

RECOMMENDATIONS

COMMUNITY PLANNING GROUP/STAFF'S/PLANNING COMMISSION

CASE NO. 5029

-
1. **Certify** Mitigated Negative Declaration 5029, and Adopt the Mitigation Monitoring and Reporting Program; and
 2. **Approve** Vesting Tentative Map No. 8295, Planned Development Permit No. 8294, Site Development Permit No. 8292, Neighborhood Use Permit No. 411907 and Coastal Development Permit No. 419844.
-

PLANNING COMMISSION (list names of Commissioners voting yea or nay)

YEAS: Schultz, Griswold, Otsuji, Nasland, Smiley, Ontai and Garcia

NAYS:

ABSTAINING:

TO: Support Staff's recommendation with one modification to the project; remove the six inch landscape strip between the concrete sidewalk and the all weather, engineered surface, multiple purpose trail proposed on the project plans in the public right-of-way adjacent to the project site.

COMMUNITY PLANNING GROUP

X There is no officially recognized community planning group for Subarea II. For information purposes, plans for the proposed project were forwarded to the adjacent community planning group in Carmel Valley. The Carmel Valley Community Planning Board voted, on June 12, 2007, 10:0:0 to approve the proposed actions

By John S. Fisher
Development Project Manager

000943



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 17, 2008 **REPORT NO. PC-08-03**

ATTENTION: Planning Commission, Agenda of January 24, 2008

SUBJECT: **RANCHO VALLEY FARMS - PROJECT NO. 5029. PROCESS 5.**

**OWNER/
APPLICANT:** Pardee Homes (Attachment 17)

SUMMARY

Issue(s) - Should the Planning Commission recommend City Council approval to subdivide and develop ten single family lots with ten single family homes and guest quarters on a 41.83 acre site located between El Camino Real and Old El Camino Real, south of San Dieguito Road in the AR-1-1 zone in North City Future Urbanizing Area, Subarea II?

Staff Recommendation -

1. Recommend the City Council **Certify** Mitigated Negative Declaration 5029, and Adopt the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council **Approve** Vesting Tentative Map No. 8295, Planned Development Permit No. 8294, Site Development Permit No. 8292, Neighborhood Use Permit No. 411907 and Coastal Development Permit No. 419844.

Community Planning Group Recommendation - There is no officially recognized community planning group for Subarea II. For information purposes, plans for the proposed project were forwarded to the adjacent community planning group in Carmel Valley. The Carmel Valley Community Planning Board voted, on June 12, 2007, 10:0:0 to approve the proposed actions, with two conditions. See Discussion section of this report for more information.

Environmental Review - A Mitigated Negative Declaration No. 5029 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 - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The project is eligible to pay a fee in-lieu of providing affordable housing because the project contains only ten dwelling units. The North City Future Urbanizing Area policies allow a project with ten or fewer dwelling units or projects with densities of less than one dwelling unit per acre to pay the in-lieu fee. The fee for Subarea II is presently equal to \$4,840 per dwelling unit. The project would pay a maximum of \$48,400.00 should all ten lots be developed with a dwelling unit each.

BACKGROUND

The Progress Guide and General Plan designate the site for estate residential and open space uses (Attachment 1). The site, located on a knoll overlooking the San Dieguito River basin, is adjacent to and north of the mouth of Gonzalez Canyon (Attachment 2). Gonzalez Canyon is an important wildlife corridor and open space feature of the Pacific Highlands Ranch subarea, and terminates in Subarea II into the San Dieguito River basin. The 41.83 acre site is located between El Camino Real and Old El Camino Real, south of San Dieguito Road in the AR-1-1 zone in Subarea II (Attachment 3). The site has been in agricultural production for several decades yet is presently fallow (Attachment 4). Several easements traverse the site for wastewater, storm drain, slopes, and electrical services. Of the property's 41.83 acres, approximately 33.45 acres are located within the Multiple Habitat Preservation Area (MHPA). Resulting from many years of agricultural activities, several unpaved agricultural roads cross the site. The San Dieguito Flood Plain fringe extends across portions of the site, yet not up to or over the area proposed for development.

The San Dieguito River and Lagoon are northwest and west of the site. It is within the San Dieguito River and Lagoon that a major wetland restoration project is under construction to create and enhance wetlands and tidal flushing. The Fairbanks Ranch housing development is located across Old El Camino Real east of the site. The El Camino Real Road and Bridge Widening project on El Camino Real Road is proposed north of San Dieguito Road.

DISCUSSION**Progress Guide and General Plan Analysis**

The project site is within the "future urbanizing" phased development area of the 1979 Progress Guide and General Plan. Future urbanizing is an interim phase intended to prevent premature urban development and manage public and private resources efficiently. The 1993 City Council Policy 600-29 "Maintenance of the Future Urbanizing area as an urban reserve" also provides direction for managing growth within the future urbanizing area (FUA), and the proposed development, pursuant to the Agricultural Zoning regulations, is consistent with this policy. The Council Policy specifically allows for residential development pursuant to the rural cluster development provisions of the Planned Development Permit (PDP) regulations. The PDP regulations and AR-1-1 Zone allow single-unit residential development at a maximum density of one dwelling unit per four acres. The project proposes ten residential lots within the 41.83 acre site consistent with this density.

The portions of the FUA within the northern part of the city are also subject to the policies of the 1995 North City Future Urbanizing Area (NCFUA) Framework Plan. The Framework Plan provides a blueprint for development of the NCFUA including requirements for shifting the 5 planning sub-areas to allow urbanization. The Framework Plan has not been submitted for certification by the California Coastal Commission and many of the planning areas in the San Dieguito River valley are within, or contain, areas of deferred certification. The proposed project will therefore require Coastal Commission approval.

The project site is within Subarea II of the NCFUA and is designated for Estate Residential development and Environmental Tier open space. The Framework Plan locates Estate Residential neighborhoods in areas with sloping terrain and significant natural features and where a visual break is needed between higher density compact communities. Appropriate housing types are "estate" lots less than one dwelling unit per acre and compatible uses identified include parks, places of religious assembly, group housing and agriculture. The proposed residential lots average approximately one-half acre and are considered estate-type lots consistent with the Framework Plan.

The Environmental Tier has been superseded by the Multiple Species Conservation Program Multi-Habitat Planning Area (MHPA). Approximately 33.45 acres of the project site is within the MHPA and is proposed to be conserved as open space. The grading limits of the project have been slightly reduced allowing more of the development area outside the MHPA to be conserved as open space. The area of the site within the MHPA previously disturbed by agriculture would be planted with native plants to increase the biological value of the MHPA.

The Framework Plan also requires preparation of a single, unified subarea plan prior to development approval of any increase in density over one dwelling unit per ten acres. The proposed project is consistent with the regulations of the AR-1-1 Zone, as allowed by the approval of a Planned Development Permit, which allows for the clustering of units at a density of one for every four acres where the remaining open space is preserved. Within the future urbanizing area, except within the Del Mar Mesa Specific Plan area, an increase in density of up

to one dwelling unit per four acres of lot area may be requested through a Planned Development Permit in accordance with Process Five subject to the regulations in Section 143.0402. The remainder of the premises shall be left undeveloped in perpetuity. Where an acre of development is proposed it must be balanced by four acres of open space and all dwelling units must be clustered to reduce the development impact. The zoning regulations incorporate and apply the adopted policies of the Framework Plan. Staff is not requiring a subarea plan for approval of the proposed project because public land acquisitions have greatly reduced private development potential in Subarea II. The subarea planning process would achieve objectives related to the need to site and pay for public facilities to serve new development and to site mixed-use town centers located within other subareas. Due to the diminished number of potential units within the Subarea II, the proposed ten unit project would not directly or incrementally generate a need to site new facilities. A needed trail facility has been identified by the Park and Recreation Department within this portion of Gonzales Canyon and the project is proposing to construct that portion of the trail which would cross the site. The project would also be assessed a development impact fee to fund any future facility needs and proposes the construction of a public trail to be located in the proposed open space.

A subarea plan for Subarea II would also incorporate the North City Local Coastal Program policies which limit filling and development within the 100-year floodplain of the San Dieguito River, provide wetland buffers and maintenance of viable habitats, and limit grading of scenic slopes on the southern end of the valley. The Environmental Tier has been superseded by the Multiple Species Conservation Program Multi-Habitat Planning Area (MHPA) and the proposed residential development area is located outside the MHPA and outside of the 100-year floodplain.

The Framework Plan's Urban Design Element contains implementing principles to guide development at the neighborhood and project level. The following design principles were considered in the evaluation of the proposed project and would be implemented by the project design:

The street system: Development should give special attention to the design of street edge conditions, strengthening the landscape character of buildings and open spaces as viewed from the street.

The development has limited street frontage along Old El Camino Real due to the open space configuration on the site. A proposed landscaped area, which varies in width from ten feet at the driveway entrance to 30 feet or greater at the transition with the natural open space, would soften the view of the residences from the street. Open, wrought iron fencing would be installed at the property line rather than solid masonry walls allowing the view of plantings within private yard areas to extend the landscaped area.

Development in hillside areas should conform to the unique natural setting of each site, retaining the character of existing landforms and preserving significant native vegetation. Within the Coastal Zone, strictly limit the grading of landforms of 25 percent grade or more.

A portion of the property is within Gonzales Canyon, a significant landform in the subarea. All development is proposed to be sited within the flatter portion of the site atop the existing knoll formerly disturbed by agricultural activities. The existing slopes and floodplain within the canyon would be preserved as open space in Lot "A." The proposed grading does not encroach into steep slopes (Attachment 5).

Mass grading shall be avoided. Grading will be limited to the building footprint, accessory uses and access corridors essential to development of the site. Disturbed areas on a site which are to be retained as open space shall be contoured to blend with natural slopes and shall be revegetated with native plants.

The area proposed for development is a relatively flat area atop the existing disturbed knoll. The proposed grading would extend to the edge of the proposed open space within the MHPA without the need for large fill slopes, therefore limiting the visual impact of building pads. Grading generally follows the site contours and graded areas as well as a portion of the disturbed area within the MHPA would be conserved as open space. All disturbed areas within Lot "A" to be dedicated as open space within the MHPA would be revegetated with native plant species.

The development pattern in hillside areas should be designed so that structures do not stand out prominently when seen from a distance.

No development is proposed in hillside areas or areas of steep slopes. The proposed structures would be setback from the edge of the building pad between 50 and 90 feet to contain all brush management within the development envelope and outside of the open space. These relatively large setbacks would reduce the visibility of the proposed structures as seen from public view corridors within the San Dieguito River Valley, such as El Camino Real and the future Coast-to-Crest trail along the San Dieguito River.

The Framework Plan also contains design principles that apply within the Focused Planning Area of the San Dieguito River Park. The subsequent adoption of the Concept Plan for the River Park added more extensive design and development standards. The project was reviewed for consistency with the River Park Concept Plan and approved by the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (JPA). The JPA is the agency empowered to plan, develop and maintain the River Park. The City of San Diego is a member agency of the JPA.

Public Trails

The City's Park and Recreation Department and the JPA are planning a trail within Gonzales Canyon to connect the future Coast-to-Crest Trail with the trail system in Pacific Highlands Ranch. The applicant proposes a public trail link across their site that would serve multiple user groups including the relatively large equestrian community in this area. The proposed trail would cross the open space in Lot "A" and then be sited parallel to the proposed sidewalk within the Old El Camino Real right-of-way to ultimately connect with the properties south and east of the site. From the right-of-way, the trail would follow the toe of the slope adjacent to Lots 6 through 10 and connect with an existing trail within the open space of Lot "A" in the MHPA.

The trail segment in the right-of-way would be surfaced with an all-weather material suitable for all users, including horses, rather than concrete or asphalt. The trail would be separated from the Old El Camino Real right-of-way by a four foot wide concrete sidewalk with a six inch landscaped area between the sidewalk and trail. Where the sidewalk ends, approximately 30 feet from the south property line, the trail would transition to within one foot of the curb.

Acknowledging that the right-of-way in this area is constrained, staff considered the placement of a physical barrier between the street and the trail as a means to provide a separation between users of the trail and users of the street. However, a solution that met all City requirements could not be achieved. The proposed trail plan and design implement the multiple objectives for a public trail segment across the project site.

Project Description

The project proposes to subdivide and develop a 41.83 acre site with thirteen lots; ten lots for construction of ten single family homes with the potential for guest quarters, four lots for a homeowners association and one lot for dedication to the City for open space (Attachment 6). Lot "A" would be dedicated in fee to the City of San Diego for open space, and Lots "B" through "E" for a private drive and other minor improvements which would be owned by the homeowners association. Lot "A" is entirely within the Multiple Habitat Preservation Area. Of the 41.83 acres, the net area of the development would measure 5.42 acres while 33.45 acres would be preserved for open space (Attachment 7). The project would provide 28 parking spaces for vehicles where 20 is required. Eight spaces would be available for guests. If guest quarters are developed, an additional parking space would be provided on each private property. Adjacent to the landscaped median within the private driveway would be the location of the eight guest parking spaces. Except at driveways into each lot, the entire curb line of the private driveway would be painted red to prohibit parking to assure emergency access to the interior of the subdivision.

Proposed Grading and Existing Utilities

Of the 41.83 acre site, 7.35 acres or 17.57 percent would be graded. The earthwork design would create a balance on the site. Excavation and embankment would both equal 28,000 cubic yards of material. No import or export of material would be required for the proposed design. Minor embankment slopes would be created by the design of the subdivision. Adjacent to lots 3 through 6 the fill slope would be fifteen feet at its highest. Adjacent to lots 6 through 10 the fill slope proposed would measure twenty-one feet at its greatest height (Attachment 6). According to City Council Policy 600-25, subdivisions in agricultural zones are not required to underground existing overhead utilities. The site is crossed by and or contains several easements for utility purposes granted to San Diego Gas and Electric Company and easements for drainage and sewer facilities and slopes granted to the City of San Diego. One line which crosses the site in a northeast to southwest direction is no longer necessary and will be removed. A 150 foot wide SDG&E easement contains large above ground lines of high voltage. These will remain in place along with the existing lines within the Old El Camino Real right-of-way as is consistent with Council Policy 600-25. All new utilities necessary to serve the proposed development will be placed underground.

Vehicular & Pedestrian improvements and Security

The single family lots would have access to Old El Camino Real from a private driveway. At its widest section the private driveway would be fifty-eight feet in width as measured from the face of the curbs on either side with a landscaped median of varied width. The median would vary from eighteen to fifty-four feet wide. Either side of the project entry would be punctuated by substantial stone pilasters and a low stone wall. A decomposed granite walk measuring four and one half feet wide would provide pedestrian access within the subdivision and to Old El Camino Real (Attachment 8).

A five foot wide trail through the open space and connecting to an existing unpaved trail would be constructed as a feature of the proposed project. The design and alignment of this trail has been coordinated with the Park and Recreation Open Space ranger responsible for this area. The trail would begin at the southeast property corner and proceed northerly along Old El Camino Real to a point just south of Lot 10. At this point the trail would continue in a westerly direction along the toe of a manufactured slope in Lot "E" and then connect to an existing trail within Lot "A." Rather than the standard curb to property line street improvements in the right-of-way, the trail adjacent to Old El Camino Real would also continue parallel to Old El Camino Real and terminate at the northerly portion of Lot "B" (Attachment 9). The Park and Recreation Open Space ranger responsible for this area would, with the help of a crew, create a shorter section of trail from Lot "B" to another existing trail in Lot "A" to establish a full loop for equestrians and other users.

At the project entry from Old El Camino Real and adjacent to lots 1 and 10 a low masonry stone wall would be constructed for an approximate distance of sixty-five feet. Together with the entry plantings this low stone wall would define the project entry. The rear yards of the lots and the eastern side yards of lots 1 and 10 would be secured by a square tube steel fence painted a color selected by the project landscape architect. The ten single family lots would be surrounded by security fencing constructed from square tube steel (Attachment 9).

Dedication of Open Space and Brush Management

Approximately 33.45 acres of the site is located in the MHPA and would be dedicated to the City of San Diego as and for open space purposes. No development within Lot "A", including brush management, would occur in this area with the exception of an open space trail (Attachment 6). All brush management necessary for the proposed project would occur within the boundaries of the single family lots and or within homeowners association owned manufactured embankment slopes. No brush management would occur within the MHPA. The brush management "zone one" is designed to vary from fifty-five to ninety feet in width and the "zone two" widths vary given the width and location of zone one (Attachment 9).

Architectural Site Plan and Building Design

The project would develop four typical models of various floor plans, detailing, exterior treatment and materials (Attachment 10). Two models would be single story homes, two would

be two-story homes. Buyers could choose from four different models. Each model would have three design motifs to choose from, yet within the subdivision there could be four different architectural styles. Models One and Two would have a choice of Tuscan, French Country and Spanish. Model Three and Four presents Monterey, French Country and Spanish as style choices. Each model and each style has differences and unique features to create a feeling within the subdivision of a custom development. With only ten lots in the project and so many architectural choices it is unlikely any one model and style would be repeated. Model One would offer two floor area options of either 3,759 or 3,771 square feet. Model Two would offer a floor area of 3,959 square feet. Model Three would offer 4,750 square feet of floor area and Model Four would have 5,311 square feet of floor area.

The Spanish models would include two inch recessed windows, concrete "S" tile roofing, wood beam covered porches, exposed rafter tails, stone and wrought iron detailing, stucco finish, sectional wood garage doors, arched entry way, Juliet balcony, and decorative clay tiles. The French Country models would include two inch recessed windows, porches with stucco posts and wood brackets, concrete flat tile roofing, sectional garage door, pot shelves and wood brackets, stucco finish, an entry gate and pilasters with lights, wood shutters, stone veneer at entries and wood balconies. The Tuscan models would include stucco columns at the porch, two inch recessed windows, concrete "S" tile roofing, exposed rafter tails, round tower element dressed with stone veneer, sectional garage door, stucco finish, shaded windows, an arch way entry and arched front door. The Monterey models would include stucco balconies with wood railing, concrete "S" tile roofing, wrought iron railing at Juliet balcony, two inch recessed windows, brick veneer at the garage wall, sectional garage door, Juliet balcony over arched front entry and a rotunda entry.

Model One could be sited on all lots except Lot 7, yet would require a ten foot side yard setback on five of the nine lots. Model Two could be sited on all lots except Lots 1 and 7, yet would require a side yard setback of ten feet on five of eight lots. Model Three and Four could be sited on any of the ten lots without any deviation to yard setbacks. Attachment 11 describes which of the four proposed models would fit on the ten proposed lots. The chart also describes which dwelling units would require a deviation to the minimum side yard setbacks and the minimum distance between housing units. Without the structures being plotted on the Site Plan, this attachment indicates the many unit type and configuration options available to buyers.

Project Deviations

The project proposes two deviations from the required setbacks of the AR-1-1 Zone. The first deviation would allow a minimum front yard setback of fifteen feet where garages are turned towards the side yard and not facing the private driveway. In all other cases the minimum front yard setback would be twenty feet. The second deviation would allow the interior side yard setback to vary as described in Attachment 11. A minimum of 30 feet shall be maintained between two adjacent two-story structures on adjacent lots and 25 feet shall be maintained between two adjacent one-story structures on adjacent lots. On lots where a one-story structure is adjacent to a lot with a two-story structure the setback shall be no less than 15 feet on each lot. A minimum of 25 feet shall be maintained between structures in which one is a one story structure. Based on the product types planned for the project, a range of possibilities exists for the plotting

of the proposed homes. Attachment 11 indicates the range of possible setback scenarios for each lot given the product type selected. Not all product types would fit on all lots. As such the plotting choices are limited and so are the number of possible deviations to the side yard setback.

Landscape design

Street trees, shrubs and ground cover species would be planted parallel to Old El Camino Real and within the project entry and median. The plant species selected for the project are all California native species. Tree species include *Quercus agrifolia*, *Platanus racemosa* and *Cercis occidentalis*. All street trees would be a minimum of twenty-four inch box specimens while trees used on manufactured slopes would be twenty-four inch box and five gallon specimens. Shrub species include *Salvia gregii*, *Muhlenbergia rigens*, *Cistus salvifolius* and *Heteromeles arbutifolia*. All shrubs would be planted from a five gallon containers minimum. Turf would not be used in the common and public areas.

In an effort to increase the natural rate of revegetation and restoration in the disturbed open space areas of Lot "A" a native hydroseed mix would be applied to those areas previously disturbed by agricultural activities (Attachment 12). Lot "A" would be deeded in fee to the City as and for open space purposes.

Storm Water Quality Controls

A storm water detention basin would implement some of the water quality control measures necessary to prevent water quality impacts from occurring downstream as a result of the project. The detention basin would be located in Lot "D." Other features would be implemented in connection with the standards of the state Water Quality Control Board and best management practices.

The proposed project is consistent with and would not adversely affect the Progress Guide and General Plan which designates this site for estate residential development and open space. The proposed project is in alignment with the land use policies of the Progress Guide and General Plan and the regulations of the Municipal Code.

Environmental Analysis

The Environmental Analysis staff of Development Services, as required by the California Environmental Quality Act, considered several issues of potential concern in their review of the proposed project. The subject matter included Biology, Paleontology, Archaeology, Geology, Soils and Erosion, Human health, Public safety and Hazardous materials, Hydrology and Water Quality, Landform alteration and Visual Quality, Land use, Noise, Public services and utilities.

The proposed project would require mitigation to address potential impacts to Paleontology resources, Archaeology resources and Biological resources. No mitigation would be required for the other subjects studied by staff.

Community Planning Group Recommendation

The Carmel Valley Community Planning Board (Board) voted, on June 12, 2007, 10:0:0 to approve the proposed actions, with two conditions (Attachment 13). In the first condition the Board strongly recommends the City Engineer approve a superior design for improvements in the public right-of-way to provide an alternative surface (e.g. decomposed granite) pathway suitable for multiple uses including equestrian, instead of a concrete sidewalk. The second condition requests the trail portion of the development be fully constructed concurrently with the project grading and to remain open and useable throughout construction. Open and usable meaning to the same standard as generally applied to public streets.

The applicant and City staff have evaluated the planning group's recommended conditions. The standard public improvements from the face of curb to the property line have been replaced by provisions to provide a trail from the right-of-way to the open space. The trail, to be completed with the grading of the site, may remain open and usable throughout the development of the ten lots. No special conditions of approval are required to assure this occurs should the project be approved as the trail is shown on the proposed vesting tentative map.

CONCLUSION

Staff has reviewed the request for a Vesting Tentative Map, Planned Development Permit, Site Development Permit, Neighborhood Use Permit and Coastal Development Permit for a fifteen lot subdivision. All issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the subdivision map, development and use permits (Attachments 14 and 15) and recommends the Planning Commission recommend to the City Council approval of the project as proposed.

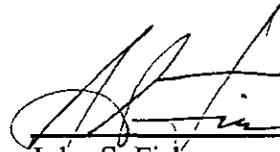
ALTERNATIVES

1. Recommend the City Council **Certify** Mitigated Negative Declaration 5029, and Adopt the Mitigation Monitoring and Reporting Program;
2. *Recommend the City Council **Approve** Vesting Tentative Map No. 8295, Planned Development Permit No. 8294, Site Development Permit No. 8292, Neighborhood Use Permit No. 411907 and Coastal Development Permit No. 419844, **with modifications.***
3. Recommend the City Council **Do Not Certify** Mitigated Negative Declaration 5029, and **Do Not** Adopt the Mitigation Monitoring and Reporting Program
4. Recommend the City Council **Deny** Vesting Tentative Map No. 8295, Planned Development Permit No. 8294, Site Development Permit No. 8292, Neighborhood Use Permit No. 411907 and Coastal Development Permit No. 419844, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

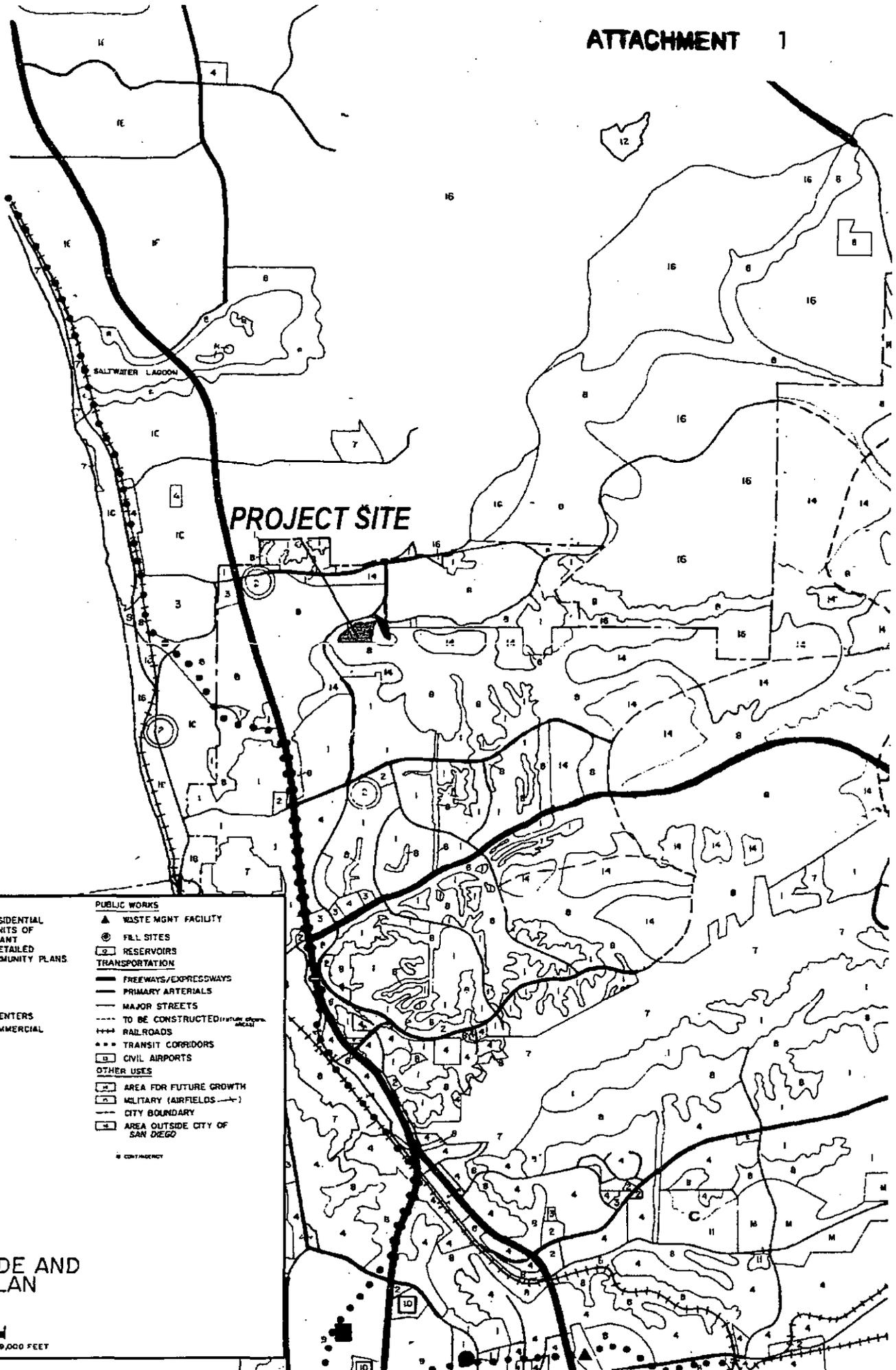


John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON/JSF

Attachments:

1. Progress Guide and General Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Existing Conditions, sheet 2 of 22
5. Slope Analysis, sheet 4 of 22
6. Vesting Tentative Map, sheet 1 of 22
7. Proposed Site Plan, sheet 3 of 22
8. Fence and Wall Plan
9. Planting & Brush Management Plan with Trail Alignment
10. Perspectives, Elevations and Floor Plans
11. Setback Summary
12. Natural Revegetation Plan
13. Community Planning Group Recommendation
14. Draft Map Conditions and Subdivision Resolution
15. Draft Resolution with Findings
16. Draft Permit with Conditions
17. Ownership Disclosure Statement
18. Project Chronology



PROJECT SITE

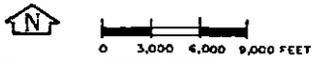
SALT WATER LAGOON

- RESIDENTIAL NEIGHBORHOODS**
- ☐ COMMUNITIES OF PRIMARY RESIDENTIAL USE CONTAINING DWELLING UNITS OF VARIOUS TYPES AND ATTENDANT COMMUNITY SERVICES. FOR DETAILED USES SEE THE ADOPTED COMMUNITY PLANS
- MIXED LAND USE**
- ☐
- COMMERCIAL**
- ① COMMUNITY AND REGIONAL CENTERS
- ② OFFICE AND SPECIALIZED COMMERCIAL
- ③ COMMERCIAL RECREATION
- INDUSTRIAL**
- ④ GENERAL
- NATURAL RESOURCES**
- ⑤ SAND AND GRAVEL
- ⑥ AGRICULTURE
- PARK AND RECREATION**
- ⑦ RESOURCE BASED PARKS
- ⑧ OPEN SPACE
- INSTITUTIONAL**
- POLICE STATIONS
- ⑨ COLLEGES AND UNIVERSITIES
- ⑩ OTHER INSTITUTIONS
- ⑪ CEMETERIES

- PUBLIC WORKS**
- ▲ WASTE MGMT FACILITY
- ⑫ FILL SITES
- ⑬ RESERVOIRS
- TRANSPORTATION**
- FREEWAYS/EXPRESSWAYS
- PRIMARY ARTERIALS
- MAJOR STREETS
- TO BE CONSTRUCTED (within city limits)
- ++++ RAILROADS
- TRANSIT CORRIDORS
- ⑭ CIVIL AIRPORTS
- OTHER USES**
- ⑮ AREA FOR FUTURE GROWTH
- ⑯ MILITARY (AIRFIELDS)
- CITY BOUNDARY
- ⑰ AREA OUTSIDE CITY OF SAN DIEGO

CONTINGENCY

CITY OF SAN DIEGO
PROGRESS GUIDE AND GENERAL PLAN
 APRIL, 1996

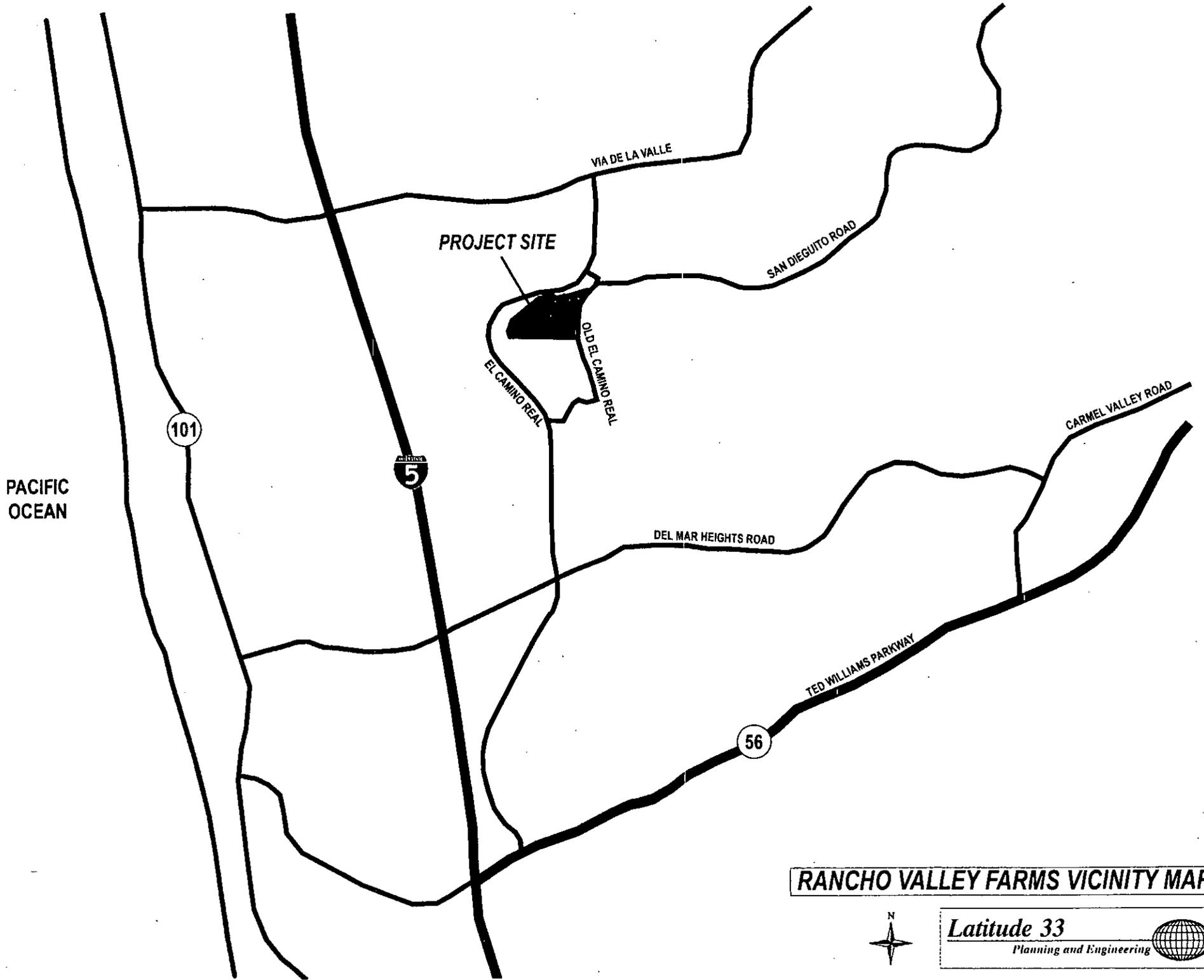


RANCHO VALLEY FARMS AERIAL MAP



000957

ATTACHMENT 2



RANCHO VALLEY FARMS VICINITY MAP



Latitude 33
Planning and Engineering 

Existing Conditions Exhibit

Rancho Valley Farms

San Diego, California



LEGEND

- EDGE EASEMENT
- PROPERTY LINE
- EXIST. GAS LINE
- EXIST. POWER LINES
- EXIST. FUEL LINES
- EXISTING COASTAL TIDE LINE
- COASTING WILDLIFE REVIEW
- MAPA EXISTING
- FEMA FLOOD PLAIN LINE
- LIMITS OF AGRICULTURAL ACTIVITY

- EASEMENTS**
- THE FOLLOWING ENCUMBRANCES ARE BASED ON THE PRELIMINARY REPORT DATED MARCH 3, 2007, PREPARED BY THE AMERICAN TITLE COMPANY, UNDER VARIOUS ORDERS.
1. ONE 1/2" TO SAN DIEGO GAS & ELECTRIC RECORDED MAY 3, 1957 IN BOOK 6293 PAGE 108 OR.
 2. CITY OF SAN DIEGO STORM DRAIN PARCEL 14 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 3. CITY OF SAN DIEGO STORM DRAIN PARCEL 15 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 4. CITY OF SAN DIEGO STORM DRAIN PARCEL 16 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 5. CITY OF SAN DIEGO STORM DRAIN PARCEL 17 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 6. CITY OF SAN DIEGO STORM DRAIN PARCEL 18 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 7. CITY OF SAN DIEGO STORM DRAIN PARCEL 19 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 8. CITY OF SAN DIEGO STORM DRAIN PARCEL 20 PER FILE NO. 88-15822 AND FILE NO. 88-15849 O.R.
 9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1957 AS BOOK 6293 PAGE 109 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, AFFECTS A PORTION OF LAND.
 10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1958 AS BOOK 6334 PAGE 163 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, AFFECTS A PORTION OF SAN LUIS.
 11. RIGHTS OF THE PUBLIC IN AND ON THAT PORTION OF LAND LINED BETWEEN THE COUNTY ROAD AS SHOWN ON MAP OF NEW MARKET HOLLOW AND OLD MARKET HOLLOW, OLD EL CAMINO REAL.
 12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 1957 AS BOOK 6190 PAGE 526 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, AFFECTS A PORTION OF SAN LUIS.
 13. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1958 AS INSTRUMENT NO. 88-17223 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AFFECTS A PORTION OF SAN LUIS.
 14. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1958 AS INSTRUMENT NO. 88-17223 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AFFECTS A PORTION OF LAND.
- NOTE: THESE EASEMENTS CANNOT BE PLOTTED.**
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 1957 IN BOOK 6293 PAGE 384 OF OFFICIAL RECORDS, IN FAVOR OF THE SOUTH COAST LAND COMPANY, A CORPORATION THE NATURE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 17, 1969 AS INSTRUMENT NO. 84-18478 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, AFFECTS A PORTION OF SAN LUIS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORDS OF AGRICULTURAL ACTIVITY.

VESTING TENTATIVE MAP

LAMBERT COORDINATES NAD 83
89-1987 834-6238

Prepared By: **LAMBERT AL STUBBS & ASSOCIATES**

Address: **3121 PARSONAGE DRIVE, REDWOOD BLVD, SAN DIEGO, CA, 92123**

Phone: **(619) 721-9821**

Fax: **(619) 721-9821**

Project Address: **EL CAMINO REAL / SAN DIEGO RD / OLD EL CAMINO REAL, SAN DIEGO, CALIFORNIA 92111**

Project Name: **RANCHO VALLEY FARMS**

Original Date: **APRIL 24, 2007**

Sheet: **2** of **22**

Sheet Title: **VESTING TENTATIVE MAP EXISTING CONDITIONS**

DC# **5029**

PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4401 Transcom Dr. 3rd Fl.
San Diego, CA 92121
Tel: 619-721-9821 Fax: 619-721-9821

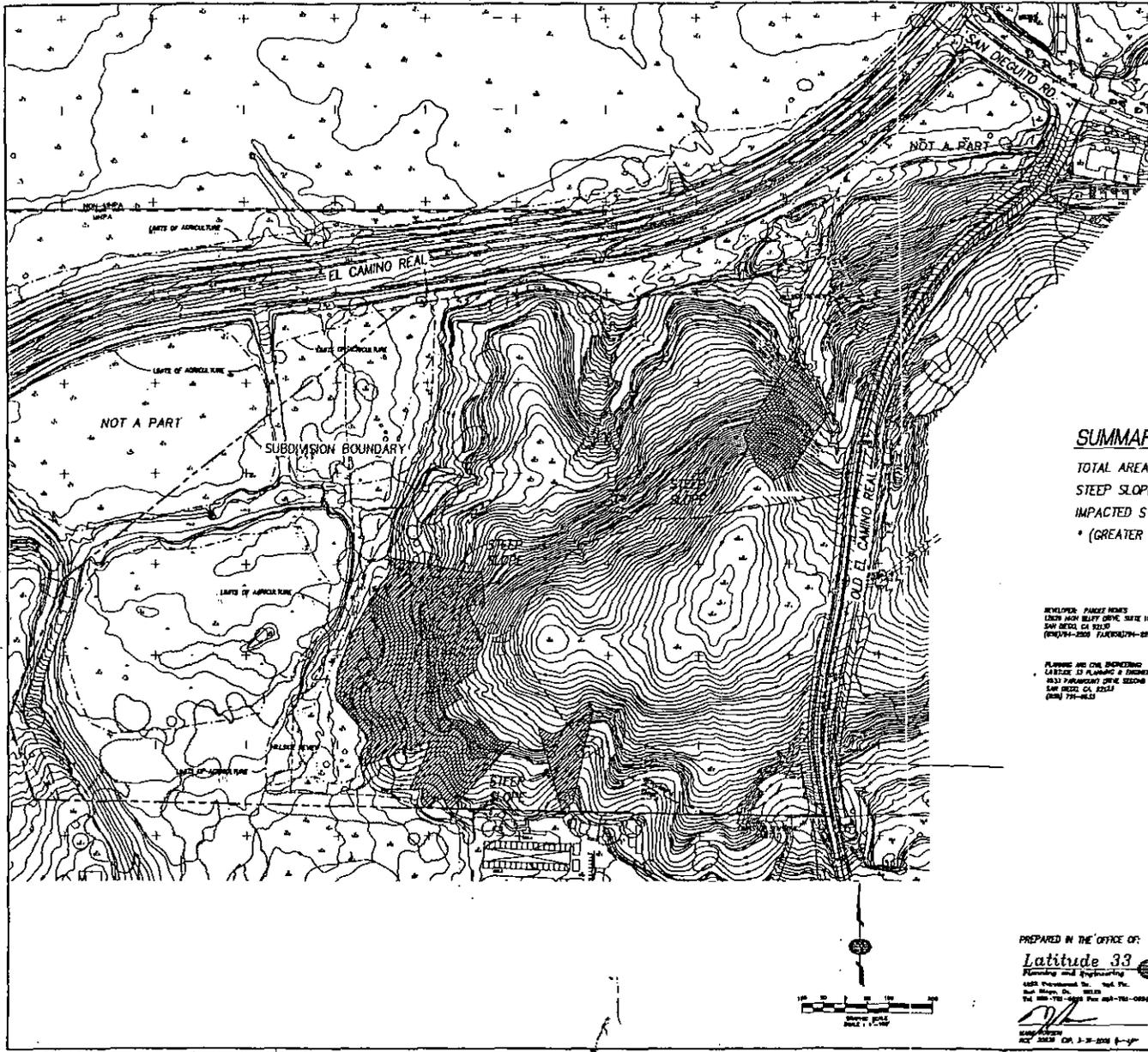
AS/AS
DATE: 4/24/07

SUBDIVISION BOUNDARY

LINE	BEARING	LENGTH
1.1	N73°18'43"W	88.53'
1.2	N44°18'02"W	88.53'
1.3	N47°18'58"W	88.53'
1.4	N46°15'31"W	44.07'
1.5	S44°02'14"E	43.04'
1.6	N04°23'47"E	203.89'
1.7	N13°17'11"E	118.25'
1.8	N107°15'1"W	14.04'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	172°18"	500.00'	178.54'
C2	82°17'58"	1000.00'	357.09'
C3	232°07'54"	700.00'	276.00'



SLOPE ANALYSIS Rancho Valley Farms San Diego, California

LEGEND:

PROJECT BOUNDARY LINE	---
EASEMENT	---
EXISTING EXISTING	---
PROPOSED LOT LINES	---
EXISTING SPOT ELEVATION	•
EXISTING MPPA BOUNDARY	---
EXISTING MPPA ACTIVITY	---
LIMITS OF AGRICULTURAL ACTIVITY	---
STEEP SLOPE (AS DEFINED BY CITY R.P.D.)	▨
EXISTING COASTAL ZONE BOUNDARY	---
HELIXE REVIEW LINE	---

SUMMARY

TOTAL AREA	41.83 Ac.	100%
STEEP SLOPES *	3.8 Ac.	9.1% (3.8/41.83)
IMPACTED STEEP SLOPE	0 Ac.	0%

* (GREATER THAN 25% AND OVER 50' IN HEIGHT)

DEVELOPER: PARKS HOME
12000 HIGH BLUFF DRIVE, SUITE 100
SAN DIEGO, CA 92130
(619)794-2200 FAX:(619)794-2299

PLANNING AND CIVIL ENGINEERING
LATITUDE 33 PLANNING & ENGINEERING
1633 PARSONS DRIVE, SECOND FLOOR
SAN DIEGO, CA 92108
(619) 779-8633

VESTING TENTATIVE MAP

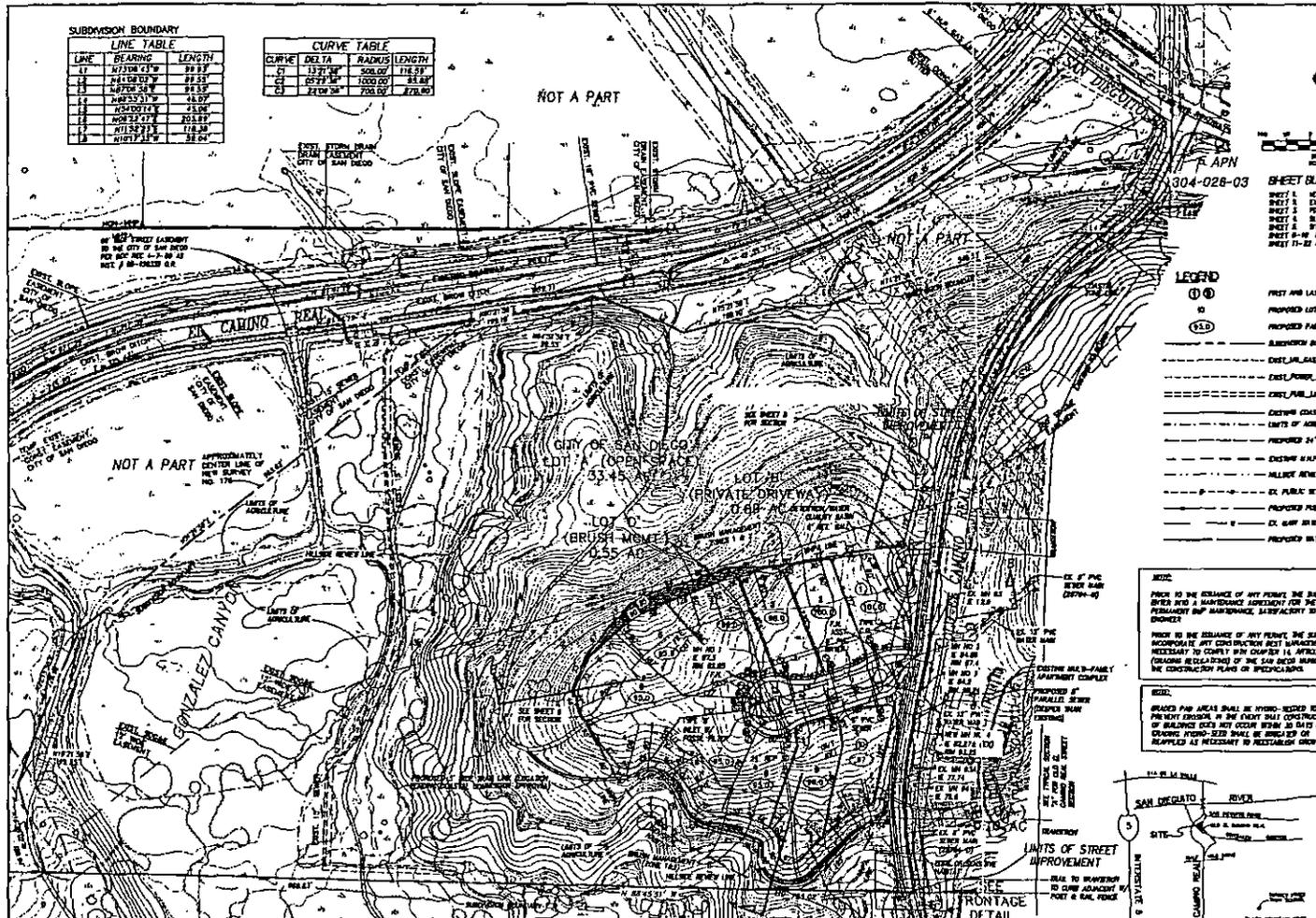
LAMBERT COORDINATES NAD 83
294-1897 1034-4258

Prepared By:	Latitude 33 Planning & Engineering	Revision 14:	_____
Name:	LATITUDE 33 PLANNING & ENGINEERING	Revision 13:	_____
Address:	1633 PARSONS DRIVE, SECOND FLOOR, SAN DIEGO, CA 92108	Revision 12:	_____
Phone:	(619) 779-8633	Revision 11:	_____
Fax:	(619) 779-8634	Revision 10:	_____
		Revision 9:	_____
		Revision 8:	_____
		Revision 7:	_____
Project Address:	EL CAMINO REAL / SAN DEQUIDO ROAD, SAN DIEGO, CALIFORNIA 92094	Revision 6:	_____
		Revision 5:	NOVEMBER 26, 2007
		Revision 4:	MAY 24, 2007
		Revision 3:	MARCH 1, 2007
Project Name:	RANCHO VALLEY FARMS	Revision 2:	JUNE 16, 2006
		Revision 1:	MAY 24, 2006
Original Date:	APRIL 24, 2006		
Sheet Title:	VESTING TENTATIVE MAP SLOPE ANALYSIS	Sheet 4 of 22	
DP#	5029		

PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
1633 PARSONS DRIVE, 2ND FL.
SAN DIEGO, CA 92108
TEL: (619) 779-8633 FAX: (619) 779-8634
[Signature] *[Date]*

Vesting Tentative Map Rancho Valley Farms San Diego, CA

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
1	N 75° 00' 00" W	99.57	C1	13.27	500.00	118.59
2	S 45° 00' 00" W	88.50	C2	25.72	1000.00	381.00
3	S 75° 00' 00" W	88.50	C3	25.72	1000.00	381.00
4	N 75° 00' 00" W	99.57				
5	N 45° 00' 00" W	88.50				
6	N 15° 00' 00" W	88.50				
7	N 15° 00' 00" W	88.50				
8	N 75° 00' 00" W	99.57				
9	N 75° 00' 00" W	99.57				



GENERAL NOTES

- COUNTY HAS ASSIGNED NUMBER AND 304-028-03
- CERTIFICATE OF COMPLIANCE NUMBER IS 07-041787 DATED MAY 21 1997
- ADMITTED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE TRACT MAP:
- LAND USE DESIGNATION (U) EXISTING RECREATION AND OPEN SPACE
- EXISTING ZONING (M-1-1)
- EXISTING LAND USE: AGRICULTURE
- APPROXIMATE PLANNED DEVELOPMENT POINTS, GRADES, DEVELOPMENT POINTS, SITE DEVELOPMENT POINTS & A NEIGHBORHOOD USE POINT
- WHERE BOUNDARIES/NEIGHBORHOOD DISTRICT CITY OF SAN DIEGO
- WHERE DISTRICT CITY OF SAN DIEGO
- IN THE DISTRICT CITY OF SAN DIEGO AND DEPARTMENT
- HAS A ELECTRIC SERVICE SAN DIEGO GAS & ELECTRIC COMPANY
- PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS (LOTS 1-10)
- OTHER SPACE LOTS LETTERED LOTS "A" 33.45 AC
- NEIGHBORHOOD ASSOCIATION (N.A.A.) LATER LETTERED LOTS "A" FROM AN EXISTING LOT A.C. NEIGHBORHOOD ASSOCIATION (N.A.A.) LOT "A" 2.84 AC, LOT "B" 1.80 AC, PUBLIC ROAD (OLD CAMINO REAL) 1/4 AC, OPEN SPACE LOT "C" 4.53 AC
- SCHOOL DISTRICTS: SOLANA BEACH ELEMENTARY SCHOOL DISTRICT, SAN DIEGO UNION HIGH SCHOOL DISTRICT
- EXISTING PUBLIC SERVICE
- EXISTING PUBLIC WATER
- EXISTING WATER MAIN (PUBLIC)

RECORDING INFORMATION

RECORDING INFORMATION (N.A.A.) LATER LETTERED LOTS "A" FROM AN EXISTING LOT A.C. NEIGHBORHOOD ASSOCIATION (N.A.A.) LOT "A" 2.84 AC, LOT "B" 1.80 AC, PUBLIC ROAD (OLD CAMINO REAL) 1/4 AC, OPEN SPACE LOT "C" 4.53 AC

BENCH MARK

RECORDING INFORMATION (N.A.A.) LATER LETTERED LOTS "A" FROM AN EXISTING LOT A.C. NEIGHBORHOOD ASSOCIATION (N.A.A.) LOT "A" 2.84 AC, LOT "B" 1.80 AC, PUBLIC ROAD (OLD CAMINO REAL) 1/4 AC, OPEN SPACE LOT "C" 4.53 AC

Barbara Wilson 10/10/07

NOTE:

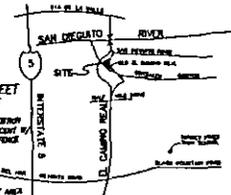
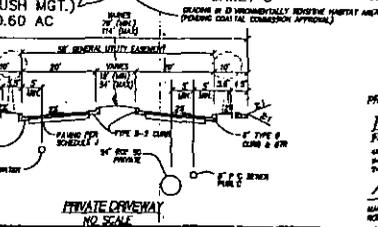
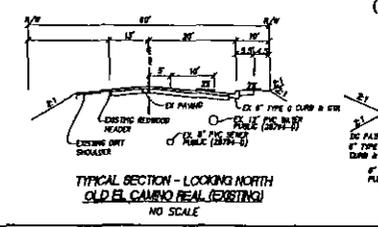
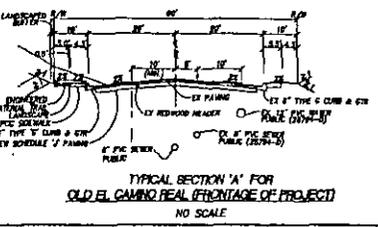
PRIOR TO THE ISSUANCE OF ANY PERMITS THE DEVELOPER SHALL REVIEW WITH A NEIGHBORHOOD ASSOCIATION FOR THE EXISTING PERMANENT MAP MAINTENANCE, AS APPLICABLE TO THE CITY DEVELOPER.

NOTE:

PRIOR TO THE ISSUANCE OF ANY PERMITS THE DEVELOPER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 1 ORDINANCE (REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, WITH THE EXISTING CITY PLANS OF NEIGHBORHOODS).

NOTE:

GRADED PAVEMENT SHALL BE HYDRO-SEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF PAVEMENT DOES NOT OCCUR WITHIN 30 DAYS OF COMPLETION, SEED SHALL BE REAPPLIED OR REAPPLIED AS NECESSARY TO PREVENT EROSION.

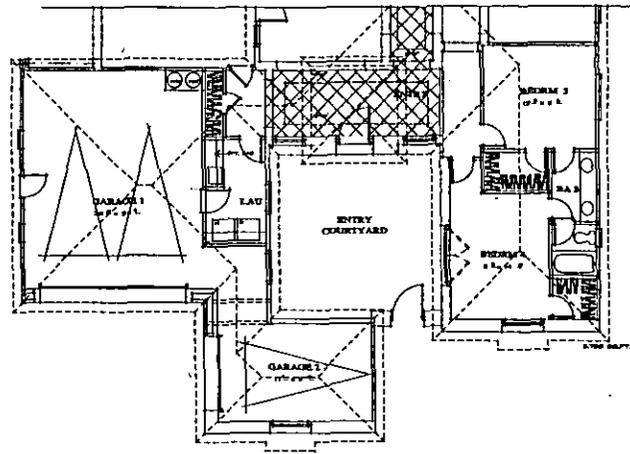


PREPARED IN THE OFFICE OF
Latitude 33
Planning and Engineering
1000 Camino del Rio South, Suite 100
San Diego, CA 92108
Tel: 619-594-1100
Fax: 619-594-1101
www.latitude33.com

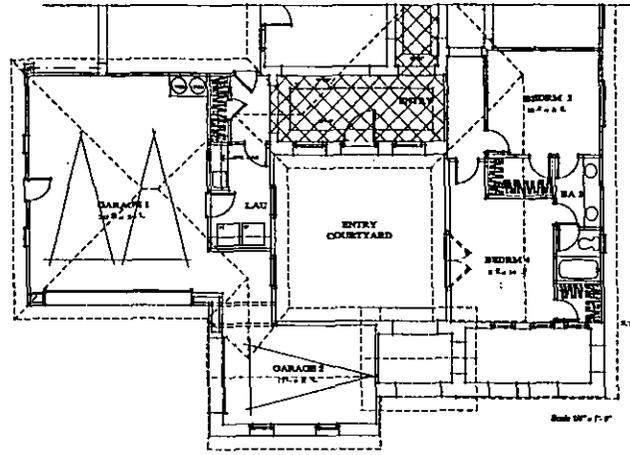
10/10/07

VESTING TENTATIVE MAP	
LAURENT COORDINATED	NAD 83
201-1037	134-028
Prepared By: LAURENT, ALPHONSE & ASSOCIATES	Revision 14:
Name: JILL CARMENTHAY PETER WEDER PLANNING	Revision 13:
Address: 200 W. 10TH ST., SAN DIEGO, CA 92101	Revision 12:
Phone #: (619) 731-0611	Revision 11:
Fax #: (619) 731-0611	Revision 10:
Project Address: 1000 CAMINO DEL RIO SOUTH, SAN DIEGO, CALIFORNIA 92108	Revision 9:
Project Name: RANCHO VALLEY FARMS	Revision 8:
Original Date: AUGUST 14, 2007	Revision 7:
Sheet Title: VESTING TENTATIVE MAP	Revision 6:
Sheet 1 of 22	Revision 5:
DEF# 5029	Revision 4:

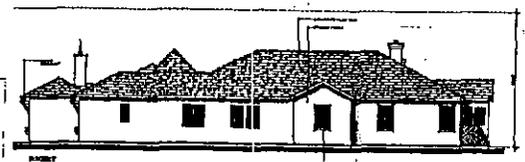
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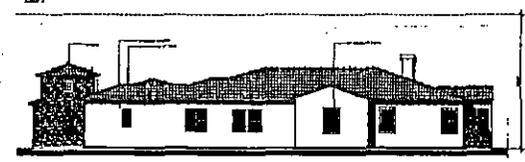
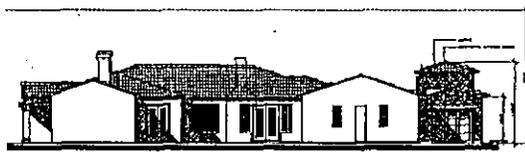
FRENCH COUNTRY ADDENDUM



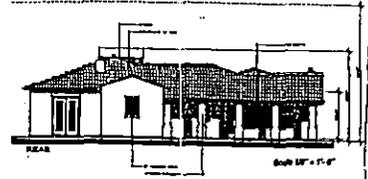
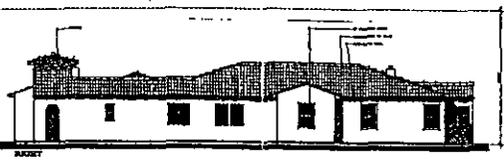
SPANISH ADDENDUM
PLAN 1 • 3,759 SQ. FT.



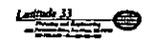
FRENCH COUNTRY ELEVATION
PLAN 1



TUSCANY ELEVATION (MODEL)
PLAN 1

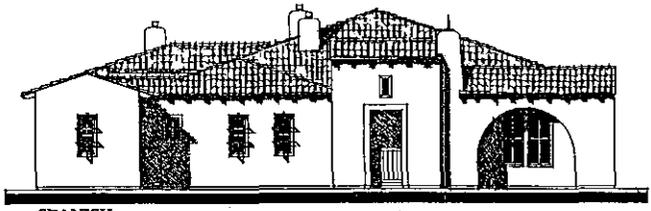


SPANISH ELEVATION
PLAN 1

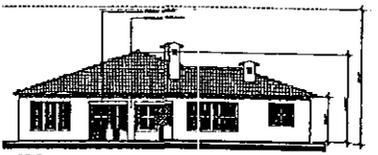


LANDSCAPE 33
ARCHITECTS

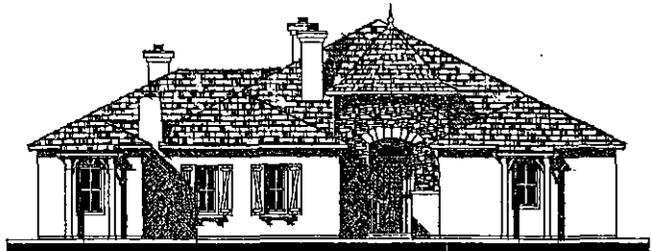
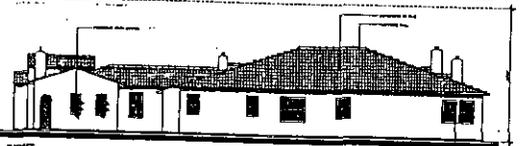
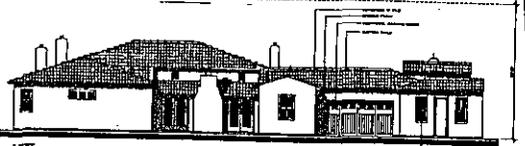
Prepared by	DATE	Revised by	DATE
Address	NO. 10000 N. 100th St.	Address	NO. 10000 N. 100th St.
Phone	408-400-1000	Phone	408-400-1000
Project Address	10000 N. 100th St.	Project Address	10000 N. 100th St.
Project Name	RANCHO VALLEY FARMS	Project Name	RANCHO VALLEY FARMS
Scale	1/4" = 1'-0"	Scale	1/4" = 1'-0"
Sheet No.	11	Sheet No.	22
Architect	LANDSCAPE 33	Architect	LANDSCAPE 33
City	PHOENIX	City	PHOENIX



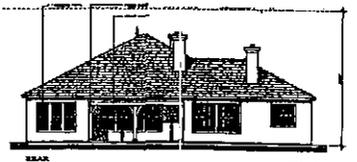
SPANISH



TUSCANY ELEVATION
PLAN 2



FRENCH COUNTRY (MODEL)



FRENCH COUNTRY ELEVATION (MODEL)
PLAN 2



SPANISH ELEVATION
PLAN 2



TUSCANY

FRONT ELEVATIONS
PLAN 2

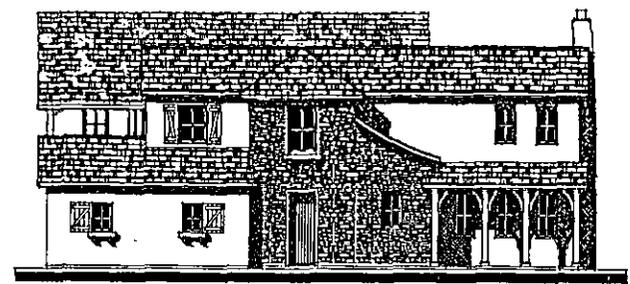
LARRY JOHNSON
ARCHITECT

Prepared By	LARRY JOHNSON	Reviewed By	
Drawn By	JAY WOODS, JR.	Reviewed By	
Checked By	SCOTT WOODS, JR.	Reviewed By	
Project Address	1000 W. 10th St.	Reviewed By	
Client Name	PLUMBER VALLEY FARM	Reviewed By	
Project No.	5029	Reviewed By	
Scale	1/4" = 1'-0"	Reviewed By	
Date	11/22	Reviewed By	
Sheet No.	13	Reviewed By	
Project Name	PLUMBER VALLEY FARM	Reviewed By	
Architect	LARRY JOHNSON	Reviewed By	
Address	1000 W. 10th St.	Reviewed By	
City	WYOMING	Reviewed By	
State	WYOMING	Reviewed By	
Country	USA	Reviewed By	

Latitude 33



SPANISH



FRENCH COUNTRY

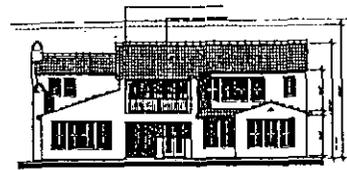
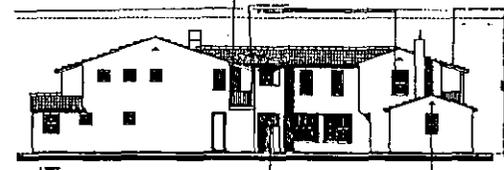


MONTEREY (MODEL)

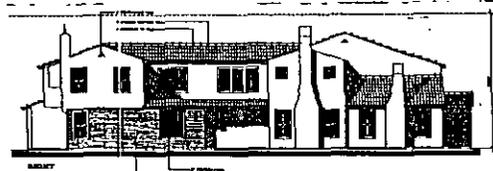
FRONT ELEVATIONS
PLAN 4



FRENCH COUNTRY
PLAN 4



SPANISH
PLAN 4



MONTEREY (MODEL)
PLAN 4

LANDING DEVELOPMENT

Project No. _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

Prepared by: _____
 Checked by: _____
 Date: _____

RANCHO SALERO FARMS

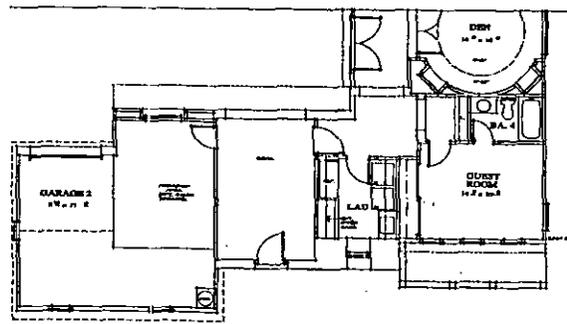
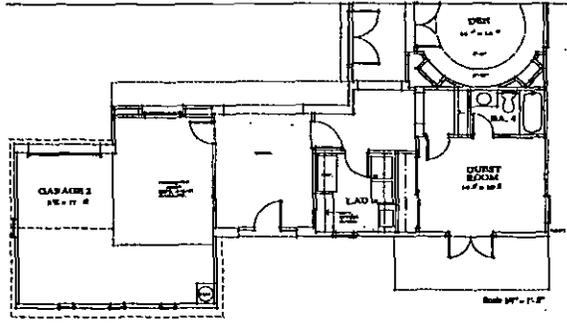
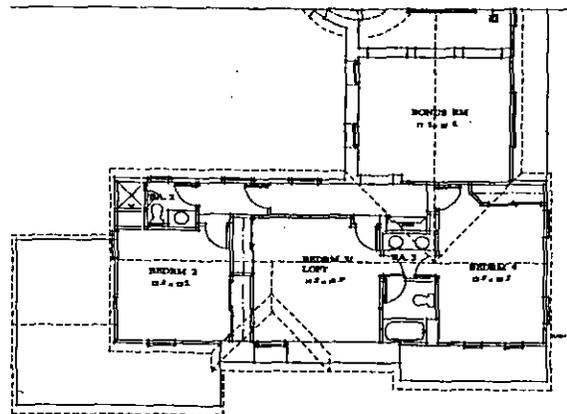
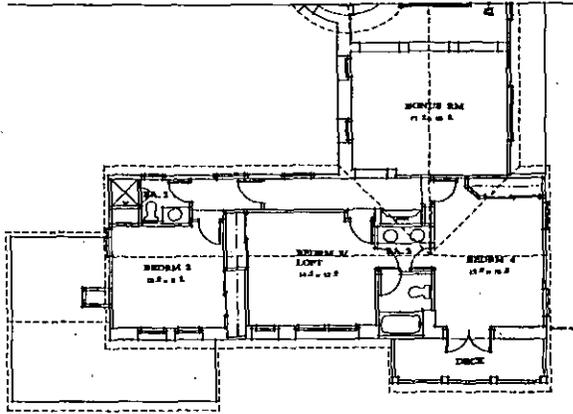
Map No. _____
 Section _____
 Block _____
 Lot _____

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

DATE: _____

ARCHITECTURE

5022



SPANISH ADDENDUM
PLAN 4 • 5,311 SQ. FT.

FRENCH COUNTRY ADDENDUM
PLAN 4 • 5,311 SQ. FT.

Latitude 33
Architectural Firm

LABOR COORDINATOR

Prepared By	_____
Checked	_____
Approved	_____
Project Address	_____
Project Name	_____
Scale	10" = 12'
Sheet No.	22
Project No.	_____
Architect	_____
City	_____
State	_____
Year	_____

RANCHO VALLEY FARMS

SETBACK SUMMARY

LOT / PLAN - 15' Setbacks

LOT #	PLAN 1 (1 STORY)	PLAN 2 (1 STORY)	PLAN 3 (2 STORY)	PLAN 4 (2 STORY)
1	YES	----	YES	YES
2	YES	YES	YES	YES
3	10'	10'	YES	YES
4	10'	10'	YES	YES
5	YES	YES	YES	YES
6	YES	10'	YES	YES
7	----	----	YES	YES
8	10'	10'	YES	YES
9	10'	10'	YES	YES
10	10'	10'	YES	YES

10' Setbacks needed on 1 side only, opposing side is 15' (25' minimum separation)

NOTE:

4 LOTS (40%) HAVE 15' INTERIOR SIDE SETBACKS (30' minimum separation)

3 Lots allow 1 or 2 story option

1 Lot allows 2 story only

PLAN 1 (1 STORY) – 10' SETBACKS ARE NEEDED FOR LOTS 3, 4, 8, 9, 10

---- PLAN 1 WILL NOT FIT ON LOT 7

PLAN 2 (1 STORY) - 10' SETBACK ARE NEEDED FOR LOTS 3, 4, 6, 8, 9 & 10

---- PLAN 2 WILL NOT FIT ON LOTS 1 OR 7

PLANS 3 AND 4 (2 STORY) - WILL FIT ON EVERY LOT WITH 15' SETBACKS

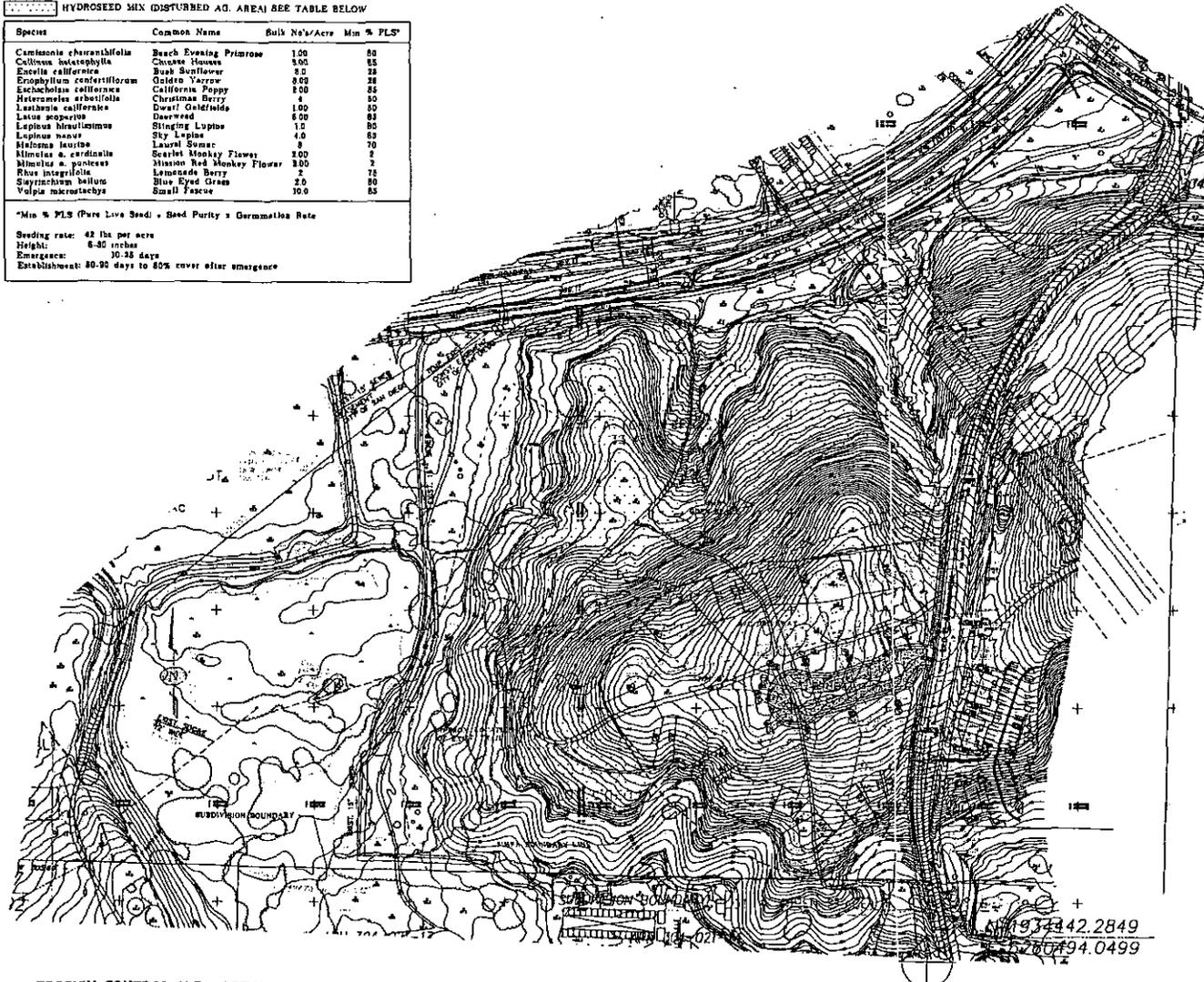
Setback Notes for Rancho Valley Farms:

Side setbacks may vary. A minimum of 30' shall be maintained between adjacent 2 story residential units, and a minimum of 25' shall be maintained between adjacent residential units in which one is a 1 story structure.

HYDROSEED MIX (DISTURBED AG. AREA) SEE TABLE BELOW

Species	Common Name	Bulk No's/Acre	Min % PLS*
<i>Ceanothus cuneifolia</i>	Beach Evening Primrose	1.00	80
<i>Collinsia bicolor</i>	Chicotea Houses	3.00	85
<i>Eucalyptus californica</i>	Bush Sunflower	2.0	25
<i>Erophylum confertiflorum</i>	Golden Yarrow	8.00	25
<i>Eschscholzia californica</i>	California Poppy	1.00	85
<i>Heteromesa arborescens</i>	Christmas Berry	4	50
<i>Lespedeza cuneata</i>	Dwarf Goldfields	1.00	50
<i>Lonicera hispidula</i>	Deerweed	5.00	85
<i>Lupinus hispidus</i>	Stinging Lupine	1.0	85
<i>Lupinus nanus</i>	Sky Lupine	4.0	80
<i>Malva lewisii</i>	Laurel Sownut	2	70
<i>Mimulus s. cardinalis</i>	Scarlet Monkey Flower	1.00	2
<i>Mimulus s. purpureus</i>	Mission Red Monkey Flower	1.00	2
<i>Rhus integrifolia</i>	Lantern Berry	2	75
<i>Syntherisma bellum</i>	Blue Eyed Grass	2.0	80
<i>Valpua microbotrya</i>	Small Yucca	10.0	85

*Min % PLS (Pure Live Seed) = Seed Purity x Germination Rate
 Seeding rate: 40 lbs per acre
 Height: 6-30 inches
 Emergence: 10-25 days
 Establishment: 80-90 days to 80% cover after emergence



PRIVATE CONTRACT

RANCHO VALLEY FARMS

PLANTING PLAN AND BRUSH MANAGEMENT PROGRAM

CITY OF SAN DIEGO, CALIFORNIA

PROJECT NO. 09-0107
 DATE OF ISSUE: 09-01-07

NO. OF SHEETS: 12
 SHEET NO.: 09-D

EROSION CONTROL (AG. AREA)
 SCALE: 1" = 100'

CARMEL VALLEY COMMUNITY PLANNING BOARD

c/o MNA Consulting
 427 "C" Street, Suite 308
 San Diego, CA 92101
 PH: 619/239-9877; FAX: 619/239-9878
www.cvsd.com/planning.html

June 12, 2007

Mr. John Fisher, Project Manager
 Development Services Department
 City of San Diego
 1222 First Avenue, 3rd Floor
 San Diego, CA 92101

Mr. Bernie Turgeon, Senior Planner
 Long-Range Planning
 City of San Diego
 202 "C" Street
 San Diego, CA 92101

SUBJECT: "Rancho Valley Farms" (Project No. 5029) – 41.8-Acre Site West of Old El Camino Real and South of San Dieguito Road in the AR-1-1 and OF-1-1 Zone of NCFUA Subarea II. Tentative Map and Planned Development, Coastal Development, Site Development and Neighborhood Use Permits for 10 Single-Family Residences and Open Space Lots.

Dear Mr. Fisher and Mr. Turgeon:

At its meeting of 12 June 2007, the Carmel Valley Community Planning Board voted unanimously to recommend approval of the Rancho Valley Farms project, with two conditions. The conditions are discussed below.

The Board is pleased with Pardee Homes' revisions to previous submittals (2003 and 2005), major changes which address previous concerns from this Board, the San Dieguito River Park Joint Powers Authority, and various conservation and planning organizations. We now fully support this residential development as one of the better examples of how to build in sensitive lands, themselves surrounded by the City's most threatened Multiple Species Conservation Program (MSCP) tiers, including the San Dieguito River Valley Park.

The proposal now complies with the MSCP, placing development away from the Multiple Habitat Plan Area (MHPA). No loss of vegetation will occur and MHPA slopes will be well-buffered by setbacks and by Brush Management lots.

The most significant aspect of the new submittal is that 10, rather than 22, homes are proposed. These lots now avoid loss of MHPA land on the site and are clustered away from slopes on the southwest part of the site. As a result, 1 lot is proposed for MHPA Open Space and 2 lots are for Brush Management. These Brush Management lots are to be within the development footprint, not in the MHPA, an essential benefit in this area where Gonzales Canyon has become a fragile connection in the MHPA connective open space system.

In this redesign, approximately 33 of the nearly 42 acres will be preserved as open space.

Pardee is commended for emphasizing lot design which gives each home site "an unique orientation... four-sided architecture...(avoiding) repetitive and monolithic rooflines." Additionally, native landscaping and "native colors and hues" will be employed, in keeping with the San Dieguito River Park "Concept Plan" design guidelines for building in the semi-rural and rustic river valley.

Importantly, Pardee is providing a trail connection through the site to the boundary with what its owners are calling the "River Park Equestrian Center, land which previously was part of this application. We believe this connection is viable, providing a continuous (existing and future) trail system extending from the east across Old El Camino Real. This ensures compliance with all City policies and land use plans which emphasize open space and trail connectivity between the major open space preserves.

Pardee has assured the Board that neither the guidelines nor the CC&Rs for the homes will prohibit the keeping of horses.

Conditions:

1. The Board strongly recommends the City Engineer approve a superior design for improvements in the ROW to provide an alternative surface (e.g., DG) pathway, suitable for multiple uses including equestrian, instead of a concrete sidewalk. For its part, Pardee would agree to accept maintenance responsibility for the path and landscaping into the HOA.

- This area of Old El Camino Real is an extremely active center for equestrian activity, with old and new stables surrounding the property. A concrete sidewalk in this location is inappropriate.
- An interconnected system of trails will eventually be built in this area. As noted above, Pardee is providing a trail connection through the project site. A path along the ROW will make connection to trails in Gonzales canyon.
- The current and planned uses on lands abutting this site are rural. The area has a rural character in practice if not by formal street design standards.

2. The Board recommends that the trail portion of the development shall be fully constructed concurrently with pad and road grading and shall remain open and usable throughout construction. "Open and usable" means the same standard as generally understood for streets.

The applicant is willing to make these changes if the plans will receive approval.

Thank You for Consideration of Our Recommendations,

Scott White, vice chair
For Frisco White

Frisco White,
Chair

Jan Fuchs
 Jan Fuchs/Anne Harvey, Co-Chairs
 Regional Issues Subcommittee

Cc: Council President Scott Peters, District 1
 San Dieguito River Park Joint Powers Authority
 Ted Shaw, Latitude 33



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

Community Planning Committee Distribution Form Part 1

Project Name : Rancho Valley Farms		Project Number 5029	Distribution Date 6/7/2007
Project Scope: Planned Development and Site Development Permit and Tentative Map to create 12 total lots on a 41.83 acre site, ten lots for single family residential development, one open space lot dedicated in fee to the City of San Diego and one home owners association lot for a private drive, west of Old El Camino Real and south of the San Dieguito River in the AR-1-1 zone.			
Project Location: West of Old El Camino Real and south of the San Dieguito River in the AR-1-1 zone of the Future Urbanizing Area, Subarea II.			
Applicant Name: Pardee Homes		Applicant Phone No. (858) 794-2500	
Related Projects			
Project Manager; John S. Fisher	Phone Number (619) 446-5231	Fax Number (619) 446-5245	E-mail Address jsfisher@sandiego.gov
Community Plan Progress Guide and General Plan, Subarea II	Council District 1	Existing Zone AR-1-1	Proposed Zone AR-1-i
Project Issues (To be completed by Community Planning Committee for initial review):			
<i>Attach Additional Pages If Necessary.</i>		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name: Rancho Valley Farms		Project Number 5029	Distribution Date 6/7/2007	
Project Scope : Planned Development and Site Development Permit and Tentative Map to create 12 total lots on a 41.83 acre site, ten lots for single family residential development, one open space lot dedicated in fee to the City of San Diego and one home owners association lot for a private drive, west of Old El Camino Real and south of the San Dieguito River in the AR-1-1 zone.				
Project Location West of Old El Camino Real and south of the San Dieguito River in the AR-1-1 zone of the Future Urbanizing Area. Subarea II.				
Applicant Name: Pardee Homes			Applicant Phone No. (858) 794-2500	
Related Projects				
Project Manager John S. Fisher		Phone Number (619) 446-5231	Fax Number (619) 446-5245	E-mail Address jsfisher@sandiego.gov
Community Plan Progress Guide and General Plan. Subarea II		Council District 1		
Existing Zone: AR-1-1	Proposed Zone: AR-1-1	Building Height: 30' max.	Number of Stories: 2 max.	Gross Coverage: 20%
Committee Recommendations (To be completed for Initial Review):				
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> [XX] Vote to Approve With Conditions Listed Below	Members Yes 10	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain	
Agenda Date: June 12, 2007	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS: See attached letter: Strongly recommends the City Engineer approve a superior design for improvements in the ROW to provide an alternative surface (e.g., DG) pathway; and for the trail construction to be concurrent with grading.				
NAME Frisco White			TITLE CVCPB Chair	
SIGNATURE Kenneth W. Farinsky, Vice Chair, for Frisco White			DATE June 12, 2007	
Attach Additional Pages If Necessary.		Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		

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To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).
Be sure to see us on the WorldWide Web at www.sandiego.gov/development-services

PLANNING COMMISSION RESOLUTION NO. V2 – RESO NO.
VESTING TENTATIVE MAP NO. 8295
RANCHO VALLEY FARMS - PROJECT NO. 5029
DRAFT

WHEREAS, PARDEE HOMES, Owner/Subdivider, and LATITUDE 33, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 8295, for the subdivision of a undeveloped site. The project site is located between El Camino Real and Old El Camino Real, south of San Dieguito Road legally described as that portion of the South Half of the Northwest Quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Meridian, as described in Deed to Lorraine W. Conley, recorded March 11, 1965 as File/Page No. 36083 of Official Records of San Diego County, in the City of San Diego, County of San Diego, State of California. The above property is described as Parcel 5 on Certificate of Compliance, recorded May 23, 1997 as File No. 1997-02417997 of Official Records in the AR-1-1 Zone in the North City Future Urbanizing Area Subarea II; and

WHEREAS, the Map proposes the subdivision of a 41.83 acre site to create a fifteen lot subdivision; ten lots for single family residential development, one open space lot dedicated in fee to the City of San Diego and one homeowners association lot for a private drive and three homeowners association lots for slopes and other improvements; and

WHEREAS, A Mitigated Negative Declaration No. 5029, has been prepared for the project in accordance with State of California Environmental Quality Act 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 by the environmental review process; 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, on (date to be filled in), 2008, the Council of the City of San Diego considered Vesting Tentative Map No. 8295, and pursuant to Section 125.0440 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 8295:

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. The design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code Section 144.0240 and Council Policy No. 600 25-Underground Conversion of Utility Lines at Subdivider's Expense.
 10. 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. 8295, is hereby granted to Pardee Homes, Owner/Subdivider, subject to the following conditions:

GENERAL

1. This Vesting Tentative Map will expire (date to be filled in), 2011.
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. A Final Map shall be recorded in the Office of the County Recorder, prior to the expiration of the Vesting Tentative Map.

AFFORDABLE HOUSING

4. Prior to recording the final map, the Subdivider shall pay a fee to the San Diego Housing Commission in conformance with the NCFUA Framework Plan requirements for affordable housing based on the current fee amount at that time. The current rate of the fee is equal to \$4,480 per market rate unit, and is subject to change.

ENGINEERING

5. The final map shall comply with the provisions of Coastal Development Permit No. 419844, Site Development Permit No. 8292, Planned Development Permit No. 8294 and Neighborhood Use Permit No.411907.
6. The Subdivider shall underground all proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. The Subdivider shall construct one 25 foot wide drive way at the project's entrance. The driveway curb opening shall comply with City Standard Drawings G-14A, G-16 and SDG-100.
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 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.

10. 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.
11. 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.
12. The Subdivider shall obtain a bonded engineering 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.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.
14. The Subdivider shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.
15. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the brow ditch, located at the northerly end of the project, within the Old Camino Real right-of-way.
16. The Subdivider shall provide adequate sight distance on Old Camino Real and the proposed driveway. The subdivider shall grant sight visibility easements as required. No trees, slopes, landscape or any other object that would prohibit visibility will be permitted within the easement area or line of sight.
17. The Subdivider shall grant a storm water storage easement over the detention basin to the City of San Diego.

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 Vesting Tentative Map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 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 design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.
22. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

23. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
24. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re- designed.
25. The Subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
26. The Subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot 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 lot.
27. The Subdivider shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.
28. Prior to the approval of any public improvement drawings, the Subdivider shall provide acceptable water studies satisfactory to the Water Department Director. The studies shall plan the pressure zone(s) and water facilities necessary to serve this development, including potable redundancy, consistent with previously accepted studies in this area.
29. The Subdivider shall design and construct all public water facilities, as required in the accepted water studies, necessary to serve this development. Water facilities, as shown on the approved Vesting Tentative Map, will require modification based on the accepted water studies and to maintain redundancy throughout construction phasing at final engineering.
30. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
31. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance, meters, blow offs, valves, fire hydrants, et cetera, for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director.

32. The Subdivider shall design and construct new eight inch water main in the private driveway within an adequate General Utility Easement from Old El Camino Real to the end of the private driveway, in a manner satisfactory to the Water Department Director and the City Engineer.
33. The Subdivider shall design and construct new water service(s) outside of any driveway, in a manner satisfactory to the Water Department Director and the City Engineer.
34. The Subdivider agrees to design and construct all public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map, will be modified in accordance with standards and requirements at final engineering.

GEOLOGY

35. Prior to the issuance of an engineering permit for grading, 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.

TRANSPORTATION

36. The Subdivider shall construct Old El Camino Real as a two lane Collector Street along the project's development footprint frontage. The Subdivider shall dedicate sixty feet of right-of-way and shall provide forty feet of pavement curb to curb including curb, gutter and a four foot wide sidewalk, six inch landscape strip, and five foot trail within a ten foot curb to property line distance, satisfactory to the City Engineer.
37. The Subdivider shall provide a cul-de-sac with a thirty-five foot curb radius with curb, gutter and trail, satisfactory to the City Engineer.

PARKS AND OPEN SPACE

38. Lot "A" shall be deeded to the city as open space and shall be free and clear of all private easements, private encroachments, private agreement and/or liens.
39. Lot "C" shall have a non-vehicular public access easement placed over the trail.

LANDSCAPE

40. Prior to recording the final map, the Subdivider shall submit complete landscape construction documents, including plans, details, and specifications (including a permanent automatic irrigation system unless otherwise approved), for the

- required right-of-way improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, Exhibit A and to the satisfaction of the City Manager.
41. Prior to issuance of any engineering permits for public improvements, the plans shall indicate the street trees, area and location in the Lots D and E. The Site Plan shall be submitted to the City Manager for approval. Plans shall provide for a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
 42. Prior to recording the final map, the Subdivider shall submit interim landscape/erosion control and permanent irrigation (if applicable) construction documents for slope revegetation and hydroseeding of all disturbed land for all development area only, exclusive of Lot A, in accordance with the Exhibit "A", the Landscape Standards and to the satisfaction of the City Manager.
 43. Prior to issuance of any grading permit, to include slope restoration, the Owner/Permittee shall enter into a Landscape Establishment/Maintenance Agreement (LEMA) to assure long-term establishment and maintenance of the slope 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 Subdivider posting a new bond to cover the terms of the agreement.
 44. Construction Documents for grading shall include the following note:
"Installation of landscaping associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration and a minimum long-term establishment/maintenance period of 25 months. Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department."

PLANNING

45. Prior to issuance of an engineering permit, the Subdivider shall indicate on the grading plans the grading and construction of a proposed five foot wide, all weather engineered surface as indicated on the Vesting Tentative Map, to the satisfaction of the City Engineer. The engineered surface shall be suitable for all users as determined by the Park and Recreation Department and City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the 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.).
- 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.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- 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 Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- 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.

001004

Project No. 5029
TM No. 8295
XXXX, 2008

Attachment 14

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON (to be filled in), 2008.

APPROVED: MICHAEL AGUIRRE, City Attorney

By

Shirley Edwards
Deputy City Attorney

Job Order No. 420946

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, PARDEE HOMES, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit No. 8294, Site Development Permit No. 8292, Coastal Development Permit No. 419844 and Neighborhood Use Permit No. 411907 to subdivide and develop ten single family lots with ten single family homes each with an option to include a guest quarters, one lot dedicated in fee to the City of San Diego for open space and one lot for a private drive to be owned by the home owners association known as the Rancho Valley Farms project, located at between El Camino Real and Old El Camino Real, south of San Dieguito Road in the AR-1-1 Zone in the North City Future Urbanizing Area Subarea II, and legally described as that portion of the South Half of the Northwest Quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Meridian, as described in Deed to Lorraine W. Conley, recorded March 11, 1965 as File/Page No. 36083 of Official Records of San Diego County, in the City of San Diego, County of San Diego, State of California. The above property is described as Parcel 5 on Certificate of Compliance, recorded May 23, 1997 as File No. 1997-02417997 of Official Records, in the North City Future Urbanizing Area Subarea II area, in the AR-1-1 zone (previously referred to as the A-1-5 and A-1-10 zones); and

WHEREAS, on INSERT DATE, the Planning Commission of the City of San Diego considered Planned Development Permit No. 8294, Site Development Permit No. 8292, Coastal Development Permit No. 419844 and Neighborhood Use Permit No. 411907 [PDP/SDP/CDP/NUP], and pursuant to Resolution No. INSERT PLANNING COMM. RESOLUTION NUMBER-PC voted to recommend City Council approval of the permit; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 8294, SDP No. 8292, CDP No. 419844 and NUP No. 411907:

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed single family development on 8.38 acres of a 41.83 acre site is designated for Agriculture uses by the Progress Guide and General Plan and allows residential development at the densities allowed by the existing AR-1-1 zone. Through a Planned Development Permit density may be requested as a rural cluster development to allow up to four units per acre. This property is subject to the policies of the North City Future Urbanizing Area Framework Plan, the city's land use plan for this area. The Framework Plan identifies various planning subareas, and this property is within Subarea II which is identified for a variety of low-intensity residential, agricultural and open space uses. The portion of the site south of El Camino Real is designated by the Framework Plan as Environmental Tier and is intended ultimately for conservation as open space. The proposed project is consistent with this designation and will dedicate 33.45 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The proposed project is consistent with the land use allowed by the Framework Plan, the density allowed through a Planned Development Permit as a rural cluster and the preservation goals of the Environmental Tier. Being determined the project is consistent with the Progress Guide and General Plan, the Framework Plan, the regulations of the AR-1-1 zone and the Planned Development Permit regulations, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed development includes the improvement of public right-of-way and contribution of its fair share cost towards construction of improvements in the Subarea II area. The proposed development will construct necessary sewer and water facilities to serve the residents of the development; will construct a detention basin necessary to handle project storm runoff; will enter into a Maintenance Agreement for the ongoing permanent BMP maintenance; will 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; and will provide a geotechnical report in

accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports for the review and approval by the City Engineer. The development will also provide for the health, safety, and welfare of the residents by locating all brush management outside of the MHPA while increasing the setback of houses from the fuel sources. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed development complies with the regulations of the AR-1-1 zone and site-specific development regulations for the Rancho Valley Farms parcels, as allowed through the approval of a Planned Development Permit.

Deviations are approved with this project as follows: the minimum side yard setback shall be allowed to be fifteen feet where twenty feet is required with the adjacent property to provide a fifteen foot side yard setback. The deviation from a twenty foot side yard setback to a fifteen side yard setback for interior lots has been approved elsewhere within agricultural zones in the North City Future Urbanizing Area. The variable side yard setback would maintain a twenty-five foot separation between structures with a ten foot minimum on one side and a corresponding fifteen feet on the other adjacent property. These deviations have been determined to result in a superior project which results in protection of the sensitive resources and contributes to the new housing stock of the City. The project does not propose any deviations to the Environmentally Sensitive Lands regulations.

In order to design a project which reflects the intended development pattern of Subarea II, deviations from the regulations of the Land Development Code are required at this unique site. The Progress Guide and General Plan goal of limiting disturbance of the natural open space and preserving the habitat value of the environment for the benefit of wildlife species encourages the use of creative solutions to those regulations of the Land Development Code. The proposed project includes architectural plans that have extensive articulation and fenestration. This level of detail is consistent with the purpose and intent of the planned development regulations; however, in order to implement the site plan and architecture at this site; to preserve the habitat and passive recreational values of the open space; and to maximize the density at the site to contribute to the housing stock of the City of San Diego, the proposed deviations are granted to permit a minimum side yard setback of ten feet on one lot where the adjacent lot would have a minimum setback not less than fifteen feet.

4. The proposed development, when considered as a whole, will be beneficial to the community. The owner of the proposed development will dedicate in fee simple title 33.45 acres, or 79.96 percent of the site, of designated MHPA open space into the regional open space system to be owned by and for the City of San Diego. The project will apply a native seed mix in a hydroseed application to the 33.45 acres in the MHPA which were formerly used for active agriculture to accelerate the natural restoration process. The application of the hydroseed will speed the natural process of species

establishment and ultimately result in an open space in a naturally vegetated condition. The restoration of this habitat will contribute to the preservation of the functions and values of natural open space upon and in the vicinity of the site. The proposed development will provide for a detention basin within the development area capable of handling all project-related storm runoff and implement all necessary Best Management Practices to meet the 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. The development will contribute to the region's housing supply by constructing ten residential units and will pay all applicable public facilities financing and schools fees. The development will comply with the requirements of the Inclusionary Housing Ordinance by paying into the affordable housing in-lieu fee as provided by and consistent with the regulations applicable in the North City Future Urbanizing Area. Furthermore, the architecture of the buildings has been designed so that the proposed development will compliment its location and surroundings. For these specific reasons, the proposed development, when considered as a whole, will be beneficial to the community.

Deviations are approved with this project as follows: the minimum side yard setback shall be allowed to be fifteen feet where twenty feet is required with the adjacent property to provide a fifteen foot side yard setback. The deviation from a twenty foot side yard setback to a fifteen side yard setback for interior lots has been approved elsewhere within agricultural zones in the North City Future Urbanizing Area. The variable side yard setback would maintain a twenty-five foot separation between structures with a ten foot minimum on one side and a corresponding fifteen feet on the other adjacent property. The project does not propose any deviations to the Environmentally Sensitive Lands regulations. These deviations have been determined to result in a superior project which results in protection of the sensitive resources, contributes to the new housing stock of the City and results in a superior design and greater utilization of land.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The proposed deviations are consistent with the purpose and intent of Section 126.0602(b)(1). In granting these specific deviations, as indicated above in Finding 3, the City will realize the benefit of ten additional ownership housing opportunities in this location and the dedication of 33.45 acres into the City-owned open space inventory. Utilizing the rural clustering approach to the site design results in the greater preservation of open space, protection and restoration of habitat areas from former agricultural activities, greater efficiency in the utilization of land and limited resources, a more cohesive neighborhood identity, and the realization of the community plan goal for harmony with the natural environment consistent with the recommendations of the General Plan by reducing the effect of scale and using forms and materials in harmony with the texture, color and character of the site. The proposed deviations are consistent with the purpose and intent of Section 126.0602(b)(1), are appropriate for the location, and will result in greater benefits accruing to the City.

B. Supplemental Findings--Future Urbanizing Area

1. The proposed development will assist in accomplishing the goal of permanently preserving lands designated in the Progress Guide and General Plan as part of the environmental tier through the provision of public and private open space easements or dedications. The owner of the proposed development will preserve 33.45 acres or 79.96% of the site as open space within the Multiple Habitat Planning Area through the dedication of this land in fee simple title to the City of San Diego. The Pacific Highlands Ranch Subarea III Plan and the San Dieguito River Park Coast to Crest Trail identify an open space trail through this property in the area designated as open space. The proposed project will design and construct the segment of this trail system which passes through the property. The proposed project will also restore the open space by applying a seed mix in a hydroseed application composed of native plant species to speed the natural revegetation of the land where former agricultural activities had removed all natural vegetation. The restoration of the land to a naturally vegetated condition, the dedication of 33.45 acres as open space within the Multiple Habitat Planning Area and the design and construction of the trail segment through the site will all assist in accomplishing the goal of permanently preserving and enhancing these lands.

2. The proposed development will not foreclose future decisions regarding the size of major primary arterials, expressways, or freeways that may traverse the property. The site is located between two circulation routes within the planning area. El Camino Real is designated to be constructed as a four lane major circulation element road and Old El Camino Real is designated as a two lane collector circulation element road. The site is not within any long range planning efforts identified by the State of California Department of Transportation for future highways or freeways or those planning efforts by the City of San Diego Engineering and Capital Projects Transportation Engineering Design for an expressway or major arterial other than El Camino Real. The proposed development will not foreclose the future plans to widen El Camino Real. There are no plans by either the State of California Department of Transportation or City of San Diego Engineering and Capital Projects Transportation Engineering Design to traverse the site.

3. The proposed development will be adjacent to areas presently served by water and sewer lines, thereby avoiding leapfrog development. Presently water and sewer mains are located in the public right-of-way of Old El Camino Real and other necessary utilities are adjacent to the site. In this way approval of the project will not result in the haphazard, erratic or illogical development pattern described by the term "leapfrog development."

4. The proposed development will be at least fiscally neutral, thereby not imposing a burden upon the City's capital and operating budgets. The proposed development will pay all fees required by the City of San Diego as determined by the City Council adopted fee schedule for new development. Further, the costs to provide continued community services to new single family development will be reimbursed through the payment of property taxes collected by the County Tax Assessor and Tax Collector. In these ways, through the payment of property taxes and development fees,

the proposed development will be at least fiscally neutral thereby not imposing a burden upon the City's capital and operating budgets.

5. The proposed development will provide housing on the property affordable to lower income families, as certified by the San Diego Housing Commission. The project is eligible to pay a fee in-lieu of providing affordable housing because the project only contains ten dwelling units. The North City Future Urbanizing Area plan allows projects with ten or fewer dwelling units or projects with densities of less than one dwelling unit per acre to pay the in-lieu fee. The fee for Subarea II is presently equal to \$4,840 per market rate unit.

6. The proposed development comprehensively addresses framework planning issues including land use, character, and scale of development; environmental resources; and public facilities and the increase in density will not adversely affect the biological goals and objectives of the Multiple Species Conservation Program Subarea Plan. The proposed single family development on 8.38 acres of a 41.83 acre site designated for Agriculture by the Progress Guide and General Plan allows residential development at the densities allowed by the existing AR-1-1 zone. Through a Planned Development Permit density may be requested as a rural cluster development to allow up to four units per acre. This property is subject to the policies of the North City Future Urbanizing Area Framework Plan, the city's land use plan for this area. The Framework Plan identifies various planning subareas, and this property is within Subarea II, which is identified for a variety of low-intensity residential, agricultural and open space uses. The portion of the canyon south of El Camino Real is designated by the Framework Plan as Environmental Tier and is intended ultimately for conservation as open space. The proposed project is consistent with this designation and will dedicate 33.45 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The proposed project is consistent with the land use allowed by the Framework Plan, the density allowed through a Planned Development Permit as a rural cluster and the preservation goals of the Environmental Tier. The development of ten single family structures clustered on 8.38 acres has been determined through the review process to be consistent with the land use, character and scale of the area. Other properties have developed with single family one and two-story structures, open space, habitat restoration and preservation. Through the preservation of 33.45 acres of open space the environmental resources of the site will be enhanced and preserved. With the dedication of 33.45 acres of the site being preserved as open space in the MHPA, the public facilities and the increase in density will not adversely affect the biological goals and objectives of the Multiple Species Conservation Program Subarea Plan and is consistent with the goals and objectives of the Multiple Species Conservation Program Subarea Plan.

The owner of the proposed development will dedicate in fee simple title 33.45 acres, or 79.96 percent of the site, of designated MHPA open space into the regional open space system to be owned by and for the City of San Diego. The project will apply a native seed mix in a hydroseed application to allow the restoration process to begin more rapidly than through natural means in the 33.45 acres within the MHPA which were formerly used for active agriculture. The application of the hydroseed mixture will speed the

natural process of species establishment and ultimately result in an open space in a naturally vegetated condition. The restoration of this habitat will contribute to the preservation of the functions and values of natural open space upon and in the vicinity of the site. The proposed development will provide for a detention basin within the development area capable of handling all project-related storm runoff and implement all necessary Best Management Practices to meet the 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. These project features will contribute to the goals and objectives of the Multiple Species Conservation Program Subarea Plan. The development will contribute to the region's housing supply by constructing ten residential units and will pay all applicable public facilities financing and schools fees. The development will comply with the requirements of the Inclusionary Housing Ordinance by paying into the affordable housing in-lieu fee as provided consistent with the regulations. Furthermore, the architecture of the buildings has been designed so that the proposed development will compliment its location and surroundings.

7. Within the North City future urbanizing area, as designated in the Progress Guide and General Plan, the proposed development will be consistent with the approved subarea plan. The proposed single family development on 8.38 acres of a 41.83 acre site designated for Agriculture by the Progress Guide and General Plan allows residential development at the densities allowed by the existing AR-1-1 zone. Through a Planned Development Permit density may be requested as a rural cluster development to allow up to four units per acre. This property is subject to the policies of the North City Future Urbanizing Area Framework Plan, the city's land use plan for this area. The Framework Plan identifies various planning subareas, and this property is within Subarea II. Subarea II is identified for a variety of low-density residential, agricultural and open space uses. The canyon south of El Camino Real within the site is designated by the Framework Plan as Environmental Tier and is intended ultimately for conservation as open space. The proposed project is consistent with this designation and will dedicate 33.45 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The proposed project is consistent with the land uses allowed by the Framework Plan, the density allowed through a Planned Development Permit as a rural cluster and the preservation goals of the Environmental Tier. Being determined the project is consistent with the Progress Guide and General Plan, the Framework Plan, the regulations of the AR-1-1 zone and the Planned Development Permit regulations, the proposed development will not adversely affect the applicable land use plan.

8. The applicant and property owner have agreed in a recorded document that in return for the present increase in density granted by the City Council, no future development rights shall remain on the property. No increase in density is requested nor any granted inconsistent with the general development regulations in the AR-1-1 Zone. The open space area of the site will be dedicated in fee simple title for preservation as open space. This area represents fully three fourths of the project site and is measured as being 33.45 acres. No development rights will exist on these 33.45 acres after the dedication of this land to the City in fee simple title as open space.

Site Development Permit - Section 126.0504**A. Findings for all Site Development Permits**

- 1. The proposed development will not adversely affect the applicable land use plan.** The proposed single family development on 8.38 acres of a 41.83 acre site designated for Agriculture by the Progress Guide and General Plan allows residential development at the densities allowed by the existing AR-1-1 zone. See Planned Development Permit Finding No. 1 above for additional information.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed development will construct all necessary improvements in a manner to assure the project will not be a detriment to the public health, safety, and welfare. See Planned Development Permit Finding No. 2 above for additional information.
- 3. The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed development complies with the regulations of the AR-1-1 zone and site-specific development regulations for the Rancho Valley Farms parcels, except as allowed through the approval of a Planned Development Permit. See Planned Development Permit Finding No. 3 above for additional information.

B. Supplemental Findings--Environmentally Sensitive Lands

- 1. The site is physically suitable for the design and sitting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The North City Future Urbanizing Area Subarea II has been specifically planned through the Progress Guide and General Plan process for low-density residential, agricultural and open space uses. The site is zoned for residential uses consistent with the AR-1-1 Zone regulations which allows for clustered development at a density of four dwelling units per acre in return for an area equal to three times the development area being preserved as open space. The site was planned and approved consistent with the City's adopted MSCP and will preserve 33.45 acres for the MHPA. The development footprint has been located on the area identified as being the least sensitive area of the site. The development site was used for agriculture for many decades and is disturbed agricultural land. Additionally, all brush management for this project has been located outside of the MHPA and within either HOA or single owner properties, thus further preventing any impact to sensitive resources. The proposed development has been sited on the portions of the project site with minimal topographic relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized. No sensitive habitat will be impacted resulting from the construction of the project.
- 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 proposed project was designed to minimize alterations to natural

landforms and has resulted in achieving that goal. The site was previously disturbed through agricultural activities for several decades. The grading of the site will not create additional disturbance beyond those areas used earlier for agriculture and has minimized the alteration of the land form. The development footprint has been located to minimize erosion, flood, and fire hazards. The development complies with the region-wide erosion control plan. The project meets the City-wide applicable requirements related to storm water runoff and best management practices as related to storm water runoff.

Specifically, the development area is located out of the floodway and on the higher portions of the property. All brush management will be located out of the MHPA resulting in increased building setbacks and reduced fire hazards. The project site is located within geologic hazard zones 31, 32, 52, and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 31 is characterized by a high potential for liquefaction-shallow groundwater, major drainages, and hydraulic fills. Zone 32 is characterized by low potential for liquefaction, fluctuating groundwater, and minor drainages. Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. The geotechnical report prepare for the project has been reviewed by professional geotechnical staff. Based on the results of that review, the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The project has been sited on the higher ground and disturbed portion of the site, all of which was previously used for agricultural purposes. An increased brush management Zone One will be provided within the development area without any necessity for Zone Two which further eliminates impacts to adjacent environmentally sensitive lands. The proposed development will therefore be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The proposed development has been sited on the portions of the project site with minimal topographic relief, all of which has been disturbed through previous agricultural practices. As a result of the design of the project, both grading and disturbance of sensitive habitat is minimized. No sensitive habitat will be impacted resulting from the construction of the project.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed single family development on 8.38 acres of a 41.83 acre site designated for Agriculture by the Progress Guide and General Plan allows residential development at the densities allowed by the existing AR-1-1 zone. Through a Planned Development Permit density may be requested as a rural cluster development to allow up to four units per acre. This property is subject to the policies of the North City Future Urbanizing Area Framework Plan, the city's land use plan for this area. The Framework Plan identifies various planning

subareas. The project property is within Subarea II identified for a variety of low-intensity residential, agricultural and open space uses. The portion of the canyon south of El Camino Real is designated by the Framework Plan as Environmental Tier and is intended ultimately for conservation as open space. The proposed project is consistent with this designation through the dedication of 33.45 acres to the City of San Diego as open space within the Multiple Habitat Planning Area. The proposed project is consistent with the land use allowed by the Framework Plan, the density allowed through a Planned Development Permit as a rural cluster and the preservation goals of the Environmental Tier. The development of ten single family structures clustered on 8.38 acres has been determined through the review process to be consistent with the land use, character and scale of the area. Through the preservation of 33.45 acres of open space the environmental resources of the area will be preserved and be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The project will include all necessary water quality measures and best management practices to assure downstream properties, wetlands, lagoons and public beaches will be protected. These measures will assure the public beaches and the shoreline sand supply will not be eroded or be negatively impacted as a result of the project. The proposed development will provide for a detention basin within the development area capable of handling all project-related storm runoff and will implement all necessary Best Management Practices to meet the 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 these ways the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. An initial study has been conducted for the proposed development on this site and concluded that an Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program is appropriate. Through the Mitigation Monitoring and Reporting Program all environmental impacts associated with this project will be mitigated to a level below significance. In addition, all mitigation measures identified in the Mitigated Negative Declaration associated with this proposed development have been adopted and will be incorporated into the requirements of the development permits. Thus, all mitigation reasonably related to and calculated to alleviate any potentially negative impacts created by the proposed development have been incorporated into the conditions of the development permits.

Coastal Development Permit - Section 126.0708**A.**

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The 41.83 acre site is located approximately three miles east of the Pacific Ocean. No physical accessway legally used by the public or proposed public accessway will be compromised or encroached upon with the approval of the project. No existing or proposed physical accessway exists or is designated on or across the site that is designated for public use in an identified Local Coastal Program land use plan. The coastal zone crosses a portion of the property along the northwestern area of the site. The project does not block or impede any legal or proposed accessway to the coast or other scenic coastal areas. The project protects and enhances views into the San Dieguito River Valley and the San Dieguito Lagoon. From the site along Old El Camino Real no public views to or along the ocean or other scenic coastal areas presently exist and none will be impacted from the approval of the project. In addition, views to the ocean or other scenic coastal areas do not exist and thus are not affected.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The project has been sited on the topographically elevated disturbed portion of the site, all of which was previously used for agricultural purposes. An increased brush management Zone One will be provided within the development area which further eliminates any future impacts to adjacent environmentally sensitive lands present on the property. The proposed development will therefore be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The proposed development has been sited on the portions of the project site with minimal topographic relief, all of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat is minimized. No sensitive habitat will be impacted resulting from the construction of the project.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The land use plan which applies to this site is the Progress Guide and General Plan. The North City Future Urbanizing Area Subarea II is the specific area of the project site. The development regulations applied to this site are those of the AR-1-1 Zone. The proposed project complies with all relevant regulations of the AR-1-1 Zone, as allowed through a Planned Development Permit, and the policies of the Progress Guide and General Plan and North City Future Urbanizing Area Subarea II.

4. For every Coastal Development Permit issued for any coastal development

between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The site along Old El Camino Real is not between the nearest public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. The site is located in the North City Future Urbanizing Area Subarea II area of Interstate 5. The development of a ten lot single family subdivision and ten single family structures will have no affect upon the public's access to coastal resources or recreation policies of Chapter 3 of the Coastal Act. The site does not contain any existing or planned access routes to the sea or shoreline of any body of water within the Coastal Overlay Zone and will have no affect upon the recreation policies of Chapter 3 of the Coastal Act in that all necessary parking is provided on the site for residents and visitors. Being determined that the proposed project will have no affect upon the access or recreational policies of the Coastal Act, the proposed project is therefore in conformance with the policies of such act.

Neighborhood Use Permit - Section 126.0205

1. **The proposed development will not adversely affect the applicable land use plan.** The proposed single family development on 8.38 acres of a 41.83 acre site designated for Agriculture by the Progress Guide and General Plan allows residential development at the densities allowed by the existing AR-1-1 zone. See Planned Development Permit Finding No. 1 above for additional information.
2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed development will construct all necessary improvements in a manner to assure the project will not be a detriment to the public health, safety, and welfare. See Planned Development Permit Finding No. 2 above for additional information.
3. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed development complies with the regulations of the AR-1-1 zone and site-specific development regulations for the Rancho Valley Farms parcels, except as allowed through the approval of a Planned Development Permit. See Planned Development Permit Finding No. 3 above for additional information.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit No. 8294, Site Development Permit No. 8292, Coastal Development Permit No. 419844 and Neighborhood Use Permit No. 411907 is granted

to Pardee Homes, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Shirley Edwards
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
Or.Dept:Clerk
R-INSERT
Form=permitr.frm(61203wct)
Reviewed by John S. Fisher

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 420946

PLANNED DEVELOPMENT PERMIT NO. 8294, SITE DEVELOPMENT PERMIT NO. 8292,
 COASTAL DEVELOPMENT PERMIT NO. 419844 AND
 NIEGHBORHOOD USE PERMIT NO. 411907
RANCHO VALLEY FARMS [MMRP]

City Council

DRAFT

This Planned Development Permit No. 8294, Site Development Permit No. 8292, Coastal Development Permit No. 419844 and Neighborhood Use Permit No. 411907 is granted by the Council of the City of San Diego to Pardee Homes, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 126.0501, 126.0205 and 126.0708. The 41.83 acre site is located between El Camino Real and Old El Camino Real, south of San Dieguito Road in the AR-1-1 Zone in the North City Future Urbanizing Area Subarea II. The project site is legally described as that portion of the South Half of the Northwest Quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Meridian, as described in Deed to Lorraine W. Conley, recorded March 11, 1965 as File/Page No. 36083 of Official Records of San Diego County, in the City of San Diego, County of San Diego, State of California. The above property is described as Parcel 5 on Certificate of Compliance, recorded May 23, 1997 as File No. 1997-02417997 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide and develop ten single family lots with ten single family homes, one lot dedicated in fee to the City of San Diego for open space, one lot for a private drive to be owned by the homeowners association and three lots for slopes to be owned by the homeowners association, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. The subdivision and development of ten single family lots with ten single family homes each with an option to include a guest quarters, one lot dedicated in fee to the City of

San Diego for open space, one lot for a private drive to be owned by the home owners association and three lots for slopes to be owned by the homeowners association;

- b. Deviations: Front yard setbacks are a minimum of 25 feet, except where garages are turned to the side and not facing the private driveway then a minimum of 15 feet is allowed. Interior side yard setbacks may vary as follows: A minimum of 30 feet shall be maintained between two adjacent two-story structures on adjacent lots and 25 feet shall be maintained between two adjacent one-story structures on adjacent lots. On lots where a one-story structure is adjacent to lot with a two-story structure the setback shall be no less than 15 feet on each lot. A minimum of 25 feet shall be maintained between structures in which one is a one story structure.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- 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 within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
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 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 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. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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 Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 5029 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 Mitigated Negative Declaration No. 5029 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, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

PALEONTOLOGICAL
HISTORICAL RESOURCES (ARCHAEOLOGY)
BIOLOGICAL 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.

ENGINEERING REQUIREMENTS:

16. The Planned Development Permit, Site Development Permit, Coastal Development Permit and Neighborhood Use Permit shall comply with the conditions of the Vesting Tentative Map No.8295 Rancho Valley Farms.

LANDSCAPE REQUIREMENTS:

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A."
18. Installation of slope planting and erosion control including seeding of all disturbed land for all development area only, exclusive of Lot "A," consistent with the approved landscape and grading plans is considered to be in the public interest. The Owner/Permittee shall initiate such measures as soon as the grading and disturbance has been completed. Such erosion control slope planting and the associated irrigation systems, both temporary and/or permanent, and appurtenances shall be installed in accordance with the approved plans and the Land Development Manual, Landscape Standards.
19. Prior to issuance of any building permits, a single application of a hydroseed mixture composed of native plant species, mulch, binder, and any other material which is standard practice for hydroseed mixtures, shall be applied to all of Lot "A." Evidence of this single application of hydroseed mix shall be provided to the City Manager.
20. Prior to issuance of any building permits, complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A."
21. Prior to final inspection of any building permit, 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.
22. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
23. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, 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 Manager within 30 days of damage or a Final Landscape Inspection.
24. The Owner/Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

25. Prior to the release of the Landscape Establishment & Maintenance Bond an establishment period for slopes and revegetation for all development area only, exclusive of Lot "A," shall be a minimum of five years or as approved otherwise by the Mitigation Monitoring & Coordination Section of Development Services.

BRUSH MANAGEMENT REQUIREMENTS:

26. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A."

27. 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."

28. 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, M.C. 55.0101, the Landscape Standards, and the Land Development Code Section 142.0412 (Ordinance 19413).

29. The Brush Management Program shall consist of Zone One and Zone Two consistent with the Brush Management Regulations of the Land Development Code section 142.0412 and Exhibit "A."

30. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manager's approval.

31. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the 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."

32. In Zone One, 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 Planning Department MSCP Section.

33. Prior to final inspection of any structure, the approved Brush Management Program shall be implemented.

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

PLANNING/DESIGN REQUIREMENTS:

31. No fewer than two off-street parking spaces per lot shall be maintained on each property at all times in the approximate locations shown on the approved Exhibit "A." On any lot which develops with a guest quarters, an additional parking space shall be provided on the lot in an appropriate location. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

32. 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.

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

34. 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.

35. 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.

36. All exterior lighting shall be limited to low-level lights and utilize shields to minimize the amount of light entering any identified sensitive biological resource. All lighting shall adhere to Section 142.0740.

37. The guest quarters shall not contain a kitchen or facilities for the storage and preparation of food.

38. Architectural encroachments in required setbacks are not allowed, which include items such as eaves, awnings, patio covers, trellises, barbeques, self standing fireplaces/chimneys, bay windows, guest units, and items identified in LDC, Section 131.0461, architectural projections in residential zones.

39. All development shall utilize materials that blend with the natural landscape and specify neutral, earth tone, muted colors.

40. The Owner/Permittee shall make available to all prospective buyers information on energy efficient technologies available with new residential construction as well as offer a program to incorporate any additional energy efficient features and appliances into the structures as a construction option.

41. Required fencing between designated private use areas and common brush management and/or MHPA/open space lots shall not be altered, removed or relocated.

WASTEWATER REQUIREMENTS:

55. The Owner/Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.
56. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
57. 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.
58. The Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one lot.
59. All on site sewer facilities shall be private.

WATER REQUIREMENTS:

56. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of an eight-inch water main in the private driveway within an adequate General Utility Easement from Old El Camino Real to the end of the private driveway, in a manner satisfactory to the Water Department Director and the City Engineer.
57. 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.
58. 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.
59. 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 shall be modified at final engineering to comply with standards.
60. Prior to any final inspection, 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.

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 Council of the City of San Diego on [date and resolution number] .

Permit Type/PTS Approval No.: PDP No. 8294,
SDP No. 8292, NUP No. 411907 and CDP No.
419844

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
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 _____
Beth Fischer
Vice President of New Development

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

Rev. 10/26/06 jsf

001029

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
John Arvin	Senior Vice President, Land Development
Robert E. Clauser, Jr.	Senior Vice President, Marketing
Anthony P. Dolim	Senior Vice President, Finance
David Dunham	Senior Vice President, Multi-Family
Leonard S. Frank	Senior Vice President, Governmental Affairs
Amy L. Glad	Senior Vice President, Governmental Affairs
Christopher J. Hallman	Senior Vice President and Legal Counsel
Jon E. Lash	Senior Vice President, Land Acquisition
Randy Myers	Senior Vice President, Construction
John Osgood	Senior Vice President, Community Development
Gary Probert	Senior Vice President, Sales
David L. Scoll	Senior Vice President and General Counsel
James C. Wisda	S. V. P., Business Planning & Development
John Allen	Vice President, Construction Operations
James C. Bizzelle, III	Vice President, Community Development
Gino Cesario	Vice President, Corporate & Strategic Services
Mike Conkey	Vice President, Controller
Robert Dawson	Vice President, Closing Services
Patrick Emanuel	Vice President, Construction Operations
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

001030

David Ragland	Vice President, Community Development
Greg Ray	Vice President, Landscape Architecture
Donna Sanders	Vice President, Options
Gregory P. Sorich	Vice President, Land Disposition
James A. Stringer	Vice President, Community Development
Michael C. Taylor	Vice President, Community Development
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
Rancho Valley Farms - PTS# 5029

Date	Action	Description	City Review Time	Applicant Response
04/07/03	First Submittal	Project Deemed Complete		
05/22/03	First Assessment Letter		33 days	
06/01/05	Second Submittal			527 days
07/13/05	Second Review Complete		30 days	
11/09/06	Third Submittal			345 days
12/15/06	Third Review Complete		26 days	
03/14/07	Fourth Submittal			63 days
04/09/07	Fourth Review Complete		18 days	
06/07/07	Fifth Submittal			43 days
06/29/07	Fifth Review Complete		16 days	
10/03/07	Sixth Submittal			68 days
10/16/07	Sixth Review Complete		9 days	
10/19/07	Seventh Submittal			3 days
10/29/07	Seventh Review Complete		6 days	
10/29/07	Issues Complete		0 days	
01/24/08	Public Hearing		63 days	
TOTAL STAFF TIME			201 days	
TOTAL APPLICANT TIME				1049 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	41 months and 10 days	

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BECD/...



Mitigated Negative Declaration

Land Development
Review Division
(619) 446-5460

Project No. 5029
SCH No. 2003101160

SUBJECT: Rancho Valley Farms: PLANNED DEVELOPMENT PERMIT (PDP), COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP), VESTING TENTATIVE MAP (VTM), AND NEIGHBORHOOD USE PERMIT (NUP) to create ten residential lots and construct 10 single-family homes on a 41.83-acre site located between Old El Camino Real and El Camino Real, south of the San Dieguito River in the City of San Diego, California (Figures 1 and 2). The site is zoned AR-1-1 (Agriculture Residential) and is located in Subarea II, within the Coastal Overlay Zone in the City and County of San Diego (Section 7, Township 14 South, Range 3 West on the U.S. Geological Survey (USGS) 7.5-Minute Del Mar quadrangle).

Applicant: Pardee Homes.

Note: **Minor changes have been included in the document. These changes do not affect the analysis or conclusions of the document. The changes are shown in standard strike-out/underline format.**

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect on archaeology, biology, and paleontology. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an environmental impact report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General Measures which must be completed prior to any authorization to proceed:

1. Prior to issuance of any grading permits, the Assistant Deputy Director (ADD) of the

City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading, Environmental Requirements: "Rancho Valley Farms project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the environmental document MND (LDR No. 5029). The project is conditioned to include the monitoring of grading operations by a paleontologist."

2. The owner/permittee shall make arrangements to schedule a preconstruction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer (RE), the monitoring paleontologist and biologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a *Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if*

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

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 - 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
 - 2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
 - 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night 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~~ 8 AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM ~~the following morning~~ of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of

- 24 hours before the work is to begin.
- 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

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

HISTORICAL RESOURCES (ARCHAEOLOGY)

~~I. Prior to Permit Issuance~~

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

- ~~1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, 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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.~~
- ~~2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.~~
- ~~3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.~~

~~II. Prior to Start of Construction~~

~~A. Verification of Records Search~~

- ~~1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, 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.~~
- ~~3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.~~

~~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 Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological 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 an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.~~
 - b. ~~The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.~~

III. ~~During Construction~~

- A. ~~Monitor Shall be Present During Grading/Excavation/Trenching~~
 1. ~~The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**~~
 2. ~~The monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.~~
 3. ~~The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.~~
- B. ~~Discovery Notification Process~~
 1. ~~In the event of a discovery, the Archaeological 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 and Native American representative, if applicable, shall evaluate the~~

~~significance of the resource. If Human Remains are involved, follow protocol in Section IV below.~~

- ~~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.~~
- ~~b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) 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, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.~~

~~IV. Discovery of Human Remains~~

~~If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:~~

~~A. Notification~~

- ~~1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).~~
- ~~2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.~~

~~B. Isolate discovery site~~

- ~~1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.~~
- ~~2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.~~
- ~~3. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.~~

~~C. If Human Remains ARE determined to be Native American~~

- ~~1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, ONLY the Medical Examiner can make this call.~~
- ~~2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.~~
- ~~3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.~~
- ~~4. The PI shall coordinate with the MLD for additional consultation.~~
- ~~5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:~~
 - ~~a. The NAHC is unable to identify the MLD, OR the MLD failed to make a~~

- ~~recommendation within 24 hours after being notified by the Commission; OR;~~
- ~~b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.~~

~~D. If Human Remains are NOT Native American~~

- ~~1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.~~
- ~~2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).~~
- ~~3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.~~

~~V. 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 pre-con 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, and IV Discovery of Human Remains.~~
 - ~~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.~~

~~VI. 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 Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring;~~

- ~~a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.~~
- ~~b. Recording Sites with State of California Department of Parks and Recreation— The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center 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 Artifacts~~
 - ~~1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued~~
 - ~~2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.~~
- ~~C. Curation of artifacts: Accession Agreement and Acceptance Verification~~
 - ~~1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.~~
 - ~~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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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.~~

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

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

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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, 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.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

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 Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological 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 an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. 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 (CSV). The CSV'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 modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological 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 and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) 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, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission;
OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC

fails to provide measures acceptable to the landowner.

- c. In order to protect these sites, the Landowner shall do one or more of the following:
- (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. U Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are NOT Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains.
 - 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 of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

- B. If night and/or weekend 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.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center 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 Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

BIOLOGICAL RESOURCES

Conveyance to the Multi-Habitat Planning Area

1. Prior to recordation of the first final map and/or issuance of any grading permits, the ~~32.92~~ 33.45 acres of on-site MHPA shall be conveyed to the City's MSCP preserve through fee title to the City, a conservation easement or a covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes; these features shall have conservation easements recorded over them if accepted into the MHPA, with maintenance and management responsibilities retained by the Owner/Permittee, unless otherwise agreed to by the City.
2. To facilitate MHPA conveyance, any non-fee areas shall be lotted separately, have conservation easements placed over them if located in the MHPA, and be maintained in perpetuity by the Owner/Permittee/Applicant unless otherwise agreed to by the City. All other on-site areas shall be conveyed through any of the three above methods. A copy of the proposed/ final method of MHPA conveyance shall be submitted to DSD and MSCP.

Avian Mitigation

The Rancho Valley Farms site could also result in adverse impacts to raptor foraging habitat. This measure shall be offset through the preservation of 100% of the natural vegetation onsite, located within the MHPA. This measure would reduce all impacts to a level that is less than significant.

To avoid any unnecessary construction-related direct and indirect impacts to possible raptors and California Gnatcatchers that might inhabit the MHPA prior to grading, and to the MHPA resources in general, the owner/permittee shall, using a qualified biologist, implement the following mitigation measures. A letter of verification to the Assistant Deputy Director of the Land Development Review Divisions stating that a qualified biologist has been retained to implement these measures shall be submitted prior to the granting of a grading permit.

- a) The qualified biologist shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans.
- b) The project biologist shall meet with the owner, permittee or designee, and the construction crew to conduct on onsite educational session regarding the need to avoid impacts outside of the approved development area.

- c) During grading activities, 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 sandbags; sediment fencing and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope 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 either inside the fenced development area or in an area approved by the project biologist.
- e) If the site has a potential to support nests and nesting raptors are present during grading and/or construction activities, compliance with the Migratory Bird Treaty Act/ Section 3503 would preclude the potential for direct impacts.

If there is a potential for direct noise impacts to nesting raptors, prior to any grading or vegetation removal within the development area during the raptor breeding season (February 1 through September 15) the biologist shall ensure that no raptors are nesting. If construction occurs during the raptor breeding season a preconstruction survey would be conducted and no construction would be allowed within 300 or 500 feet of any identified nest(s) (depending on type of avian species) until the young had fledged. Should the biologist determine that raptors are nesting; an active nest shall not be removed until after the breeding season.

- f) Prior to the issuance of any grading permit the Assistant Deputy Director of the Land Development Review Division shall verify that the 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 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 within the MHPA that would be subject to 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
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site, where 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 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 acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities shall 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).
- 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 noise walls are necessary between March 1 and August 15 as follows:
- I. If this evidence indicates the potential is high for the 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.

Land Use Adjacency-MHPA

Drainage – All drainage from proposed roads and structures associated with the Rancho Valley Farms site shall flow into a storm drain system located in the proposed road, then to a detention structure located in the northeast corner of the development area. A pipe shall convey water from this detention structure to an existing natural drainage swale where it shall be discharged. This will ensure that runoff from the project will not increase erosion, sedimentation or affect water quality.

Lighting – All lighting associated with the project shall be shielded and directed away from the urban/natural edge. Remnant night-lighting would not be a nuisance to surrounding wildlife. These remaining indirect effects are not considered significant, and no additional mitigation is required.

Human Intrusion – Barriers such as low fencing and trail markers shall be incorporated into the project design to limit and control public access into natural open space.

Invasive Plants – The landscape plant palette for the proposed graded areas adjacent to natural open space areas shall include only native and low fuel plant species. No invasive (non-native weedy) species shall be introduced adjacent to natural open space.

Brush Management – Brush Management Zone 2 is compatible with the biological objectives of maintaining the biological function of the natural open space. In this particular circumstance, it has been possible to locate all brush management, whether Zone 1 or 2, within the development area. No brush management shall be done within the MHPA.

* Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level of it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

The environmental mitigation measures listed above shall be shown on the construction plans or referenced under the heading, "Environmental Requirements."

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego

Central Library (81A)
Library, Carmel Valley Branch (81E)
City Attorney's Office
Community Service Center, Carmel Valley
Councilmember Peters, Council District 1
Development Services, John Fisher, Development Project Manager
Development Services, Robert Negrete, Engineering
Development Services, Allison Sherwood, Environmental
Development Services, Craig Hooker, Landscape
Development Services, Mitigation, Monitoring Coordination Program
Development Services, Bill Mackey, Permit Planning
Development Services, Labib Quasem, Transportation
Parks and Open Space, Jeff Harkness
Planning Department, Bernard Turgeon, Long Range Planning
Planning Department, Betsy Miller, MSCP

Others

Pardee Homes, Applicant, Attention: Beth Fischer
Ted Shaw, Latitude 33
Lee Sherwood, Recon
Brian Boudreau, Neighbor
Environmental Protection Agency (19)
U.S. Fish and Wildlife Service (23)
U.S. Army Corps of Engineers (26)
Caltrans (31)
California Department of Fish and Game (32)
Cal EPA (37A)

California Department of Parks and Recreation (41)
Resources Agency (43)
California Regional Water Quality Control Board (44)
State Clearinghouse (46A)
California Coastal Commission (47)
Department of Conservation / Mines and Geology Division (61)
County Archaeological Department (64)
Fire and Life Safety Services (79)
Historical Resources Board (87)
Wetland Advisory Board (91A)
Environmental Services Department (93A)
Sandag (108)
San Dieguito River Park JPA (116)
UCSD Library (134)
Environmental Law Society (164)
Sierra Club (165)
Sierra Club Neighborhood Canyon Creek and Park Groups (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Jim Peugh (167A)
California Native Plant Society (170)
Center for Biological Diversity (176)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182)
Carmel Mountain Conservancy (184)
Torrey Pines Association (186)
Carmen Lucas (206)
Jerry Schaefer PHD (209)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
San Diego County Archaeological Society (218)
Native American Heritage Commission (222)
SDSU Library (224)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution List (225A-R)
22nd District Agriculture Association (349)
Carmel Valley Community Planning Board (350)
Carmel Valley Trail Riders Coalition (351)
Del Mar Mesa Community Planning Board (361)
San Dieguito Lagoon Committee (409)
San Dieguito River Park CAC (415)
Friends of San Dieguito River Valley (421)
San Dieguito Valley Conservancy (422)
RVR Parc (423)

Fairbanks Ranch Association (424)
U.S. Soil Conservation Services (430)

VII. RESULTS OF PUBLIC REVIEW:

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

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Allison Sherwood

Allison Sherwood, Senior Planner
Development Services Department

November 13, 2007

Date of Draft Report

January 9, 2008
Date of Final Report

Analyst: Lizzi



Comments Received

San Diego County Archaeological Society, Inc.

Environmental Review Committee

26 November 2007

To: Mr. Phil Lizzi
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Rancho Valley Farms
Project No. 5029

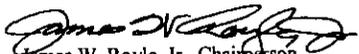
Dear Mr. Lizzi:

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

Based on the information contained in the DMND and ASM's archaeological evaluation report for the project, we agree with the impact analysis in the ASM report. We note that, while ASM did not recommend archaeological monitoring for either SD1686 or SD1-687, the City has added that requirement in the DMND. We assume some additional information available to the City led to this requirement.

Thank you for providing these documents to SDCAS for our review and comment.

Sincerely,


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

cc: ASM Affiliates
SDCAS President
File

Responses

1. Comment noted. Sacred sites are located deep beneath the surface of the ground in some cases and due to other sacred sites in the vicinity and the large amount of acreage to be graded, the City determined that it would be prudent to require monitoring for any excavation.
2. Comment noted.
3. The City of San Diego has accepted the land that is to be deeded to the City as MHPA. Therefore the City shall maintain the land as specified in the Multiple Species Conservation Program's (MSCP) Subarea Plan.
4. See comment 3.
5. The MND states that barriers be incorporated to prevent human intrusion. This is a mitigation requirement as stated in the MND. Fencing is listed as one of the options for this requirement to be met but does not necessarily constitute the only option. City Staff shall monitor the construction and implementation of these requirements and ensure that they are being met satisfactorily.
6. The word "active" indicates during the breeding season only. Therefore, removal of the nest shall only occur when the nest is not in use allowing construction to occur.
7. The site plan included in the MND indicates where the horse trail shall be placed. The MSCP's Subarea Plan states that the MHPA can be used for trails and passive recreation. The project shall conform to all regulations and land use adjacency guidelines listed in the plan which include proper construction, use and maintenance of trails.
8. A sacred land search was completed and no resources were identified on site. Archaeological monitoring will mitigate any potential impacts to historical resources.
9. Comment noted.



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
P.O. BOX 532711
LOS ANGELES, CALIFORNIA 90053-2325

December 19, 2007

REPLY TO
ATTENTION OF

Office of the Chief
Regulatory Division

Hugh Hewitt
Hewitt & O'Neill LLP
19900 MacArthur Boulevard, Suite 1050
Irvine, California 92612

Dear Mr. Hewitt,

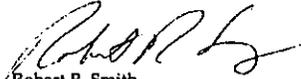
2. It has come to our attention that you plan to construct residential lots and single-family homes in the Rancho Valley Farms Project in the city of San Diego, California. This activity may require a U.S. Army Corps of Engineers permit.

A Corps of Engineers permit is required for the discharge of dredged or fill material into, including any redeposit of dredged material within, "waters of the United States" and adjacent wetlands pursuant to Section 404 of the Clean Water Act of 1972. Examples include, but are not limited to,

1. creating fills for residential or commercial development, placing bank protection, temporary or permanent stockpiling of excavated material, building road crossings, backfilling for utility line crossings and constructing outfall structures, dams, levees, groins, weirs, or other structures;
2. mechanized landclearing, grading which involves filling low areas or land leveling, ditching, channelizing and other excavation activities that would have the effect of destroying or degrading waters of the United States;
3. allowing runoff or overflow from a contained land or water disposal area to re-enter a water of the United States;
4. placing pilings when such placement has or would have the effect of a discharge of fill material.

Please refer to our website: www.spl.usace.army.mil/regulatory for a permit application form and a further description of our regulatory program. If you have any questions, please contact me at (858) 674-6784. Please refer to this letter and 2007-1490 in your reply.

Sincerely,



Robert R. Smith
Senior Project Manager
Regulatory Division
San Diego Section



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



DEC 28 2007

Mr. Phil Lizzi
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, California 92101

Subject: *Comments on the Draft Mitigated Negative Declaration for the Rancho Valley Farms Project, City of San Diego, California (Project No. 5029; SCH# 2003101160)*

Dear Mr. Lizzi:

The California Department of Fish and Game (Department) has reviewed the above-referenced draft Mitigated Negative Declaration (MND) dated November 20, 2007. We appreciate the extension of the review period for this document to December 28, 2007. The comments *provided herein are based on information provided in the draft MND, our knowledge of sensitive and declining vegetation communities in the County of San Diego, and our participation in regional conservation planning efforts.*

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; Sections 15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) Program. The City of San Diego (City) currently participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan.

The 41.83-acre project site is located in the City of San Diego, east of Interstate 5 and the City of Del Mar, at the intersection of El Camino Real and San Dieguito Road. The majority of the parcel is located within the Multiple Habitat Planning Area (MHPA) for the Subarea Plan. The project proposes to subdivide the site into 15 lots, for the development of 10 single-family homes, a private driveway, brush management zones, MHPA preservation, and a public road. A public horse trail would also be constructed within the MHPA as a component of the proposed project.

The Biological Resources Assessment (Natural Resource Consultants, October 2007) for the proposed project indicates that the project site consists of 33.95 acres agricultural land, 4.66 acres coastal sage scrub (CSS), 2.01 acres exotic woodland, 0.66 acre mulefat scrub, and 0.55 acre developed land. Red-tailed hawk, white-tailed kite, American kestrel, and orange-throated whiptail were also observed to utilize the site. No sensitive plant species were observed on site during surveys.

The project would impact approximately 7.60 acres of agricultural habitat outside of the MHPA, 0.11 acre of agricultural land within the MHPA, and 0.02 acre CSS within the MHPA; the impacts to CSS would result from construction of the proposed horse trail. Impacts to agricultural land are not considered significant and do not require mitigation. Impacts to less than 0.1 acre of CSS are not considered significant according to City's *California Environmental Quality Act Significance Determination Thresholds*, and thus would not require mitigation. The remainder of the on-site MHPA, 34.10 acres, would be conveyed to the City's MSCP preserve through fee-title transfer to the City and placement of a conservation easement or covenant of easement granted in favor of the City and Wildlife Agencies (Department of Fish and Game and U.S. Fish and Wildlife Service, collectively).

We offer the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with all applicable requirements of the approved Subarea Plan.

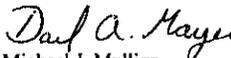
3. 1. The draft MND indicates that in-perpetuity maintenance and management responsibilities for the on-site MHPA would be retained by the Owner/Permittee, unless otherwise agreed to by the City. The final MND should clarify who the managing entity for this preserve area will be. The City's Land Development Code (amended May 2001) outlines the required Management Element for private parties in cases where the City is not granted fee-title of the conservation area (Section 3.b.). Should the Owner/Permittee retain management responsibilities, a perpetual management, maintenance, and monitoring plan that outlines how the preserve area will be managed for biological resources should be prepared and implemented.
4. 2. In regards to management of the on-site MHPA to be preserved, if a non-profit organization is proposed to hold fee title or be named on the conservation easement for the preserve land, the City (as CEQA lead agency) must approve the entity to do so pursuant to Government Code Section 65965 (AB 2746), which became effective in January of 2007. The Department has developed a process for implementing the law in instances where the mitigation is required by a permit issued by the Department (e.g., a permit authorizing the take of a State listed species or a streambed alteration agreement). The Department's process and associated templates are available to the City, upon request, to assist in their review..
5. 3. The draft MND indicates that barriers such as low fencing would be incorporated to prevent human intrusion into the on-site MHPA to be preserved. The land use adjacency guidelines of the Subarea Plan require fencing adjacent to the MHPA to prevent intrusion by both humans and domestic animals. The final MND should be revised to require the

installation of permanent protective fencing along any interface of developed areas and dedicated MHPA areas to deter human and pet entrance into sensitive habitat. Fencing should have no gates and be designed to prevent intrusion into the natural areas by humans and domestic animals, particularly cats. Signage should be posted and maintained at conspicuous locations.

6. 4. In the final MND, mitigation measure (e) under "Avian Mitigation" should be revised to state that no active nests shall be removed during project construction. The draft MND states that "an active nest shall not be removed until after the breeding season". An active bird nest should not be removed, regardless of the time of year.
7. 5. The Department is concerned about the potential direct and indirect effects to biological resources associated with the construction of a public horse trail in designated MHPA on site. The following information should be included in the final MND regarding the proposed pedestrian trail: an aerial photograph with an overlay of the proposed alignment of the trail in relation to proposed open space; specifications of the trail design; specification that the trail would be for horseback riding and hiking only; measures to avoid/minimize impacts related to horses or hikers straying off-trail and/or trail use by unauthorized vehicles; and a discussion of how the proposed location and use of the trail would be consistent with the City's Subarea Plan.

We appreciate the opportunity to comment on the draft MND for this project. If you have questions or comments regarding this letter, please contact Daniel Schrimsher of the Department at (858) 467-6926.

Sincerely,


Michael J. Mulligan
Deputy Regional Manager
California Department of Fish and Game

cc: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-6390
 Web Site www.nahc.ca.gov
 e-mail: da_nahc@pacbell.net



December 17, 2007

Mr. Phil Lizzi
 CITY OF SAN DIEGO
 1222 1st Avenue, MS 501
 San Diego

Re: SCH#2003101160: CEQA Notice of Completion, Negative Declaration for Rancho Valley Farms Project, Maritime Resource Exploitation in the Lower San Diego River Valley, San Diego County, California

Dear Mr. Lizzi:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15084.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the information center nearest you is available from the State Office of Historic Preservation (916/653-7278) <http://www.ohp.parks.ca.gov/1098/files/C%20Roster.pdf>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range, and section.
- 8. The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- ✓ Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15084.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - CEQA Guidelines, Section 15084.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

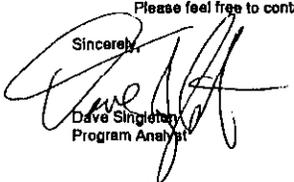
NAHC, to assure the appropriate and dignified treatment of Native American remains and any associated grave sites.

✓ Health and Safety Code §7050.5, Public Resources Code §5097.96 and Sec. §15084.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

✓ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-8251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse



STATE OF CALIFORNIA
 GOVERNOR'S OFFICE of PLANNING AND RESEARCH
 STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
 GOVERNOR

CYNTHIA BRYANT
 DIRECTOR

December 21, 2007

Phil Lizzi
 City of San Diego
 1222 First Avenue, MS-501
 San Diego, CA 92101

Subject: Rancho Valley Farms
 SCH#: 2003101160

Dear Phil Lizzi:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on December 20, 2007, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

9.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
 Director, State Clearinghouse

Document Details Report
State Clearinghouse Data Base

SCH# 2003101180
Project Title Rancho Valley Farms
Lead Agency San Diego, City of

Type Neg Negative Declaration
Description Planned Development Permit (PDP), Coastal Development Permit (CDP), Site Development Permit (SDP), Vesting Tentative Map (VTM), and Neighborhood Use Permit (NUP) to create ten residential lots and construct 10 single-family homes on a 41.83-acre site located between Old El Camino Real and El Camino Real, south of the San Dieguito River. The site is zoned AR-1-1 (Agriculture Residential) and is located in Subarea II, within the Coastal Overlay Zone in the City and County of San Diego.

Lead Agency Contact

Name Phil Lizzl
Agency City of San Diego
Phone 619-448-5159 **Fax**
email
Address 1222 First Avenue, MS-501
City San Diego **State** CA **Zip** 92101

Project Location

County San Diego
City San Diego
Region
Cross Streets El Camino Real and Old El Camino Real
Parcel No. 444-710-25-00
Township 14 **Range** 3W **Section** 7 **Base**

Proximity to:

Highways I-5
Airports
Railways Amtrak
Waterways Pacific Ocean, San Dieguito River
Schools
Land Use Agricultural, AR-1-1

Project Issues Aesthetic/Visual; Agricultural Land; Archaeologic-Historic; Coastal Zone; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 11/21/2007 **Start of Review** 11/21/2007 **End of Review** 12/20/2007

Note: Blanks in data fields result from insufficient information provided by lead agency.

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
LDR No. 5029
SCH No. 2003101160

SUBJECT: Rancho Valley Farms: PLANNED DEVELOPMENT PERMIT (PDP), COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP), VESTING TENTATIVE MAP (VTM), AND NEIGHBORHOOD USE PERMIT (NUP) to create ten residential lots and construct 10 single-family homes on a 41.83-acre site located between Old El Camino Real and El Camino Real, south of the San Dieguito River in the City of San Diego, California (Figures 1 and 2). The site is zoned AR-1-1 (Agriculture Residential) and is located in Subarea II, within the Coastal Overlay Zone in the City and County of San Diego (Section 7, Township 14 South, Range 3 West on the U.S. Geological Survey (USGS) 7.5-Minute Del Mar quadrangle).

Applicant: Pardee Homes.

I. PURPOSE AND MAIN FEATURES:

The proposed project includes a Vesting Tentative Map to subdivide the 41.83 acre site into 15 lots. Ten lots would be for residential use, the remaining five lots would be used for a private driveway, brush management, MHPA Preservation (Open Space), and a public road. A Site Development Permit, Coastal Development Permit, Planned Development Permit, and Neighborhood Use Permit would allow the construction of 10 single family residences, with the option of including a Guest Quarters. The private driveway, a cul-de-sac off of Old El Camino Real would provide access to all 10 residential lots. ~~Plans for the 10 residences have not yet been submitted.~~

The project proposes to grade 7.83 acres of the 41.83 acre site. Earthwork would consist of 28,000 cubic yards of balanced cut and fill with a maximum cut depth of 15 feet. Public services are available immediately adjacent to the site along Old El Camino Real, therefore no offsite impacts would occur.

II. ENVIRONMENTAL SETTING:

Only the ~~southwest~~ southeast corner of the 41.83-acre site is proposed for development. The remainder of the site will remain as open space. As shown in Figure 2, the property is bounded by agriculture to the north and west and by low density residential to the south and east. The site is situated east of the City of Del Mar, and south and west of the community of Fairbanks Ranch at the intersection of Old El Camino Real, El Camino Real and San Dieguito Road. Elevation on-site ranges from approximately 18 to 108 feet above mean sea level (MSL). Historically, the site has been ~~historically~~ used for farming and has been

disked and plowed for over a hundred years. The site is currently still used for active agriculture, and tomatoes are grown onsite.

III. ENVIRONMENTAL ANALYSIS:

See attached Initial Study checklist.

IV. DISCUSSION:

The attached Initial Study Checklist summarizes the environmental issues that were considered during the review of the project. Of these, the following issues were determined to be potentially significant but mitigable. All referenced reports are available for public review at the offices of the Land Development Review Division at the above address.

Biological Resources

A biological resources study was prepared by Natural Resource Consultants (NRC) in September 2007. Seven vegetation communities were identified within the boundaries of the project site. These include coastal sage scrub, disturbed coastal sage scrub, exotic woodlands, ornamental, mule fat scrub, and developed. Development of the site would result in the removal of 7.60 acres of agricultural/ruderal plant community located outside of the MHPA and 0.11 acre of agricultural/ruderal plant community and 0.02 acres of coastal sage scrub located inside the MHPA. A small portion of the public trail would result in impacts to agricultural/ruderal vegetation which would occur just off-site to the south. Impacts to 0.02 acre of coastal sage scrub would result from the construction the proposed trail. Impacts to agricultural/ruderal plant community are not significant. Impacts to coastal sage scrub is less than 0.1 acre and is therefore not significant according to the City of San Diego's *California Environmental Quality Act Significance Determination Thresholds*. The remainder of the onsite vegetation, 33.45 acres, or 80 percent of the site, would be preserved in perpetuity as natural open space within a permanent open space easement or designation. Nearly 100 percent of the natural vegetation on-site would be preserved.

No special status plant or MSCP Covered Plant Species were observed on the project site.

Development of the proposed project would remove 0.02 acre of coastal sage scrub which is habitat for the orange-throated whiptail, a MSCP covered species. Since impacts to coastal sage scrub would not be considered significant, direct impacts to orange-throated whiptail habitat would not be significant. The proposed project would impact 7.83 acres of raptor foraging habitat. Impacts to nesting raptors would be mitigated through preservation of 33.45 acres of open space within a regional open space network. The open space would include 3.60 acres of coastal sage scrub and 1.04 acres disturbed coastal sage scrub.

Jurisdictional wetlands exist onsite, however they are 150 feet from the area that is to be graded and where construction is to occur. No jurisdictional wetlands exist in the area of project implementation.

The development of the proposed project is adjacent to and within the MHPA. Therefore, the proposed project has the potential to have indirect impacts to MHPA areas. These impacts are outlined below:

- Drainage – Runoff can affect water quality, increase sedimentation of adjacent bodies of water, and increase flooding.
- Lighting – Lighting from the proposed development that is directed into the MHPA may disrupt the natural behavior of animals using the areas adjacent to the development.
- Noise – Construction noise can disrupt the behavior of some birds and other wildlife species that could potentially use the MHPA adjacent to the development. Although no species thought to be sensitive to noise, including the California gnatcatcher, have been found in the adjacent MHPA, there could be significant impacts if such species are located prior to grading.
- Invasive Plants – Non-native plants can disperse into the MHPA from adjacent landscaped areas and increase competition for suitable areas in which to grow.
- Brush Management – Brush management can result in impacts to natural vegetation due to removal.

The inclusion of the mitigation measures described in Section V of the Mitigated Negative Declaration would preclude significant environmental impacts.

Paleontological Resources

According to the geologic map prepared by Kennedy (1975), the project site is underlain by several geologic units. These geologic formations and their associated sensitivities according to the City's Significance Determination Thresholds (City of San Diego 2006) are as follows: Bay Point Formation (high), colluvium, alluvium, slopewash, and terrace deposit which do not have significance ratings assigned, as well as fill and topsoil which are not significant. Project construction would require 28,000 cubic yards of excavation at a maximum depth of 15 feet. The cut material would be used as fill for other areas of the site with no export off-site and no import to the site. According to the City's Paleontological Guidelines excavation of 1,000 cubic yards of matter at a depth of 10 feet or greater could result in a significant impact to fossil resources. Therefore, based on the sensitivity of the affected formation and the proposed excavation depths, the project could result in significant impacts to paleontological resources. To reduce this impact to below a level of significance, a Mitigation Monitoring and Reporting Program would be required. The program requires that excavation within previously undisturbed formations be monitored by a qualified paleontologist or paleontological monitor. Any paleontological resources encountered would be recovered and curated, and a monitoring results report would be prepared and submitted to City staff by the qualified paleontologist. The inclusion of the mitigation measures described in Section V of the Mitigated Negative Declaration would preclude significant environmental impacts.

Historical Resources (Archaeology)

A cultural resources study was conducted by ASM Affiliates (ASM) in July 2003 to evaluate two previously identified archeological resources (CA-SDI-686 and CA-SDI-687) potentially located onsite. A previous study by ASM determined

that additional testing was needed at CA-SDI-686 (Loci A-D) and did not identify any portion of CA-SDI-687, but recommended limited backhoe trenching to verify this conclusion. The study found that cultural materials from CA-SDI-686 (Loci A-D) did not meet the City of San Diego or CEQA criteria for significance. Further, backhoe trenching on-site resulted in no trace of cultural materials from CA-SDI-687. However, since the site is located in an area of cultural sensitivity, impacts to cultural resources during grading could be significant and would require mitigation. The inclusion of the mitigation measures described in Section V of the Mitigated Negative Declaration would preclude significant environmental impacts.

The following environmental issues were considered during the in depth review of the project and were determined not to be significant.

Geology/Soils/Erosion

The nearest known active fault is the Rose Canyon fault zone, which is located approximately four miles west of the site. There are no known active faults underlying the site or projecting toward the site. Ground shaking caused by seismic energy from local and regional fault movement could result in impacts to the site. This hazard is not particular to the site and would be similarly expected on the adjacent properties in the region. Proper engineering design of the proposed structure, to be verified prior to building permit issuance by City Geology staff, would ensure that the potential for geologic impacts from regional hazards is minimal. No significant impacts were identified and no mitigation is required.

Human Health/Public Safety/Hazardous Materials

A Phase I and a Limited Phase II Environmental Site Assessments were conducted on the project site by Converse Consultants in 2002 and 2006, respectively. The studies evaluated the site for soil contamination because of the site historical usage for agricultural purposes. The studies found no detectable concentrations above the method detection limits of organophosphorus pesticides and chlorinated pesticides. Further, no hazardous materials sites were found to located onsite or within a half mile radius of the site. The proposed development would not likely produce or create a known health hazard impact. Therefore, no significant impacts were identified and no mitigation is required.

Hydrology/Water Quality

The project is located within the San Dieguito hydrologic area of the Pacific Ocean Shoreline watershed (HU 905.1) as defined by the Water Quality Control Plan for San Dieguito. According to the State Water Resources Quality Control Board (RWQCB) 303(d) List and Total Maximum Daily Loads (TMDL) Priority Schedule (RWQCB 2003), San Dieguito is listed for bacterial indicators for a distance of .86 miles and has a TMDL priority classification of "low." By implementation of construction and post-construction BMPs, the development of the site is not likely to aggravate this impairment.

Development of the proposed project would result in an approximate increase in runoff of 1.95 cfs in a 100-year storm event. The project proposes one 24-inch

storm drain system that would convey runoff from the site and outlet to a detention basin that would detain the increase in runoff on-site. The runoff will then be discharged to its existing natural watercourses on the northeast side of the property towards the San Dieguito River. The runoff from approximately 3.78 acres from Lots 6, 7, 8, 9, and 10 will be temporarily diverted from its natural course of flow through the proposed development and eventually into Gonzalez Canyon, to a confluence point located northwest of the project site. No net diversion of flow would result beyond this point. The purpose of this diversion was to avoid any disturbance to the surrounding MHPA.

A 100-year flood zone exists outside of the project boundary along the northwesterly side of El Camino Real, at an approximate elevation of 18 feet. The proposed project could impact water quality both short- and long-term. Short-term impacts would occur during construction, and long-term impacts would be related to the use of the proposed project. The primary pollutants from the use of the project are oil, grease, nutrients, pesticides, and organic compounds. The proposed project shall comply with all requirements of State Water Resources Control Board, Municipal Storm Water Permit, and 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. The location of erosion control devices would be shown on the final plans prior to issuance of grading permits. Implementation of project-specific measures detailed in the SWPPP would reduce direct significant impacts to water quality (both short-term impacts associated with construction activities and long-term impacts due to operation) to below significant levels. Permanent BMP maintenance will be established through a Maintenance Agreement with the City. No significant impacts were identified and no mitigation is required.

Landform Alteration/Visual Quality

Implementation of the proposed project would transform existing agricultural operations to residential uses, representing a change in the current character of the area. Development of the site would consist of grading existing agricultural areas located in flatter portions of the site and construction of a private road that would extend from Old El Camino Real into the site. Steep slope areas located onsite would remain undisturbed. Significant impacts to visual quality would not occur due to project design incorporation of contour grading techniques and landscape design elements. No significant impacts were identified and no mitigation is required.

Land Use

The proposed project site is zoned AR-1-1 (Agriculture Residential) under the City's current Land Development Code. The General Plan land use designation of the site is Estate Residential and Open Space, and the existing land use is agricultural.

The project site lies within the eastern portion of Subarea II of the North City Future Urbanizing Area (NCFUA) in the city of San Diego. The NCFUA encompasses 12,000 acres and is bounded by Interstate 5 to the west, by Los

Penasquitos Canyon to the south, by the Rancho Penasquitos and Rancho Bernardo communities to the east, and by the San Dieguito River Valley and Santa Fe Valley to the north.

Implementation of the proposed project would convert approximately 24.5 acres of Farmland of Statewide Importance and 16.7 acres of Farmland of Local Importance to residential and open space uses. Soils on-site were found to be medium quality in respect to agriculture potential. According to a Land Evaluation and Site Assessment (LESA) analysis that was prepared by RECON in June 2006, the project scored 38.94, which is not considered significant. No significant impacts were identified and no mitigation is required.

Noise

The proposed project would be constructed in accordance with the City's noise ordinance. The ordinance sets limits on construction activities, including time limitations on allowable activities and a noise performance standard on equipment operated in proximity to homes. Compliance with this ordinance will limit construction noise impacts to weekday daylight hours and will avoid significant construction noise impacts. No significant impacts were identified and no mitigation is required.

Public Services/Utilities

The proposed project would not result in a need for new or altered fire protection, police protection, schools, or recreation facilities. Fire response time is 4.9 minutes for an engine and ~~12.4 minutes for a truck~~ which is within the required 6 minute response time. Utilities are available immediately adjacent to the site along Old El Camino Real, so no significant impacts were identified and no mitigation is required.

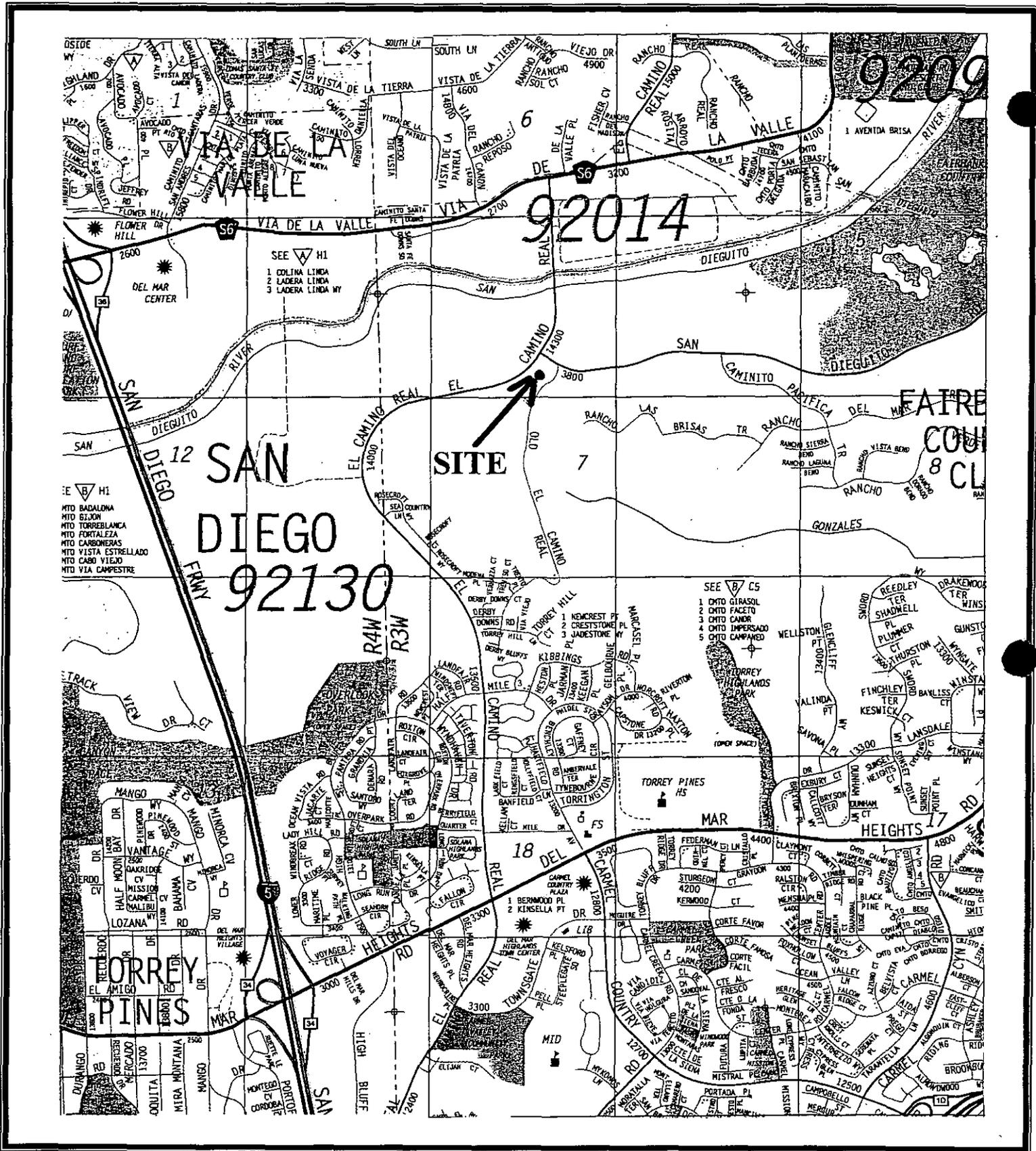
V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect on the environment; there will not be a significant effect in this case because the mitigation measures described in Section V above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

Analyst: Philip Lizzi

Attachments: Figure 1 Vicinity Map
Figure 2 Project Site Plan
Figure 3 Enlarged Site Plan
Initial Study Checklist

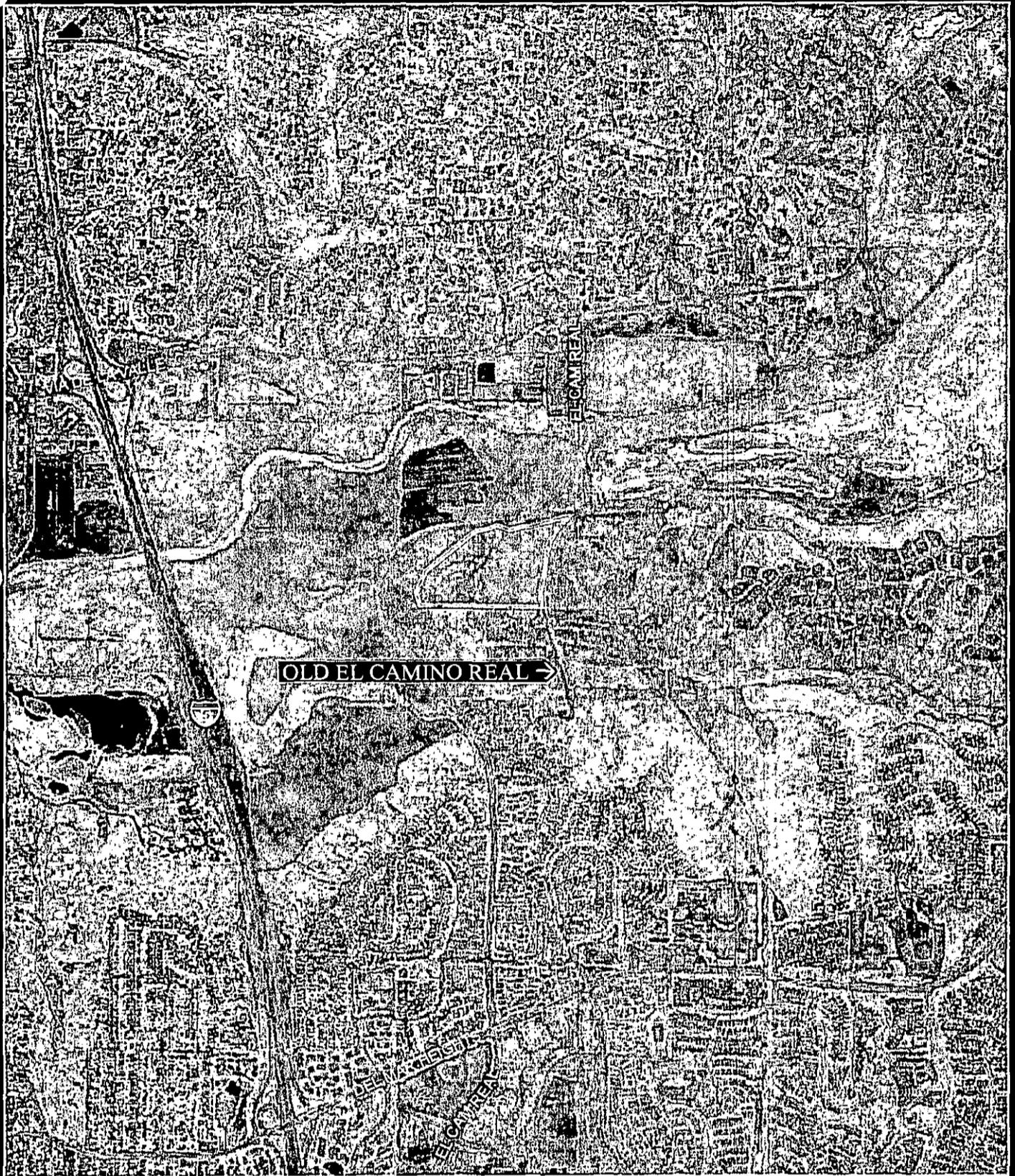


Rancho Valley Farms

Location Map

Environmental Analysis Section Project No. 5029
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
 1



0 Feet 2,000

Project Boundary

Rancho Valley Farms

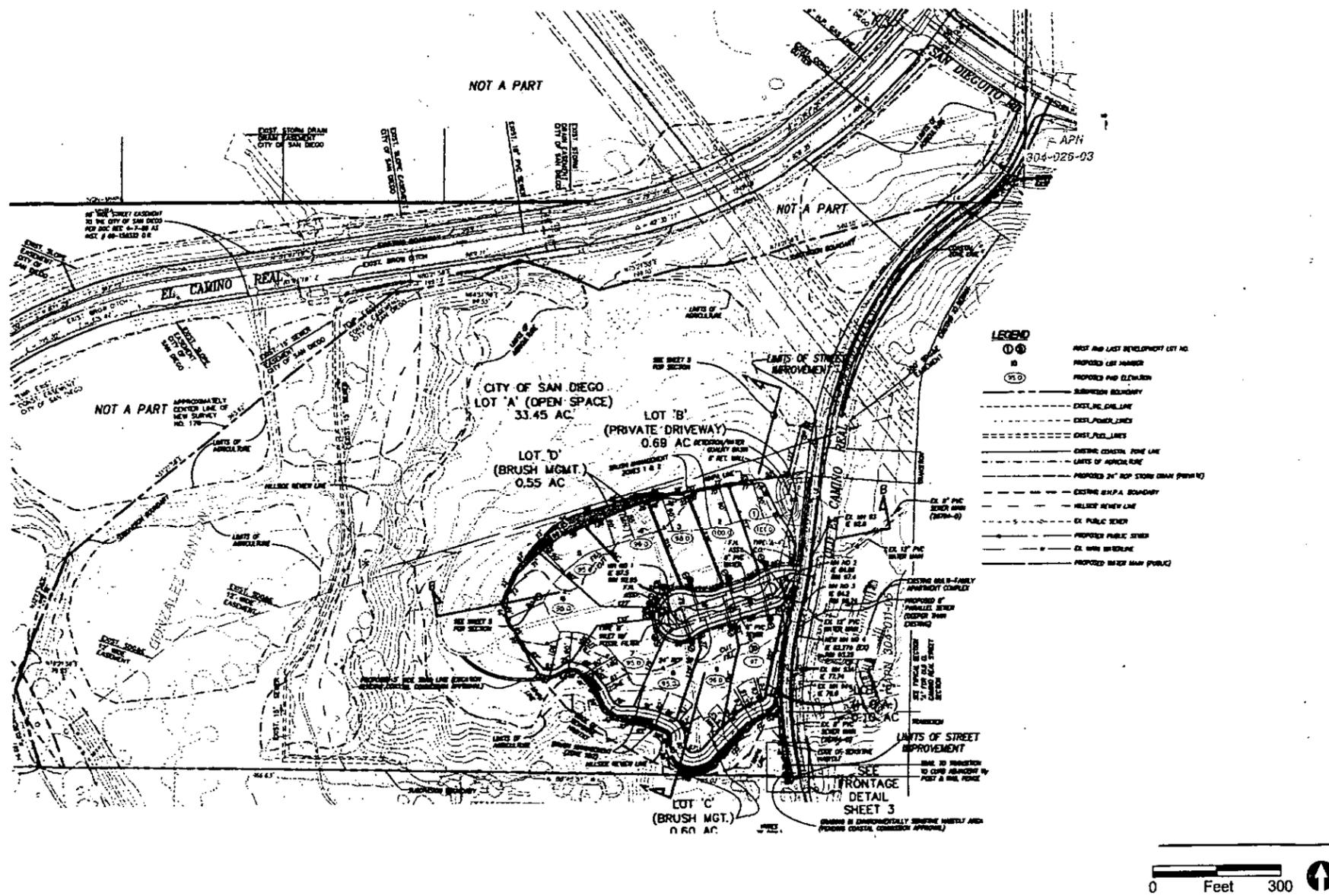
Figure

2



Site Plan

Environmental Analysis Section Project No. 5029
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Enlarged Site Plan
 Environmental Analysis Section Project No. 5029
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure
 3



Initial Study Checklist

Date: November 2, 2007

Project No.: 5029

Name of Project: Rancho Valley Farms

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>The proposed structures would not block any identified views and would be visually consistent with the goals and policies of the North City Future Urbanizing Area (NCFUA) Framework Plan.</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>See I A.</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>See I A.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>See I A.</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such resources are identified on-site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Substantial change in topography or ground surface relief features? <u>The proposed finish grading would be consistent with the City of San Diego Grading Ordinance and the NCFUA. Implementation of specific grading guidelines, contour grading techniques, and other visual quality measures for any new grading would reduce the impacts to below a level of significance. See Initial Study Landform Alteration/Visual Quality discussion.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such features will be impacted on-site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>Minimal lighting requirements are required for residential units, which would not likely produce a substantial amount of light or glare.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The proposed structures meet the required setbacks and height limits, which would not substantially shade adjacent properties.</u>	—	—	<u>X</u>
 II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is located within the Western San Diego County Production Consumption (P-C) Region, as identified by the California Geologic Survey. Approximately 16 acres of the site is classified as Mineral Resource Classification (MRZ) 1 and 26 acres are within MRZ-3. MRZ-1 areas are defined as areas where there are no significant deposits and MRZ-3 are defined as areas where there is either a moderate potential for the discovery of economic deposits or it is at least plausible that such deposits exist. However, since the site is not designated in the General Plan or any other land use plan as a locally important mineral</u>	—	—	<u>X</u>

resource, conversion of these lands are not considered significant.

- | | | | | |
|----|--|---|---|----------|
| B. | The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
<u>Implementation of the proposed project would convert approximately 24.5 acres of Farmland of Statewide Importance and 16.7 acres of Farmland of Local Importance to residential and open space uses. However, these impacts are not considered significant according to the LESA analysis conducted by RECON (June 2006). Impacts are less than significant. See Initial Study, Land Use discussion.</u> | — | — | <u>X</u> |
|----|--|---|---|----------|

III. AIR QUALITY – Would the proposal:

- | | | | | |
|----|---|---|---|----------|
| A. | Conflict with or obstruct implementation of the applicable air quality plan?
<u>Development of the proposed project could result in temporary fugitive dust emissions. The City's Grading Ordinance requires that palliative measures be followed (i.e., watering trucks, limits on areas that can be graded at one time) during construction. These measures would reduce impacts to below a level of significance.</u> | — | — | <u>X</u> |
| B. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>See III A.</u> | — | — | <u>X</u> |
| C. | Expose sensitive receptors to substantial pollutant concentrations?
<u>No sensitive receptors are located within two miles of the project site.</u> | — | — | <u>X</u> |
| D. | Create objectionable odors affecting a substantial number of people?
<u>Project activities are not anticipated to create objectionable odors.</u> | — | — | <u>X</u> |
| E. | Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<u>PM₁₀ matter is not expected to be generated. See III A.</u> | — | — | <u>X</u> |
| F. | Alter air movement in the area of the project? | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The bulk and scale of the project would not alter existing air patterns.</u>			
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The project would not alter existing micro- or macro-climate regimes.</u>	-	-	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>See Initial Study Discussion.</u>	-	-	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV A.</u>	-	<u>X</u>	-
C. Introduction of invasive species of plants into the area? <u>No invasive plantings are proposed. Cut slopes would be hydroseeded and shrubs would be planted with native, non-invasive plant species.</u>	-	-	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>Wildlife movement would not be adversely affected by the proposed project beyond what was anticipated upon adoption of the MSCP.</u>	-	-	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland and, coastal sage scrub or chaparral? <u>The proposed project would not impact any sensitive habitat on-site. The planned grading limit of the project site is over 150 feet from any wetland areas.</u>	-	-	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	-	-	<u>X</u>

Yes Maybe No

No city, state, or federally regulated wetlands exist within the area of potential effects for this project.

- G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan?

— X —

The development of the proposed project is adjacent to and within the MHPA. Therefore, the proposed project has the potential to have indirect impacts to MHPA areas. Implementation of mitigation measures outlined in MMRP, Section V, would reduce impacts to below a level of significance.

V. ENERGY – Would the proposal:

- A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?

— — X

Development of the proposed project would not likely result in excessive use of fuel or energy.

- B. Result in the use of excessive amounts of power?
See V A.

— — X

VI. GEOLOGY/SOILS – Would the proposal:

- A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

— — X

See Initial Study Discussion.

- B. Result in a substantial increase in wind or water erosion of soils, either on or off the site?

— — X

Grading proposed and site drainage would not substantially increase wind or water erosion of soils. Temporary and permanent best management practices (BMPs) would be implemented during and after project construction. See Initial Study Hydrology/Water Quality discussion.

- C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

— — X

See VI A.

VII. HISTORICAL RESOURCES – Would the proposal result in:

- | | | | | |
|----|---|---|----------|----------|
| A. | Alteration of or the destruction of a prehistoric or historic archaeological site?
<u>A cultural resources study was conducted on-site that determined that CA-SDI-686 (Locs A-D) and CA-SDI-687 did not meet the City of San Diego or CEQA criteria for significance. However, since the site is located in an area of cultural sensitivity, impacts to cultural resources during grading could be significant and would require mitigation. An archaeological monitor would be provided during grading to reduce impacts to below a level of significance. See Initial Study Discussion.</u> | — | <u>X</u> | — |
| B. | Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?
<u>No such structures or objects occur on-site. See VII.A above.</u> | — | — | <u>X</u> |
| C. | Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?
<u>No such structures exist on-site.</u> | — | — | <u>X</u> |
| D. | Any impact to existing religious or sacred uses within the potential impact area?
<u>No such uses occur on the project site.</u> | — | — | <u>X</u> |
| E. | The disturbance of any human remains, including those interred outside of formal cemeteries?
<u>See VII A.</u> | — | — | <u>X</u> |

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- | | | | | |
|----|--|---|---|----------|
| A. | Create any known health hazard (excluding mental health)?
<u>The proposed development would not likely produce or create a known health hazard impact. See Initial Study, Hazardous Materials discussion.</u> | — | — | <u>X</u> |
| B. | Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>See VIII A.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII A.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project will not impair or interfere with any adopted emergency plans.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not identified on a hazardous materials list compiled pursuant to Government Code Section 65962.5.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The applicant would be required to implement construction and post-construction BMPs that would control potential downstream water quality impacts. A Water Quality Technical Report was prepared in conformance with the City's Water Quality Standards. Construction must comply with the measures and recommendations outlined in the report. See Initial Study Hydrology/Water Quality discussion.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff?	—	—	<u>X</u>

Yes Maybe No

Development of the proposed project would result in an approximate increase of 1.95 cfs of runoff in a 100-year storm event. A detention basin is proposed to detain the increase in runoff on-site. Impacts are less than significant.

- C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? X

The runoff from approximately 3.78 acres of the project site would be temporarily diverted from its natural course of flow through the proposed development and eventually into Gonzalez Canyon, to a confluence point located northwest of the project site. No net diversion of flow would result beyond this point. The diversion of flow is a temporary feature to avoid impacts to surrounding MHPA areas. Impacts are less than significant.

- D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? X

The San Dieguito Lagoon is 303d listed as an impaired water body for bacterial indicators and has a TMDL priority classification of "Low". With implementation of construction and post-construction BMPs, the development of the site is not likely to aggravate this impairment.

- E. A potentially significant adverse impact on ground water quality? X

The proposed project will not likely adversely impact groundwater quality.

- F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? X

See IX D and IX E above.

X. LAND USE – Would the proposal result in:

- A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? X

Yes Maybe No

The proposed project would be consistent with the land use designation in the NCFUA Plan. There would be no impact.

B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
See X A.

— — X

C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
Portions of the project site to be developed are outside of MHPA areas. Portions of the site within the MHPA are to be preserved in perpetuity as open space. Mitigation is proposed to reduce MHPA adjacency impacts to below a level of significance as discussed in the Biological Resources Section of the Initial Study.

— — X

D. Physically divide an established community?
See X A.

— — X

E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Land Use Compatibility Plan (ALUCP)?
Aircraft accident potential zones do not exist within project boundaries.

— — X

XI. NOISE – Would the proposal result in:

A. A significant increase in the existing ambient noise levels?
The proposed project would be constructed in accordance with the City's noise ordinance. The ordinance sets limits on construction activities, including time limitations on allowable activities and a noise performance standard on equipment operated in proximity to homes. Compliance with this ordinance will limit construction noise impacts to weekday daylight hours and will avoid significant construction noise impacts. See Initial Study Noise discussion.

— — X

B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?

— — X

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XI A.</u>				
C.	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI A.</u>	—	—	<u>X</u>
XII.	PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by Baypoint Formation, which has a high sensitivity according the City's Significance Determination Thresholds. Mitigation measures outlined in the MMRP would reduce impacts to below a level of significance.</u>	—	—	<u>X</u>
XIII.	POPULATION AND HOUSING – Would the proposal:			
A.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>Development of the proposed project would be consistent with the NCFUA Plan and would not induce substantial population growth.</u>	—	—	<u>X</u>
B.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>See XIII A.</u>	—	—	<u>X</u>
C.	Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII A.</u>	—	—	<u>X</u>
XIV.	PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A.	Fire protection? <u>No additional fire protection services would be required. See Initial Study Discussion.</u>	—	—	<u>X</u>
B.	Police protection?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>No additional police protection services would be required.</u>			
C. Schools? <u>Existing schools would accommodate any addition students from this small housing development.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Existing facilities would accommodate any additional individuals from the proposed development.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The project would not have an effect on public services.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A</u>	—	—	<u>X</u>

XV. RECREATIONAL RESOURCES – Would the proposal result in:

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project would not significantly increase the use of recreational resources and is not required to provide recreational resources as a condition of the proposed development.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV A.</u>	—	—	<u>X</u>

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation? <u>Traffic generated from the proposed project would not create a significant impact and is consistent with the NCFUA Plan traffic allocation.</u>	—	—	<u>X</u>
---	---	---	----------

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>The development would provide adequate parking.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>No parking currently exists, and the development would provide adequate parking.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>See XVI A.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project does not propose any non-standard design features that would create hazardous conditions.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project would be compatible with land use and community plans for the area.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The existing utility system is adequate to serve the proposed project. No new or substantial alterations to utility systems would be required.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Water? <u>See XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XVII A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII A.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>The proposed development would not require excessive amounts of water usage.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>The project would comply with the City of San Diego's Landscape Standards.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No project-specific impacts to cultural resources would occur through implementation of the proposed development. Impacts to biological resources would be mitigated to below a level of significance.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project is consistent with long-term goals of the area because of its compatibility with the NCFUA.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>Cumulative impacts from the development of the project area were anticipated in the NCFUA Plan, as previously identified in the FEIR.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>No adverse human impacts are reasonably foreseeable.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

Site Specific Report: _____.

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: _____.

IV. Biology

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