



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 17, 2013

REPORT NO. HO-13-039

ATTENTION: Hearing Officer

SUBJECT: **PHR Unit 13**
PROJECT NUMBER 277182

LOCATION: South of Village Center Loop Drive, east of Carmel Valley Road, north of Edgewood Bend Court in Pacific Highlands Ranch

APPLICANT: Beth Fischer, Pardee Homes

SUMMARY

Issue(s): Should the Hearing Officer approve the subdivision of a 23.94 acre site into three parcels within the Pacific Highlands Ranch Subarea III area?

Staff Recommendation(s) - **Approve** Tentative Parcel Map No. 975109.

Community Planning Group Recommendation – The Carmel Valley Community Planning Board voted, on January 17, 2013, unanimously to approve the project.

Environmental Review - The Tentative Parcel Map is covered under the Pacific Highlands Ranch Master EIR (No 96-7918) and a subsequent document -Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962). The prior environmental documents for the previously approved projects adequately covered the proposed project actions (as determined through CEQA Section 15162 analysis) and there is no change in circumstance, additional information, or changes with the proposed project to warrant additional environmental review.

BACKGROUND

In October 1992, the City Council adopted the North City Future Urbanizing Area (NCFUA) Framework Plan. This framework plan established five subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley to the communities of Rancho Peñasquitos and Rancho Bernardo. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea III Plan.

Subarea III is located in the northwest portion of the NCFUA and is bounded on the north by Fairbanks Ranch Country Club, on the east by Torrey Highlands Subarea IV, on the south by Del Mar Mesa Subarea V and on the west by Subarea II and Carmel Valley. Pacific Highlands Ranch encompasses approximately 2,652 acres in the central portion of the NCFUA. The Pacific Highlands Ranch Subarea Plan projects approximately 1,300 acres or 48 percent of the Subarea is planned as MHPA open space, 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core of residential, commercial and civic uses. Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the subarea to connect the neighborhoods to schools, the town center and other regional trail systems.

The Pacific Highlands Ranch Subarea Plan designates this site, Unit 13, for Core Residential multi-family residential development at a density range of 9.1 to 14 dwelling units per acre (Attachment 1). The site is located south of Village Center Loop Drive, east of Carmel Valley Road, north of Edgewood Bend Court in Pacific Highlands Ranch Subarea III community (Attachment 2). The site is zoned RM-1-3. A previous project, Pacific Highlands Ranch Unit 12-16, of which this site is a portion of, was approved by the City Council on February 25, 2003. The approval allowed 47 single family residences, 694 multi-family units, employment center and Junior/Senior High School. The multi-family units would be developed on the current site, Unit 13, with a recreation amenity composed of a club house, pool, spa, tennis court and sand volleyball court on this site. Unit 13 was approved with a deviation to allow the recreation building cupola to exceed the 30 foot maximum building height by 18 feet. The site is currently graded yet undeveloped (Attachment 3).

DISCUSSION

The Tentative Parcel Map proposes the subdivision of a 23.94 acre site into three parcels (Attachment 4). The proposed tentative parcel map would not affect the previously approved development of site.

The Tentative Parcel Map is covered under the Pacific Highlands Ranch Master EIR (No 96-7918) and a subsequent document -Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962)(Attachment 5). The prior environmental documents adequately covered the proposed project activity and pursuant to CEQA Section 15162 (Attachment 6) there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

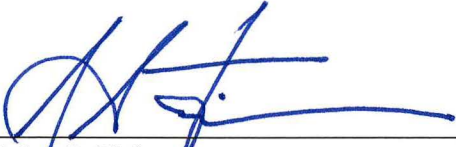
Conclusion

All issues identified through the review process have been resolved in accordance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the tentative parcel map (Attachment 7) and draft conditions of approval (Attachment 8). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. **Approve** Tentative Parcel Map No. 975109, **with modifications.**
2. **Deny** Tentative Parcel Map No. 975109, **if the findings required to approve the project cannot be affirmed.**

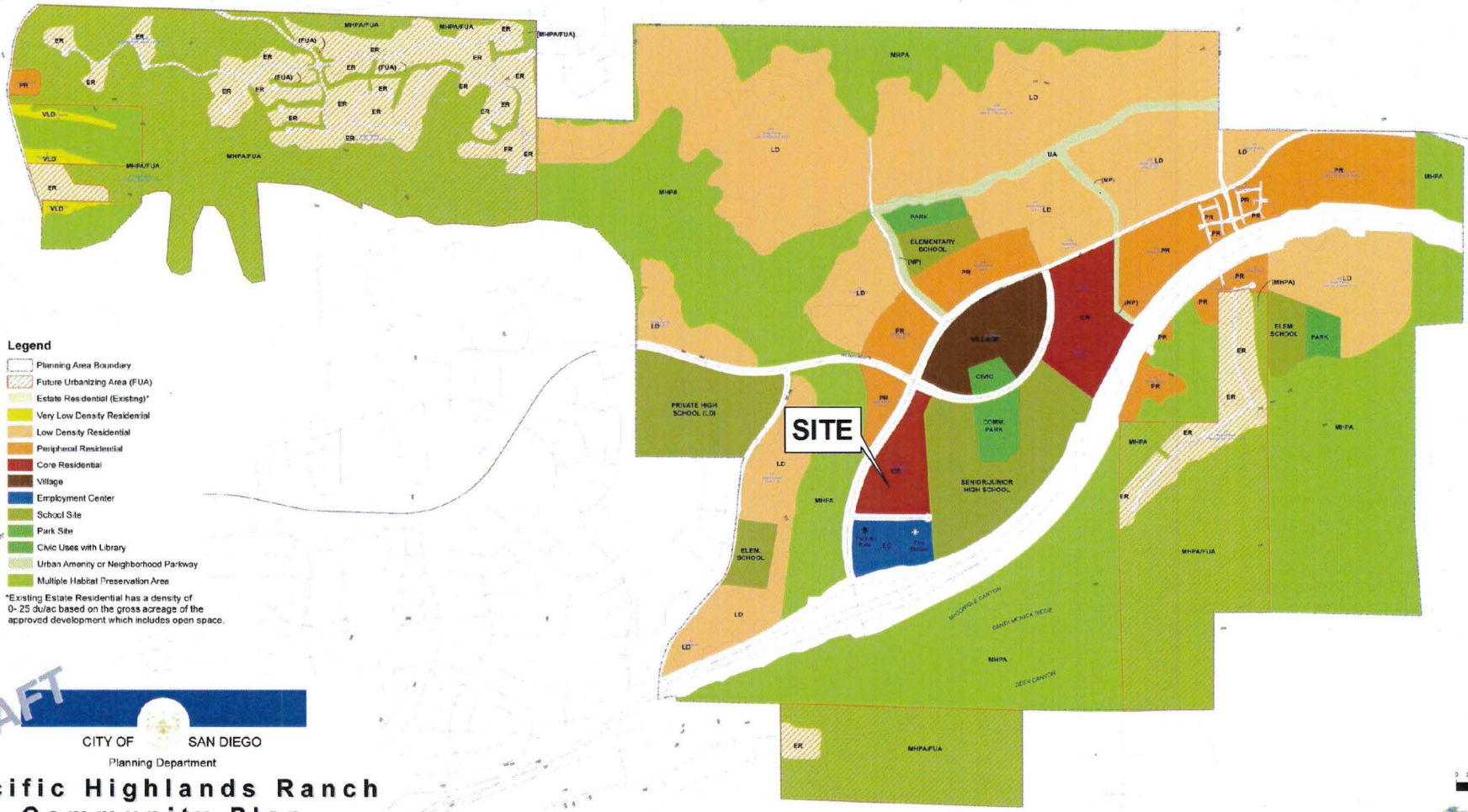
Respectfully submitted,



John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Tentative Parcel Map
5. Prior CEQA documents (under separate cover)
6. Memorandum dated March 28, 2013
7. Draft Map Resolution
8. Draft Map Conditions
9. Copy of Recorded Permit
10. Community Planning Group Recommendation
11. Project Data Sheet



Legend

- Planning Area Boundary
- Future Urbanizing Area (FUA)
- Estate Residential (Existing)*
- Very Low Density Residential
- Low Density Residential
- Peripheral Residential
- Core Residential
- Village
- Employment Center
- School Site
- Park Site
- Civic Uses with Library
- Urban Amenity or Neighborhood Parkway
- Multiple Habitat Preservation Area

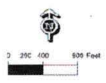
*Existing Estate Residential has a density of 0-25 du/ac based on the gross acreage of the approved development which includes open space.

DRAFT

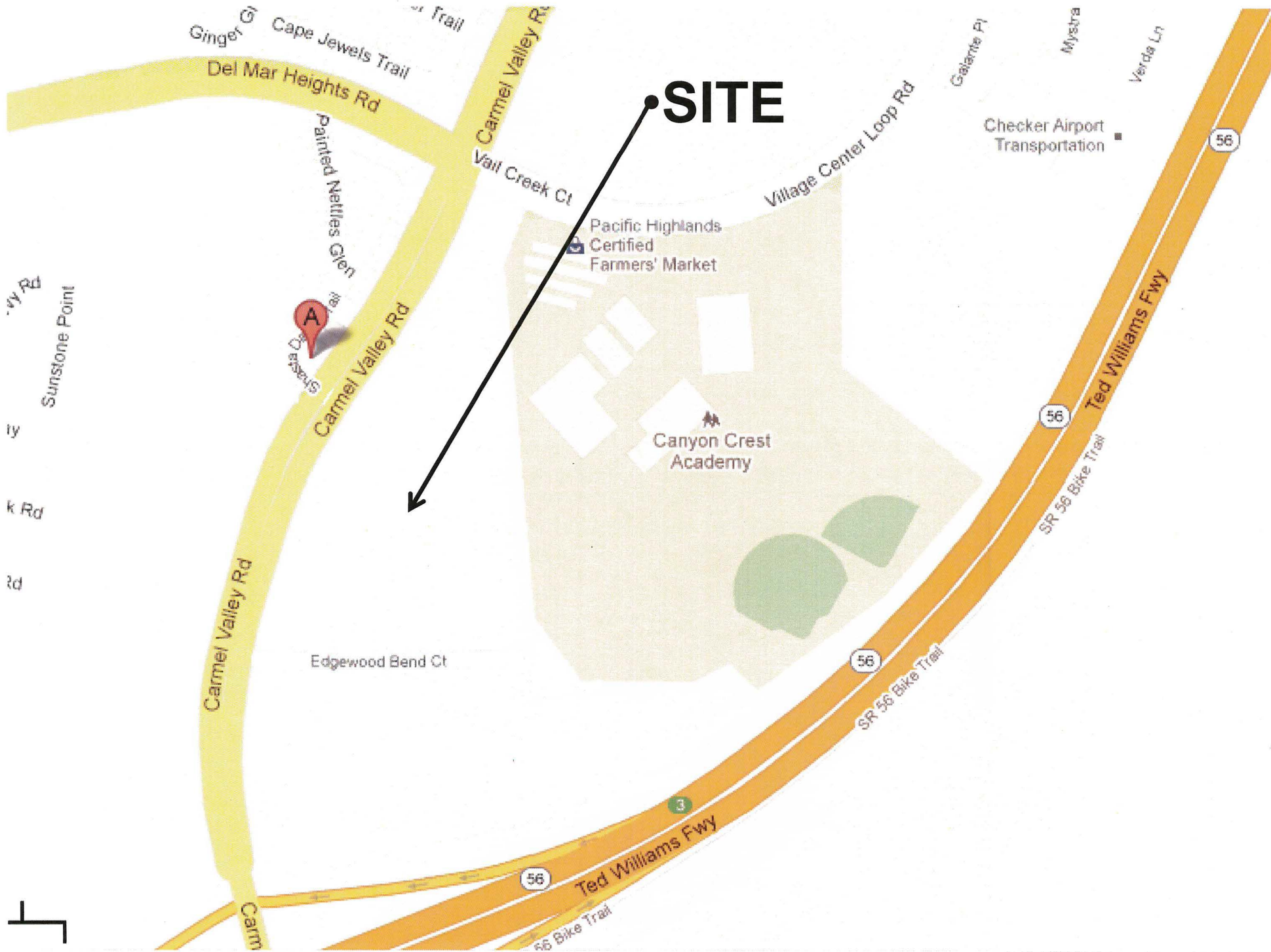


CITY OF SAN DIEGO
Planning Department

**Pacific Highlands Ranch
Community Plan
Land Use**



Map Source: © 2010 Esri/Trimble, Navteq, & Garmin. All rights reserved.



SITE



SITE

Canyon Crest Academy

Pacific Highlands Certified Farmers' Market

Checker Airport Transportation

Village Center Loop Rd

Ted Williams Fwy

SR 56 Bike Trail

Ted Williams Fwy

95

Edgewood Bend Ct

Carmel Valley Rd

Carmel Valley Rd

Painted Nettles Glen

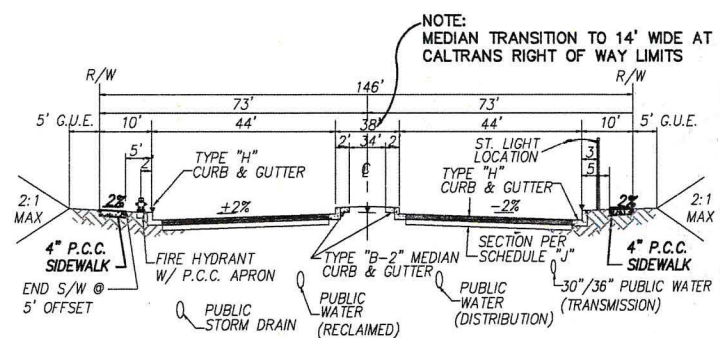
Del Mar Heights Rd

Cape Jewels Trail

Sunstone Point

PACIFIC HIGHLANDS RANCH-UNIT 13-TENTATIVE PARCEL MAP NO. _____

ATTACHMENT 4



MODIFIED SIX LANE PRIMARY ARTERIAL CARMEL VALLEY ROAD (ULTIMATE) SR-56 TO DEL MAR HEIGHTS ROAD

NO SCALE
NO PARKING PERMITTED

NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)
L1	N23°06'29"E	98.33	
L2	N33°58'18"E	28.35	
L3	N19°11'40"E	123.77	
L4	N07°28'05"W	6.98	
L5	N82°30'03"E	102.98	
L6	N75°36'30"E	28.05	
L7	N87°02'53"E	15.98	
L8	N88°06'42"E	18.39	
L9	N03°38'31"W	30.64	
L10	N86°30'00"E	119.10	
L11	N11°28'08"W	42.42	
L12	N10°21'56"E	99.78	
L13	N16°02'54"E	96.84	
L14	N00°47'14"E	115.51	

NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)
C1	0°33'49"	1185.00	11.36
C2	91°56'24"	20.00	32.09
C3	2°53'12"	1758.00	88.57
C4	96°51'21"	20.00	33.81
C5	5°52'08"	1044.00	106.94
C6	46°34'03"	20.00	16.26
C7	83°35'19"	60.00	87.53
C8	137°11'05"	212.00	48.78
C9	26°39'45"	225.00	104.70
C10	2°45'22"	1003.00	48.25
C11	4°08'11"	1003.00	72.41
C12	11°26'23"	488.00	97.43
C13	1°03'19"	4337.00	78.88
C14	21°50'05"	100.00	38.11
C15	4°28'10"	700.00	54.60
C16	15°15'40"	300.00	78.91

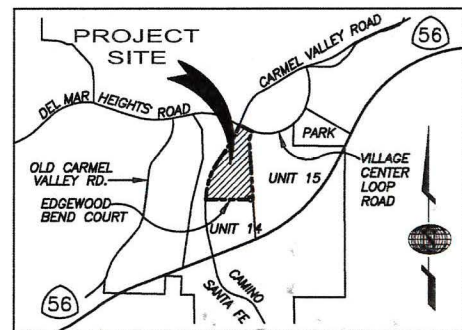
POST-PARCELIZATION DATA

PARCEL 1 SITE AREA = 11.032 AC
PARCEL 2 SITE AREA = 7.004 AC
PARCEL 3 SITE AREA = 5.912 AC

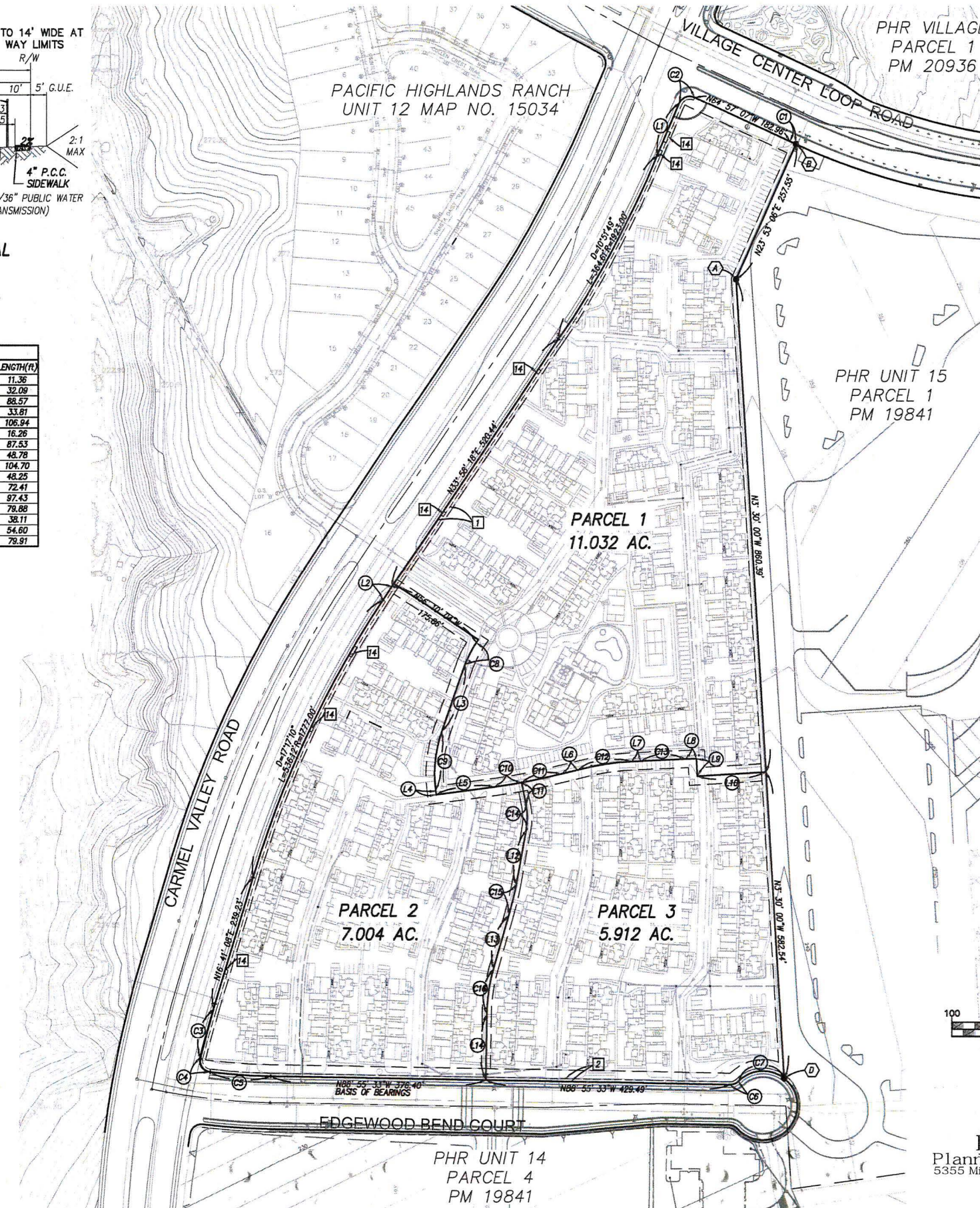
TOTAL SITE AREA = 23.948 AC

PROPOSED EASEMENT NOTES

- EACH LOT SHALL GRANT RECIPROCAL ACCESS EASEMENTS AND SHARED UTILITY EASEMENTS TO ADJOINING LOTS AS REQUIRED.
- EACH LOT SHALL RECORD A SHARED PARKING AGREEMENT WITH THE OTHER TWO LOTS AS REQUIRED.



VICINITY MAP
NO SCALE



LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP 20936, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 2011.

COORDINATE INDEX

LAMBERT: 288-1711
NAD83: 1928-6271

ZONING INFORMATION

EXISTING ZONING: RM-1-3
PROPOSED ZONING: RM-1-3

ASSESSOR'S PARCEL NUMBER

305-031-34

DEVELOPMENT NOTES

- THIS IS A TENTATIVE PARCEL MAP TO DIVIDE PREVIOUSLY APPROVED PROJECT. SITE IS SUBJECT TO PRIOR DISCRETIONARY PERMITS: SDP NO. 9182, PDP NO. 9181, VTM NO. 1893
- NUMBER OF EXISTING LOTS = 1, NUMBER OF PROPOSED PARCELS = 3. ALL PROPERTY CORNERS WILL BE SET AND PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

LEGEND

- INDICATES FOUND POINT AS NOTED HEREON
- INDICATES SUBDIVISION BOUNDARY
- INDICATES STREET SURVEY WELL MONUMENT W/BRASS DISC MARKED "LS 5278" PER MAP NO. 14817
- INDICATES STREET SURVEY WELL MONUMENT W/BRASS DISC MARKED "LS 5278" PER MAP NO. 15034
- EXISTING SPOT ELEVATIONS
- EXISTING CONTOUR
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING GATE VALVE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN STRUCTURE
- EXISTING UNDERGROUND DRY UTILITIES
- EXISTING CHAIN LINK FENCE
- EXISTING LIGHT STANDARD
- EXISTING CURB & GUTTER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY RIGHT OF WAY LINE OF EDGEWOOD BEND COURT OF PARCEL MAP NO. 20936, I.E. N88°55'33\"/>

BENCHMARK

THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CCS '83 GPS CONTROL POINT NO. 542 PER R.O.S. 14482, LEAD AND BRASS DISC STAMPED "RCE 21245" IN CONCRETE RAMP, LOCATED AT THE SOUTH SIDE OF MCGILL WAY AND HARMICK LANE; ELEVATION=190.84 NGVD 28

EASEMENTS

- 5' WIDE GENERAL UTILITY AND ACCESS ESMT. DEDICATED PER DOCUMENT RECORDED SEPTEMBER 19, 2003 AS FILE NO. 2003-115028, O.R. (CITY DWG. NO. 00031-C)
- 5' WIDE GENERAL UTILITY AND ACCESS ESMT. DEDICATED PER DOCUMENT RECORDED MAY 11, 2005 AS FILE NO. 2005-0399301, O.R. (CITY DWG. NO. 20084-B)
- UTILITY EASEMENT TO PACIFIC BELL DEDICATED PER DOCUMENT RECORDED NOVEMBER 25, 2003 AS FILE NO. 2003-1411349 SAID EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED.
- UTILITY EASEMENT (VARIOUS SIZES) TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED JANUARY 11, 2005 AS FILE NO. 2005-0025784

NOTES

- FOUND 3/4" LP. WITH PLASTIC PLUG MARKED "LS 5278" PER P.M. 19841
- FOUND LEAD AND DISC STAMPED "LS 5278" IN SIDEWALK AT AN OFFSET OF 2.00' ALONG AN EXTENSION OF THE BOUNDARY PER P.M. 19841 AND CERTIFICATE OF CORRECTION RECORDED 2/13/2008 AS DOC. NO. 2008-0074944.
- FOUND LEAD AND DISC STAMPED "LS 5278" IN SIDEWALK AT AN OFFSET OF 2.00' INTO THE STREET PER P.M. 19841 AND CERTIFICATE OF CORRECTION RECORDED 2/13/2008 AS DOC. NO. 2008-0074944.
- FOUND LEAD AND DISC STAMPED "LS 5278" IN CONCRETE GUTTER PER MAP 15034 AND CERTIFICATE OF CORRECTION RECORDED 5/20/2009 AS DOC. NO. 2009-0267747.

OWNER SIGNATURE: _____

PARCEE HOMES _____

MAP PREPARED BY: _____

C. JOHN EARDENSOHN RCE 34584 EXP. 09-30-13

Prepared By:

Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____
Revision 13: _____
Address: 5355 MIRA SORRENTO PL. STE. 650 SAN DIEGO, CA 92123 Revision 12: _____
Revision 11: _____
Phone #: 858-751-0633 Revision 10: _____
Revision 9: _____
Fax #: 858-751-0634 Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: JULY 25, 2012
Revision 1: JUNE 14, 2012

Project Address: _____

Project Name:

PACIFIC HIGHLANDS RANCH

UNIT 13

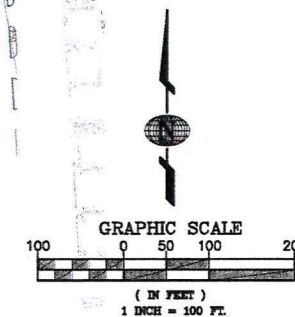
Original Date: APRIL 12, 2012

Sheet 1 of 2

Sheet Title:

TENTATIVE PARCEL MAP

DEP# _____



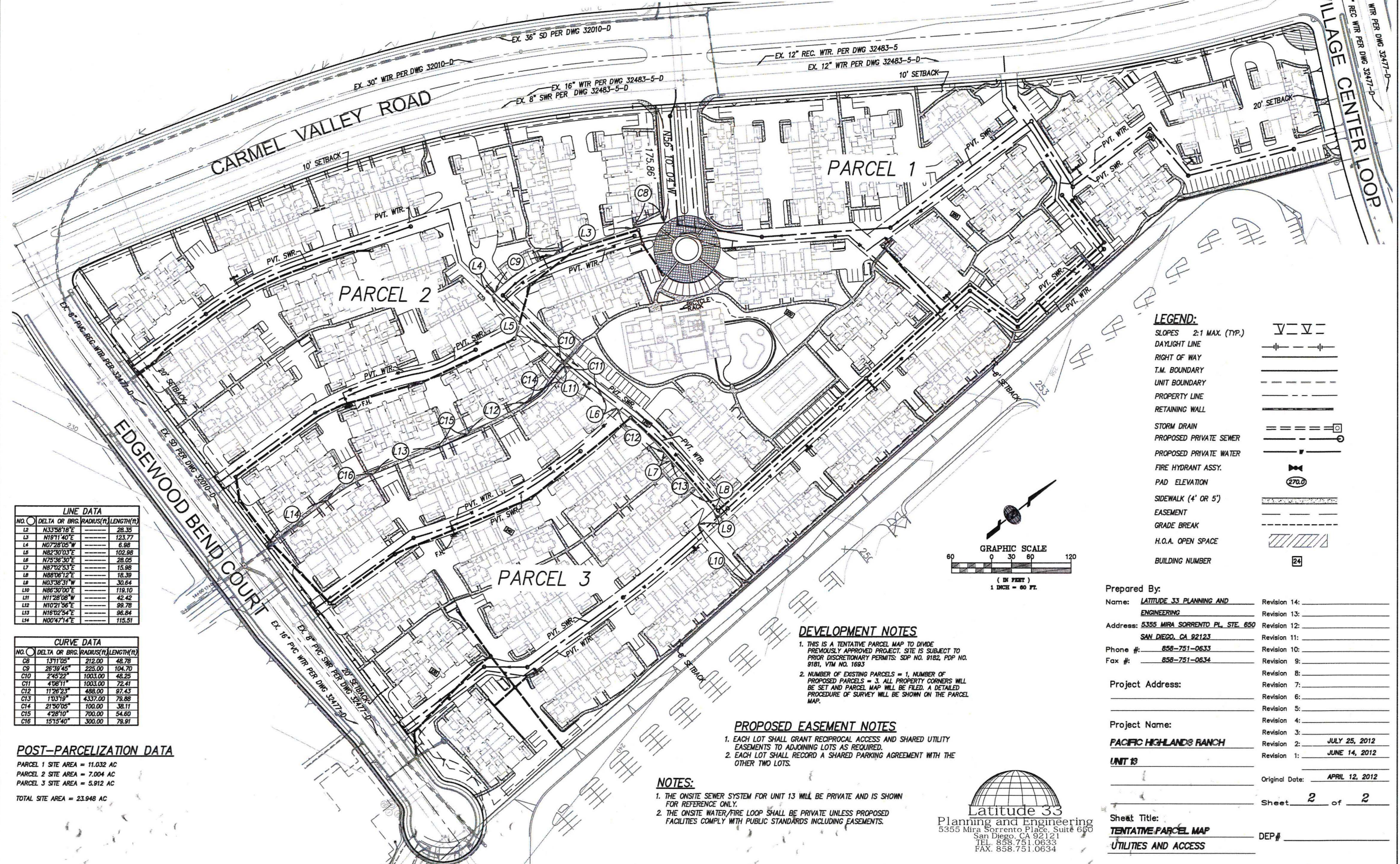
Latitude 33
Planning and Engineering
5355 Mira Sorrento Place, Suite 650
San Diego, CA 92121
TEL. 858.751.0633
FAX. 858.751.0634

ATTACHMENT 4

PACIFIC HIGHLANDS RANCH-UNIT 13-TENTATIVE PARCEL MAP NO. _____

ATTACHMENT 4

ATTACHMENT 4



LINE DATA			
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)
L2	N33°58'18"E		28.35
L3	N18°11'40"E		123.77
L4	N07°28'05"W		6.98
L5	N82°30'03"E		102.98
L6	N75°36'30"E		28.05
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L10	N86°30'00"E		119.10
L11	N11°28'08"W		42.42
L12	N10°21'56"E		99.78
L13	N16°02'54"E		96.84
L14	N00°47'14"E		115.91

CURVE DATA			
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)
C8	131°1'05"	212.00	48.78
C9	26°39'45"	225.00	104.70
C10	2°45'22"	1003.00	48.25
C11	4°08'11"	1003.00	72.41
C12	11°28'23"	488.00	97.43
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POST-PARCELIZATION DATA
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 PARCEL 2 SITE AREA = 7.004 AC
 PARCEL 3 SITE AREA = 5.912 AC
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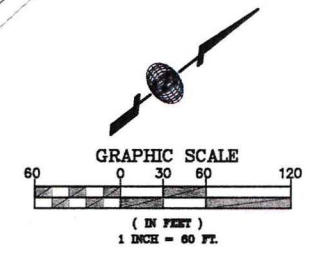
DEVELOPMENT NOTES
 1. THIS IS A TENTATIVE PARCEL MAP TO DIVIDE PREVIOUSLY APPROVED PROJECT. SITE IS SUBJECT TO PRIOR DISCRETIONARY PERMITS: SDP NO. 9182, PDP NO. 9181, VTM NO. 1693
 2. NUMBER OF EXISTING PARCELS = 1, NUMBER OF PROPOSED PARCELS = 3. ALL PROPERTY CORNERS WILL BE SET AND PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

PROPOSED EASEMENT NOTES
 1. EACH LOT SHALL GRANT RECIPROCAL ACCESS AND SHARED UTILITY EASEMENTS TO ADJOINING LOTS AS REQUIRED.
 2. EACH LOT SHALL RECORD A SHARED PARKING AGREEMENT WITH THE OTHER TWO LOTS.

NOTES:
 1. THE ONSITE SEWER SYSTEM FOR UNIT 13 WILL BE PRIVATE AND IS SHOWN FOR REFERENCE ONLY.
 2. THE ONSITE WATER/FIRE LOOP SHALL BE PRIVATE UNLESS PROPOSED FACILITIES COMPLY WITH PUBLIC STANDARDS INCLUDING EASEMENTS.

LEGEND:

- SLOPES 2:1 MAX. (TYP.)
- DAYLIGHT LINE
- RIGHT OF WAY
- T.M. BOUNDARY
- UNIT BOUNDARY
- PROPERTY LINE
- RETAINING WALL
- STORM DRAIN
- PROPOSED PRIVATE SEWER
- PROPOSED PRIVATE WATER
- FIRE HYDRANT ASSY.
- PAD ELEVATION
- SIDEWALK (4' OR 5')
- EASEMENT
- GRADE BREAK
- H.O.A. OPEN SPACE
- BUILDING NUMBER



Prepared By: _____
 Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____
 Address: 5355 MIRA SORRENTO PL, STE. 650 SAN DIEGO, CA 92123 Revision 13: _____
 Phone #: 858-751-0633 Revision 12: _____
 Fax #: 858-751-0634 Revision 11: _____
 Project Address: _____ Revision 10: _____
 _____ Revision 9: _____
 _____ Revision 8: _____
 _____ Revision 7: _____
 _____ Revision 6: _____
 _____ Revision 5: _____
 _____ Revision 4: _____
 _____ Revision 3: _____
 Project Name: PACIFIC HIGHLANDS RANCH Revision 2: JULY 25, 2012
UNIT 13 Revision 1: JUNE 14, 2012
 Original Date: APRIL 12, 2012
 Sheet 2 of 2
 Sheet Title: TENTATIVE PARCEL MAP UTILITIES AND ACCESS DEP# _____

Latitude 33
 Planning and Engineering
 5355 Mira Sorrento Place, Suite 650
 San Diego, CA 92121
 TEL. 858.751.0633
 FAX. 858.751.0634

Attachment 5
Prior CEQA documents
(under separate cover)



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: March 28, 2013

TO: City of San Diego Hearing Officer

FROM: Holly Smit Kicklighter, Associate Planner,
Development Services Department

SUBJECT: **Pacific Highlands Ranch (PHR) Unit 13** (Project No. 277182), California
Environmental Quality Act Evaluation

The Development Services Department has completed a California Environmental Quality Act (CEQA) evaluation for the PHR Unit 13 project. The review was limited to consideration of CEQA issues associated with creating three parcels from one existing 23.94 acre parcel located at 5695 Del Mar Heights Rd in the RM-1-3 Zone within the Pacific Highlands Ranch Community Plan Area.

It is the determination of the Development Services Department that the proposed Tentative Parcel Map is consistent with the project layout for Unit 13 described in the Pacific Highlands Ranch Master Environmental Impact Report (MEIR) (No 96-7918) and a subsequent document -Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962) - attached, which was before the City of San Diego City Council and certified on February 25, 2003, by Resolution No. R-297681. A Mitigation Monitoring and Reporting Program was adopted for the Findings (LDR No. 41-0962) to reduce potentially significant impacts to noise, paleontological resources, transportation, and waste management.

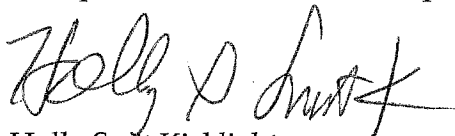
The increase of parcels from 1 to 3 was determined not to result in any additional impacts that were not identified in the previously certified Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962) document. This determination was based on review of the current project and submitted technical studies and information regarding transportation and parking, water quality and geology (Update Geotechnical Report, GEOCON, July 2012). In addition the project is conditioned for each lot to grant reciprocal access easements and shared utility easement to adjoining lots, as well as record shared parking agreements with the other two lots as required.

Page 2

City of San Diego Planning Commissioners

March 28, 2013

Taking into consideration the evaluation conducted by Development Services Department staff along with review of the previously certified environmental document, it was determined that the project would not result in a substantially changed project. The project would not result in new impacts or changed circumstances that would require a new environmental document. All project issues and mitigation for significant impacts have been adequately addressed in Findings No. 41-0962 pursuant to CEQA for the proposed project.



Holly Smit Kicklighter

Associate Planner

HASK/hask

HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE PARCEL MAP NO. 975109
PHR UNIT 13 - PROJECT NO. 277182

WHEREAS, PARDEE HOMES, Subdivider, and C. JOHN EARDENSOHN, Engineer, submitted an application to the City of San Diego for a tentative parcel map (Tentative Parcel Map No. 975109) to create three lots from an existing 23.94 acre site. The project site is located 5695 Del Mar Heights Rd in the RM-1-3 Zone within the Pacific Highlands Ranch Subarea Plan. The property is legally described as Parcel 2 of Parcel Map 20936, in the City of San Diego, County of San Diego, state of California, filed in the Office of the County Recorder of San Diego County, December 21, 2011; and

WHEREAS, the Map proposes the Subdivision of a 23.94 acre -site into three lots; and

WHEREAS, on March 19, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is consistent with the project layout for Unit 13 described in the Pacific Highlands Ranch Master EIR (No 96-7918) and a subsequent document, Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962). The prior environmental documents adequately covered this activity as part of the previously approved project pursuant to CEQA Section 15162. The Tentative Parcel Map is covered under the Pacific Highlands Ranch Master EIR (No 96-7918) and a subsequent document -Findings to MEIR 96-7918 for Units 12-16 (LDR No. 41-0962). The previously approved project is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review; and

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

WHEREAS, on April 17, 2013, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 975109 and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 975109:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)). The proposed uses of the lots shown on the Tentative Parcel Map are consistent with the Pacific Highlands Ranch Subarea III Plan which designates the site for Core Residential multi-family residential development at a density range of 9.1 to 14 dwelling units per acre. The proposed subdivision is consistent with this land use designation. The proposed subdivision and design of the project, located on a 23.94 acre parcel into three lots for residential development will achieve the goals, policies and objectives of the Pacific Highlands Ranch Subarea III Plan for this site.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code. The proposed development complies with the regulations of the RM-1-3 Zone, as allowed through the approval of the Planned Development Permit Number 9181, Site Development Permit Number 9182. The proposed development complies with all relevant regulations of the Land Development Code, as allowed through the approval of Planned Development Permit Number 9181, Site Development Permit Number 9182. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Planned Development Permit Number 9181, Site Development Permit Number 9182. Development of the property will meet all requirements of these regulations. All relevant regulations shall be complied with at all times for the life of the project. In these ways the proposed development will comply with the

applicable and relevant regulations of the Land Development Code. No deviations are required to approve the proposed subdivision map.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)). The conclusions of several technical and scientific reports specifically concerned with determining the suitability of the site for the type and density of the proposed development concluded the site is suitable for both the type and density of the previously approved residential project. The results of Archaeology, Biology, Water Quality Technical Report, Drainage Hydrology Report, Noise, Sewer, Traffic Analysis, Water and Geotechnical studies concluded individually the physical suitability of the site for the type and density of the proposed development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)). The proposed subdivision of a 23.94 acre parcel into three lots for residential development will have no effect on fish or wildlife or their habitat and will not cause any environmental damage. No environmentally sensitive lands exist on the site. The site has been graded in conformance with previously approved engineering permits and no sensitive resources in the form of flora or fauna exist on the site. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)). The proposed subdivision will construct necessary sewer and water facilities to serve the residents of the development; will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP's] 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. The subdivision will also provide for the health, safety, and welfare of the residents by constructing all buildings in accordance with current construction standards and codes. 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 and the standards for public improvements to the satisfaction of the City Engineer. As such the proposed subdivision will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)). The proposed subdivision of a 23.94 acre parcel into three lots for residential development will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. General utility and access easements exist on

the property and the proposed subdivision will have no effect upon these existing easements and will not conflict with these easements.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1). The proposed subdivision of a 23.94 acre parcel into three lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. No environmentally sensitive lands exist on the site. The future construction of the multi-family homes are not impeded or inhibited from incorporating any future passive or natural heating and cooling opportunities. With the design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3). The proposed project is the subdivision of a 23.94 acre parcel into three lots for residential development. The North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan require new development to provide housing to accommodate the needs of low income households, as certified by the San Diego Housing Commission. The applicant has entered into a Master Affordable Housing Agreement with the San Diego Housing Commission to provide affordable housing units in the community. The subdivision of this parcel into three residential lots is consistent with the housing anticipated in the community plan. Environmentally sensitive lands are not present on the site. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of three residential lots for private development is consistent with the housing needs anticipated for the Pacific Highlands Ranch Subarea Plan area.

The above 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 Hearing Officer, Tentative Parcel Map No. 975109 hereby granted to Pardee Homes subject to the attached conditions which are made a part of this resolution by this reference.

By

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24002594

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 975109, PHR Unit 13 -
PROJECT NO. 277182

ADOPTED BY RESOLUTION NO. HO-_____ ON APRIL 17, 2013

GENERAL

1. This Tentative Parcel Map will expire May 1, 2016.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to recording the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

PLANNING

5. All lots are designated so that all common open space and recreational amenities within the project site shall be accessible to all occupants of all three parcels. Mutual access and use of common open space areas and recreational amenities within the premises shall be maintained as permitted by Planned Development

Project No. 277182
TPM No. 975109

Permit No. 9181, Site Development Permit No. 9182 and as shown on approved Exhibit "A."

ENGINEERING

6. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
7. 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.
8. 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.
9. The Parcel Map shall comply with the provisions of SDP No. 9182 and PDP No. 9181.
10. 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.
11. 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.
12. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

Project No. 277182
TPM No. 975109

13. Conformance with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Parcel Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
14. The Subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

MAPPING

15. “Basis of Bearings” means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. “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.”
17. The Parcel 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.

GEOLOGY

18. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City’s “Guidelines for Geotechnical Reports” and the as-built grading plan, Drawing No. 32010-D. The as-graded geotechnical report shall be reviewed and accepted by the Geology Section of Development Services prior to approval of the Parcel Map.

TRANSPORTATION

19. Prior to recording a parcel map, the Subdivider shall record reciprocal access easements in favor of all parcels within the project site, to the satisfaction of the City Engineer.
20. Prior to recording a parcel map, the Subdivider shall record a shared parking agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer

INFORMATION:

- The approval of this Tentative Parcel Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Parcel Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Parcel Map, may protest the imposition within ninety days of the approval of this Tentative Parcel Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24002594

Project No. 277182

TPM No. 975109

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DOC # 2003-0601455

MAY 22, 2003 11:27 AM

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

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A



Job Order No. 41-0962

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Planned Development Permit No. 9181/Site Development Permit No. 9182
PACIFIC HIGHLANDS RANCH, UNITS 12 - 16 (MMRP)
City Council

This Permit is granted by the Council of the City of San Diego to Pardee Homes, a California Corporation, Owner/Permittee pursuant to City of San Diego Municipal Code sections 143.0401 and 126.0501. The 248.85-acre site is located at the southeast corner of Del Mar Heights Road and Carmel Valley Road in the RM-1-2, RM-1-3, RX-1-1, IP-2-1, OC-1-1, and AR-1-1 zones of the Pacific Highlands Ranch Subarea Plan in the Carmel Valley Community Plan area. The project site is legally described as being a Portion of Parcel 3 of Parcel Map 18971, filed May 23, 2002, together with a portion of the west half of the northwest quarter of Section 15, Township 14 South, Range 3 West, San Bernardino Meridian, according to official plat thereof all lying northerly and westerly of the State Route 56, as described in deed recorded December 28, 2001 as file no. 2001-0965036 and February 26, 2001 as file no. 2002-0161208 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide property by means of a tentative map, a planned development permit and site development permit for forty-seven single-family dwelling units, a high school site, community park site, a four lot employment center subdivision, park and ride, and 694 multi-family dwelling units described as, and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department. The facility shall include:

- a. Forty-seven single family dwelling units, a high school site, community park site, a four lot employment center subdivision, one park and ride lot, and 694 multi-family dwelling units;
- b. Landscaping (planting, irrigation and landscape related improvements);

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- c. Off-street parking facilities; and
 - d. Accessory improvements determined by the City Manager 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.
1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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:
 - e. The Permittee signs and returns the Permit to the Development Services Department; and
 - f. 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 City Manager.
 4. This Permit is a covenant running with the subject property and shall be binding upon the 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 utilization and 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 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.)

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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 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 17, 1997 and on file in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant 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 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 Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

Land Use Adjacency:

The applicant shall comply with the Mitigation, Monitoring and Reporting Program [MMRP] as specified in the Environmental Documentation for the "Pacific Highlands Ranch Units 12-16" (LDR No. 41-0962), satisfactory to the City Manager and the City Engineer, for the following issues areas to ensure compliance with the MSCP Land Use Adjacency Guidelines:

Biological Resources
Hydrology/Water Quality.

Multiple Habitat Planning Area [MHPA] Conveyance:

Prior to recordation of the first final map and/or issuance of any grading permits, the on-site MHPA shall be conserved and conveyed to the City's MHPA, through either dedication in fee to the City, OR placement in a conservation easement, OR covenant of easement, which is then recorded on the property. For areas within the MHPA that are governed by the Master Restoration Plan for Pacific Highlands Ranch, in accordance with Section 5.2.6 of the Development Agreement and other approved Units for Pacific Highlands Ranch, title for this portion of the MHPA shall only be conveyed to the City after successful completion of the restoration program. In the interim, a covenant of easement would be appropriate for the on-site MHPA within the restoration area.

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7. 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.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and 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. It is the intent of the City that the Owner/Permittee of the property which is the subject of this Permit, either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner/Permittee of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner/Permittee complies with all the conditions of 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.

10. This Permit may be developed in phases consistent with the conditions and exhibits approved for each respective phase, per the approved Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department.

11. The Permit shall comply with the conditions of the final map(s) for Pacific Highlands Ranch Units 12-16, Vesting Tentative Map [VTM] No. 1693.

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. The Owner/Permittee shall comply with the Mitigation, Monitoring and Reporting Program [MMRP] as specified in the Findings to Master Environmental Impact Report, Project No. 1693, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Transportation/Circulation
 Hydrology/Water Quality
 Biological Resources
 Land Form Alteration/Visual Quality
 Paleontological Resources
 Public Services/Facilities
 Water and Sewer Facilities
 Solid Waste
 Public Safety
 Noise
 Geology/Soils

PLANNING/DESIGN REQUIREMENTS:

13. No fewer than two spaces for each single-family dwelling shall be provided for off-street parking in Unit 12; Unit 13 shall have no fewer than 939 spaces; Unit 14 shall have no fewer than the number of spaces outlined by the Design Guidelines OR if a multi-tenant office use is proposed, a maximum of five spaces per 1,000 square feet of building area, and Unit 16 shall have no fewer than 638 spaces. Should additional affordable housing units be added to the project, adjustments to the required number of parking spaces will be calculated. Off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department. Parking spaces shall comply at all times with requirements of the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

14. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

15. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the

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maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

16. 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 regulations of the underlying zone. The cost of any such survey shall be borne by the Permittee.

17. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

18. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the Director of the Development Services Department. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

19. All signage associated with this development shall be consistent with sign criteria established by Citywide sign regulations.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

21. Prior to the issuance of any building permits for any multi-family, commercial or institutional use, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the

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conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the Director of the Development Services Department.

22. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

23. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

24. All uses in the Employment Center, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than 6 feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

25. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers and latticework.

26. No merchandise, material or equipment shall be stored on the roof of any building.

27. Prior to the issuance of building permits for any multi-family, commercial or institutional use, single-family dwellings exempted, construction documents shall fully illustrate compliance with the Citywide Refuse and Recyclable Materials Storage Regulations (SDMC section 142.0801) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department.

28. Prior to the issuance of any building permits for the Unit 14 Employment Center, the developer shall submit thirteen copies of the site specific grading, building, architectural and landscaping/irrigation plans for a Process 2 review and approval by the Director of the Development Services Department. Such plans shall demonstrate conformance with the Pacific Highlands Ranch Employment Center Design Guidelines. The Process 2 submittal shall include a standard development permit application and a \$2,600 processing deposit.

29. In accordance with Pacific Highlands Ranch Subarea Plan, the future Community Park identified on the VTM No. 1693 shall be utilized for a 13.49-acre community park or

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alternatively, a 20-acre stand-alone community park in the event San Dieguito Union High School District does not construct a middle school adjacent to the high school.

In the event the San Dieguito Union High School District does not construct a middle school adjacent to the high school, the Community Park shall be twenty net usable acres composed of the 13.49-acre Future Community Park site indicated on the VTM No. 1693 and the 7.07-acre Park Option Site indicated as Unit 15, Lot 3 on VTM No. 1693.

AFFORDABLE HOUSING REQUIREMENTS:

30. Prior to the filing of the first final map, Owner/Permittee shall comply with the requirements of the Pacific Highlands Ranch Subarea Plan, [Affordable Housing Requirements] by satisfaction of the requirements of subparagraph A., below:

A. Owner/Permittee shall assure the construction and occupancy of an Affordable Housing Project consisting of 234 units to be constructed on Lots 13 and 16, as shown on the Vesting Tentative Map. Owner/Permittee shall execute an agreement [Affordable Housing Agreement], subject to the approval of the Executive Director of the Housing Authority of the City of San Diego, or designee, and the City Manager of the City of San Diego, or designee, addressing the following issues:

1. Performance Security for the construction of the Affordable Housing Project and dedication of land [Affordable Housing Site] for the construction of the Affordable Units [Affordable Units] on site, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the Executive Director of the Housing Authority of the City of San Diego, or designee [Executive Director];

2. Approval of the timing of the construction and occupancy of the Affordable Housing Project, acceptable to the Executive Director, provided that the following timetable is incorporated into the Affordable Housing Agreement:

a. Issuance of building permits for the Affordable Housing Project shall occur on or before the earlier of:

i. The issuance of building permits for the construction of the 254th market rate dwelling unit (number of units which represents 50 percent of the market rate units); or for the thirty-seven Affordable Units within Unit 16 within eighteen months of the approval of the first Final Map for Units 12-16, whichever shall occur first.

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Further, Pardee shall obtain building permits for the 197 Affordable Units in Unit 13, within eighteen months of the approval of the first Final Map after the issuance of the 1,478 market rate unit and affordable dwelling unit (number of units which represents total building permits within the Pacific Highlands Ranch to which Pardee Homes is entitled prior to the I-5/SR-56 north connectors being open to traffic).

ii. In no event shall the issuance of building permits for the construction of the 254th market rate dwelling unit occur until building permits are issued for construction of the 234 Affordable Units are authorized by the City and are obtained by the Owner/ Permittee.

Further, if individual parcels are sold initially by Owner/ Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 254th and 381st or greater, market rate unit. Provided, however, that lots sold in bulk shall not be included in the total number of building permits issued for purposes of determining when the issuance of building permit occurs for the 254th and 381st or greater market rate unit, until building permits are issued for such individual lots.

b. Completion of construction of the Affordable Housing Project shall occur upon the earlier of:

i. Twelve months after the issuance of building permit for the Affordable Housing Project as referenced in Paragraph 2a. hereof, or

ii. The date that shall be three years after the filing of the first final map.

iii. Further, the issuance of building permits for the construction of the 381st market rate unit (number of units which represents 75 percent of market rate units) shall not occur until the completion of the 234 Affordable Units is authorized by the City.

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c. Occupancy of the Affordable Housing Project shall occur not later than 180 days after the completion of construction as referenced in Paragraph 2.b. above.

d. For "good cause" shown to the satisfaction of the Executive Director, the dates referenced herein may be extended for one or more period(s) of up to twelve months, each. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the Executive Director, in the Director's sole discretion.

3. A Declaration of Covenants, Conditions and Restrictions [CC&Rs], restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five years from the date of completion of the Affordable Housing Project, which CC&Rs shall incorporate the Affordable Housing Agreement by reference, shall be recorded against the Affordable Housing Site, in a first priority position. All Affordable Units shall be for occupancy by and at rates affordable to families earning no more than 65 percent of the area median income, as adjusted for family size and utilities. However, in the case of affordable rental units set forth in California Government Code section 65915, referred to as the State Density Bonus Statute, applies and rental rates shall not exceed 60 percent of the area median income, as adjusted for assumed family size and utilities.

4. Additional security for the performance by the Owner/Permittee of the Affordable Housing Requirements shall be provided by a deed of trust in favor of the Executive Director, recorded against the Affordable Housing Site, in second lien priority, (junior only to the CC&Rs) assuring the timely performance of the Agreement referenced in subparagraph A, hereof. The deed(s) of trust in favor of the Housing Authority may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the Executive Director, in the Director's sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as the Director may impose.

5. Such other and further conditions as may be reasonably required by the Executive Director to assure satisfaction of the Affordable Housing Requirements, and such modification of existing condition(s), as may be granted by the Executive Director in the Director's sole discretion.

6. Owner/Permittee, and their successors, heirs and assigns shall execute such other and further documents and shall perform such acts, as

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shall be requested by the Executive Director and the City Manager and as may, from time to time, be required to effectuate the provisions of the Affordable Housing Agreement as contemplated by these condition(s) of approval.

The Pacific Highlands Ranch, Units 12-16, Affordable Housing Program is attached to these Planned Development Permit conditions and are on file in the Office of Development Services Department and is incorporated herein. The provisions of the Affordable Housing Program shall not in any way modify or change any provisions of the Affordable Housing requirements. To the extent that there is any inconsistency between the two, the terms of the condition shall prevail.

LANDSCAPE REQUIREMENTS:

31. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit has been granted by the City. All plan specifications and notes mentioned in the conditions below shall be consistent with the SDMC/Land Development Code [LDC] section 142.0401 and Landscape Standards, Exhibit "A" Landscape Development Plan, Brush Management Plan, Details and Notes, dated February 25, 2003, on file in the Office of the Development Services Department.
32. All required landscape plant materials 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 it's mature height and spread.
33. If any required landscape improvements (including, but not limited to, existing or new planning, hardscape, landscape features) are damaged or removed during demolition or construction, they shall be repaired or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager, within thirty days of damage and prior to any Certificate of Occupancy.
34. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape and irrigation plans on duplicates of improvement plans shall be submitted to the City Manager for approval. Plans, details and specifications (including maintenance specifications), and landscape improvement plans shall indicate each street tree by station points and staking in the field with a lodge pole tree stake prior to any utilities stub-outs. Tree stakes shall remain in place until trees are planted.
35. All tree locations shall have a 40 square feet minimum area around each tree's root zone, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of any tree. During improvement activities the locations of all trees shall be identified with a lodge pole tree stake and inspected by the field

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engineer prior to the installation of any wet or dry utility stub-outs and placement of any pavement.

36. Prior to issuance of any engineering permits for grading, landscape construction documents (including irrigation plans) for slope planting, erosion control, re-vegetation and hydroseeding shall be submitted to the City Manager for approval.

37. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape improvements 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.

ENGINEERING REQUIREMENTS:

38. The project shall conform to all provisions of VTM No. 1693 and all conditions.

TRANSPORTATION REQUIREMENTS:

39. Prior to issuance of any building permit, the project shall conform to the Subarea III/ Pacific Highlands Ranch Transportation Phasing Plan and the approved Traffic Study/Final EIR.

40. The Pacific Highlands Ranch Employment Center, Unit 14, shall have a maximum average daily trips of 6,300.

WASTEWATER REQUIREMENTS:

41. 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.

42. The Owner/Permittee agrees to design all proposed public sewer facilities in accordance with established criteria in the City of San Diego's current sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

43. The Owner/Permittee shall provide evidence, satisfactory to the Director of the Metropolitan Wastewater Department, 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 ownership.

44. 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.

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WATER REQUIREMENTS:

45. Prior to the issuance of the first building permit, the 36-inch water transmission pipeline, within the Del Mar Heights Road and Carmel Valley Road rights-of-way, including a pressure regulating station, shall be complete and operational in a manner satisfactory to the Director of the Water Department and the City Engineer.
46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the public water facilities, both potable and reclaimed, identified in the accepted water studies, necessary to serve this development, in a manner satisfactory to the Director of the Water Department and the City Engineer, maintaining redundancy throughout phasing of construction. All water facilities located within Units 13 and 16 shall be private unless proposed facilities comply with public standards, including easements.
47. At no time shall public water facilities with services be located within travel ways with alley type cross sections (no curbs). Parallel public water facilities shall have a minimum separation of 20-feet.
48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of reclaimed water irrigation service(s), in a manner satisfactory to the Director of the Water Department and the City Engineer. If reclaimed water is not yet available, then the irrigation systems shall be designed in such a manner as to accept reclaimed water when available and avoid any potential cross connections.
49. The Owner/Permittee shall install encroachment water services, to serve each unit or building with less than 40 feet of frontage on public water facilities or less than 10 feet curb to property line distance, in a manner satisfactory to the Director of the Water Department and the City Engineer. All water meters shall be installed behind full height curb and outside of sidewalks or any vehicular travel way including driveways.
50. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service within the development, in a manner satisfactory to the Director of the Water Department and the City Engineer.
51. Prior to the issuance of any building permits within Unit 14, the Owner/Permittee shall assure, by permit and bond, the design and construction of a minimum 40-foot wide paved vehicular access roadway, traversing Unit 14, centered over the public water facilities, in a manner satisfactory to the Director of the Water Department and the City Engineer. Pavement shall be schedule "J" or better.

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52. Prior to the issuance of any building permits within Unit 15, the Owner/Permittee shall assure, by permit and bond, the design and construction of a minimum 20-foot wide paved vehicular access roadway, traversing Unit 15, centered over the public water facilities, in a manner satisfactory to the Director of the Water Department and the City Engineer. Pavement shall be schedule "J" or better.
53. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Director of the Water Department, and the City Engineer. Any proposed fire hydrant installation not conforming to Water Department standards for public fire hydrants, shall be private.
54. Prior to the issuance of any building permits, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
55. Prior to the issuance of any building permits, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of the Water Department and the City Engineer. Easements, as shown on approved Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department, will require modification based on standards at final engineering.
56. Prior to the issuance of any certificates of occupancy, all public water facilities and vehicular access roadways necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of the Water Department and the City Engineer.
57. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall provide keyed access to Water Operations Division, in a manner satisfactory to the Director of the Water Department, on each gate located within any easement containing public water facilities. The City will not be held responsible for any issues that may arise relative to the availability of keys.
58. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," dated February 25, 2003, on file in the Office of the Development Services Department, shall be modified at final engineering in accordance with accepted studies and standards.
59. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in this area. If facilities have not been constructed when required for this development, then the construction of certain portions of these

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previously approved water facilities, as required by the City Engineer, will become off-site improvements required for this development.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this Permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the Council of the City of San Diego by Resolution No. R-297679, on February 25, 2003.

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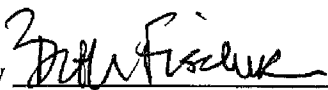
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AUTHENTICATED BY THE CITY MANAGER

By 
Gary Halbert
Assistant Director
Development Services
for the City Manager

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

PARDEE HOMES, a California Corporation
Owner/Permittee

By 
Beth Fischer
Vice President

By 
Charles Corum
Assistant Vice President

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

41-0962/1693

3/17/03
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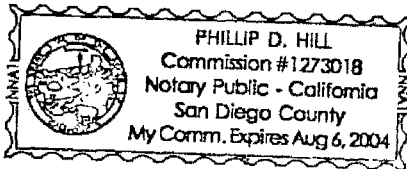
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On MAY 15, 2003 before me, Phillip D. Hill, Notary Public
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared GARY HALBERT
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Phillip D. Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: PDP 9181 / SDP 9182 PACIFIC HIGHLAND RANCH,
UNITS 12-16

Document Date: FEB. 25, 2003 Number of Pages: 16

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



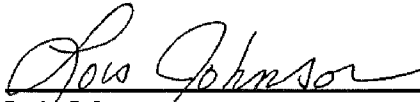
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STATE OF CALIFORNIA }
 }
COUNTY OF SAN DIEGO }

SS

On May 7, 2003, before me, Lois Johnson the undersigned Notary Public, personally appeared: Beth Fischer and Charles Corum personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Lois Johnson



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(R-2003-1078)

RESOLUTION NUMBER R-297679

ADOPTED ON FEBRUARY 25, 2003

WHEREAS, Pardee Homes, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide property by means of a tentative map, a planned development permit and site development permit for forty-seven single-family dwelling units, a high school site, a four lot employment center subdivision, park and ride, and 694 multi-family dwelling units, dedication of public streets, grading, landscaping and improvements in the public right-of-way known as the Pacific Highlands Ranch, Units 12-16 project, on portions of a 248.85 acre site located north of State Route 56, east and west of Carmel Valley Road, and legally described as being a Portion of Parcel 3 of Parcel Map 18971, filed May 23, 2002, together with a portion of the west half of the northwest quarter of Section 15, Township 14 South, Range 3 West, San Bernardino Meridian, according to official plat thereof all lying northerly and westerly of the San Diego Freeway 56, as described in deed recorded December 28, 2001 as file no. 2001-0965036 and February 26, 2001 as file no. 2002-0161208 of official records, in Pacific Highlands Ranch Subarea III, of the Carmel Valley Community Plan area, in the RM-1-2, RM-1-3, RX-1-1, IP-2-1, OC, and AR-1-1 zones; and

WHEREAS, on December 12, 2002, the Planning Commission of the City of San Diego considered Planned Development Permit [PDP] No. 9181/Site Development Permit [SDP] No. 9182, and pursuant to Resolution No. 3343--PC-2 voted to approve PDP No. 9181/SDP No. 9182; and

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WHEREAS, Louis E. Goebel, attorney for appellant Robert D. Barczewski appealed the Planning Commission decision to the Council of the City of San Diego; and

WHEREAS, the matter was set for public hearing on February 25, 2003, 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. 9181/SDP No. 9182:

A. PLANNED DEVELOPMENT PERMITS

1. **The proposed development will not adversely affect the applicable land use plan.** The Pacific Highlands Ranch Subarea III Plan identifies these sites for single-family residential development, core residential development, multi-family development, employment center development, a senior high school, open space, Caltrans right-of-way, and public right-of-way. The design of the subdivision, layout of the streets, creation of slopes, management of potential fuel sources which will reduce the risks of wild fires, improvements in the public right-of-way, installation of landscape, and construction of single-family and multi-family homes including affordable housing units, an employment center, and high school is consistent with the land use plan and other design criteria in the existing subarea plan. Being determined the proposed project is consistent with the community plan, the proposed project will not adversely affect the land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The permit controlling the development and continued use of the subdivision and development proposed for this site contains conditions addressing the project compliance with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

3. **The proposed development will comply with the regulations of the Land Development Code.** Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into PDP Permit No. 9181 and SDP Permit No. 9182. Development of property shall meet all requirements of the regulations and development criteria. Concept plans for the project identify

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all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project.

4. The proposed development, when considered as a whole, will be beneficial to the community. The development of these units of Pacific Highlands Ranch will provide a graded site to the San Dieguito Union High School District for the construction of a new senior high school, will relocate the community park, will provide an employment center for new industrial development, will provide 234 affordable and housing units, market rate housing units and will complete needed public improvements in the area. Taken together these features and improvements will provide significant benefit to the community and City of San Diego.

5. Any proposed deviations pursuant to San Diego Municipal Code [SDMC] 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 project includes limited deviations as described herein. These deviations allowing for the creation of a project are justified and will not adversely affect the land use plan, adjacent properties or persons working or living in the area. These deviations are as follows:

Unit 13: Recreation building cupola exceeds the 30 foot maximum building height by 18 feet.

Unit 16: Recreation building tower exceeds the 30 foot maximum building height by 3 feet.

A 10 foot rear yard setback is proposed, where not less than 15 feet is required by the zone.

The intent of residential height limitation is to maintain compatible scale with adjacent developments and to maintain light and air separation between developments. In this case, it is only a single roof top architectural feature on each of the two recreation buildings that exceed the specified height limit. These structures are located within the interior of their individual project sites. It is the intent of these roof top projections to provide a visual focal point for the residents of the projects and serve as a magnet to attract project residents to a common social and recreational area. The two recreational buildings are sufficiently separated from adjacent developments so as not to cause any adverse affects.

Minimum building setback standards are also intended to provide compatibility of scale and minimum separation from adjacent developments. The Unit 16 development, however, backs up to the SR-56 Freeway and Caltrans right-of-way ownership and there is no readily apparent need to maintain a greater separation in this location. The proposed reduced setback has the advantage of providing more space within the interior of the project for additional design flexibility and more open space.

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B. SITE DEVELOPMENT PERMITS

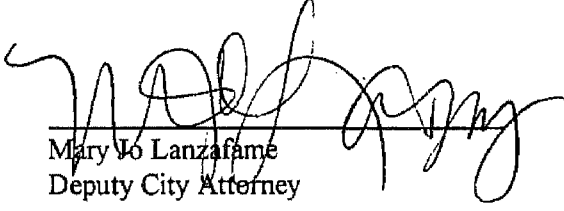
- 6. The proposed development will not adversely affect the applicable land use plan. See finding number 1.
- 7. The proposed development will not be detrimental to the public health, safety, and welfare. See finding number 2.
- 8. The proposed development will comply with the applicable regulations of the Land Development Code. See finding number 3.

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 appeal of Louis E. Goebel, attorney for appellant Robert D. Barczewski is denied; the decision of the Planning Commission is sustained; and Planned Development Permit No. 9181/Site Development Permit No. 9182 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: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:pev
3/5/03
Or.Dept:Clerk
R-2003-1078
Form=permitr.frm
Reviewed by John Fisher

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Passed and adopted by the Council of San Diego on February 25, 2003, by the following vote:

**YEAS: PETERS, ZUCCHET, ATKINS, LEWIS, FRYE, MADAFFER, INZUNZA,
MAYOR MURPHY**

NAYS: MAIENCHEIN

NOT PRESENT: NONE

AUTHENTICATED BY:

DICK MURPHY

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Manuel E. Ketcham, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R-297679 passed and adopted by the Council of The City of San Diego,
California on February 25, 2003.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Manuel E. Ketcham, Deputy

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DOCUMENT - PDP No. 9181/SDP NO. 9182.

FILED - May 22, 2003

OWNER/PERMITTEE: Pacific Highlands Ranch, Unit 12-16 (MMRP).

An application for the 248.85-acre site located at the southeast corner of Del Mar Heights Road and Carmel Valley Road in the MR-1-2, RM-1-3, RX-1-1, IP-2-1, OC-1-1, and AR-1-1 zone of the Pacific Highlands Ranch Subarea Plan in the Carmel Valley Community Plan area.

CC: Permit Intake Services,
MS #501
(For distribution)

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130
858-794-2571 / Fax: 858-794-2599

January 18, 2013

John Fisher, Project Manager
City of San Diego
1222 First Avenue, MS 301
San Diego, CA 92101

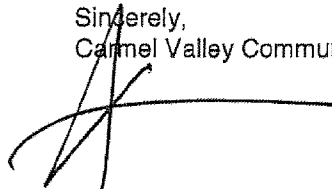
Re: "Pacific Highlands Ranch Unit 13, PTS #277182"

Dear John:

The Carmel Valley Community Planning Board considered the above project on January 17, 2012 and voted unanimously to support the applicant's proposal to increase from one (1) to three (3) lots.

We understand that any future site planning or architectural changes to update the project will be presented to the board for approval.

Sincerely,
Carmel Valley Community Planning Board

A handwritten signature in black ink, appearing to be 'Frisco White', written over a horizontal line.

Frisco White, AIA, Chairman

cc: John Eardensohn

PROJECT DATA SHEET

PROJECT NAME:	PHR Unit 13	
PROJECT DESCRIPTION:	Subdivide a 23.94 acre site into three parcels.	
COMMUNITY PLAN AREA:	Pacific Highlands Ranch	
DISCRETIONARY ACTIONS:	Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Core Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-3		
HEIGHT LIMIT: NA.		
LOT SIZE: 6,000 square-foot minimum lot size		
FLOOR AREA RATIO: 1.05		
FRONT SETBACK: 15/20 feet.		
SIDE SETBACK: 5/8 feet.		
STREETSIDE SETBACK: 10 feet.		
REAR SETBACK: 15 feet.		
PARKING: NA		
<u>ADJACENT</u> <u>PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Peripheral Residential/Village	Peripheral Residential/Undeveloped
SOUTH:	Employment Center	Undeveloped/Fire Station 46
EAST:	School	Jr./Sr. High School
WEST:	Peripheral Residential/Open Space	Peripheral Residential/Open Space
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Carmel Valley Community Planning Board voted, on January 17, 2013, unanimously to approve the project.	