No. 221310  
TO BE FILLED IN

Page 9 of 9

PLANNING COMMISSION  
RESOLUTION NO. TO BE FILLED IN  
SITE DEVELOPMENT PERMIT NO. 423678  
CARMEL HIGHLANDS VILLAGE-PROJECT NO. 72522

WHEREAS, PARDEE HOMES, Owner/Permittee, filed an application with the City of San Diego for a Site Development permit to construct a residential and commercial center project (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 423678, on portions of a 21-acre site;

WHEREAS, the project site is located at 5384 Carmel Mountain Road in the CVPD-OS/SF2/MF1 zones of the Carmel Valley Planned District, within the Carmel Valley Community Plan;

WHEREAS, the project site is legally described as Portions of Section 28 and Portions of the East half of Section 29, Township 14 South, Range 3 West, San Bernardino Meridian, and Lot 57 of Carmel Valley Neighborhood 10 North Units 7, 8 and 10, Map No. 13571;

WHEREAS, on May 10, 2007, the Planning Commission of the City of San Diego considered Site Development Permit No. 423678 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated May 10, 2007.

**A. SITE DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0501)**

1. **The proposed development will not adversely affect the applicable land use plan.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The Carmel Valley Neighborhood 10 Precise Plan (CV-N-10) allocates residential density between 98 and 189 dwelling units for this site. The Plan allocates 98 units to the residentially designated portion of the site. The proposed 172-unit multi family residential development is within the density range allowed by the Precise Plan and is consistent with the dwelling units allocated to the site under the density transfer provision. The precise plans allows for an increase in the number of dwelling units from 98 to 172 (or an increase of 74 units). The increase is allowed via the 1998 Development Agreement between the City of San Diego and Pardee Construction Company regarding the Pacific Highlands Ranch, Subarea III area. One aspect of the Development Agreement was that in exchange for approximately nine-acres of developable land added to the MHPA within Subarea III, the City would allow the applicant to transfer the development rights on those nine acres to CV-N-10 or some other Pardee-owned property. The Development Agreement also approved a revision to the CV-N-10 Precise Plan allowing for construction of 200 multi-family dwelling units where 98 multi-family dwelling units were previously authorized. With this proposed project, the increase in 74 units would reflect an increase to 172 multi-family dwelling units rather than the 200 multi-family dwelling units authorized by the Development

Agreement. The proposed use of this site for residential uses would be consistent with the Carmel Valley Neighborhood 10 Precise Plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The permit controlling the development proposed for this site contains conditions addressing project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. Specific conditions of approval require the continued compliance with all relevant regulations of the San Diego Municipal Code in effect for this site and have been written as such into the permit. Development of the site with a residential use shall meet all requirements of the regulations, as allowed through a Site Development Permit.

**B. Supplemental Findings--Environmentally Sensitive Lands (SDMC 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 project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The entire site was previously graded and only minimal impacts to environmentally sensitive lands will occur. Although the site was previously graded, finish grading would be necessary to complete the edge of the existing graded pad to accommodate project features. Direct impacts to 0.07 acres of Tier IV non-native grassland habitat and 0.31 acres of Tier II coastal sage scrub habitat would occur in Lot A. Mitigation for the 0.38-acre impact would include native re-vegetation of the graded slope area on Lot A. The entire Lot A would also remain in the MHPA in a HOA-owned conservation easement. In addition, all remaining MHPA open space on-site outside of Brush Management Zone Two would be dedicated as open space. The remaining MHPA area on-site, Lot B, lies west of Lot A and consists of 2.87 acres of native coastal sage scrub which is well in excess of the required 0.38 acres needed for mitigation. Therefore the project site is physically suitable for the project and would result in a 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 proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The 21-acre site was previously graded. An updated Geotechnical Report was provided for the proposed project (Geocon, July 20, 1995) and concluded that there are no geology or soil conditions that would preclude the development of the project. The proposed project complies with all applicable requirements related to storm water runoff and Best Management Practices. The slopes will be planted with species capable of reducing, and eventually preventing, soil erosion from wind and rain. Therefore, the proposed development 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.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The project is adjacent to the City's Multi-Habitat Planning Area (MHPA) and will be conditioned to adhere to the Land Use Adjacency Guidelines. The Guidelines address potential impacts and mitigation to noise, biology, drainage, hydrology/water quality, lighting, barriers, invasives and brush management. The project would be conditioned through the Mitigation Monitoring Reporting Program and other City Permit conditions to ensure that urban run off would be cleaned and dissipated before being routed to storm drains or canyon areas; all lighting would be shielded/directed away from adjacent environmentally sensitive lands; appropriate barriers would be erected adjacent to the MHPA to reduce human intrusion; and all landscape species within/adjacent to open space areas or brush management zones would be native or non-invasive species. Accordingly, adverse impacts to adjacent environmentally sensitive lands would be prevented.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The western portion of the proposed project is adjacent to the Multi-Habitat Planning Area (MHPA). The project is subject to the MSCP adjacency guidelines, which regulate lighting, drainage, and landscaping. Prior to the issuance of a Notice to Proceed with construction, all conditions of the Mitigation Monitoring and Reporting Plan (MMRP), including the adjacency guidelines, will be implemented. Incorporation of these measures will ensure consistency with the City of San Diego'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 project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The proposed project is several miles inland from public beaches and local shoreline and therefore, will not contribute to the erosion of any public beaches or adversely affect shoreline or sand supply. Storm drain facilities will be constructed to collect surface water runoff, filter pollutants, and reduce water runoff velocities.

**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.** The project proposes to create seven parcels from a 21-acre site and to allow the construction of a 172-unit condominium complex, one single-family lot and a Commercial Center. The Addendum to EIR No. 96-0707 prepared for this project included a specific impact analysis for the proposed development and its alternatives. Findings to support the Addendum's conclusions have been made and are part of this project's record. All mitigation measures identified in the EIR are reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The proposed project would result in impacts to 0.07 acres of Tier IV non-native grassland habitat and 0.31 acres of Tier II coastal sage scrub habitat. Any impacts would be mitigated to below a level of significance through implementation of the Mitigation, monitoring and Reporting Program.

002846

ATTACHMENT 9

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 423678 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 423678, a copy of which is attached hereto and made a part hereof.



Derrick Johnson  
Development Project Manager  
Development Services

Adopted on: TO BE FILLED IN

Job Order No. 42-4539

cc: Legislative Recorder, Planning Department

002847

**CARMEL VALLEY COMMUNITY PLANNING BOARD**  
c/o MNA CONSULTING  
427 C St., Ste. 308  
San Diego, CA 92101  
619-239-9877 x11 / Fax: 619-239-9878

July 12, 2006

John Fisher, RLA  
Derrick Johnson  
Development Project Manager  
Development Services Department  
City of San Diego  
1222 First Avenue, MS 302  
San Diego, CA 92101

Bernie Turgeon, Community Planner  
Community Planning Development and Review  
CITY OF SAN DIEGO  
202 "C" Street  
San Diego, CA 92101

SUBJECT: CARMEL VALLEY NEIGHBORHOOD 10:

CARMEL HIGHLANDS VILLAGE PROJECT # 72522  
CARMEL VALLEY JO # 42-4539 (PROCESS 4) Planned Development Permit to reduce the required setbacks & VTM to amend VTM #96-0737 to construct a facility which consists of 172 Residential Condominium units, a Recreational Building & 5 Commercial buildings with 28,000 sq ft on a 21acresite at 5384 Carmel Mountain Rd. CVPD-OS/SF2/MF1 zones of Carmel Valley Planned District within Carmel Valley Community Plan .

CARMEL VALLEY NEIGHBORHOOD 10 SINGLE FAMILY PROJECT #72526 (PROCESS 5) for an easement and public right-of-way vacation, Coastal Development Permit, Site Development Permit, and amendment to VTM 96-0737 to develop single family homes within the SF-3 and OS zones of the CVPDO, the Deferred Certification Coastal Overlay and the City's Local Coastal Program (LCP), Non-Appealable Area 1 (Map C-730).

Dear John, Derrick and Bernie:

On July 11, 2006 Pardee Homes presented the aforementioned project and we reviewed it in two parts. We submit our commits as follows:

002848

CARMEL VALLEY NEIGHBORHOOD 10

July 11, 2006

Pg. 2

**CARMEL HIGHLANDS VILLAGE**

With Carmel Highlands Village, the board is generally pleased with the development plans in this submission and with Pardee's willingness to work with the community and incorporate some of the community's design recommendations. There were a few remaining issues after the last submission that we believe have been adequately addressed in this round. They are highlighted here for the record.

**Issue 1: Adequate buffering of existing single family homes from Neighborhood Commercial and multi-family development:**

Existing single-family homes on Cloverhurst Way, Brettonwood Court and across Carmel Country and Carmel Mountain Road from Carmel Highlands Village need to be adequately buffered from the effects of headlights and potential collision dangers posed by the cars using the head-in parking spaces and streets that border the multi-family development. The newly proposed 3 ft high wall topped with 3 feet of wrought iron fencing should provide adequate protection on the southern boundary with the Cloverhurst Way and Brettonwood Court homes but the newly proposed hedge on the boundary with Carmel Country and Carmel Mountain Road may not be dense enough to adequately block headlights or physical car intrusions into the adjacent areas. We would appreciate the consideration of additional aesthetic barriers if practical.

Some concern has been expressed over the proximity of multi-family Building #1 and multi-family Building #24 to the adjacent properties and views from Cloverhurst Way and Foxhound Way respectively. The setback of Building #24 from the Foxhound cul-de-sac is said to be 35 feet which should be adequate but it would be nice to have a line of sight drawing to see what kind of impact the building will have on the view from the Foxhound cul-de-sac. Similarly, the proposed setback of the corner of Building #1 is only 20 feet from the Cloverhurst Way hillside and, as it sits high above Cloverhurst Way, it has the potential to tower over Lot 3 and the street below. A line of sight drawing for this building from Cloverhurst Way may provide a better sense of impact and acceptability here as well.

**Issue 2: Pedestrian Accessibility**

We are pleased that this new submittal eliminates the previously proposed drive through element and provides for more pedestrian accessibility through the newly added patio, sidewalks, textured crosswalks, the addition of a pedestrian entryway at the corner of Carmel Country and Carmel Mountain Roads and the staircase connection to Cloverhurst Way. Any other amenities that would provide for less crossing of the parking lot, easier pedestrian access and buffers for pedestrians from cars are welcome.

**Issue 3: Density**

While the community doesn't necessarily favor additional density, it was suggested that additional multifamily units could be achieved, if necessary, by creating a real second floor above the commercial buildings where there is now only the perception of a second story for aesthetic purposes.

002849

CARMEL VALLEY NEIGHBORHOOD 10

July 11, 2006

Pg. 3

Issue 4: Pedestrian Walkway

Clarify that the control, maintenance and ownership of the pedestrian staircase to Cloverhurst Way will be the responsibility of the existing N10 Homeowners Association. Since the Cloverhurst Way hillside is HOA owned and maintained and since the staircase is primarily for the benefit of Cloverhurst Way area residents to safely access Carmel Highlands Village and Carmel Mountain Road amenities via foot, it makes sense that ownership and maintenance of this staircase should be done by this HOA.

SINGLE FAMILY DEVELOPMENT UNITS 5S, 9S, 12B & 2AIssue 1: Pocket Parks

With units 6, 7 and 8 currently under development, the community has expressed disappointment with the lack of neighborhood pocket parks. There is but one pocket park less than two-tenths of an acre in size for all of the Saratoga and Derby Hill homes currently being constructed. There are, in fact, no pocket parks at all in the proposed Units 5S, 9S, 12B, and 2A.

With the shrinking lot size of these homes, pocket parks become increasingly important so that children have a nearby place to toss a ball and play and neighbors have a nearby place to gather and build community. The yards of these homes are no longer big enough for this purpose and children are forced to play in the residential streets. The pocket parks also provide a break in the "wall of homes" and a public view corridor to the open space for pedestrians, bicyclists and drivers alike. These kinds of benefits cannot be fulfilled by a community park \_ a mile away when children and pedestrians need to travel along a busy collector street to get to them.

We would very much like to see the addition of at least one pocket park among the single-family homes being proposed here. This would increase the habitability and desirability of the neighborhood and would, therefore, be to Pardee Homes' benefit as well. In fact, the strategic addition of a pocket park in unit 9S along the northeastern border with Los Penasquitos Preserve would not only provide for greater community, play space and a lovely view corridor to the preserve but could also solve a potential consolidation problem with a future adjacent property owner as outlined below.

Issue 2: Consolidated /Coordinated Development with Bokdakus Property

As with any responsible community development, efforts should be made to coordinate and consolidate development with adjacent property owners. The potential future development of the 1.25 acres owned by Mr. Tavelman in the preserve adjacent to Pardee's unit 9S (noted with a 2) poses a problem here as Pardee has laid its lots out in such a way that Mr. Tavelman has only one option for taking access to his property and that option is directly through the area highlighted as a "decrease in disturbance" to the open space in Pardee's plans. The offer to return this piece of land to the open space as "decreased disturbance" in exchange for increasing disturbance to high value open space elsewhere seems disingenuous on Pardee's part since it is clear that this is the only place Mr. Tavelman would be able to create a driveway to his future development.

002850

## CARMEL VALLEY NEIGHBORHOOD 10

July 11, 2006

Pg. 5

Issue 5: Trail markers

There was some discussion about the two trails that fork off on the southern side of the western Carmel Mountain wildlife bridge to Torrey Hills. One trail is the "official" Los Penasquitos trail and the other is not. It would be helpful to have trail markers to keep people on dedicated trails.

Issue 6: Los Penasquitos Trail through Tavelman Property

The existing trail that passes under the western Carmel Mountain Bridge continues on through what is noted as the Tavelman Property. We would like the City's assurances that this trail connection will not be affected or destroyed by the future development of the Tavelman property. The board would like to state for the record that we would not approve any plan that does not fully provide for that trail connection in the future.

Issue 7: Single Family Home Design

We have not yet seen enough focus on the architectural design of the single-family homes proposed in this application. While the board was provided with architectural drawings in the submittal packet, there have been no renderings or specifics given with regard to how much architectural detail there will be on the sides and backs of these homes that are visible to the public from the open space, trails and streets. Existing Pardee homes in Neighborhood 10 have very little articulation of windows except for those homes that directly border a street or canyon. This is a minimal requirement, ideally we would like to see window articulation and other architectural details on all 4 sides of these homes no matter whether they border a public space or not. In addition to improving the visual appeal of these homes in the neighborhood, it would add product value and improve Pardee's brand image.

**CONCLUSION**

As mentioned earlier, the board considered the project presentation in two (2) parts. The board voted unanimously in support of Carmel Highlands Village based on the issues documented above and with the additional condition that store delivery hours are from 7 am to 8 pm. However, while we appreciate all the progress made to date, the board cannot yet offer it's approval of Pardee Homes' Single-Family Development until further progress has been made regarding the above mentioned issues.

Sincerely,  
Carmel Valley Community Planning Board

Frisco White, Chair

Jan Fuchs/Anne Harvey  
Co-Chairs, Regional IssuesLaura Copic  
N10 Representative

002851



12626 High Bluff Drive, Suite 100  
San Diego, California 92130  
Phone: (858) 794-2574 direct  
Fax: (858) 794-2599  
E-Mail: ron.brockhoff@pardeehomes.com

RON BROCKHOFF  
Director  
Multi-Family and Commercial Development

March 16, 2007

Carmel Valley Community Planning Board  
C/O MNA Consulting  
427 C Street, Suite 308  
San Diego, CA 92101  
ATTN: Frisco White & Laura Copic

Re: Carmel Highlands Village & Square  
City project # 72522

Dear Frisco White & Laura Copic

Thank you for your letter of July 12, 2006 which indicated approval of our project that we presented to your group on July 11, 2006. The following addresses issues outlined in your letter.

1. Buffering of project from adjacent development – We have incorporated into our project the 3' solid wall with 3' of wrought iron railing along the entire northern property line. This will adequately block headlight and physical car intrusions. We have also agreed to add a second row of low height hedges along the east and south property lines at the commercial portion of the property to address the same concerns. For aesthetic reasons we are not willing to add a solid low wall in these locations.
2. Proximity of project to adjacent properties – I am forwarding herewith two section cut drawings reflecting the setback and line-of-site conditions at building 24 and foxhound and building 1 and Clover Hurst Way.
3. Add residential units at Commercial Buildings - We have carefully considered this request on several occasions and continue to conclude that these are not feasible. In addition, site constraints do not allow additional parking spaces to accommodate additional units.
4. Pedestrian walkway at NW corner of site – The ownership, control and maintenance of the stairway from our site to Clover Hurst way will be the responsibility of the existing HOA
5. Restricted hours for deliveries – we hereby agree to impose restrictions on our tenants that all truck traffic be limited to 7 am to 8 pm.



Please contact me directly if you have any questions regarding the attached or foregoing.

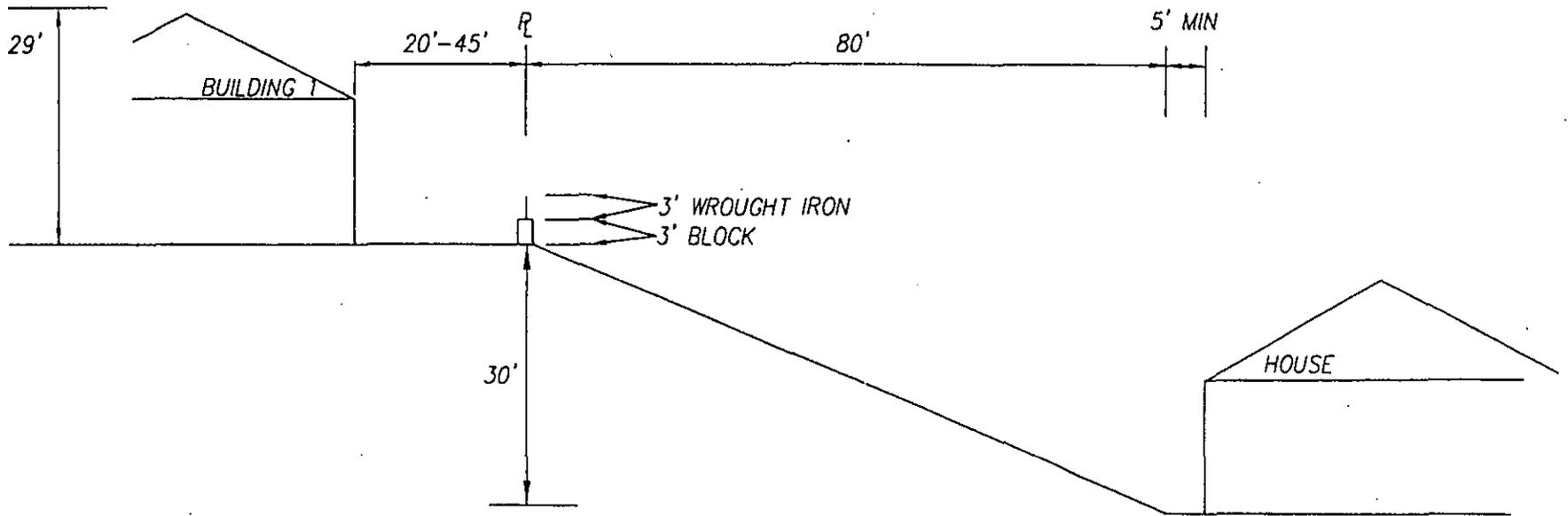
Sincerely,

A handwritten signature in black ink, appearing to read "Ron Brockhoff".

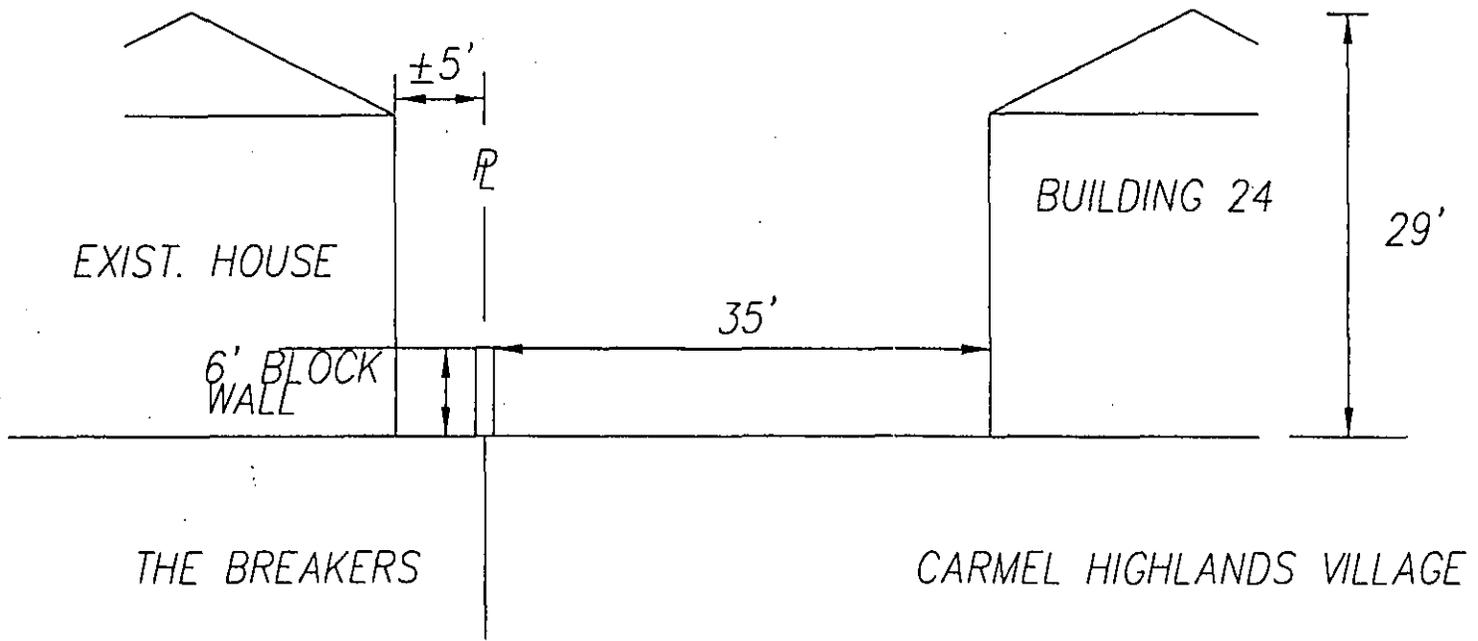
Ron Brockhoff  
Director  
Multi-Family and Commercial Development

CC Derrick Johnson  
Kim Sheredy  
File

002853



002854



002855

UNANIMOUS ACTION OF THE BOARD OF DIRECTORS  
OF  
PARDEE HOMES,  
a California corporation,  
TAKEN WITHOUT A MEETING

The undersigned three (3) Directors, constituting all of the members of the Board of Directors of Pardee Homes, a California corporation, (the "Corporation"), acting as of March 15, 2007, without a meeting in accordance with California Corporations Code Section 307(b) and Article III, Section 12 of the Corporation's By-Laws, hereby resolve as follows:

RESOLVED, that all offices of the Corporation are declared vacant and each of the following persons is elected to the office shown opposite such person's name, to serve in such office until removed by the Board or the President, by resignation, or until such time as a successor is elected:

Michael V. McGee	President and Chief Executive Officer
Harold Struck, Jr.	Executive Vice President
William A. Bryan	S. V. P./Finance; Secretary-Treasurer
John Anglin	Senior Vice President, Purchasing
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Robert Dawson	Vice President, Closing Services
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Don Feathers	Vice President, Construction Operations
Beth Fischer	Vice President, Community Development
Joyce Mason	Vice President, Marketing
Carlene Matchniff	Vice President, Community Development
Ralph Pistone	Vice President, Construction Operations

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Dave Viggiano	Vice President, Architecture
Rosemary Bonnevie	Assistant Vice President, Finance
Steve Davison	Assistant Vice President, Accounting
Belle DeBraal	Assistant Vice President, Accounting
Mesrope DeBraal	Assistant Vice President, Accounting
Barbara Bail	Assistant Secretary
Patricia Cohen	Assistant Secretary
Charles E. Curtis	Assistant Secretary
Claire S. Grace	Assistant Secretary
Susan Howland	Assistant Secretary
Vicki A. Merrick	Assistant Secretary
Thomas M. Smith	Assistant Secretary
Nancy Trojan	Assistant Secretary

The undersigned hereby consent to the foregoing Resolution and direct that the Secretary of this Corporation file this Unanimous Action of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolution shall have the same force and effect as if adopted at a meeting of the Board of Directors at which all of the undersigned were personally present.

  
 Michael V. McGee, Director

  
 Harold Struck, Jr., Director

\_\_\_\_\_  
 Daniel S. Fulton, Director

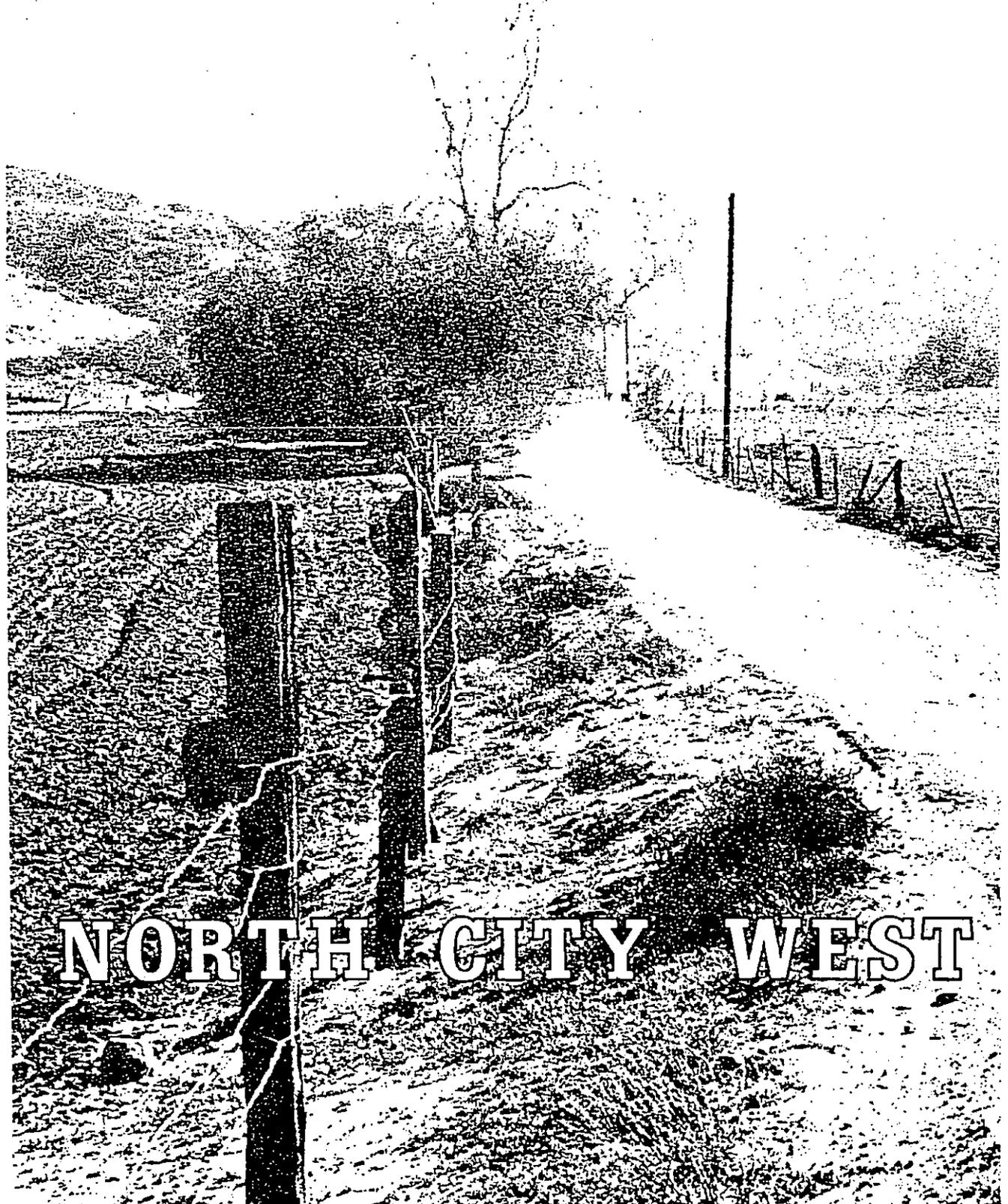
**DEVELOPMENT SERVICES**  
**Project Chronology**  
**CARMEL HIGHLANDS VILLAGE; PROJECT NO: 72522**

	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
10/27/05	First Submittal	Project Deemed Complete		
12/7/05	First Assessment Letter	First assessment letter sent to applicant.	37 days	
5/18/06	Second submittal	Applicant's response to first assessment letter		191 days
7/21/06	Second Assessment	Second assessment letter sent to applicant	63 days	
10/16/06	Third Submittal	Applicant's response to second assessment letter		85 days
11/4/06	Fourth Assessment Letter	Third assessment letter sent to applicant	18 days	
2/1/07	Fourth Submittal	Applicant's response to third assessment letter		123 days
3/9/07	Fourth Assessment Letter	Fourth set of comments set to applicants	38 days	
<i>Total Staff Time (Average at 30 days per month):</i>			156 days	
<i>Total Applicant Time (Average at 30 days per month):**</i>				399 days
<i>Total Project Running Time (Years/Months/Days):**</i>		From Deemed Complete to PC Hearing	1 Year 6 months 5 days	

\*\*Based on 30 days equals to one month.

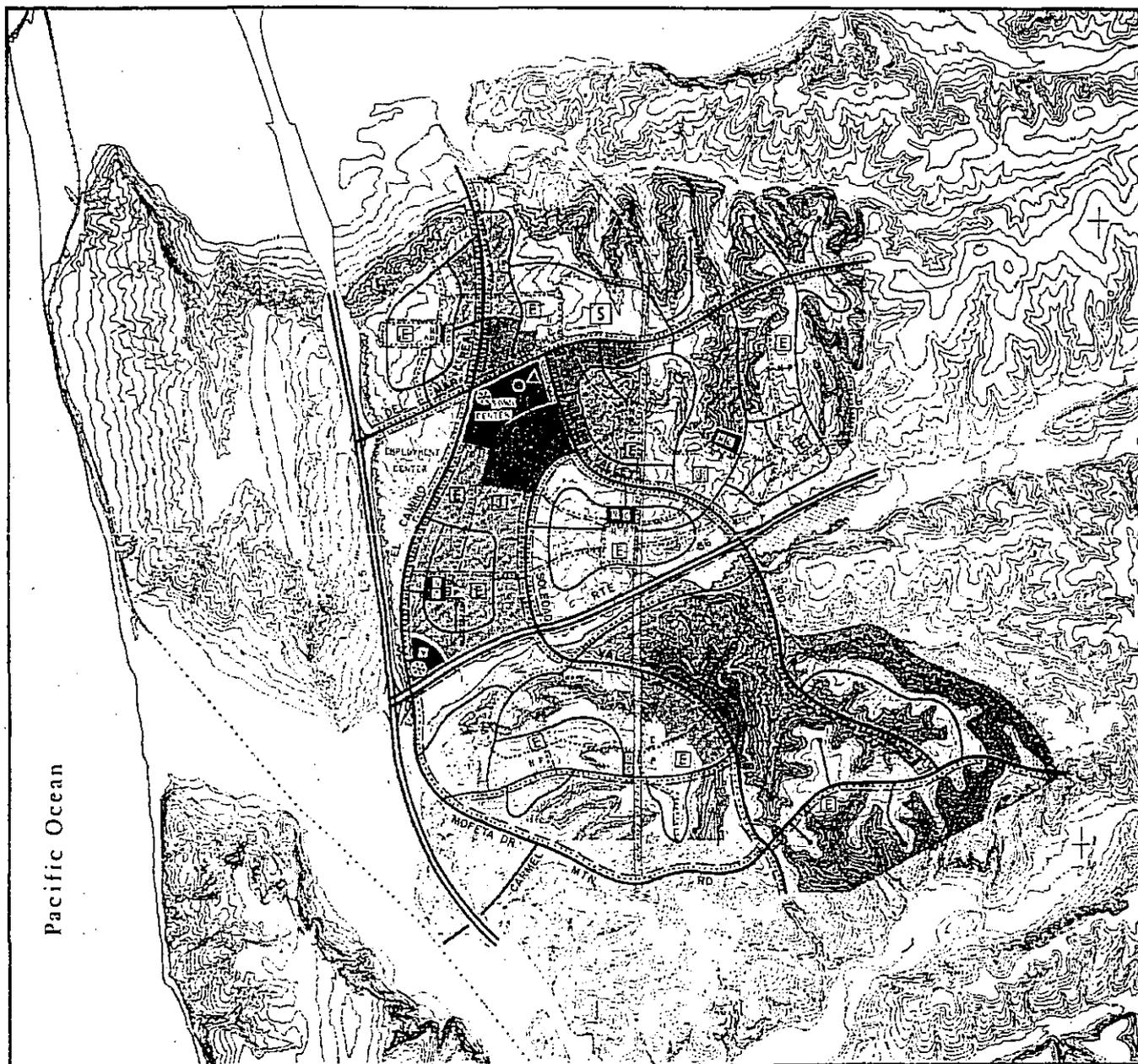
002858

**THE OFFICIAL NAME FOR  
NORTH CITY WEST IS CARMEL VALLEY**



**NORTH CITY WEST**

002859



# NORTH CITY WEST

## RESIDENTIAL

- VERY LOW DEN. 5 DU/AC.
- ▨ LOW DEN. 10 DU/AC.
- ▩ LOW MED. DEN. 20 DU/AC.
- MEDIUM DEN. 40 DU/AC.

## COMMERCIAL

- ▨ ALL CATEGORIES N-
- ▩ NEIGHBORHOOD V-VISITOR

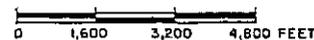
## PUBLIC FACILITIES

- SCHOOLS E-ELEM. J-JR. S-SR.
- P-PARK N-NEIGHBORHOOD C-COMM.
- LIBRARY ▲ FIRE STATION

## TRANSPORTATION

- == FREEWAY
- MAJOR STREET
- COLLECTOR STREET

- - BICYCLE PATH
- ..... PEDESTRIAN
- \* TRANSPORTATION TERMINAL
- ▨ OPEN SPACE
- ▩ FLOOD PLAIN



002860

the Precise Development Plans Section on page 132 of this report, should be in basic conformance with the North City West Community Plan. Provision for installation of all necessary public facilities must be satisfied by the property owners prior to land use development. In addition, cost-revenue and environmental impact analysis must be conducted to the satisfaction of the City before approval of any precise plan is given.

#### Neighborhood Design Concepts and Environmental Criteria

The neighborhood is planned to provide an adequate support population for convenience shopping and services, elementary school and park. While each neighborhood varies according to size and function due to the land form, a typical neighborhood contains between 1,000 and 2,000 dwelling units. Higher populated neighborhoods contain allocations of higher density due to close-in locations near the town center.

In addition to housing, the typical neighborhood area includes a five acre neighborhood park site, a ten acre elementary school site and a two to five acre convenience commercial site. A separate system of bicycle and pedestrian pathways links all these facilities with the residential areas of the neighborhood. The following sketches illustrate the neighborhood concept proposed to be implemented within North City West.

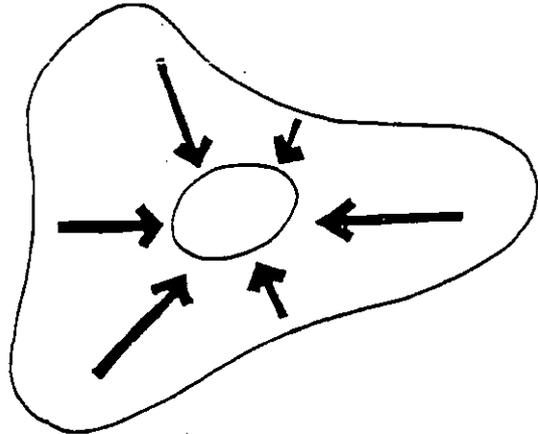
NEIGHBORHOOD CENTERS - DESIGN CONCEPTS

OBJECTIVES:

- Create a neighborhood focus which integrates a convenience commercial facility, an elementary school, and a neighborhood park. The neighborhood center will be pedestrian oriented and planned as a total entity.
- Develop a pedestrian and bikeway system which will focus on the center and will be separated from vehicular traffic.
- Discourage vehicular thru traffic.
- Plan both the neighborhood center and the surrounding neighborhood concurrently to insure that each relates to, and complements the other.

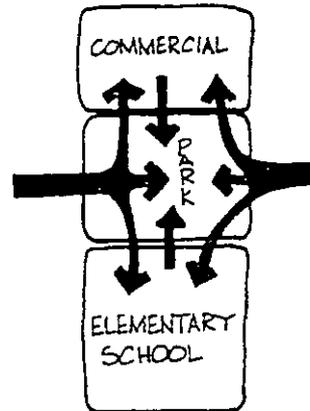
SKETCH 1

From the standpoint of convenience and maximum accessibility, the neighborhood center should be central to the neighborhood.



SKETCH 2

The one neighborhood facility used by all (both young and old) is the neighborhood park and so should be the focus of the center.



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9/4



Land Development  
Review Division  
(619) 446-5460

## FINAL ADDENDUM to an ENVIRONMENTAL IMPACT REPORT (EIR) & A SUBSEQUENT EIR

Project No. 72522  
Addending EIR No. 91-0834 and Subsequent  
EIR No. 96-0736(7)  
SCH #s 88033019 & 97-011032

CITY COUNCIL UPDATE – The Planning Commission originally heard this project on May 10, 2007 and asked the applicant to provide clarification and/or revisions based on comments received by staff and with regards to sustainability features; such as, affordable housing, landscaping, and walkability. At the second hearing on June 7, 2007, the applicant presented information on the sustainability features of the proposed development including: details regarding the Development Agreement between the City and Pardee relative to affordable housing, revisions to the landscape plan, new solar panels on the recreation building, an increase in non-contiguous sidewalks and landscaping, and a reduction of three residential units. The Commission then recommended approval of the revised project to the City Council by a vote of 6 to 0. This document has been revised to reflect the changes presented at the final Planning Commission Hearing and includes refinement of the Project Description an updated site plan (Figure 5). No changes to fire access or the MMRP were made.

PLANNING COMMISSION UPDATE: The Final Addendum has been revised slightly to clarify that the project is located within and adjacent to the MHPA and to clarify the transportation discussion. Impact analysis and MMRP measures remain the same. Changes to this document are shown in strikeout/bold underline format.

**SUBJECT: CARMEL HIGHLANDS VILLAGE:** Site Development Permit, Easement Abandonments, and an Amendment to VTM # 96-0736(7) to construct 172-169 residential condominium units, a recreational building and 5 commercial buildings on a 21 acre site. The site is located at 5384 Carmel Mountain Rd at the intersection of Carmel Mountain Road and Carmel County Road, in the Carmel Valley Planned District Community (APNs 308-030-45 and 50, and 308-092-16, City and County of San Diego, 92130). (JO No: 42-4539). **Applicant:** Pardee Homes, 10880 Wilshire Blvd. #1900, Los Angeles, CA 90024

### I. BACKGROUND AND PROJECT DESCRIPTION

#### Previous Environmental Review

In 1993, the City certified an EIR (LDR No. 91-0834) for the Carmel Valley Neighborhood 10 (CV-N-10) Precise Plan and Parkview East and West Vesting Tentative Maps (TM). The two TMs for Parkview East and West had respective numbers of 91-0834 and 91-0141. In 1997, a

Subsequent EIR was prepared to amend EIR No. 91-0834 and the associated two TM's. The revised TM's also had two separate TM numbers, 96-0736 and 96-0737; both of which were used in the Subsequent EIR Project No. In late 1997, a final amendment to the Precise Plan was made involving reconfiguration of a park and residential area, however, the VTM itself was not amended. Please note, throughout this document, the Subsequent EIR numbers will also be written as 96-0736(7).

#### Justification of Current Environmental Determination

The decision to produce an Addendum to the original EIR and Subsequent EIR; rather than to do a second subsequent EIR; was made because none of the conditions described in Title 14, CCR, Section 15162 calling for preparation of a subsequent EIR have occurred. In particular, the new proposed project would not have one or more new significant effects, or any environmental effects which would be significantly more severe than shown in the previous EIRs (Nos. LDR 96-0736(7) and 91-0834).

#### Project Description

This Addendum focuses on Development Areas (DA) 11 and 12 of the 1997 CV-N-10 Precise Plan (aka Precise Plan) (Figures 1 and 2) which were analyzed under the CA Environmental Quality Act (CEQA) under EIR No. 96-0376(7) in 1997. The Precise Plan was adopted in 1994 and superceded the previous North City West Community Plan adopted in 1975. The 1994 plan was subsequently amended in 1997 requiring an EIR (96-0636(7)). In 1998 an additional minor amendment was processed to rezone a 1.7 acre which abutted the Neighborhood 8A area from residential to a school zone. The 1998 amendment did not require a new EIR or update to the existing 96-036(7) EIR. In addition, according to page 78 of the EIR No. 96-0736(7); the adopted Neighborhood Precise Plan development guidelines were unaltered by the 1997 amendment.

This project would addend EIR No. 96-0736 to increase the number of dwelling units on DA 12 from 98 to ~~172~~ 169 (or an increase of ~~74~~ 71 units). The increase is allowed via a 1998 Development Agreement between the City of San Diego and Pardee Construction Company regarding the Pacific Highlands Ranch, Subarea III area. One aspect of the Development Agreement was that in exchange for approximately 9 acres of developable land added to the MHPA within Subarea III, the City would allow the applicant to transfer the development rights on those 9 acres to CV-N-10 or some other Pardee-owned property (subject to environmental review and concurrence by the wildlife agencies). This density transfer was utilized primarily on single family development in Neighborhood 10. The location of the added 9-acre MHPA area is north of Del Mar Heights Road as it turns west into Gonzalez Canyon. It was intended to increase the value of the north/south wildlife corridor with additional high quality habitat area.

The Development Agreement also approved a revision to the CV-N-10 precise plan allowing for construction of 200 multi-family dwelling units where 98 multi-family dwelling units were previously authorized. With this proposed project, the increase in ~~74~~ 71 units would reflect an increase to ~~172-169~~ multi-family dwelling units rather than the 200 multi-family dwelling units authorized by the Development Agreement. ~~With this proposed project, the increase in 74 71 units would be accomplished by a density increase rather than an acreage increase on DA-12. The development footprint on DA 12; where the additional units would be added; would not change from the footprints shown in the two previous EIR's. NEXT SENTENCE - STRUCK OUT HERE BUT RELOCATED IN PREVIOUS PARAGRAPH~~ ~~The location of the added 9-acre MHPA area is north of Del Mar Heights Road as it turns west into Gonzalez Canyon. It was intended to increase the value of the north/south wildlife corridor with additional high quality habitat area.~~ This Addendum would also update the MSCP/Multi-Habitat Planning Area boundary to follow the current open space configuration as adopted by the Carmel Valley N-10 Precise Plan Amendment in 1998 (Figure 3 –old, and 4 –new). Neighborhood commercial development on the 4 acre, DA 11 would occur as previously designated in the 1997 Precise Plan.

The overall gross project site area equals 21.09 acres; of which, 16.93 acres would be developed. The 12.34-acre DA 12; previously designated for 98 units of low density residential (5-15 du/acre); is proposed to be developed with ~~172-169~~ two-story condominiums and a recreational building (Lot 2). Five commercial buildings; totaling 28,000 square feet; would be developed on the 4.15-acre, commercially zoned, Development Area 11 (Lot 1). The project area also includes a 0.44 single family residential lot ( Lot 3), and a 3.06-acre open space lot (Lot B) to be deeded to the City, and three homeowners association (HOA) lots (Lots A, C and D) totaling 1.10 acres which include required landscape and brush management areas. Three easement abandonments are proposed for this site and consist of the following:

- a. 1997-0115742: Located in the northern corner, in the triangular tip of the project, this easement was for City access to maintain drainage facilities which were never built and will not be built in the future due to redesign of Units 7, 8, and 10 of Carmel Valley Neighborhood 10.
- b. Survey 65: Located across the site from the eastern border to the southwestern corner, this easement is for an old road no longer in service.
- c. 1971-197370: Located in the south eastern portion of the site, this easement was for a water main which has since been removed and relocated.

Grading on-site would occur over 80.9% of the site with balanced cut and fill of 25,000 cubic yards, to a maximum depth of 5 feet on a previously graded pad. No cut slopes would remain after filling, and the maximum height of fill slopes would be 4 feet with a 2:1 ratio. No retaining or crib walls are proposed on-site.

The proposed ~~172-169~~ residential units would be developed within 31 separate buildings as two-story townhomes with attached garages. Units would range in size from 1,275 to 2,038 square feet. The recreational building would be a total of 6,600 square feet in size. The commercial development would consist of 4,500 square feet dedicated to restaurant use, and 23,540 square feet dedicated to retail uses. The single family lot is located at a lower elevation, in an existing single family residential neighborhood which would eventually be developed consistent with other homes located along Cloverhurst Street to the north. All parking would be accommodated on-site with 408 residential parking spaces provided where 368 are required; and 186 commercial spaces where 186 are required.

The site would be served by existing San Diego Fire Station/Equipment as follows:

Engine

E24 from Fire Station 24 at Del Mar Heights & Hartfield = 6.7 minutes.

E41 from Fire Station 41 at Scranton & Carroll Canyon Rd = 7.7 minutes

E35 from Fire Station 35 at Eastgate Mall & Genesee = 8.3 minutes

E40 from Fire Station 40 at Salmon River Rd & Paseo Montalban = 12.2 minutes

Truck

T35 from Fire Station 35 at Eastgate Mall & Genesee = 8.3 minutes

T40 from Fire Station 40 at Salmon River Rd & Paseo Montalban = 12.2 minutes

Battalion Chief

B5 from Fire Station 35 at Eastgate Mall & Genesee = 8.3 minutes

In addition, additional facilities serving the area are expected and all buildings would be fully sprinklered.

Police service would be received from San Diego Police Department from the Northwestern Command at 12592 El Camino Real. The emergency response time would be 10:44 minutes (Priority E Calls) and Priority 1 Calls response time would be 22.26 minutes when the Citywide respective averages are 7.21 and 14.25 minutes. Additional Police Facilities may also be scheduled to serve the area prior to build-out.

Buildings would feature Tuscan, Mediterranean or Craftsman style details including tile roofs; sand stucco finishes; wood doors, shutters and trims; and recessed windows.

The project would be made accessible by alternate means via compliance with current Americans with Disability Act (ADA) standards, provision of 98 bicycle parking spaces, and a HOA private pedestrian access staircase and path connecting the lower residential area to the north, with the commercial area proposed on-site. The pedestrian path would also connect to the community

trail which would run along the edge of the MHPA and the west side of the project and provide access to MHPA overlook areas, tot lots, pocket parks, and other recreational features of the development. Community entryways along both access points would be landscaped with palms and canopy trees, with decorative concrete pavers used at crosswalk/driveway intersections. Water features, benches and pottery would also be used throughout the commercial area.

## II. ENVIRONMENTAL SETTING:

The 21 acre site is located at 5384 Carmel Mountain Rd in the CVPD-OS//MF1/NC and SF2 zones of the Carmel Valley Planned District within Carmel Valley Community Plan, Council District 1. The project is located at the northwestern corner intersection of Carmel Mountain Road and Carmel County Road, with access to the site taken from both roads.

The site is currently vacant and relatively flat except for the western portion within the open space/HOA areas. The western portion of the site lies within the MHPA ~~An MHPA area abuts the site to the west~~ and consists of graded slopes, non-native grasslands and native coastal sage scrub habitat. All graded portions of brush management zone 2 would be revegetated with native species and all areas within brush management zone 1 would feature native or non-invasive species. Elevations on the main portion of the site are flat, ranging from 375 to 382 feet above the mean sea level (AMSL). The associated canyon edge to the west on-site ranges from 377 to 250 AMSL. The single family residential pad to the north is at 338 AMSL. The project is bounded by single-family residential developments to the north, east and south, and MHPA to the west that eventually connects southward to Peñasquitos Canyon and to Carmel Mountain to the northwest.

## III. DISCUSSION

All of the reports listed in this Addendum are available for public review in the offices of the LDR Division at 1222 First Avenue, San Diego, CA 92101, 5<sup>th</sup> floor via a prior appointment with the listed environmental analyst on the signature page.

The proposed project would be developed in accordance with two previous environmental documents for CV-N-10 (EIR No. 91-0834 and Subsequent EIR No. 96-0636(7)-Conclusions attached). This document incorporates the previous documents by reference with all applicable updates and site specific mitigation for Project No. 72522 included herein. All of the significant impacts identified for the proposed project were anticipated in the previous EIRs listed above and no new impact issue areas were determined. Site specific mitigation was developed using the two previous EIR Mitigation Monitoring and Reporting Programs (MMRPs) but has been clarified and updated to meet current CEQA and Municipal Code requirements.

Implementation of the project-specific mitigation measures; detailed in Section VI below; would reduce all of the direct proposed project element impacts to below a level of significance except

those to Landform Alteration/Visual Quality that were already identified in the MEIR as being significant and unmitigable.

The following issues were determined to be significant for the Proposed Project elements: Biological Resources, Land Use (relating to the MHPA), Landform Alteration/Visual Quality, and Paleontological Resources. Additional areas were also called out as “significant” in the previous EIRs but only applicable issues for this Addendum are discussed below.

### Biological Resources

A biological report was completed by Natural Resource Consultants (revised January 5, 2007). The western portion of the site lies within, and abuts, a City Multiple Species Conservation Program, Multi-Planning Habitat Area (MSCP/MHPA). Most of this site is a graded mesa top, with a sloping area and some remaining on-site coastal sage habitat to the west. The coastal sage is associated with a canyon that extends westerly off-site into City owned open space which eventually links up to Peñasquitos Canyon to the south, and the Carmel Mountain (Neighborhood 8A) Area to the northwest.

The site was legally graded, from August –November 1997 in association with EIR 91-0834. At the time the Subsequent EIR No. 96-0736(7) was drafted; most of Neighborhood 10 was graded and the SEIR focused only on new proposed impact areas and subsequent mitigation requirements. Required new mitigation for SEIR 96-0736(7) was included in Errata sheets

(Attachment 2). The Errata Sheet required the following biological mitigation:

Del Mar Highlands Estates– 81.9 acres on-site preservation (open space lots 150, 151-161 consistent with approved TM 94-0576 (rather than acreage) confirmed extant and owned by the City of San Diego via PTS)

DMH Estates revegetation – 36.7 acres (77 acres revegetated)

N-10 new revegetation – 2.8 acres (these slopes were restored 96-0736(7) SEIR)

N-10 on-site southern willow scrub revegetation/enhancement – 0.9 acre (was

Mesa Top acquisition – 38.81 acres

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For total mitigation provided of 160.40 acres

EAS contacted the applicants environmental consultant (Lee Sherwood, RECON, personnel communication 3/22/07) who confirmed the above list (unless otherwise noted) and placement of the preservation/revegetation areas for Neighborhood 10 as being outside the proposed project scope and that none of the above preserved areas would be affected by this proposed project.

Although the site was previously graded, finish grading would be necessary to complete the edge of the existing graded pad to accommodate project features. Direct impacts to 0.07 acres of Tier IV non-native grassland habitat and 0.31 acres of Tier II coastal sage scrub habitat would occur in Lot A within City designated MHPA and Brush Management Zone 2 for the project (NRC Biology Report Figure 1). According to MSCP Staff, the Development Agreement/4D permit for Neighborhood 10 allowed revegetated graded slopes for Brush Management Zone Two within the MHPA without requiring a MHPA boundary line adjustment. Mitigation for biological impacts would; however; be required under CEQA per the City's ESL Guidelines.

Mitigation for the 0.38 acre impact would include native revegetation (using Brush Management Zone 2 standard species, height, spacing, and a 25-month landscape maintenance agreement etc.) of the graded slope area on Lot A. The entire Lot A would also remain in the MHPA in a HOA owned conservation easement. In addition, all remaining MHPA open space on-site outside of BM Zone 2 would be required to be dedicated in to the City as open space. The remaining MHPA area on-site, Lot B, lies west of Lot A and consists of 2.87 acres of native coastal sage scrub which is well in excess of the required 0.38 acres needed for mitigation.

Although the survey was silent on the presence/absence of the CA gnatcatcher, there is a potential for this and other MSCP Covered Species (i.e. coastal sage passerines) found in the nearby vicinity to nest in or adjacent to the coastal sage on-site. As direct grading impacts or indirect noise impacts could occur on breeding birds within the MHPA, a pregrading survey would be required for any grading or disturbance taking place during the breeding season. If

surveys are positive, additional mitigation measures per Wildlife Agency protocol would also likely be required.

#### Land Use- MHPA Land Use Adjacency Guidelines

Due to the projects location within and adjacent to the MHPA, all Land Use Adjacency Guidelines listed in Section 1.4.2 of the MSCP Subarea Plan would be required to be adhered to on-site. The Guidelines address potential impacts and mitigation to noise (see biology discussion above), drainage, toxics (see hydrology/water quality), lighting, barriers, invasives and brush management. The project would be conditioned through the MMRP and other City Permit conditions to ensure that urban run off would be cleaned and dissipated before being routed to storm drains or canyon areas; all lighting would be shielded/directed away from the MHPA; appropriate barriers would be erected adjacent to the MHPA to reduce human intrusion, and all landscape species within/adjacent to open space areas or brush management zones would be native or non-invasive species. Finally, all standard brush management policies would be required to be carried out on-site through the Home Owners Association or other designee.

### Landform Alteration/Visual Quality

According to page 78 of the Subsequent EIR No. 96-0736(7); the adopted Neighborhood Precise Plan guidelines for Landform Alteration/Visual Quality as disclosed in EIR 91-0834, were unaltered by the Precise Plan Amendment (LDR No. 96-0736(7)). Mitigation measures required in SEIR No. 96-0736(7) are required to be adhered to and have been incorporated into the project's features. Required measures include contour grading, buildings heights no greater than 35 feet, and use of neutral colors and screening landscape. A site specific mitigation measure has been included in the MMRP to ensure that future design changes adhere to EIR 96-0736(7).

### Paleontological Resources

The Geotechnical Report update was accepted by Geology Staff and indicates that the Scripps Formation is currently at the surface in several portions of the site. EAS received the paleontological monitoring report for the initial mass grading of Carmel Valley Neighborhood 10 which took place in late 1997 (Demere, SDNHM, September 1998 Prepared by Chambers Group). This report indicated that 11 paleontological collection sites were located through out Neighborhood 10. Due to new grading in the exposed Scripps formation of 25,000 cubic yards to depths of 5 feet, additional paleontological monitoring would be required on-site.

*The following additional issue areas from the two previous EIRs were reviewed in detail and CEQA impacts were determined to be less than significant for the Proposed Project elements. The issue areas are as follows and are discussed below: Cultural Resources, Geology/Soils, Transportation/Circulation; Hydrology/Water Quality; Noise and Public Services.*

### Cultural Resources

A Cultural Resource Survey was prepared for this specific Addendum by RECON (October 12, 2006). The results of the survey incorporated previous surveys performed for CV-N-10 over the years and the newly proposed development addition on the west side of the project (Lots A and D). The results of the survey were negative. As no new CEQA impacts to cultural resources were identified, and no CEQA mitigation is required.

### Geology/Soils, Transportation/Circulation

Geology and Traffic Conditions will be required prior to issuance of the grading permit and have been made conditions of the Development Permits rather than the CEQA documents. An update Geotechnical Report was provided for the proposed project (Geocon, July 20, 1995) and in general concluded that there are no geology or soil conditions that would preclude the development of the project as presently planned provided report recommendation are follows. Direct impacts from geology include potentially significant impacts related to seismic ground

shaking, expansive soils, differential settlement and erosion which would be avoided by appropriate facility design and standard engineering construction requirements (including compliance with Regional Water Quality Control Board NPDES permit programs). Additional geology studies would be required prior to the issuance of future grading permits.

A transportation memo was provided for the project by Urban Systems Associates Inc. (September 27, 2005) which determined that the proposed project would not generate additional impacts over those anticipated in the previous SEIR No. 96-0736(7). All required transportation/circulation mitigation measures in SEIR 96-0736(7) were confirmed to have been completed by Transportation Staff. Additional site specific measures to assure transportation mitigation; such as satisfactory driveway angles, parking spaces, and traffic signals; would be required to be installed prior to issuance of certificates of occupancy as part of the Development Permit Conditions.

#### Hydrology/Water Quality (Air Quality)

The project site is located within the Peñasquitos Hydrological Unit 906 and is tributary to Carmel Valley Creek which eventually flows in the Los Peñasquitos Lagoon and the Pacific Ocean. Run off would be filtered and collected by street storm drains and routed to the east and north into Carmel Creek before entering the Lagoon and Ocean. Water quality in this hydrological unit is affected by coliform bacteria, nutrients, trace metals, toxics and sediments from soil erosion. Los Peñasquitos Lagoon is the nearest impaired water body (due to sedimentation/siltation) according to the Regional Water Quality Control Boards 303(d) list.

The previous EIRs addressed hydrology/water quality impacts as being cumulatively and directly significant but mitigable and required a variety of mitigation measures to assure compliance with state, federal and local standards. Since the drafting of the 96-0736(7) EIR, the City's Significance Thresholds Guidelines have been updated and all impacts to water quality are now considered at a minimum to be cumulatively significant and mitigation is handled through compliance with state and federal permits rather than CEQA.

A Water Quality Technical Report was completed for the project by PDC (October 2006). The project would comply with the current Regional Water Quality Control Board San Diego Municipal Storm Water Permit Order No. 2001-0001 and any other orders which are adopted over the life of the project (i.e. Tentative Order No. R9-2006-0011). Project specific measures on-site would include dechlorination of pool water by certified pool maintenance crews (during occasional drainage) prior to discharge into the storm water system; the use of structural features such as biofilters, permeable paving, and proprietary filtration devices such as the StormFilter and CDS units, would be employed on-site. Compliance with the existing EIR Hydrology/Water Quality State MMRP measures and compliance with current State and Federal requirements (including the obtainment of permits) are required. No new impacts that were not already

disclosed within the EIR 96-0736(7) have been identified; no further site specific CEQA mitigation measures are required for this issue area.

### Noise

The 60 decibel contour line runs on and adjacent to the proposed projects residential buildings; however; 65 dB is the City's exterior significance threshold for residential impacts. No significant noise impacts were anticipated in DA 11 and 12 and none are expected with the proposed project. Significant noise impacts may occur on the western portion of the site in or abutting the MHPA to sensitive biological receptors (such as the CA gnatcatchers). These potential impacts are discussed under the biology and land use sections above.

### Public Services

The Subsequent EIR -No. 96-0736(7), assessed the impact of development in CV-N-10 on water, sewer, parks and recreation, schools, solid waste, libraries, and police and fire service and determined that all impacts were either less than significant or mitigated outside of CEQA with the following means. School impacts would be mitigated via participation in an existing Mello-Roos District as a condition of the Parkview East and Neighborhood 10 North amended VTM's. The impacts to all the remaining facilities were determined to be less than significant and site specific mitigation was not required due to the anticipation of an increased tax base from the area that would be utilized in part to provide for all required services. Please note; however, current Fire and Police response times are listed in the Section I in the project description of this Addendum.

### **V. DETERMINATION:**

The City of San Diego previously prepared an Environmental Impact Report for the Carmel Valley Neighborhood 10 Precise Plan (LDR No. 91-0834) and a Subsequent EIR for an amendment of the Precise Plan 96-0736(7) for the project described in the subject block of the attached EIR and SEIR conclusions.

Based upon a review of the current project, it has been determined that:

- A. There are no new significant environmental impacts not considered in the previous EIR.
- B. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- C. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines, this addendum has been prepared. While CEQA does not require public review of addenda, Section 128.0306 of the

City's Land Development Code mandates a 14-day public review period for addenda to EIRs certified more than three years previously. The 14-day period applies in this case as the EIRs were respectively certified in 1993 and 1997.

## **VI. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:**

Although no mitigation is required for any new issue areas associated with this project, in order to comply with current standards, previous applicable mitigation measures outlined in LDR 96-0736(7) and 91-0834 have been updated and are presented below to provide site specific mitigation for this project. Please note, in order to ensure MMRP compliance, the first three general mitigation measures have been added.

### **GENERAL**

1. Prior to issuance of the grading permit or commencement of any construction related activity on-site, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) of the City's Land Development Review Division (LDR) shall review and approve contract documents, plans, and specifications to insure that Mitigation, Monitoring and Reporting Requirements (MMRPs) are included verbatim on the above documents under the heading, "Environmental Requirements". If a coversheet and index are provided, the index shall include "Environmental Requirements" and the sheet/page they are found on verbatim. Project No. 72522 is subject to a Mitigation Monitoring and Reporting
2. The following requirement shall also appear with the "Environmental Requirements". "Project grading (and construction where applicable) is conditioned to include the monitoring of a qualified biologist and qualified paleontologist. The project shall conform to the mitigation conditions as contained in the environmental document (LDR No. 96-0736(7) and as included in this Section VI. The measures may not be reduced or changed but may be annotated (i.e. to explain when and how compliance was met and location of verifying proof, etc). Additional clarifying information may also be added to other relevant plan sheets as appropriate (i.e. specific locations/times of monitoring, etc.).
3. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the Project Biologist and Paleontologist, and a City's Mitigation Monitoring Coordination (MMC) Section Representative.

### **BIOLOGICAL RESOURCES**

#### **DIRECT IMPACTS**

- 4A. Prior to issuance of the grading permit or commencement of any construction related activity on-site (whichever comes first) direct impacts to 0.07 acres of Tier III non-native grassland habitat (NNGL) and 0.31 acres of Tier II coastal sage scrub habitat (CSS) inside the MHPA must be mitigated to the satisfaction of the ADD of LDR in one of the following

ways or in an equivalent combination:

- Option A. The owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for mitigation inside the MHPA for both habitats at a 1:1 ratio or 0.38 acres within Tiers I-III.
- Option B. The owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for mitigation outside the MHPA at respective ratios of 2:1 and 1.5:1 outside the MHPA with a total of 0.14 acres of CSS and a total of 0.465 acres of NNGL.
- Option C. The owner/permittee shall pay a total of \$10,450 into the City's Habitat Acquisition Fund No. 1059. (Assumes mitigation within MHPA at the current City rate of \$25,000 per impacted acre, + a 10% handling and maintenance fee or  $0.38 \times 25,000 + 950 = \$10,450$ )

4B. If mitigation for biological impacts takes place on-site via dedication of 2.87 acres of CSS within Lot B; no mitigation credits will be given for any excess over the required 0.38 acres amount.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

5. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITH THE MHPA OR ADJACENT EXTENSION OF THE MHPA HABITAT BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WHOLLY OR PARTIALLY WITHIN THE MHPA THAT WOULD BE SUBJECT TO DIRECT IMPACTS OR CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH

AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE DIRECT IMPACTS WOULD OCCUR OR CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
  
- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED BIOLOGIST AND ACOUSTICIAN, GRADING BUFFERS AND/OR NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO

NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

\* Nest and construction noise monitoring shall continue at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that no direct impacts occur and/or noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If potential direct impacts are identified and if the noise levels affecting nesting birds are not reduced to 60dB or less; then other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce all direct and indirect impacts. Such measures may include, but are not limited to, limitations on grading area, the placement of construction equipment, and or limitation on the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS GRADING

BUFFERS AND/OR NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY EXCEPT IF NESTS ARE SUBSEQUENTLY DISCOVERED DURING CONSTRUCTION AS DESCRIBED BELOW.

### During Construction

6. If nests (or CA gnatcatcher or other state or federally protected bird species) are discovered during construction activities, the biologist shall notify the Resident Engineer (RE) and Mitigation Monitoring and Coordination Staff (MMC) and the RE shall stop work in the vicinity of the nests.
7. The qualified biologist shall mark all pertinent trees, holes, or shrubs and delineate the appropriate "no construction" buffer area per City ESL and/or the USFWS/CDFG's direction, around any nest sites, satisfactory to the ADD of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD of LDR that any young birds have fledged.

### Post Construction

8. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
9. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative ) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
10. For any unforeseen additional biological resources impacted during construction, the rehabilitation, revegetation, or other such follow up action plan(s) shall be included as part of the Final Biological Monitoring Report in accordance with the City of San Diego's Land Development Code, Biological Resources Guidelines (July 2002). Additional mitigation measures may also be required.
11. This report shall address findings of active/inactive nests and any recommendations for retention of active nests, removal of inactive nests and mitigation for offsetting loss of breeding habitat.
12. MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

### LAND USE (MHPA Adjacency)

13. Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and

that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. The qualified biologist (project biologist) shall supervise the placement of an orange construction fence or equivalent along the boundary of the development area as shown on the approved grading plan.
- B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.
- C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the down slope side of disturbed areas to prevent soil loss.
- D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored inside the fenced development area only.
- E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Code, Biology Guidelines, to the satisfaction of the City Manager.
- F. All toxins and drainage run-off from proposed roads, structures and development areas associated with the project must be filtered and routed to an existing storm drain system or other City Engineer approved structure. Graded slopes will be revegetated per the City's Landscape Manual.
- G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
- H. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the fire marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands.
- I. All uses in or adjacent to the MHPA shall be designed to minimize noise impacts. See also specific noise mitigation for breeding birds listed under biology.
- J. Appropriate barriers shall be installed adjacent to the MHPA to direct public access to appropriate locations and reduce domestic animal predation on wild native animals.

- K. Brush management shall not take place in wider zones or greater scope than required by current City code. For existing native areas, required woody vegetation clearing shall not exceed 50% of that existing when initial clearing is done and clearing shall avoid covered or narrow endemic plant species to the maximum extent possible.

#### LANDFORM ALTERATION/VISUAL QUALITY

14. Prior to issuance of any grading permits and/or recording of the first final map (which ever comes first), the applicant/permittee shall demonstrate to the ADD of LDR that this measure is shown on the VTMs, landscape plans and other applicable future subdivision maps. The maps must demonstrate that contour grading shall occur on-site for any slopes over 10 feet in height and that in no case shall gradients exceed a 2:1 gradient (except internal side yard slopes less than 5 feet in height may be constructed a maximum gradient of 1.5:1) and that fill has been minimized on canyon slopes per the adopted 1997 (i.e. to the maximum extent feasible, grading shall cut to daylight lines along canyon rims). The plans shall also indicate that buildings heights are no greater than 35 feet, and that neutral colors and screening landscape shall be utilized.

#### PALEONTOLOGICAL RESOURCES (5/23/05 version)

##### 15. **Prior to Permit Issuance**

###### A. Land Development Review (LDR) Plan Check

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

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

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

##### 16. **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
  - a. 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.

17. **During Construction**

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is**

**responsible for notifying the RE, PI, and MMC of changes to any construction activities.**

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

18. **Night Work**

A. If night work is included in the contract

1. When night 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 work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
  - 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 the following morning 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.

19. **Post Construction**

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) 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.

## **VII. SIGNIFICANT UNMITIGATED IMPACTS:**

There are no new significant impacts identified for the current project. The original N-10 EIR (LDR No. 91-0834); however, listed significant unmitigated impacts to biological resources, landform alteration/visual quality, land use and cultural resources and cumulatively significant impacts to transportation/traffic, air quality, landform alteration/visual quality, water quality, and biology.

In addition, the N-10 Amendment EIR (LDR No. 96-0736)7) listed one significant unmitigated impact to landform alteration/visual quality. In the final EIR, this impact was mitigated through revision of the MMRP to include mitigation for the loss of 22.3 acres of open space; which was set aside as mitigation land via EIR 91-0834; as well as additional mitigation for various other biological impacts included on Errata Sheet page E-3, (attached). The mitigation requirements on the Errata are also addressed above in Section III –Discussion under Biological Resources. Finally, EIR 96-0636(7) identified cumulative impacts (significant unmitigated) impacts to transportation/traffic circulation, air quality, landform alteration/visual quality, hydrology/water quality, biology, and public services/elementary schools.

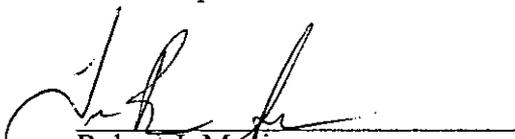
Because there are significant unmitigated impacts associated with the original and subsequent project EIR's, approval of the project required the decisionmakers to make specific and substantiated CEQA Findings which stated that:

- a) specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR, and
- b) these impacts have been found acceptable because of specific overriding considerations. No new CEQA Findings are required with this project.

**VIII. RESULTS OF PUBLIC REVIEW:**

- ( ) No comments were received during the public input period.
- ( ) Comments were received but they did not address the findings of the draft Addendum and/or accuracy or completeness of the Initial Study. No response is necessary. The letters and responses follow.
- (X) Comments addressing the findings of the draft Addendum and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of this draft Addendum for Project No. 72522, and EIRs No. 96-0736(7) and 91-0834 may be reviewed in the office of the land Development Review Division, or purchased for the cost of reproduction.

  
Robert J. Manis  
Deputy Director  
Development Services Department

March 27, 2007  
Date of Draft Report

August 20, 2007, May 3, 2007, & April 17, 2007  
Date of Revised CC, PC and Final Reports

Environmental Analyst: Smit Kicklighter

Figures:

- Figure 1: Vicinity Map -
- Figure 2: ~~Location Map~~ Site Plan
- Figures 3 and 4 Old and New MSCP/MHPA Configuration
- Figure 5 – Revised Site Plan

Attachments:

EIR 91-0834 and SEIR 96-0736(7) Conclusions & Errata

**DISTRIBUTION:**

\*The Final Addendum was sent to starred individuals and organizations.  
The Public Notice and/or draft Addendum No. 72522 were distributed to:

Federal Government

- \*Commanding General, MCAS Miramar Air Station (13)
- USDA Natural Resources Conservation SRVS (25)

State Government

- Resources Agency (43)
- CA Regional Water Quality Control Board (44)
- State Clearinghouse (46)

City of San Diego

- \*Mayor Sanders, MS 11A
- \*Council President Peters (Council District 1), MS 10A
- \*City Attorney (49)
- \*Derrick Johnson, Development Project Manager (MS 501)
- ~~DUPLICATE Richard Lewis, Permit Planning (MS 501)~~
- \*Janet King, Wastewater
- \*Planning Department -(Jeanne Krosch, MSCP; Bernie Turgeon, Long Range Planning (MS 4A)
- \*Development Services Department (MS 501)
  - Richard Lewis, Permit Planning
  - Krassimir Tzonov, Landscaping
  - Jim Quinn, Geology;
  - Julius Ocen-Odge, Engineering
- \*Jim Lundquist, Transportation Development (78)
- \*Development Coordination (78A)
- \*Bob Medan, Fire and Life Safety Services (79)
- \*Steve Fontana (80)
- \*Library (81)
- \*Police Research and Analysis (84)
- \*General Services (92)
- \*Park and Recreation (89)
- \*Environmental Services (93A)
- \*Engineering & CIP (86)

Archaeology Distribution – Includes Addendum and Historical Report

- Historical Resources Board (87)
- Carmen Lucas (206)
- Jerry Schaefer, PHD (209)
- South Coastal Information Center (210)
- \*San Diego Archaeological Center (212)
- Save Our Heritage Organisation (214)

Ron Christman (215)  
Louie Guassac (215A)  
Clint Linton (215B)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-R) (Public Notice Only)  
Native American Heritage Commission (222)

Biology Report Distribution List – Includes Addendum and Biological Report

California Dept. of Fish & Game (32)  
Environmental Law Society (164)  
Sierra Club (165)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Stuart Hurlbert (172)  
Center for Biological Diversity (176)  
Endangered Habitats League (182A)  
\*MSCP Reviewer, MS-4A  
\*MMC, MS-1102B (77A)

Community

\*Pardee Construction Company (345)  
\*Carmel Valley Community (350)  
Carmel Valley Trail Riders Coalition (351)  
Shaw Ridge Homeowners Assn. (353)  
Carmel Mountain Conservancy 354  
Diana Gordon (355)  
Arroyo Sorrento Homeowner's Assn. (356)  
Friends of Los Penasquitos Canyon Preserve (357)  
\*Carmel Valley Library (81F)

Others

League of Women Voters (192)  
Community Planner Committee (194)  
Town Council Presidents Association (197)  
\*RECON Consultants –c/o Lee Sherwood, 1927 Fifth Ave. Ste. 200, San Diego, CA 92101-2358  
\*PDC – Kim Sheredy, 701 “B” Street, Ste. 800, San Diego, CA 92101



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CP&L/72522  
April 3, 2007

CITY OF SAN DIEGO  
PLANNING AND DEVELOPMENT REVIEW  
ATTN HOLLY SMIT KICKLIGHTER  
1222 FIRST AVENUE MS 501  
SAN DIEGO CA 92101

RE: CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN; 5384 CARMEL  
MOUNTAIN ROAD, JOB ORDER NUMBER 42-4539, PN 72522, APN 308-030-45,  
308-030-50 & 308-092-16

Dear Ms. Kicklighter,

This is in response to the Addendum to an Environmental Impact  
Report (EIR) and Subsequent EIR of March 27, 2007, which addresses  
residential and commercial activities within the Carmel Valley  
Community Planning area.

1. The proposed site is contained within the "MCAS Miramar AICUZ  
Study Area" identified in the 2005 Air Installations Compatible  
Use Zones (AICUZ) Update for Marine Corps Air Station (MCAS)  
Miramar. This area will be affected by operations of military  
fixed and rotary-wing aircraft transiting to and from MCAS  
Miramar. The project is located within the adopted 2004 MCAS  
Miramar Airport Influence Area (AIA) and outside the 60 dB •  
Community Noise Equivalent Level (CNEL) noise contours. The  
proposed project is consistent with AICUZ land use compatibility  
guidelines for Miramar operations.

This location will experience noise impacts from the Seawolf,  
Julian and Ground Control Approach (GCA) Flight Corridors for  
fixed-wing operations. The site will also experience noise  
impacts from the Beach and GCA Flight Corridor for helicopter  
operations.

2. Occupants will routinely see and hear fixed and rotary-wing  
aircraft and experience varying degrees of noise and vibration.  
Consequently, we are recommending full disclosure of noise and  
visual impacts to all initial and subsequent purchasers, lessees,  
or other potential occupants.

## RESPONSES

United States Marine Corps

1. Comments noted.
2. The applicant has been informed of the recommendation to fully disclose  
potential visual and noise impacts from MCAS to all initial and subsequent  
purchasers, lessees, or other potential occupants of the proposed project site.

11103  
CP&L/72522  
April 3, 2007

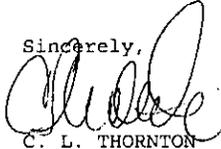
Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday 7:00 a.m. to 12:00 midnight  
Friday 7:00 a.m. to 6:00 p.m.  
Saturday, Sunday, Holidays 8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Mr. Juan Lias at (858) 577-6603.

Sincerely,



C. L. THORNTON

Community Plans and Liaison Officer  
By direction of the Commanding Officer

Copy to:

City of San Diego Development Services Department, Project  
Manager, Derrick Johnson  
Carmel Valley Community Planning Board, Chair, Frisco White  
San Diego County Regional Airport Authority, Linda Johnson

3. Comments noted.



San Diego County Archaeological Society, Inc.

Environmental Review Committee

7 April 2007

To: Ms. Holly Smit Kicklighter  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Addendum to an Environmental Impact Report and Subsequent EIR  
Carmel Highlands Village  
Project No. 72522

Dear Ms. Kicklighter:

I have reviewed the subject document on behalf of this committee of the San Diego County Archaeological Society.

4. Based on the information contained in the document and the letter report from RECON, we agree with RECON's assessment of the impacts to the area covered by that letter. However, as the current project relies upon the work previously accomplished, any archaeological collections from that previous work on the 21 acres should be required to meet current standards, i.e. curated, as they would if that area were being prepared for construction now. If there were no collections from the 21 acres, the question is moot.

Thank you for including SDCAS in the public review for this project's environmental documents.

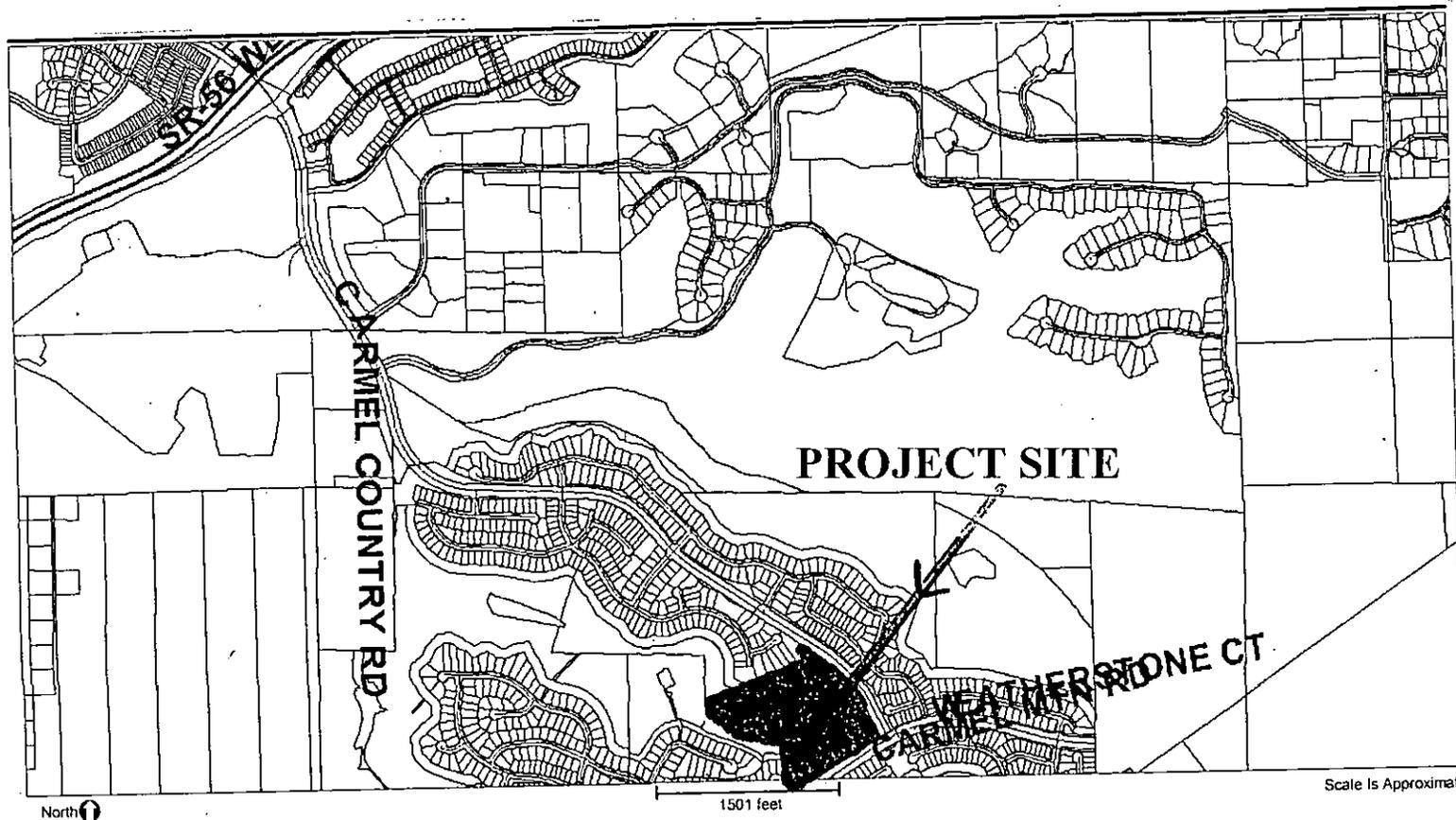
Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: RECON  
SDCAS President  
File

San Diego County Archaeological Society

4. EAS contacted the applicant's archaeological consultant, RECON, who responded that previous work within Neighborhood 10 indicates that there were no artifacts excavated from the 21-acre Carmel Highlands Village project site; therefore no associated curation took place.

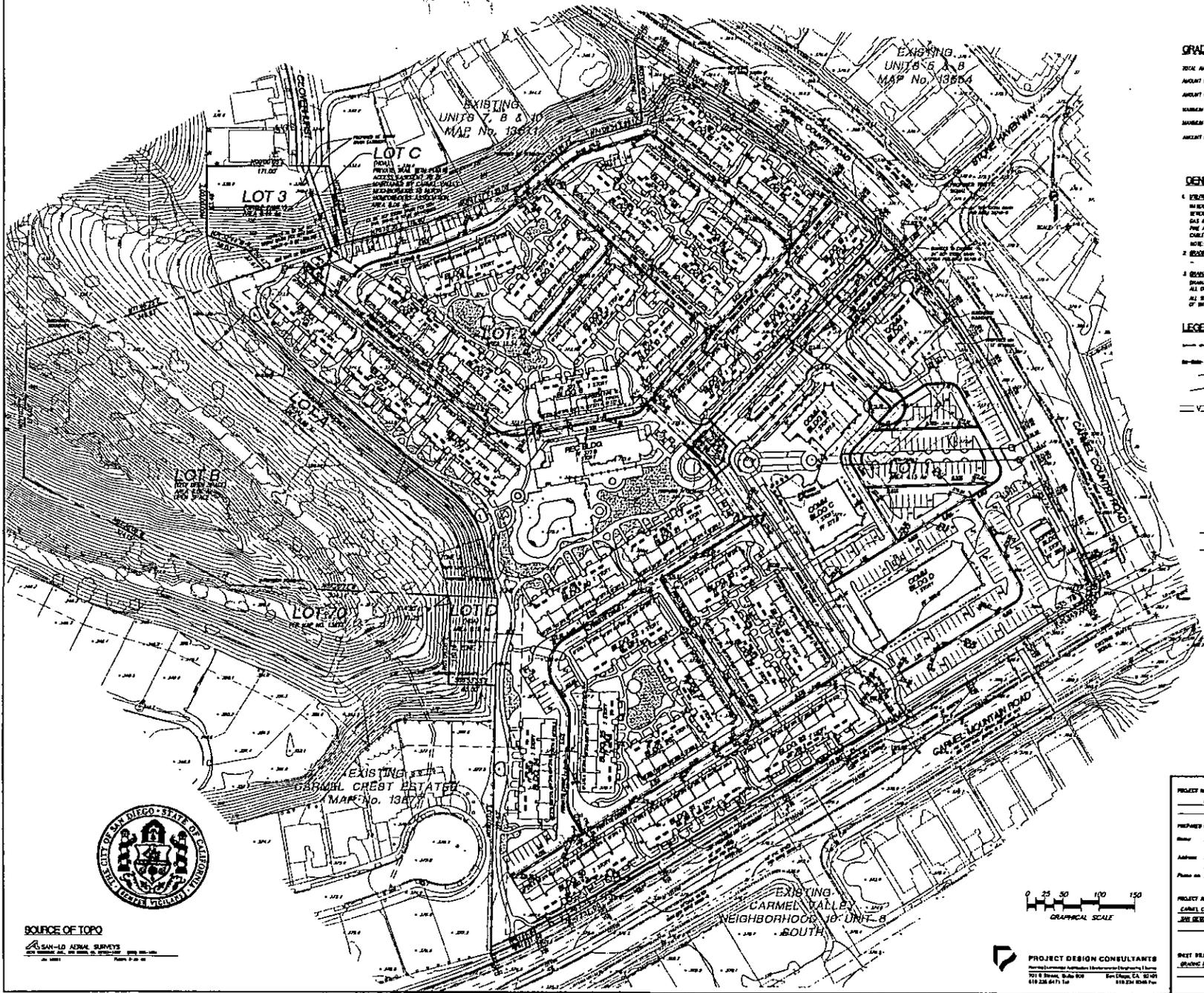


**Vicinity Map**  
 Environmental Analysis Section - Project No.72522  
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

**FIGURE 1**



# CARMEL HIGHLANDS VILLAGE/SQUARE



**GRADING TABULATIONS**

TOTAL AMOUNT OF DIRT TO BE SPREAD: AREA: \_\_\_\_\_ S. OF TOTAL: \_\_\_\_\_

AMOUNT OF DIRT: \_\_\_\_\_ CUBIC YARDS AND MAXIMUM DEPTH OF DIRT: \_\_\_\_\_ FEET

AMOUNT OF FILL: \_\_\_\_\_ CUBIC YARDS AND MAXIMUM DEPTH OF FILL: \_\_\_\_\_ FEET

MAXIMUM HEIGHT OF FILL SLOPED: \_\_\_\_\_ FEET @ \_\_\_\_\_% SLOPE RATIO

MAXIMUM HEIGHT OF CUT SLOPED: \_\_\_\_\_ FEET @ \_\_\_\_\_% SLOPE RATIO

AMOUNT OF IMPORT/EXPORT SOIL: \_\_\_\_\_ CUBIC YARDS

**GENERAL NOTES**

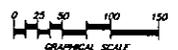
1. UTILITIES  
 WHEN CITY OF SAN DIEGO  
 WHEN CITY OF SAN DIEGO  
 GAS & ELECTRIC: S&P&C  
 FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO  
 CABLE T.V. & COM: COMMUNICATIONS  
 NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS

2. EROSION

3. EROSION  
 EROSION FACILITIES TO BE CONSTRUCTED FOR CITY OF SAN DIEGO STANDARDS  
 ALL GRADINGS FROM BUILDING TO BE CHECKED FIRST FROM STRUCTURES  
 ALL SET BACKS IN FRONT AND OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE PERMANENT AND UNREMOVABLE

**LEGEND**

---	PROPERTY LINE
---	STONE DRAIN
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	1:1 SLOPE
---	PACKAGED BASIN
---	DOWN DRAIN COLLECTOR
---	CONCRETE DRAINAGE
---	FINISHED SURFACE ELEVATION
---	SEWAGE SLOPE
---	PERMITS OF PUC WATER (SEE SHEET 15)
---	PUBLIC UTILITY WATER (SEE SHEET 15)
---	SEWER MANHOLE (SEE SHEET 15)



PROJECT NAME: CARMEL HIGHLANDS VILLAGE/SQUARE	Development Review Original Date: JULY 21, 2005 Revision 2: AUGUST 8, 2005
PREPARED BY: PROJECT DESIGN CONSULTANTS	Full Schedule: OCTOBER 6, 2005
Address: 101 W. JENSEN BLVD. #200 SAN DIEGO, CA 92108	Revision 1: MAY 18, 2006
Phone no.: (619) 433-9011	Revision 2: OCTOBER 11, 2006
	Revision 3: FEBRUARY 6, 2007
	Revision 4: MARCH 1, 2007
PROJECT ADDRESS: CARMEL VALLEY ROAD AND CARMEL HIGHLANDS ROAD SAN DIEGO, CA	Revision 5: Sheet _____ of _____ DWP
DRAWN BY: [Name]	

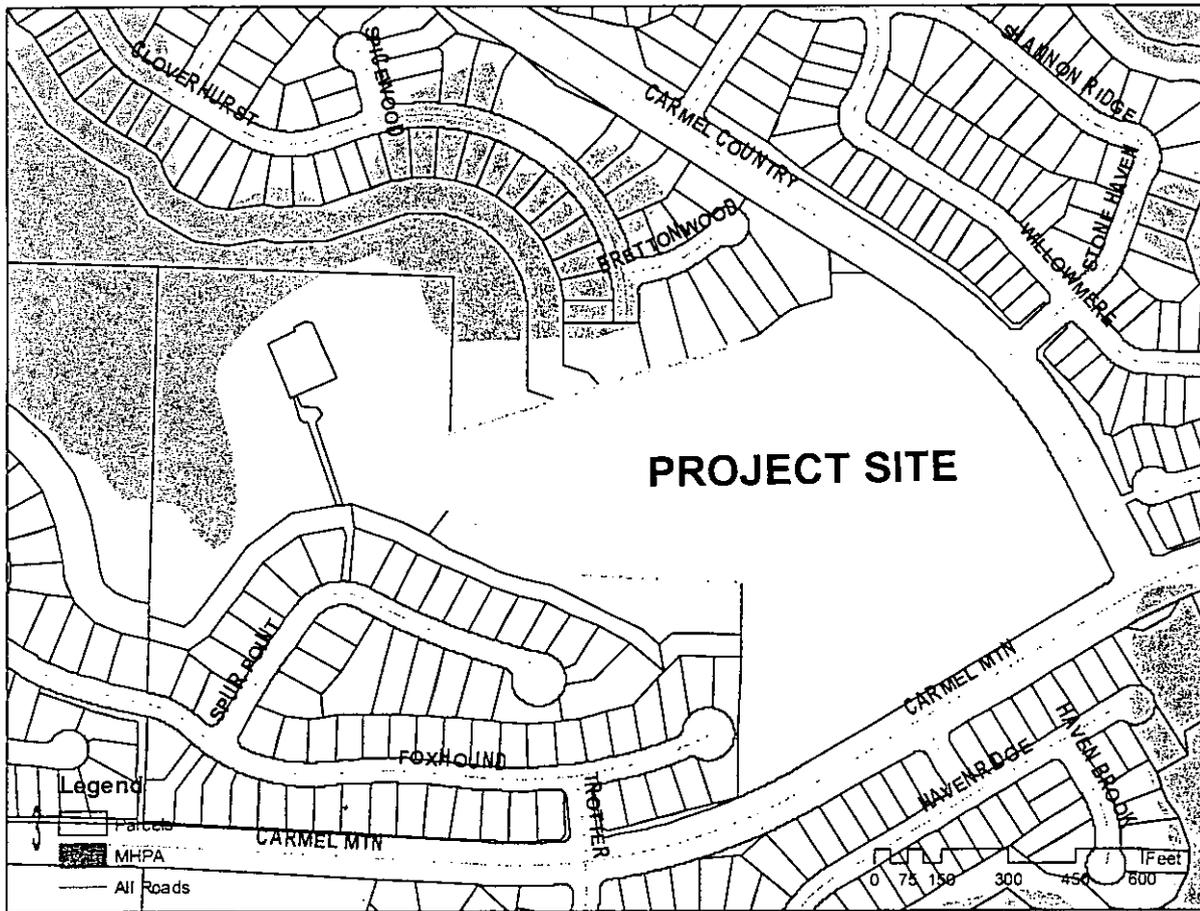
SOURCE OF TOPO  
 SAN-DI AGRA SURVEYS

**PROJECT DESIGN CONSULTANTS**  
 101 W. JENSEN BLVD. #200  
 SAN DIEGO, CA 92108

**Site Plan**  
**Environmental Analysis Section - Project No.72522**  
 CITY OF SAN DIEGO - DEVELOPMENT SERVICES

**FIGURE 2**

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 Mar 21 2007 - 8:42am



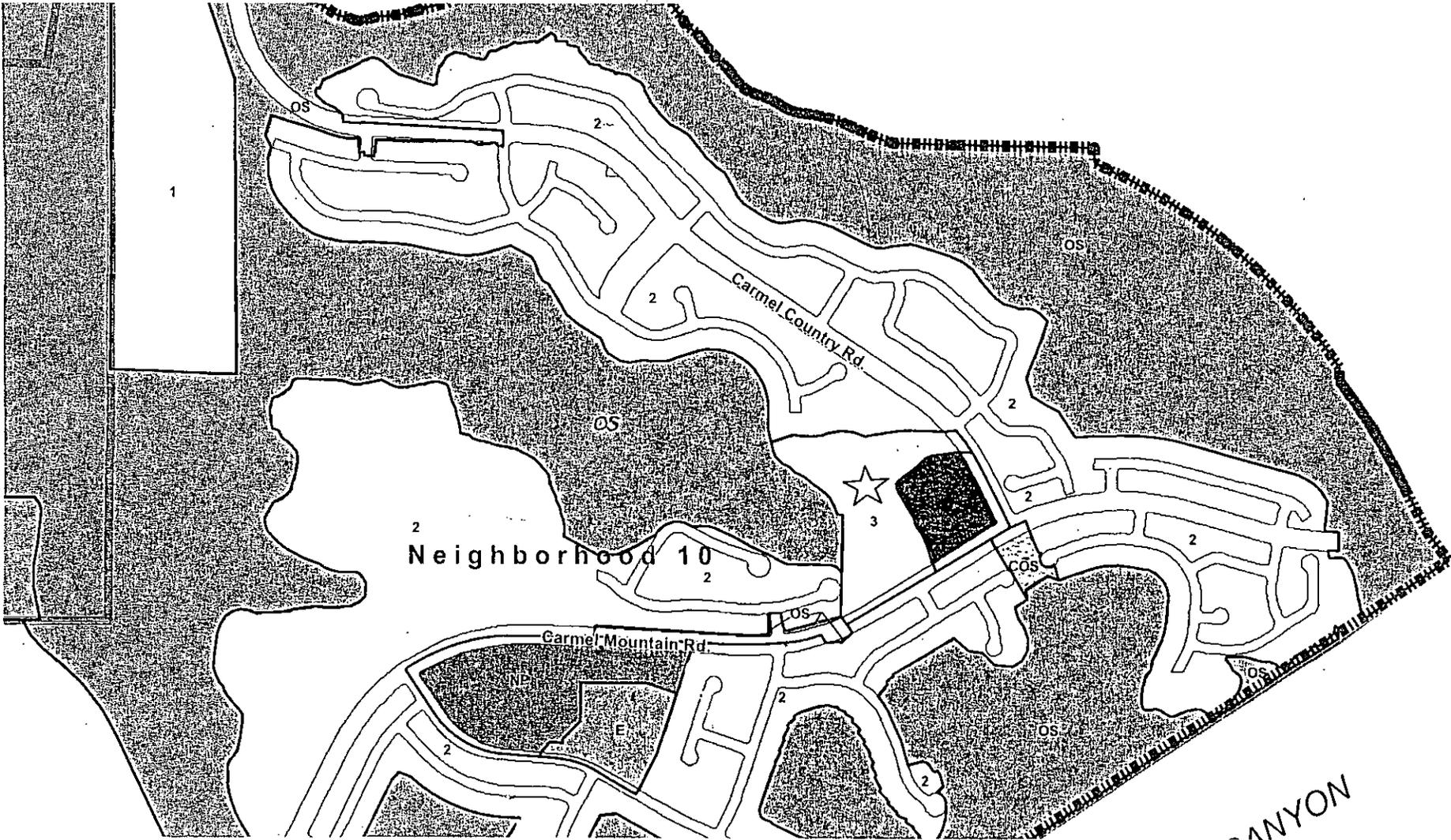
**FIGURE 3**

**OLD MSCP/MHPA CONFIGURATION ON-SITE**

**Environmental Analysis Section - Project No.72522**

**CITY OF SAN DIEGO · DEVELOPMENT SERVICES**





★ PROJECT SITE

**NEW MSCP/MHPA CONFIGURATION ON-SITE**  
 Environmental Analysis Section - Project No.72522  
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

FIGURE 4

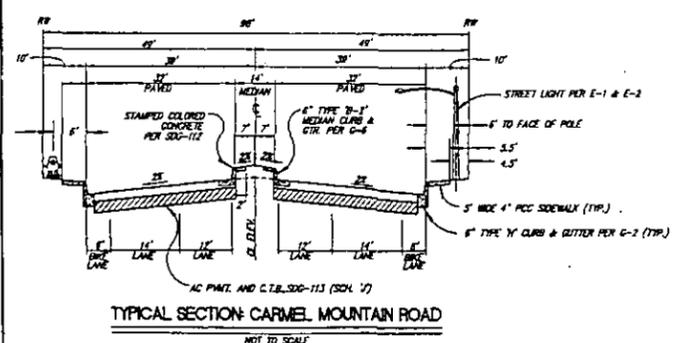
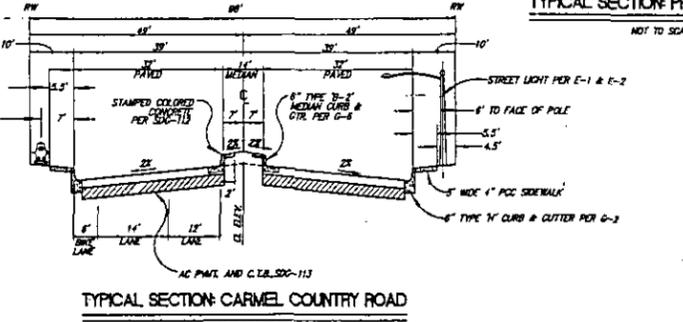
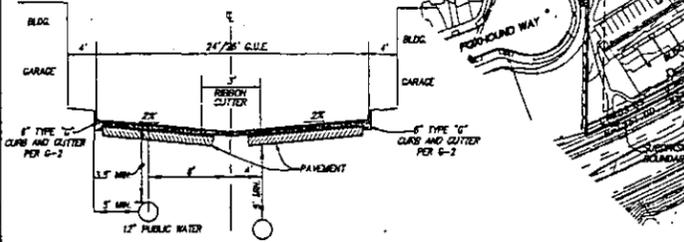
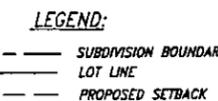
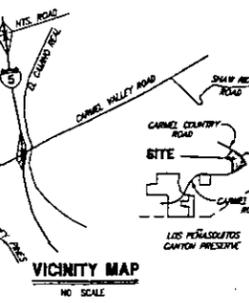
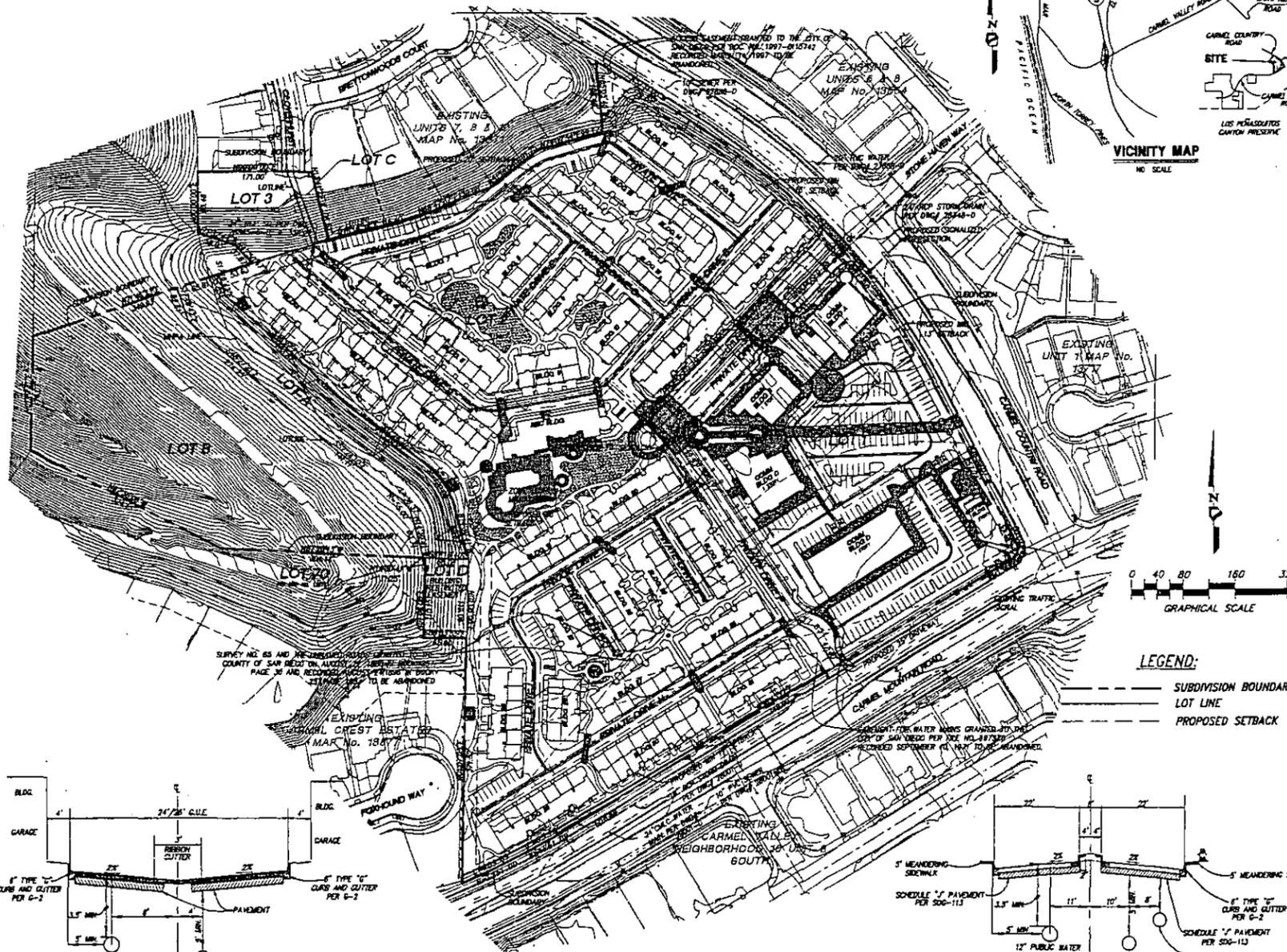


# CARMEL HIGHLANDS VILLAGE/SQUARE

## AMENDED VESTING TENTATIVE MAP/ SITE DEVELOPMENT PERMIT

(AMENDING PORTIONS OF VESTING TENTATIVE MAP 96-0737)

### PTS# 72522



**OWNER AND SUBDMR**  
 PARDE HOMES  
 10800 WILSHIRE BLVD. #1800  
 LOS ANGELES, CA 90024  
 TELEPHONE: (310) 475-3525

**ENGINEER OF WORK**  
 CURTIS J. TURNER  
 R.C.E. 98285  
 REGISTRATION EXPIRES 06/30/09

**GENERAL NOTES**

EXISTING ZONING: CVD-107, CVD-108, CVD-109, SF-2  
 NET PROJECT SITE AREA: 16.48 ACRES (718,304 SF)  
 TOTAL LOT 1: 4.15 ACRES  
 TOTAL LOT 2: 12.34 ACRES  
 TOTAL: 16.49 ACRES

**BUILDING CODES:**  
 CALIFORNIA ENERGY CODE, 2001 EDITION  
 CALIFORNIA BUILDING CODE, 2002 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2001 EDITION  
 CALIFORNIA PLUMBING CODE, 2001 EDITION

**ASSESSORS PARCEL NUMBER:**  
 308-007-18 AND 308-030-43, 50

**LITIGATION:**  
 PORTIONS OF SECTION 28 AND PORTIONS OF THE EAST HALF OF SECTION 29, ALL IN TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND LOT 27 OF CARMEL VALLEY NEIGHBORHOOD 10 NORTH UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 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784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**DEVELOPMENT SUMMARY**

**BULLET POINT NARRATIVE**

- THE APPROXIMATELY 28.0 ACRE PROJECT SITE INCLUDES VACANT LAND WITHIN THE CARMEL VALLEY PLANNING AREA AND THE CARMEL VALLEY NEIGHBORHOOD 10 PRELIMINARY PLAN, ON AUGUST 27, 1988 BY THE CITY OF SAN DIEGO COUNCIL, APPROVED BY RESOLUTION NO. 200808 AN AMENDMENT TO THE PRELIMINARY PLAN.
- THE PROPOSED PROJECT REQUESTS APPROVAL OF A 168-UNIT CONDOMINIUM COMPLEX (11,530 SQ. FT.) WITH ONE SINGLE FAMILY LOT AND A 4.2-ACRE COMMERCIAL CENTER. THE RESIDENTIAL PORTION OF THE PROJECT CONSISTS OF 31 2-STORY BUILDINGS WITH ATTACHED GARAGES AND APPROXIMATELY 6,000 SQUARE FOOT RECREATIONAL BUILDING AND ASSOCIATED OPEN SPACE. THE COMMERCIAL CENTER INCLUDES APPROXIMATELY 28,040 SQUARE FEET WITHIN FIVE BUILDINGS.
- THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS: AN AMENDMENT TO VESTING TENTATIVE MAP 96-0737, A SITE DEVELOPMENT PERMIT, AND EASEMENT AMENDMENTS.
- THE PROJECT WILL REQUIRE THE ABANDONMENT OF (1) ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEC. NO. 1987-0115742 RECORDED MARCH 14, 1987, (2) SURVEY NO. 85 AND THE UNNAMED ROADS GRANTED TO THE COUNTY OF SAN DIEGO ON AUGUST 22, 1988 IN BOOK 257, PAGE 30 AND RECORDED AUGUST 24, 1988 IN BOOK 257, PAGE 183, AND (3) EASEMENT FOR WATER MAINS GRANTED TO THE CITY OF SAN DIEGO PER FILE NO. 181370 RECORDED SEPTEMBER 10, 1971.
- IN ADDITION, THIS PROJECT WILL ALSO REQUIRE THE FOLLOWING PERMITS AND APPROVALS: GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, AND BUILDING DEPARTMENT PERMIT.
- PROOF TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (COLORADO REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.
- ALL PROPOSED SEWER FACILITIES ARE PRIVATE.

**LOT SUMMARY**

- LOT 1 WILL BE A COMMERCIAL LOT WITH 28,040 SQ. FT. OF COMMERCIAL SPACE.
- LOT 2 WILL BE A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 2 HAS A TOTAL OF 168 RESIDENTIAL CONDOMINIUM UNITS.
- LOT 3 WILL BE A SINGLE FAMILY LOT. LOT 4 WILL BE AN HOA LOT. LOT 5 WILL BE DEDED TO THE CITY AS AN OPEN SPACE LOT. AND LOT 6 & 7 WILL BE AN HOA LOT. LOT 8 WILL HAVE A BUILDING RESTRICTED EASEMENT.

**BUILDING SUMMARY (RESIDENTIAL)**

BUILDING TYPE	TYPICAL BUILDING DIMENSIONS	NUMBER OF BUILDINGS	NUMBER OF UNITS/BUILDING	TOTAL UNITS
4-PLY	85'-0" x 52'-0"	8	5	40
5-PLY	117'-0" x 52'-0"	8	6	48
6-PLY	138'-0" x 52'-0"	11	6	66
7-PLY	182'-0" x 52'-0"	3	7	21
8-PLY	198'-0" x 52'-0"	1	8	8
RECREATIONAL			2	2
<b>TOTAL:</b>				<b>168</b>

**UNIT SUMMARY**

UNIT TYPE	TOTAL UNITS	UNIT AREA	BUILDING SF
PLAN 1	298 / 2,584	1278 SF	82,478 SF
PLAN 2	308 / 2,584	58	1,577 SF
PLAN 3	308 / 2,584	37	1,625 SF
PLAN 4	488 / 2,584	21	2,038 SF
<b>TOTAL:</b>	<b>168 UNITS</b>		<b>84,728 SF</b>

**RECREATIONAL**

UNIT	QUEST SUITE	AREA	TOTAL
UNIT 1	1	1,300 SF	1,300 SF
UNIT 2	1	1,488 SF	1,488 SF
<b>TOTAL:</b>	<b>2 UNITS</b>		<b>2,788 SF</b>

**FLOOR AREA RATIO:** 287,128 SF / 718,304 SF = 0.37

**BUILDING SUMMARY (COMMERCIAL SITE)**

TOTAL GROSS FLOOR AREA: 28,040 S.F.  
 (22,540 S.F. RETAIL AND 5,500 S.F. RESTAURANT)

**PROJECT TEAM**

**OWNER / DEVELOPER:** PARDE HOMES, 10800 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90024, (310) 475-3525

**ARCHITECT:** BLOODGOOD SHARP BUSTER ARCHITECTS AND PLANNERS, INC., 353 ANTON BOULEVARD, SUITE 300, COSTA MESA, CA 92626, (714) 435-3800

**CIVIL ENGINEER:** PROJECT DESIGN CONSULTANTS, 701 "B" STREET, SUITE 800, SAN DIEGO, CA 92101, (619) 235-6471

**LANDSCAPE ARCHITECT:** LIFESCAPES, 4930 CAMPUS DRIVE, NEWPORT BEACH, CA 92660, (949) 476-8896

**EXISTING AND PROPOSED SITE USES:**

EXISTING: VACANT LAND  
 PROPOSED: 31 - 2 STORY BUILDINGS AT GRADE WITH ATTACHED PARKING GARAGES, A SINGLE FAMILY LOT, APPROXIMATELY 6,000 SQUARE FOOT RECREATIONAL BUILDING (WITH TWO GUEST SUITES) AND ASSOCIATED OPEN SPACE. THE COMMERCIAL CENTER WILL INCLUDE APPROXIMATELY 28,040 SQUARE FEET WITHIN FIVE BUILDINGS.

**MOTORCYCLE PARKING CALCULATIONS**

UNIT TYPE	NO. OF UNITS	MOTORCYCLE STALL/UNIT RATIO	TOTAL NO. OF STALLS
QUEST SUITES	2	0.1	2
280 / 2,584	49	0.1	5
300 / 2,584	87	0.1	9
480 / 2,584	31	0.1	3
<b>TOTAL:</b>	<b>169</b>		<b>18</b>

TOTAL MOTORCYCLE PARKING SPACES PROVIDED: 18

**SHEET INDEX**

TITLE SHEET & TENTATIVE MAP	1
SITE PLAN	2
GRADING PLAN	3
CROSS SECTIONS	4
TOPOGRAPHY MAP	5
ADA ACCESS PLAN	6
FIRE ACCESS PLAN	7
EASEMENT PLAN	8
LANDSCAPE	9-14
ARCHITECTURE	15-27

**OWNER AND SUBDMR**

PARDE HOMES  
 10800 WILSHIRE BLVD. #1800  
 LOS ANGELES, CA 90024  
 TELEPHONE: (310) 475-3525

DAVE DUNHAM  
 VICE PRESIDENT

**ENGINEER OF WORK**

PROJECT DESIGN CONSULTANTS  
 701 "B" STREET, SUITE 800  
 SAN DIEGO, CA 92101  
 TELEPHONE: (619) 235-6471

CURTIS J. TURNER  
 R.C.E. 98285  
 REGISTRATION EXPIRES 06/30/09

**PROJECT DESIGN CONSULTANTS**

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**PROJECT NAME:** CARMEL HIGHLANDS VILLAGE/SQUARE

**TITLE SHEET & TENTATIVE MAP**

**PREPARED BY:** PROJECT DESIGN CONSULTANTS

**Address:** 701 "B" STREET, SUITE 800, SAN DIEGO, CA 92101

**Phone No.:** (619) 235-6471

**PROJECT ADDRESS:** CARMEL COUNTRY ROAD AND CARMEL MOUNTAIN ROAD, SAN DIEGO, CA

**COMPLETION REVIEW**

Original Date: MAY 11, 2005  
 Revision 1: AUGUST 2, 2005

Full Submitted: OCTOBER 6, 2005  
 Revision 1: MAY 18, 2006  
 Revision 2: OCTOBER 13, 2006  
 Revision 3: FEBRUARY 1, 2007  
 Revision 4: MARCH 5, 2007  
 Revision 5: APRIL 10, 2007  
 Revision 6: JULY 18, 2007

**SHEET TITLE:** TITLE SHEET & TENTATIVE MAP

Sheet 1 of 27

DEFY

**REVISED SITE PLAN**

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 Aug 16, 2007 - 8:04am

City of San Diego  
Development  
Services  
Department



Land Development  
Review Division  
(619) 236-6460

SUBSEQUENT  
Environmental Impact Report

LDR Nos. 96-0736 & 96-0737  
SCH No. 97-011032  
Revised May 29, 1997

SUBJECT: NEIGHBORHOOD 10 PLAN AMENDMENTS. CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN AMENDMENT, CARMEL VALLEY COMMUNITY PLAN AMENDMENT, GENERAL PLAN AMENDMENT, AMENDMENT TO THE CARMEL VALLEY PLANNED DISTRICT ORDINANCE (REZONE), PLANNED DISTRICT DEVELOPMENT PERMIT AMENDMENTS, TWO VESTING TENTATIVE MAP AMENDMENTS (PARKVIEW EAST/VTM 91-0834 AND CARMEL VALLEY NEIGHBORHOOD 10 NORTH/VTM 96-0561), RESOURCE PROTECTION ORDINANCE (RPO) PERMITS, AND CONSIDERATION OF INTERIM HABITAT LOSS FINDINGS. The project proposes an amendment to the approved Carmel Valley Neighborhood 10 Precise Plan for the addition of 128 single-family residential units. These additional units would increase the maximum allowable number of units for the entire precise plan from 1,438 to 1,566. The Parkview East VTM would be modified in four locations to create 110 additional single-family units. The Neighborhood 10 North VTM would be modified to add 18 additional single-family units. The remaining components of the approved precise plan (i.e., 4-acre neighborhood commercial center, 3-acre elementary school, 5-acre neighborhood park, 7-acre active playfield/joint use area, wildlife corridor improvements, and alignments for Carmel Country Road and Carmel Mountain Road) would be unaffected by the proposed amendment. The project is located in the southeastern portion of the Carmel Valley community planning area between Carmel Valley Road (proposed SR-56 Freeway) and the Los Peñasquitos Canyon Preserve and includes portions of Section 20, 21, 28 and 29, T14S, R3W, SBM. Applicant: Pardee Construction Company.

Update:

An errata sheet has been prepared and is included after the conclusions which summarizes the more substantive changes that have occurred subsequent to release of the Draft SEIR. Additional minor changes have been included in the text and are indicated by strike-out (deleted) and underline (inserted) markings.

CONCLUSIONS:

This Subsequent EIR (SEIR) analyzes the environmental impacts for the development of 128 additional units within the Neighborhood 10 Precise Plan.

Implementation of the proposed project incorporating the recommended Mitigation, Monitoring, and Reporting Program would reduce all identified significant, mitigated impacts to below a level of significance. This SEIR is subsequent to DEP No. 91-0834.

This project may result in significant unmitigated impact to landform alteration/visual quality and significant unmitigated cumulative impacts in the following areas: transportation/traffic, air quality, landform alteration/visual quality, hydrology/water quality, biological resources, and short-term cumulative impacts public services/elementary schools. Potentially significant, but mitigated impacts have been identified for land use, transportation/traffic, hydrology/water quality, geology/soil and erosion, noise, paleontology, cultural resources, biological resources, and public services.

Unless mitigation measures or project alternatives are adopted, project approval will require the decision-maker to make Findings, substantiated in the record, which state that: a) individual mitigation measures or project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

Natural Communities Conservation Program (NCCP)

On March 25, 1993, the U.S. Fish and Wildlife Service listed the California gnatcatcher as a threatened species under the Federal Endangered Species Act (ESA). On December 10, 1993, the Federal Endangered Species Act Section 4(d) rule became effective, affecting projects in all stages of the development process. The City is enrolled as a participating agency in the State's NCCP, which requires tracking of impacts to coastal sage scrub habitat. The City's Multiple Species Conservation Program has been approved by the State as an equivalent to the NCCP. The NCCP allows the City to approve the loss of up to five percent of existing Coastal sage scrub habitat. Approvals must also comply with the State NCCP Process Guidelines, which require findings relative to the affect on regional preserve planning, and require that mitigation be adopted. The NCCP Conservation Guidelines have indicated that a five percent loss of Coastal sage scrub habitat is acceptable within any individual subregion during the preparation of a subregional NCCP or it's equivalent (i.e. MSCP Subarea Plan). Within the City of San Diego the five percent cumulative loss allowed is 1,186 acres of coastal sage scrub.

Total allowed loss:	1,186.00 acres
Cumulative actual loss to date:	493.35 acres
Loss due to this project:	<u>20.0</u> <del>19.40</del> acres*
Total cumulative loss:	569.10 acres
Remaining loss allowed:	619.90 acres

\* See description below, permit is for four projects totaling 75.75 acres.

February 28, 1997 for public and the wildlife agencies review consistent with the City's NCCP Process Guidelines. The 45-day public review public review period will end on April 14, 1997. The IHL Findings cover the following four separate projects: (1) Del Mar Highlands Estates; (2) Carmel Valley Neighborhood 10 Precise Plan Amendments; (3) Carmel Valley Neighborhood 10 Precise Plan Sewer Easement and School Site; and (4) Carmel Valley Neighborhood 8C Precise Plan. The projects would result in impacts to 75.75 acres of Diegan coastal sage scrub (DCSS), of which this plan amendment would impact 20.0 ~~19.4~~ acres. The projects are all on different processing schedules and will be considered individually by the Planning Commission and City Council.

#### Multiple Species Conservation Program (MSCP)

The loss of (20.0 ~~19.4~~) acres of DCSS type habitats resulting from implementation of the precise plan amendment would not preclude connectivity between areas of high-value habitat. Each of the impact areas are adjacent to previously approved development areas that have been cleared and/or graded. The proposed additional impact areas would not adversely affect the regional conservation facilities that were described in the precise plan and will be implemented through the approved Parkview East, Parkview West, and Neighborhood 10 North Vesting Tentative Maps to accommodate wildlife movement along these corridors. These facilities include construction of culverts and a bridge to facilitate wildlife movement through the property to adjacent natural open space. The proposed loss of habitats in the four precise plan amendment areas would affect the ability of wildlife to utilize the designated corridors or access the high value habitats that will remain in open space surrounding the proposed graded areas on or near the project site.

The applicant for the multiple project, Pardee Construction Company, has agreed to contribute \$3 million to the City of San Diego towards the acquisition of the 80-acre Mesa Top Property within the Carmel Valley Neighborhood 8A precise plan area. Neighborhood 8A lies immediately to the west of Neighborhood 10. The Mesa Top Property includes high-quality coastal sage scrub and southern maritime chaparral vegetation communities with numerous sensitive plant and animal species and is an integral component of the Draft MSCP as a part of the Carmel Mountain biological core area within the City Subarea Plan. The City considers this a critical acquisition parcel, and the monetary contribution would greatly improve the City's ability to complete the acquisition in a timely manner. Additional mitigation measures would include: approximately 1.0 acre of revegetation/enhancement of southern willow scrub, on-site revegetation of an additional 2.8 acres manufactured slopes with DCSS plant species, staking and monitoring of grading activities by a qualified biologist, and implementation of a brush management plan that minimizes impacts to native vegetation. See errata sheet for details on project impacts and mitigation.

The draft Biological Standards and Guidelines for Multiple Species Preserve Design have indicated the need to preserve Coastal sage scrub based on the

species dependent upon it, and to preserve the long-term viability of the breeding population of the California gnatcatcher by maintaining core populations of gnatcatcher constituting viable metapopulations. The subject project contains no gnatcatchers.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT IMPACTS:

No Project

This alternative would maintain the adopted precise plan and the Parkview East VTM and Neighborhood 10 North VTM as currently approved. The additional 128 single-family dwelling units associated with the proposed project would not be added to the precise plan under this alternative. As a result, there would be no change in the current conditions associated with these approvals, and the Parkview East and Neighborhood 10 North VTMs would be constructed as approved. The project-related impacts described in this subsequent EIR would be avoided should this alternative be adopted.

Alternate Project Design

This alternative was designed to minimize landform alteration/visual quality impacts by eliminating the proposed expansion of two canyon fills above Peñasquitos Canyon and relocating the units designated for these areas (approximately 80 units) into the proposed development area located in a tributary canyon above Shaw Valley. The development proposed for the central canyon would remain unchanged under this alternative.

The impacts associated with the proposed project (e.g., traffic generation, public services, geology/soils, and land use) would not be affected by the alternative project design; however, significant landform alteration impacts could be lessened by this alternative. Specifically, significant landform alteration and visual quality impacts identified from Los Peñasquitos Canyon would be avoided. Impacts to sensitive plant and animal species associated with the proposed amendment areas could be lessened, however, impacts to coastal sage scrub vegetation would be similar to the proposed project. This alternative would place development in close proximity to the Shaw Valley wildlife corridor; this potential impact would not occur under the proposed project. Additionally, the consolidation of the plan amendment areas could require larger or additional detention/desilting basins which may further impact areas of coastal sage scrub.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The project would result in the following significant, unmitigated impact:

Landform Alteration/Visual Quality

Project grading would result in a significant landform impact and the additional 22.3 acres of development would result in an increase in the

significant visual impact identified in the approved precise plan Final EIR. The project would incorporate the grading concepts and design guidelines outlined in the Neighborhood 10 precise plan with respect to variable slope gradients, contour grading, slope revegetation, and utilization of landscaping to reduce impacts but not to below a level of significance (See Section 4-D); however, the impact remains significant and unmitigated.

The project would result in the following significant, mitigated impacts:

#### Land Use

The proposed precise plan amendment would be consistent with Council Policy 600-40 for long-range plans, the Hillside Design and Development Guidelines, and the community plan goals concerning land use and housing balance. The project would not affect any lands in the North City Local Coastal Program. Development of the additional 22.3 acres would alter existing topography within designated open space located within the MSCP boundaries which was identified as mitigation in the EIR (DEP No. 91-0834) prepared for the precise plan. This development which would not be consistent with community plan and adopted precise plan goals concerning preservation of the natural environment. The project has been revised to include mitigation for these impacts, see errata sheet. However, the new development has been sited adjacent to existing approved development and avoids development in pristine areas of Carmel Valley (Mesa Top property on adjacent Carmel Mountain), thereby reducing the impact to less than significant (See EIR Section 4-A).

#### Transportation/Traffic Circulation

Development of the project would be tied to transportation improvements identified in the updated traffic report prepared this project. With implementation of the Transportation Phasing Plan and project specific traffic improvements, impacts would be reduced to below a level of significance (See Section 4-B).

#### Hydrology/Water Quality

The EIR includes measures to address impacts associated with urban runoff which ultimately flows to the Los Peñasquitos Lagoon. Mitigation measures include, preparation of a hydrologic study, appropriate design of storm drain and detention/desilting basin facilities, submittal of a Master Drainage Plan which would include a Storm Water Pollution Prevention Plan, and incorporation of Best Management Practices (BMPs) for erosion/siltation control to reduce impacts to below a level of significance (See Section 4-E).

#### Geology/Soils

The EIR recommends measures to address potential impacts associated with unstable soils and erosion. A project-specific geological report has prepared which identified temporary and permanent erosion-control measures including a

landscaping plan with drought-tolerant, slope-stabilizing vegetation. Prior to issuance of a grading permit, a detailed geotechnical study will be prepared to provide specific design recommendations for earth work, foundations, and other geotechnical and construction considerations. With implementation of the above measures, impacts would be reduced to below a level of significance (See Section 4-F).

#### Noise

No significant exterior noise impacts are anticipated for the proposed development of the additional 128 units. If units are placed within 100 feet of Carmel Mountain Road west of Carmel County Road, within 60 feet of Carmel Mountain Road east of Carmel County Road, or within 30 feet of Carmel Country Road, an interior acoustical analysis to address interior noise impacts will be prepared. Implementation of recommended measures would reduce the impact to below a level of significance (See Section 4-G).

#### Cultural Resources

Cultural resource surveys were conducted in 1987, 1988, 1991, and 1992 for the entire precise plan with the exception of 25 acres (property owners did not permit access to area). Within the surveyed areas, two prehistoric and five historic sites were identified. The EIR for the precise plan included mitigation requirements for additional evaluation/testing for sites CA-SDI-12,123 and CA-SDI-12,405H and the condition that the unsurveyed 25 acres be surveyed prior to tentative map or VTM approval for those areas. The evaluation/testing programs have been completed and the new development would not affect the unsurveyed areas. Therefore, the proposed project would not impact cultural resources and no additional mitigation is required (See Section 4-H).

#### Paleontology

The proposed project would result in grading within areas which have a high potential for paleontological resources. A paleontological monitoring and mitigation program would be implemented to reduce impacts to below a level of significance (See Section 4-I).

#### Biological Resources

Impacts to Coastal sage scrub, southern willow scrub, and sensitive species (black-shouldered kite, orange-throated whiptail, barrel cactus, and ashy spike-moss) would be a significant impact due to the sensitivity of these habitats and their location within a core biological area. The introduction of predatory pets from the additional development could have a significant indirect effect on native species in the adjacent open space areas. Mitigation measures will include a contribution, by the applicant, to the City of San Diego for the acquisition of a portion of an 80-acre off-site parcel, known as Mesa Top, additional on-site revegetation of 2.8 ~~approximately 37~~

acres of manufactured slopes adjacent to open space areas, staking and monitoring of grading activities by a qualified biologist, no grading of native habitat during the gnatcatcher breeding season (March 1 - August 15), implementation of a modified brush management plan that minimizes impacts to native vegetation, as well as lighting and fencing requirements. The project has been revised to include a five-year mitigation, monitoring, and reporting program for the revegetation/enhancement of approximately 1.0 of southern willow scrub to mitigate for impacts identified in the Draft SEIR to 0.3 acre of southern willow scrub. These measures would reduce direct and indirect impacts to below a level of significance (See Section 4-J).

#### Public Facilities and Services

Development of the 128 units would increase the demand for school, parks, solid waste, library, police and fire services. Through participation in the established Mello-Roos District, Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, and preparation of a site-specific water facilities study, these impacts would be reduced to less than significant (See Section 4-K).

#### CUMULATIVE IMPACTS (SIGNIFICANT UNMITIGATED):

##### Transportation/Traffic

The proposed precise plan amendment for the proposed Neighborhood 10 North and Parkview East replacement VTM's would result in the generation of approximately 1,6214 trips per day. This increase to regional traffic is a significant cumulative unmitigated impact.

##### Air Quality

Along with other projects in the vicinity, the new development would contribute to the non-attainment of clean air standards in the region which would result in a significant, unmitigated cumulative impact.

##### Landform Alteration/Visual Quality

The combined projects in the area would alter the existing landforms and visual setting from that of open expanses of rolling hills, valleys, and mesas to that of residential development separated by open space and 2- and 4-lane roads. The cumulative change in the visual setting and existing landforms resulting from the proposed development of an additional 128 units on 22.3 acres would be significant and unmitigated.

##### Hydrology and Water Quality

The proposed precise plan amendment, along with other projects in the area, have the potential to cumulatively impact the Los Peñasquitos Lagoon. Implementation of the Master Drainage Plan which would include a Storm Water

Pollution Prevention Plan, and incorporation of Best Management Practices (BMPs) for erosion and siltation control as discussed in Section 4-E, would reduce this impact, but not to below a level of significance.

Biology

The proposed project would contribute incrementally toward a regional loss of Coastal sage scrub and non-native grassland which serves as raptor foraging habitat. Because of the increasing scarcity of this habitat type in San Diego County, impact to non-native grasslands would be a cumulative, unmitigated impact.

Public Services/Elementary Schools

Due to the demand from this project, growth within the existing service area, and approved new residential development in Carmel Valley and Sorrento Valley, cumulatively significant impacts could occur to the elementary schools within the Del Mar Union School District. This is considered a short-term cumulative impact, that would be mitigated through the provision of adequate facilities, as defined by the General Plan, to accommodate the students.

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.



Lawrence C. Monserrate, Principal Planner  
Development Services Department

March 25, 1997  
Date of Draft Report

May 29, 1997  
Date of Final Report

Analyst: Krosch

**PUBLIC REVIEW:**

The following individuals, organizations, and agencies received a copy or notice of the draft SEIR and were invited to comment on its accuracy and sufficiency:

- Federal Government
  - Naval Air Station at Miramar
  - U.S. Army Corps of Engineers
  - U.S. Fish & Wildlife Service
- State of California
  - State Clearinghouse

California Air Resources Board  
California Coastal Commission  
California Department of Fish & Game, District 5  
CALTRANS, District 11  
Native American Heritage Commission  
Parks and Recreation  
Regional Water Quality Control Board, Region 9  
Resources Agency  
Solid Waste Management Board

County of San Diego  
Air Pollution Control Board  
Department of Planning & Land Use  
Department of Public Works

City of San Diego  
Mayor's Office  
Councilmember Mathis, District 1  
Community and Economic Development Department  
Development Services Department  
Engineering and Capital Projects Department  
Environmental Services Department  
Fire and Life Safety  
Park & Recreation Department  
Police Department

City of Del Mar  
City of Solana Beach  
San Diego Association of Governments  
San Diego Gas & Electric  
Metropolitan Transit Development Board  
San Diego Transit Corporation  
San Dieguito River Park Joint Powers Authority  
Del Mar Union School District  
San Dieguito Union High School District  
UCSD Central Library  
San Diego Natural History Museum  
EC Allison Research Center  
Sierra Club  
San Diego Audubon Society  
California Native Plant Society  
Endangered Habitat League  
The Center for Biological Diversity  
Citizens' Coordinate for Century III  
South Coastal Information Center - SDSU  
San Diego Museum of Man  
Save Our Heritage Organization  
Historical Site Board  
San Diego County Archaeological Society  
Native American Heritage Commission  
California Indian Legal Services  
Viejas Group of Capitan Grande Band of Mission Indians

Mesa Grande Band of Mission Indians  
Ron Christman  
Carmel Valley Community Planning Board  
Carmel Valley Trail Riders Coalition  
Carmel Valley Branch Library  
Rancho Santa Fe Association  
22nd District Agricultural Association  
Arroyo Sorrento Homeowner's Association  
Arroyo Sorrento Property Owners  
Pardee Construction (Mike Madigan)  
Ad Hoc Regional Issues Committee  
Shaw Ridge Homeowners' Association  
San Dieguito Planning Group  
San Dieguito River Park  
Friends of San Dieguito River Valley  
San Dieguito River Valley and Conservancy  
Los Peñasquitos Canyon Citizen's Advisory Committee  
Friends of Los Peñasquitos Canyon  
Los Peñasquitos Lagoon Foundation  
Rancho Peñasquitos Town Council  
All property owners within the Precise Plan area  
T&B Planning Consultants  
Project Design Consultants  
Leastar Corporation  
Peterson & Price  
Sandler & Rosen  
John Northrop, Ph.D.  
Christauria Welland  
Jan Hudson  
Lisa Ross

Copies of the draft Subsequent EIR, the Mitigation, Monitoring, and Reporting Program and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

**CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN  
AMENDMENT SUBSEQUENT EIR  
LETTERS OF COMMENT AND RESPONSES**

Letters of comment to the draft EIR were received from the following agencies, groups, and individuals. The letters of comment and responses follow.

<u>Letter from:</u>	<u>Page</u>
U.S. Fish and Wildlife Service	PR-1
Caltrans	PR-5
State Clearinghouse	PR-7
State of California Department of Parks and Recreation	PR-9
Carmel Valley Community Planning Board	PR-17
Shaw Ridge Homeowners Association	PR-25
San Dieguito Planning Group	PR-28
City of San Diego Park and Recreation	PR-32
City of San Diego Water Utilities Section	PR-34
City of San Diego Environmental Services Department	PR-36
MTDB	PR-39
SDG&E	PR-41
San Diego County Archaeological Society	PR-43
San Dieguito Union High School District	PR-44
John Northrup	PR-46

## ERRATA

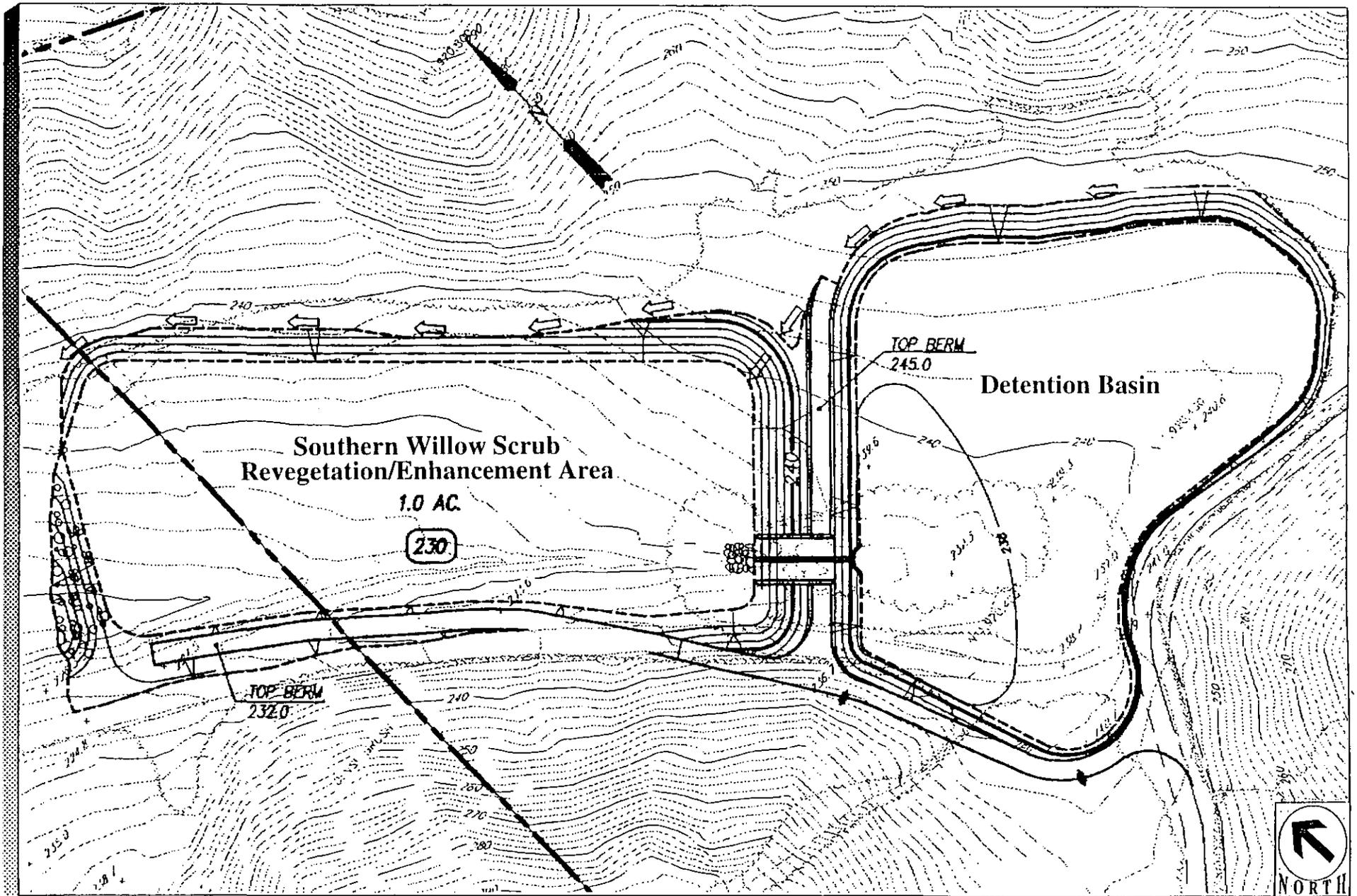
Several comment letters received during the draft SEIR public review period contained accepted revisions which resulted in changes to the final SEIR text. These changes include minor editorial changes to the text which are indicated by strike-out (deleted) and underline (inserted) markings. The more substantive changes are also noted here for the reader's information and convenience in the following Errata to the final SEIR.

### Modifications to the Vesting Tentative Maps

Subsequent to the release of the draft SEIR for public review, minor modifications to the project design were made by the project applicant and revised VTMs were submitted to the City of San Diego. In addition to minor internal site design changes (e.g., streets and lot layouts), the VTMs were revised pursuant to the required updated hydrology report for the amended VTMs which was referenced in the draft SEIR (page 100). The updated report has been reviewed by the City of San Diego Development Services Department (Engineering Section) and indicates the need for a third detention basin (Detention Basin C) to detain runoff into Shaw Valley along the eastern project boundary. This additional basin has been incorporated into the revised Parkview East VTM. This VTM has also been revised to indicate a southern willow scrub revegetation/enhancement area within the northeastern portion of the VTM (see figure attached to this Errata). The revegetation/enhancement of the primarily disturbed agricultural lands in the tributary drainage would provide on-site mitigation for the 0.3 acre of impacts to southern willow scrub vegetation described in the draft SEIR. This approximately 1.0-acre area is described below as part of the biological mitigation agreement. The Neighborhood 10 North VTM has also been revised to indicate minor changes to street alignments and relocate a storm drain from a natural canyon to a fill area. Both revised VTMs (Figures 3-8 and 3-10) have been included in the Project Description of the final SEIR.

### Biological Mitigation

In response to the May 12, 1997 letter of comment on the draft SEIR from the U.S. Fish and Wildlife Service and the California Department of Fish and Game, the biological mitigation requirements for the proposed Carmel Neighborhood 10 Precise Plan amendment project have been refined and agreed upon by the wildlife agencies, the City of San Diego, and the project applicant. These agreed-upon mitigation measures for the project are provided within the context of the multiple-projects 4(d) Interim Habitat Loss Permit Findings, which were circulated for a 45-day public review period from February 28, 1997 to April 14, 1997. The multiple projects include the proposed Neighborhood 10 Precise Plan amendment along with Del Mar Highlands Estates PRD, the Neighborhood 10 school site/sewer line, and the Neighborhood 8C Precise Plan. As



Note: The boundaries and exact location of revegetation area to be determined at the time the plan is prepared.

## Conceptual Southern Willow Scrub Revegetation/Enhancement Area

described in the attached letter from the resource agencies, the following biological impact/mitigation requirements would be required. The final SEIR for the proposed Neighborhood 10 Precise Plan amendment has been revised to reflect this agreement.

**Impacts**

Del Mar Highlands Estates - 33.88 acres @ 2:1 mitigation ratio = 67.76 acres  
Neighborhood 10 Precise Plan Amendment - 20.0 acres @ 2:1 mitigation ratio = 40 acres  
Neighborhood 10 southern willow scrub - 0.3 acre @ 3:1 mitigation ratio = 0.9 acre  
Neighborhood 10 school park - 2.54 acres @ 2:1 mitigation ratio = 5.08 acres  
Neighborhood 10 sewer line - 1.68 acres @ 2:1 mitigation ratio = 3.36 acres  
Neighborhood 10 impact to previous mitigation lands - 22.3 acres @ 1:1 mitigation ratio  
= 22.3 acres  
Neighborhood 8A Parcel C - 10.5 acres @ 2:1 mitigation ratio = 21 acres  
Total mitigation requirement - 160.4 acres

**Mitigation**

Del Mar Highlands Estates - 81.19 acres on-site preservation  
Del Mar Highlands Estates revegetation - 36.7 acres  
Neighborhood 10 new revegetation - 2.8 acres  
Neighborhood 10 on-site southern willow scrub revegetation/enhancement - 0.9 acre  
Mesa Top acquisition - 38.81 acres credit  
Total mitigation provided - 160.40 acres

**Equestrian Trails**

Several of the letters of comment on the draft SEIR addressed the issue of equestrian trails within Neighborhood 10. In response to these letters, the final SEIR (Figure 4B-5) has been revised to indicate the City recommendation for the potential to use the tributary canyon to Shaw Valley along the northeastern precise plan boundary to accommodate a trail. An equestrian trail in this location would potentially provide a linkage between Los Peñasquitos Canyon and Shaw Valley. Once the proposed alignment of the trail has been determined, additional environmental review will be required to analyze any adverse impacts that may occur with implementation of the trail system.



Development and Environmental  
Planning Division  
236-6460

## Environmental Impact Report

DEP No. 91-0834  
SCH No. 88033019

**SUBJECT:** Carmel Valley Neighborhood 10 Precise Plan and Parkview East and West Vesting Tentative Maps. PRECISE PLAN, COMMUNITY PLAN/GENERAL PLAN AMENDMENT, A CARMEL VALLEY PLAN DISTRICT ORDINANCE AMENDMENT, TWO VESTING TENTATIVE MAPS (NOS. 91-0834 and 93-0141), PLANNED DEVELOPMENT DISTRICT (PD) PERMIT, RESOURCE PROTECTION ORDINANCE (RPO) PERMIT, COASTAL DEVELOPMENT PERMIT (CDP) and LOCAL COASTAL PROGRAM (LCP) AMENDMENT for a 806-acre Precise Plan for Carmel Valley Neighborhood 10. The Precise Plan would guide the development of approximately 1,400 dwelling units on 321 acres, an elementary school/neighborhood park, a four-acre neighborhood commercial center and approximately 396 acres of natural and 34 acres of revegetated/restored open space. The 377-acre Parkview East VTM proposes to develop 680 residential units and the neighborhood commercial center while the Parkview West VTM would develop a total of 197 units on 70 acres, both within the Precise Plan. Located in the southeastern portion of the Carmel Valley community planning area between Carmel Valley Road (proposed SR-56 Freeway) and the Los Peñasquitos Canyon Preserve. (Portions of Section 28 and 29, T14S, R3W, SBM.) Applicant: Parkview Development Company et al.

### CONCLUSIONS:

The project proposes the adoption of a Precise Plan for the development of approximately 806 acres of virtually vacant land with approximately 1,400 residential units (1,415 units should the proposed elementary school not be developed); a 4.0-acre neighborhood commercial center, elementary school, neighborhood park and other residentially related services. Approximately 417 acres would remain in natural open space, with an additional 34 acres proposed for revegetation and restoration. The two Vesting Tentative Maps (VTM's) are proposed to implement development over approximately 447 acres of the project area. The remaining developable area would urbanize through the submittal of subsequent VTM's or Tentative Maps.

### Natural Communities Conservation Plan (NCCP)/Multiple Species Conservation Plan (MSCP)

On March 25, 1993, the Secretary of the Interior listed the California gnatcatcher as a threatened species under the Federal Endangered Species Act. On December 10, 1993 the final 4(d) Special Rule became effective. The ruling allows incidental take (harm or disturbance) of the gnatcatcher and limited loss of coastal sage scrub habitat with full mitigation (up to five percent cumulatively). The project site contains 236.5 acres of Diegan coastal sage

scrub, of which 55.3 acres would be impacted by the proposed development; no mitigation is proposed for this impact. Authorization for "take" under the Federal Endangered Species Act (ESA) will be required prior to issuance of a grading permit. As the applicant has chosen not to pursue an Interim Habitat Loss Permit from the City pursuant to Section 4(d) of the ESA, it would be the applicant's responsibility to obtain a permit for "take" of the gnatcatcher from the U.S. Fish and Wildlife Service through other Sections of the ESA (e.g. Section 7 or 10a). Any permits issued by the City for future development of the property do not authorize the applicant for said project 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.

The Responses to Comments in this Final EIR address the project's relationship with the "*Biological Standards and Guidelines for Multiple Species Preserve Design*", an appendix to the draft MSCP. The loss of approximately 55.3 acres of Diegan coastal sage scrub, 13.0 acres of southern maritime chaparral and 9.6 acres of southern mixed chaparral habitats supporting the California gnatcatcher, and other sensitive species; and the diminished function of the wildlife movement corridors are generally inconsistent with the recommendations in the "*Biological Standards and Guidelines*". However, what portion of the Carmel Valley Neighborhood 10 project site will be included in a future MSCP preserve design will ultimately be decided by the City Council at a later date.

#### Significant Unmitigated Impacts

Development of the project site in accordance with the proposed Precise Plan would result in significant unmitigated impacts to biological resources, landform alteration, visual quality, land use and cultural resources. In addition, project implementation would result in cumulative impacts to transportation/traffic, air quality, landform alteration/visual quality, water quality and biology.

The project would result in significant impacts to biology due to the direct loss of 55.3 acres of Diegan coastal sage scrub, 13.0 acres of southern maritime chaparral, 9.6 acres of southern mixed chaparral and 0.2 acre of southern willow scrub. The project would also result in the direct loss of one California gnatcatcher pair. In addition, the loss of Diegan coastal sage scrub, southern maritime chaparral and southern mixed chaparral communities would significantly affect Bell's sage sparrow, San Diego horned lizard, orange-throated whiptail and California gnatcatcher. The proposed extension of Carmel Mountain Road would cross two wildlife corridors which would result in a direct impact on wildlife movement. Significant cumulative impacts to southern maritime chaparral (due to its very limited availability) and non-native grassland (due to loss of raptor foraging area) would also occur. Implementation of the Precise Plan as proposed would also result in significant direct and cumulative impacts to landform alteration/visual quality. Approximately 394.3 acres (49 percent) of the 806-acre Precise Plan area is proposed to be graded; there would be 41 slopes 20 feet or higher,

18 slopes 50 feet or higher and six slopes proposed to be 100 feet or higher. Approximately 94.1 acres of hillsides steeper than 25 percent would be affected, with fill proposed for upper portions of tributary canyons. The project would contribute to the cumulative topographic alteration of the area due to implementation of other precise plans within the Carmel Valley community and the construction of SR 56 Freeway.

The project would encroach into 5.4 acres (12 percent) of steep slopes located within the Hillside Review (HR) Overlay Zone within the Coastal Zone-portion of the site, where a maximum encroachment of 4.5 acres (10 percent) is permitted. This is considered to be a significant land use impact (inconsistency with adopted Hillside Development Regulations). Finally, the project as proposed would result in a significant unmitigated impact to cultural resources. Approximately 25 acres of the site was not tested for significance. Approval of the Precise Plan for these non-surveyed areas prior to a full survey and assessment being conducted may preclude preservation of a California Environmental Quality Act (CEQA) or RPO- significant site.

The project would contribute to cumulative impacts associated with transportation/traffic and air quality, due to the non-attainment status of the San Diego Air Basin attributable to regional growth. The project together with other projects in the area would contribute cumulatively to the degradation of the water quality of Los Peñasquitos lagoon.

RECOMMENDED MITIGATION OR ALTERNATIVES FOR SIGNIFICANT UNMITIGATED IMPACTS:

Alternatives that would avoid and/or reduce significant direct and cumulative impacts are the No Project alternative, One Dwelling Unit per 10 Acres alternative and Reduced Development Area alternative.

No Project Alternative

The No Project alternative would retain the site in its present condition thereby completely avoiding all significant direct impacts and avoiding contributions to the identified cumulative impacts.

One Dwelling Unit Per 10 Acres Alternative

The One Dwelling Unit per 10 Acres alternative would allow a development density of one unit per 10 acres in accordance with the existing A-1-10 (rural residential-agricultural) Zone. Under this alternative, a maximum of 80 dwelling units could be accommodated within the 806-acre Precise Plan area. Impacts to biological resources, land use and cultural resources could be avoided or substantially reduced through clustering of the units on the least sensitive areas. Impacts to landform alteration/visual quality caused by the extent of manufactured slopes could also be reduced but not fully mitigated, because high slopes associated with proposed circulation element roads would still remain.

### Reduced Development Area Alternative

The Reduced Development Area alternative would also reduce the amount of mass grading but not to below a significant level. However, implementation of this alternative would reduce the excessive encroachment in steep slopes in the coastal zone to mitigate the identified land use impact. This alternative would also incorporate the recommended mitigation measures to provide two bridge crossings on Carmel Country Road, to fully mitigate the impact to wildlife movement. Finally, this alternative would entail the surveying and testing of the remaining 25 acres of land within the Precise Plan area which has not yet been assessed.

Unless mitigation measures or project alternatives are adopted, project approval will require the decision-maker to make Findings, substantiated in the record, which state that: a) individual mitigation measures or project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

### MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

Implementation of the Mitigation, Monitoring and Reporting Program would reduce the following significant direct impacts to below a level of significance: hydrology/water quality/geology/soils, noise quality, paleontology, and public services. The issue area of public safety related to overhead transmission lines was discussed; however, no conclusion was reached; therefore no mitigation is required. All mitigation measures contained in the EIR shall be made conditions of the accompanying VTM's where appropriate, and shall provide the basis for mitigation measure to be incorporated into future VTM's and Tentative Maps:

### Transportation/Traffic

In order to reduce significant direct impacts associated with transportation and traffic, the following mitigation measures must be implemented to the satisfaction of the City Engineer. Implementation of the required measures on a fair-share basis shall be a condition of the subsequent TM's or VTM's:

1. Provide a traffic signal at the intersections of Carmel Mountain Road and Carmel Country Road; Carmel Country Road and the commercial access street; Carmel Mountain Road and the school's access street; and Carmel Mountain Road and street "A".
2. For Carmel Mountain Road, construct as a four-lane major from the western project boundary to street "A;" construct as a four-lane collector from street "A" to Carmel Country Road; and construct as a two-lane collector from Carmel Country Road to the eastern project boundary.
3. For Carmel Country Road, construct as a four-lane collector from Carmel Mountain Road to the commercial center access street providing a left

turn lane at the access location; and construct as a two-lane collector from the commercial center access street to Shaw Ridge Road.

4. For street "A," construct as a two-lane collector from Carmel Mountain Road to the northern project boundary.

The Park View East and West VTM's shall contribute to, on a fair-share basis, the improvements required to accommodate these developments, including the "special mitigation treatment" as identified in Table 8 of the EIR, if warranted. For a detailed discussion, please refer to pages 79-96 of the EIR.

#### Air Quality

Direct impacts to air quality would be mitigated to below a level of significance by the incorporation of appropriate tactics listed in the State Implementation Plan. Examples include the provision of sidewalks along all major and local streets to facilitate pedestrian movement and bicycle lanes and allow the incorporation of bus stops as needed by the Metropolitan Transit Development Board. Please see pages 97-105 of the EIR.

#### Landform Alteration/Visual Quality

Impacts to sensitive slopes would be reduced by means of contour grading, including the rounding and undulation of manufactured slopes; and the planting of exposed portions of fill areas with hydroseed mix containing native species within three months of completion of any proposed grading associated with VTM's or Tentative Maps. For a detailed discussion, please refer to pages 106-164 of the EIR.

#### Hydrology/Water Quality

Implementation of the proposed runoff control and drainage plan and compliance with the Best Management Practices program for storm water pollution control would mitigate direct impacts. Please refer to pages 165-182 of the EIR.

#### Geology/Soils and Erosion

Geotechnical investigations shall be required of the Precise Plan is implemented through the Tentative Map and VTM process. Individual projects would incorporate recommendations as outlined in the geotechnical investigations, including those addressing potential landslide hazards and surficial slope in stability. Please see pages 183-197 of the EIR.

#### Noise

Subsequent review of appropriate mitigation measures will be required for approval of future Tentative Maps and VTM's to address impacts due to future exterior noise levels in excess of City standards. Mitigation may take the form of setbacks or noise barriers such as berms, masonry walls or other suitable material. Subsequent environmental review of Tentative Maps and

VTM's identified as having potential for exposure to excessive noise levels shall include preparation of detailed acoustical analyses with appropriate recommendations for mitigation. Please refer to pages 198-210 of the EIR.

Cultural Resources

Direct impacts to cultural resources would be reduced by implementation of a required monitoring program as outlined on pages 211-220 of the EIR.

Paleontology

A detailed monitoring plan has been prepared to mitigate impacts to paleontological resources to below a significant level. Please see pages 221-226 of the EIR.

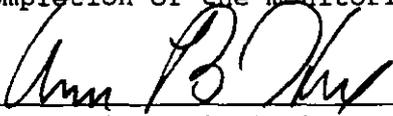
Biology

To reduce direct biological impacts, the project proposes partial mitigation by implementing open space preservation and restoration, including such measures as limiting the extent of lateral gravity sewer lines and implementation of a detailed revegetation and habitat restoration program. Please see pages 227-279 of the EIR.

Public Services

Participation in the established Mello-Roos district would mitigate the Precise Plan's short term direct and cumulative impact on educational services to a level less than significant. Please see pages 280-294 and Page 305 of the EIR.

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.



Ann B. Hix, Principal Planner  
City Planning Department

October 12, 1993

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Date of Draft Report

May 11, 1994

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Date of Final Report

Analyst: McHenry

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency:

Federal Agencies

U.S. Army Corps of Engineers  
U.S. fish and Wildlife Service  
NAS Miramar

State of California Agencies

State Clearinghouse  
California Department of Fish and Game, District 5  
CALTRANS-District 11  
Coastal Commission, San Diego District  
Native Americans Heritage Commission  
Parks and Recreation, Southern Regional Office  
Regional Water Quality Control Board  
Resources Agency  
UCSD Library

SANDAG

San Diego County Department of Land Use  
Air Pollution Control District  
Metropolitan Transit Development Board  
San Diego Transit  
San Dieguito Union High School District  
Del Mar Union School District  
Sierra Club  
Citizens Coordinate for Century III  
City of Del Mar  
City of Solana Beach  
Rancho Santa Fe Association  
22nd District Agricultural Association  
San Diego Biodiversity Project  
California Native Plant Society  
San Diego Audubon Society  
San Diego County Archaeological Society, Inc.  
South Coastal Information Center - SDSU  
San Diego Museum of Man  
Historical Site Board  
Carmel Valley Community Planning Board  
Carmel Valley Trail Riders Coalition  
Shaw Ridge Homeowners Association  
Arroyo Sorrento Neighborhood Association  
Arroyo Sorrento Property Owners  
Ad Hoc Regional Issues Committee for Del Mar  
Carmel Valley Branch Library  
Los Peñasquitos Canyon/Citizens Advisory Committee  
Los Peñasquitos Lagoon Foundation  
Friends of Los Peñasquitos Canyon Preserve

Friends of the San Dieguito River Valley  
Brian Biamonte  
The Baldwin Company (JoAnn Shannon)  
Pardee Construction (Mike Madigan)  
Opal Trueblood  
All property owners within the Precise Plan area  
City of San Diego  
    Planning Department  
    Engineering and Development Department  
    Fire Department  
    Park and Recreation Department  
    Noise Abatement and Control office  
    Police Department  
    Water Utilities Department  
    Councilmember Wolfsheimer, District 1  
    Mayor's Office

Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Development and Environmental Planning Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

## LETTERS OF COMMENT AND RESPONSES

Letters of comment to the draft EIR were received from the following agencies, groups, and individuals. The letters of comment and responses follow.

Letter from:	Page
Letter from Sierra Club	PR-1
Letter from California Department of Fish and Game	PR-22
Letter from Carmel Valley Community Planning Board (Section II, EIR Comments, pp. 6-15)	PR-27
Letter from T&B Planning Consultants	PR-47
Letter from Project Design Consultants	PR-63
Letter from Lillian Barnes-Justice	PR-68
Letter from Leastar Corporation	PR-77
Letter from Peterson & Price, December 2, 1993 (4195.001)	PR-79
Letter from Peterson & Price, December 7, 1993 (3527.02)	PR-82
Letter from Peterson & Price, December 7, 1993 (4123.01)	PR-85
Letter from Sandler & Rosen	PR-88
Letter from San Diego Biodiversity Project	PR-90
Letter from California Department of Parks and Recreation	PR-93
Letter from Friends of Los Peñasquitos Canyon Preserve	PR-99
Letter from Del Mar Union School District	PR-101
Letter from John Northrop, Ph.D.	PR-103
Letter from Patrick S. Gibbons	PR-112
Letter from Christauria Welland	PR-113
Letter from Department of the Army	PR-115
Letter from San Diego County Archaeological Society, Inc.	PR-117
Memorandum from City of San Diego, Long Range and Facilities Planning	PR-118
Memorandum from City of San Diego, Water Utilities Department	PR-120
Memorandum from City of San Diego, Park and Recreation Director	PR-122

In response to the various comments received during the public review period, the draft EIR has been revised in response to the letters of comments. The changes to the text are indicated by strike-out (deleted) and underline (inserted) markings.