



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 2, 2014 **REPORT NO.** PC-14-054

ATTENTION: Planning Commission, Agenda of October 9, 2014

SUBJECT: MARIAN CATHOLIC PROPERTY
PROJECT NO. 307088
PROCESS 5

REFERENCE: Planning Commission Report for Community Plan Amendment
Initiation, PC-06-127: <http://www.sandiego.gov/planning-commission/documents/pcreports/2006/april.shtml>.

**OWNER/
APPLICANT:** MCP VENTURES, LLC

SUMMARY

Issue(s): Should the Planning Commission grant approvals to subdivide an 18.0-acre site and construct 175 detached residential units at 1002 18th Street within the Otay Mesa-Nestor Community Planning area?

Staff Recommendations:

1. Recommend to City Council **Certification** of Final Environmental Impact Report No. 307088, **Adoption** of the Mitigation, Monitoring and Reporting Program and the Applicant's Findings and Statement of Overriding Considerations; and
2. Recommend to City Council **Approval** of General Plan and Community Plan Amendment No. 1076726, Rezone No. 1076704, Master Planned Development Permit No.1076705 and Vesting Tentative Map No.1076706.

Community Planning Group Recommendation - On October 9, 2013, the Otay Mesa-Nestor Community Planning Group voted 8-3-0 to recommend approval of the project with no conditions (Attachment 14).

Environmental Review - An Environmental Impact Report No. 307088 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared which will reduce, to below a level of significance, potential impacts identified in the

will reduce, to below a level of significance, potential impacts identified in the environmental review process. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with a significant and unavoidable impact to Air Quality and significant and unmitigated impacts to Transportation/Circulation.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are paid through a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The project proposes to develop 175 single-family residential units on an 18-acre site in the Otay Mesa-Nestor Community Plan Area. The site currently has a land use designation of School that would not allow for the development of residential dwelling units. The project proposes to amend the Otay Mesa-Nestor Community Plan to redesignate the site from School to Low-Medium Density Residential (10-<15 du/net acre), allowing for the development of up to approximately 255 dwelling units. The development of the proposed project would increase the opportunity to provide housing stock in a time when the City Council has determined that the City of San Diego is in a housing state of emergency.

BACKGROUND

The Marian Catholic Project site is designated for School use within the Otay Mesa-Nestor Community Plan and zoned RS-1-7. The site is currently developed with vacant school buildings for the previously existing Marian Catholic High School and, a religious facility. The existing development was permitted by Conditional Use Permit (CUP) No. 83-0640. The site is bounded by three streets, Coronado Avenue, Thermal Avenue and 18th Street with surrounding land uses consisting of single family residential to the north and west, commercial/retail on the east, and a vacant lot owned by the Sweetwater Union High School District and the South Bay Community Park at the south (Attachments 1- 3).

DISCUSSION

Required Approvals

The project requires the approval of a General Plan/Community Plan Amendment to redesignate the site from School to Residential, and a Rezone from RS-1-7 to RM-1-2. A Vesting Tentative Map is requested, including a request to waive the requirement to underground utilities, to subdivide the parcel into 206 lots, and a Planned Development Permit (PDP) for deviations to the underlying zone. The project would also rescind the original CUP 83-0640.

On April 13, 2006, the Planning Commission initiated a General Plan/Community Plan Amendment to redesignate the site from School to Low-Medium Density Residential (10-<15 du/net acre), and directed staff to analyze specific issue areas (Attachment 4). These items are discussed in the Community Plan Analysis section of this report.

Project Description

The Marian Catholic Project proposes to subdivide an 18-acre parcel into 206 lots for the construction of 175 detached, residential units. The 206-lot subdivision will create 175 residential lots, 29 open space lots, one private drive lot and one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School, and a building used for religious purposes. The school buildings will be demolished and the existing religious facility will remain ("Guadalupe Center" - Lot 206). Lot 206 is not a part of the Planned Development Permit but is included in the Rezone and General Plan/Community Plan actions. Religious facilities are an allowable use in the RM-1-2 zone.

The project proposes two product types identified as the "Homes" and "Commons" planning areas. Eighty-four detached, residences are proposed within the Homes planning area which would be set on the largest lots ranging in size from 1,900 square feet to 2,300 square feet. Ninety-one detached, residences are proposed within the Commons planning area on the smaller lots, ranging from 1,500 square feet to 1,900 square feet. The Homes product type will have direct access to 2-car garages from either a public street or a private driveway. The Commons residences will be located within a cluster of six detached units and have access to their 2-car garages from a shared motor court (private driveway circulation easement). A total of 534 parking spaces are provided where 532 are required. Guest parking will be provided within the public right-of-way and private driveways as allowed by the Land Development Code. The project would provide three private parks within the development: a linear park and pocket park totaling .23 acres and a neighborhood park totaling .26 acres.

A Master Planned Development Permit has been prepared for the project entitled *Marian Catholic Property Master Planned Development Permit* dated October 2014, which establishes the land use, development regulations and design guidelines containing conceptual development criteria. The PDP includes deviations to the following development regulations: Lot standards, setbacks, private usable open space and ground floor habitable area regulations.

Deviations

The project proposes deviations to the underlying RM-1-2 zone as outlined in the Master Planned Development Permit document, *Marian Catholic Property Master Planned Development Permit*, Section 4.17 and, as shown in Attachment 4 (Table 4.2 of this document). The following is a summary and analysis of the deviation.

Lot Standards (LDC 131.0431): The RM-1-2 zone requires a lot width, corner lot width and lot depth of 50 feet, 55 feet and 90 feet respectively, and a lot area of 6,000 square feet for newly created lots. All lots require a minimum of 50 feet of frontage on a dedicated street. The project would deviate from these standards and 60 lots would have no frontage on a dedicated street. All of the lots would have frontage on a private driveway which functions as a vehicular and pedestrian access. The provision of private driveways rather than a dedicated public street allows more flexibility in site design and, because of the reduced cross section, allows for more landscape and open space within the development. The project provides 2.01 acres of common open spaces where 0.10 is required. The deviation will allow for the development of a more compact and

walkable community which will facilitate a variety of single-unit detached housing types on smaller lots. This type of housing product is potentially more economical for a larger sector of the community, including entry-level home buyers.

Setback Deviations (LDC 131.0430): The project proposes reduced front and street side setbacks along the perimeter streets, Thermal Avenue, Coronado Avenue and 18th Street and a zero foot interior side yard and reduced rear yards. The design guidelines are established to measure required building setbacks from either actual property lines or edge of a private driveway (“driveway circulation easement”). Along the public rights of way, the project proposes non-contiguous sidewalks that would be landscaped with a variety of street and accent trees and shrubs. The proposed setback along these public street frontages, when added to the width of the landscaped parkway and non-contiguous sidewalks, are commensurate with the development patterns of the existing adjacent residences in the neighborhood. The proposed 0-foot interior side setback will allow larger courtyards and entrance patios between the homes. The reduced rear setback will allow for flexibility in lot layouts which will encourage private outdoor space.

Private Open Space – (LDC 131.0455(d)): The LDC requires 60 square feet of usable, private exterior open space with a dimension of 6 feet in each direction, with a allowable encroachment into a setback of 50 percent. Each development will comply with the area and dimension requirement, but would encroach 100 percent. The deviation will allow the smaller lots to comply with the area and dimension requirements.

Ground Floor Habitable – (LDC 131.0464(d)): The supplemental regulations of the RM zones states that for lots with a width of 50 feet or less, 40 percent of the length of the building facade on the ground floor must enclose habitable area (not a garage or carport). The project proposes to enclose 30 percent of the building façade within the Commons planning area to allow for compact units that are arranged and oriented to the motor court driveway.

The requested deviations are consistent with the purpose and intent of the PDP Ordinance and result in a more desirable project than would be achieved with strict compliance with the lot standard, setback, private open space and the ground floor habitable area regulations. The project presents a balance of development types, project amenities and community benefits. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location. The requested deviations facilitate implementation of the goals and objectives of the General Plan and the Otay Mesa-Nestor Community plan.

Community Plan Analysis

The proposed project is located within the Egger Highlands neighborhood in the Otay Mesa-Nestor community plan area. The proposed site is located on a site with a land use designation of School that previously served as the location of the 700-student Marian Catholic High School. In 2007, the Roman Catholic Diocese of San Diego moved the high school to a larger facility in the Eastlake community of Chula Vista. The project proposes to amend the community plan to redesignate the site from School to Low-Medium Density Residential (10-<15 du/net acre), allowing for the development of up to 255 dwelling units.

Consistent with General Plan policy, the proposed project would increase the supply of residential lands. The project proposes two different detached residential product types that occupy small lots, but are intended to complement the single-family developments that surround the site. The Master Planned Development Permit identifies 84 dwelling units with direct driveway access referred to as Homes. The Homes units are primarily located within the interior of the project site and along Thermal Avenue. The remaining 91 dwelling units, known as Commons, utilize a single driveway entrance for vehicles. The shared driveway typically serves six detached residential units. The Commons are located within the southeast and northeast portion of the project site, adjacent to the Coronado Square Commercial Center and the St. Charles Parish.

The Otay Mesa-Nestor Community Plan recommends the maintenance of planned residential land use intensities to ensure conservation of neighborhood character. The character of the neighborhood surrounding the proposed project site is a mixture of single-family and multifamily dwelling units anchored by the South Bay/Eggers Community Park, the Coronado Square Commercial Center, churches, and both private and public schools. Land use designations surrounding the site include Low Density Residential (5-<10 du/net acre), Low-Medium Residential (10-<15 du/net acre), Medium Density Residential (15-<30 du/net acre), Park, and Neighborhood Commercial. The proposed project's density (10.5 du/net acre) would not adversely affect the Community Plan goal of conserving neighborhood character.

The project proposes deviations from setback requirements and lot standard regulations. The reductions would allow for the development of a compact and walkable community commensurate with the General Urban Design goal of creating a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The project proposes deviations from the private open space requirements of the base zone. The deviations would increase the allowable encroachment area and reduce the minimum dimensions of private open space for each dwelling unit. The deviations would allow the project to meet the open space requirements on a smaller site while promoting a more compact, pedestrian-oriented street network as envisioned in the Urban Design Element of the General Plan.

The proposed project would provide pedestrian pathways via contiguous sidewalks within the development and non-contiguous sidewalks along Thermal Avenue, Coronado Avenue, and 18th Street consistent with General Plan Mobility Element policies that call for greater walkability achieved through pedestrian friendly street, site and building design. Sidewalks would be landscaped with a variety of street and accent trees consistent with the Otay Mesa-Nestor Street Tree plan. The landscaping would also provide a buffer between pedestrians and moving vehicles on the project's public streets. In addition, the sidewalks within the development would have lighting to promote safety.

Environmental Analysis

An Environmental Impact Report (EIR) No. 307088 was prepared for the proposed project to evaluate the potential for impacts resulting from project implementation in accordance with the California Environmental Quality Act (CEQA). The project would result in a significant impact to Traffic/Circulation at five study area intersections and roadway segments as identified in Section 5.2

of the EIR. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) as outlined in Section 13 of the EIR, requires public right-of-way improvements at these intersections and roadway segments. The following off-site street improvements are required:

- Widening, restriping and modification of a traffic signal at the intersection of Coronado Avenue and the I-5 North Bound Ramps/Outer Road to accommodate additional travel lanes (TR-1)
- Restriping and reconstruction of a raised median to accommodate an additional turn lane at the intersection of Palm Avenue and Saturn Boulevard (TR-2)
- Construction of a raised median along Coronado Avenue (TR-3)
- Restriping to provide a two-way left-turn lane within Coronado Avenue between 18th Street and Saturn Boulevard (TR-4)

Additionally, the applicant is required to pay 15.3% fair share toward the future construction of a raised median within this section of Coronado Avenue. Implementation of these mitigation measures will reduce the impacts at these locations to a less than significant level.

The project results in one significant and unmitigated impact at Coronado Avenue between Green Bay Street and the Interstate 5 Southbound Ramps. The mitigation measure identified for this impact requires the construction of a raised median. However this would result in impacts to local property owners and residents by eliminating left turn access along this portion of the roadway where alternative access is not available. The construction of a raised median at this location is not recommended on this street segment therefore, the impact would be significant and unmitigated.

The project also results in a significant and unavoidable impact to Air Quality. The project is located within the San Diego Air Basin (SDBA) and as such, is located in an area where a regional air quality plan is being implemented. If a project proposes development that is greater than that anticipated in the local community plan and San Diego Association of Government's (SANDAG) growth projections, the project may result in a conflict with the Regional Air Quality Strategy (RAQS). The project proposes a General Plan and Community Plan Amendment to change the land use from school to residential to allow for the new 175-unit development. As the current Community Plan did not anticipate a more intense development, the project would not be consistent with the RAQS or the expected growth projections for the area. Therefore, the inconsistency with the RAQS would remain until the Community Plan is amended, resulting in a significant and unavoidable impact.

Written Findings have been drafted and submitted, consistent with CEQA Guidelines Sections 15091 and 15096(h), which identify why the measure is infeasible and provide specific reasons for rejecting the identified mitigation measure or alternative. Certification of the Final Environmental Impact Report and approval of the project with significant environmental impacts requires the adoption of a Statement of Overriding Considerations (SOCs). Adoption of the SOC meets the CEQA requirement for the decision maker to balance the benefits of a proposed project against the unavoidable environmental risks when deciding whether or not to approve a project.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 6 and 8) and draft conditions of approval (Attachments 7 and 9). Staff recommends the Planning Commission recommend approval to the City Council.

ALTERNATIVES

1. Recommend to City Council **Approval** of General Plan and Community Plan Amendment No. 1076726, Rezone No. 1076704, Master Planned Development Permit No.1076705 and Vesting Tentative Map No.1076706, **with modifications.**
2. Recommend to City Council **Denial** of General Plan and Community Plan Amendment No. 1076726, Rezone No. 1076704, Master Planned Development Permit No.1076705 and Vesting Tentative Map No.1076706, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Sandra Teasley, Project Manager
Development Services Department



Nancy Bragado, Deputy Director
Planning Department

VACCHI/SMT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Planning Commission Initiation Resolution No. 4010-PC (April 2006).
 5. Deviations Table
 6. Draft Permit Resolution with Findings
 7. Draft Permit with Conditions
 8. Draft VTM Resolution with Findings
 9. Draft VTM Conditions
 10. Rezone Ordinance Rezone
 11. Rezone B Sheet
 12. Draft Environmental Resolution
 13. Planning Commission Resolution Recommending Approval
 14. Draft Community Plan Amendment Documents
 15. Community Planning Group Recommendation
 16. Ownership Disclosure Statement
 17. Project Plans
- Marian Catholic Property Master Plan Development Permit, October 2014 – Under Separate Cover*

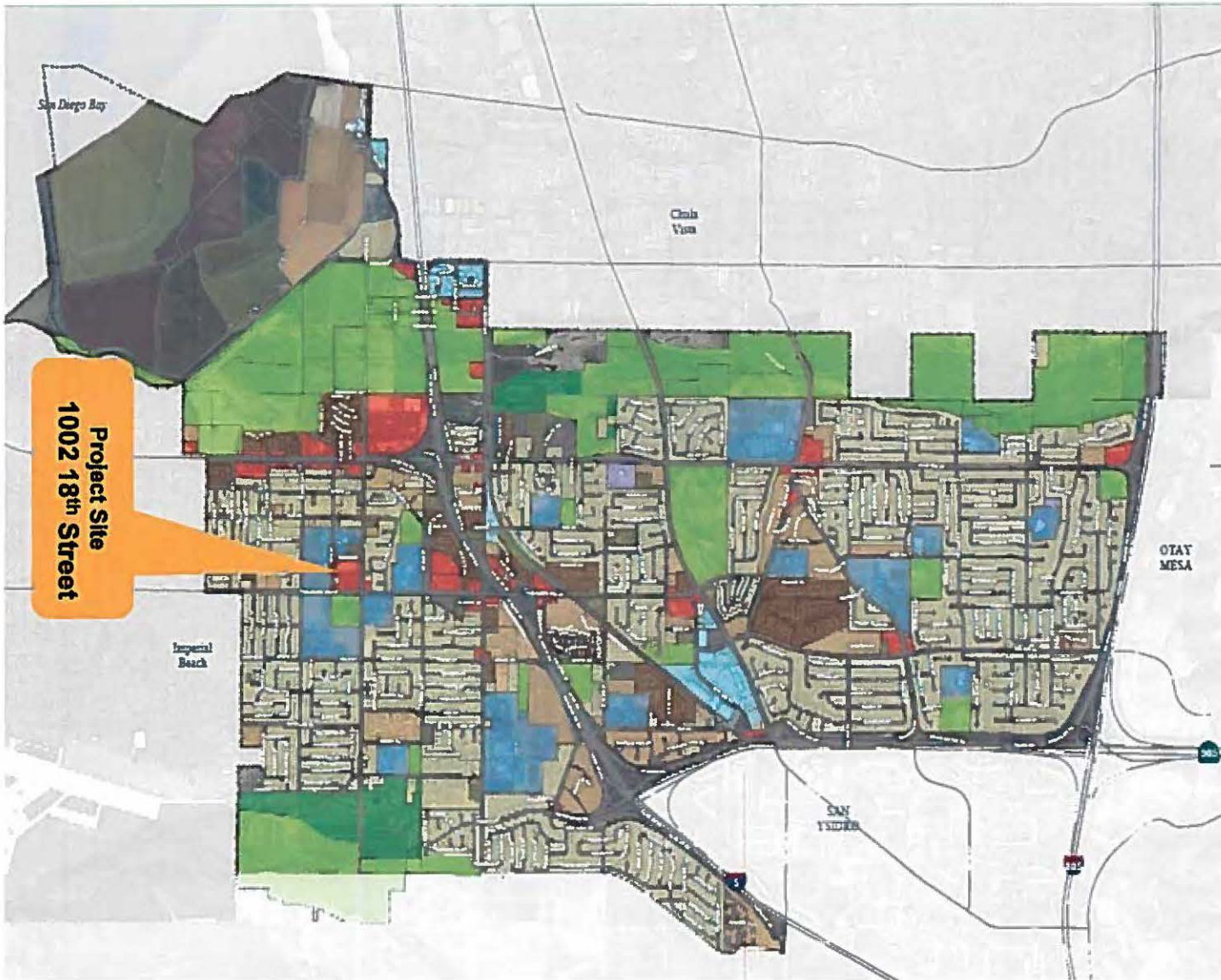


Aerial Photograph

Marian Catholic Property Project No. 307088
1002 18th Street

Project Site
1002 18th Street





Map ONE

Otay Mesa- Nestor

Existing Conditions Land Use

Legend

- Single Family Residential, Rural Use
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Industrial Warehouse/Storage
- Industrial Water Containment
- Commercial Vehicle Parking
- Industrial
- Retail
- Govt. Admin. District
- Other Transportation
- Agriculture
- Port, Ocean Basin
- Undeveloped

Single Family - Single family detached housing units in lots larger than one acre. Multi-Family Residential - Multi-family detached housing units in lots smaller than one acre. Group Quarters - Group quarters, including hotels, motels, dormitories, and other institutional housing. Mobile Home Park - Mobile home parks, including manufactured housing communities. Commercial - Commercial buildings, including offices, stores, and other commercial buildings. Industrial Warehouse/Storage - Industrial buildings used for storage of goods. Industrial Water Containment - Industrial buildings used for water containment. Commercial Vehicle Parking - Commercial parking lots. Industrial - Industrial buildings, including factories and warehouses. Retail - Retail stores, including department stores and specialty stores. Govt. Admin. District - Government buildings, including courthouses and city hall. Other Transportation - Other transportation facilities, including airports and train stations. Agriculture - Agricultural land, including farms and ranches. Port, Ocean Basin - Port facilities, including piers and docks. Undeveloped - Land that is not developed.

OTAY MESA

SAN YSIDRO

Imperial Beach

San Diego Bay

Cinola Vista

I-15

I-805

305

N

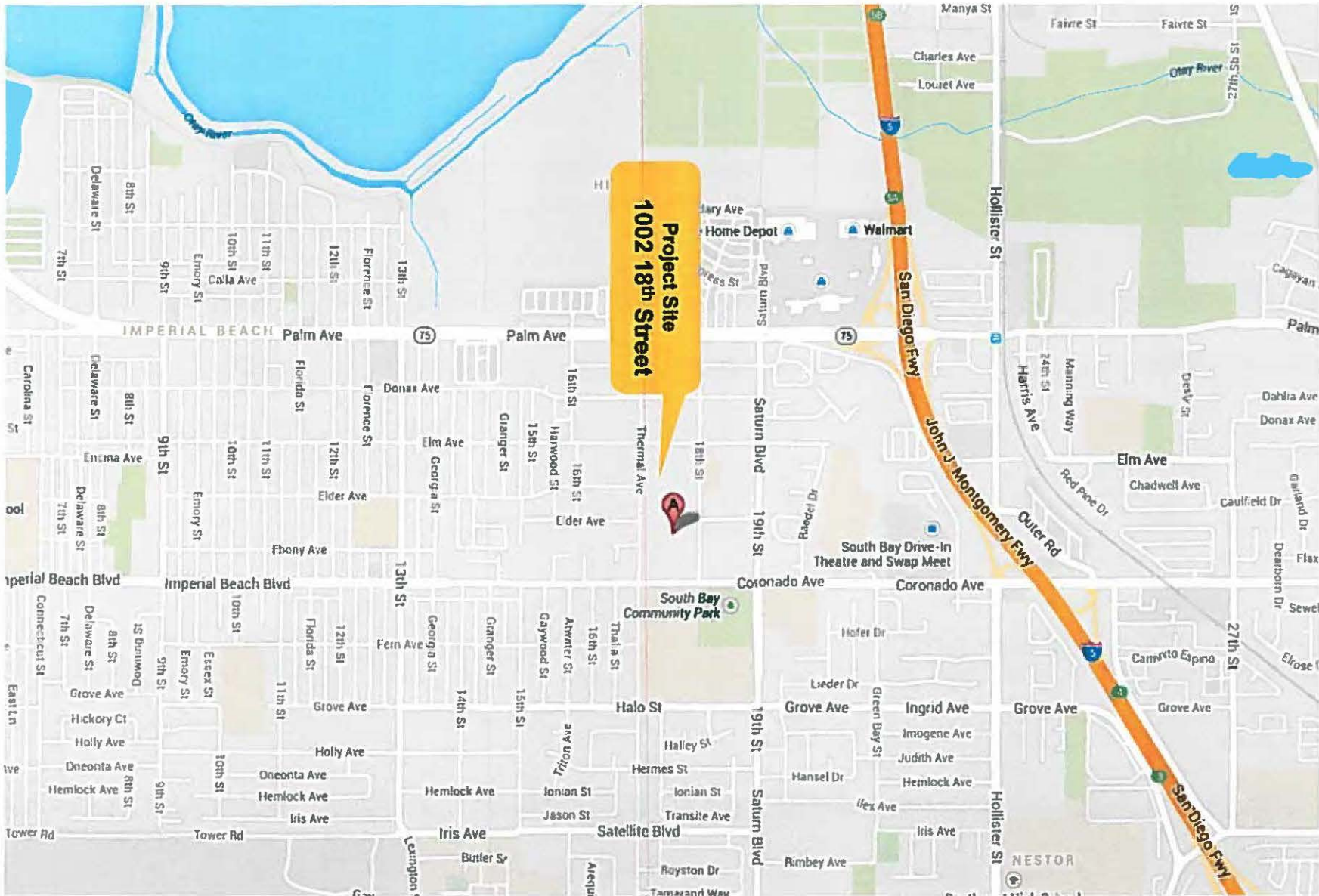
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City of San Diego
Planning Department
November 12, 2003

Attachment 2



Community Plan Land Use Map
Marian Catholic Property Project No. 307088
1002 18th Street



Project Location Map

Marian Catholic Property Project No. 307088
1002 18th Street

PLANNING COMMISSION RESOLUTION NO. 4010- PC

INITIATING AN AMENDMENT TO THE PROGRESS GUIDE AND
GENERAL PLAN AND OTAY MESA-NESTOR COMMUNITY PLAN TO RE-DESIGNATE
AN APPROXIMATE 17-ACRE SITE FROM SCHOOL/INSTITUTION TO
LOW MEDIUM DENSITY RESIDENTIAL

WHEREAS, on April 13, 2006, the Planning Commission of the City of San Diego held a public hearing to consider the initiation of an amendment to the Progress Guide and General Plan and Otay Mesa-Nestor Community Plan to re-designate an approximate 17-acre site from School/Institution to Low Medium Density Residential; and

WHEREAS, the applicants are requesting a General Plan and Community Plan amendment in anticipation of future development of a soon to be vacated school site; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, evidence and testimony; NOW THEREFORE;

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested General Plan and Community Plan amendment; and

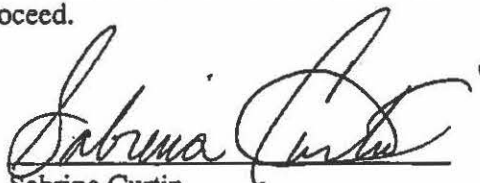
BE IT FURTHER RESOLVED, that the Planning Commission directs staff to consider the following issues:

- Compatibility and integration of a residential project into the established neighborhood and surrounding street system
- Consideration of open space within the project
- Traffic impacts associated with the addition of residential development on the site
- Walkability and pedestrian connectivity within the project and to surrounding uses
- Appropriate land use designation, density range, and zoning
- Housing availability and affordability
- Availability of transit
- Impacts to public facilities and services

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action will allow staff analysis to proceed.



Theresa Millette, AICP
Senior Planner, Planning Department



Sabrina Curtin
Legislative Recorder

Zoning Regulations		Deviations from Base Zone RM 1-2		
		Perimeter lots	Planning Areas	
		Thermal, Coronado, 18th St., Interior Property Lines	Homes	Commons
Description	RM 1-2	Proposed Regulation	Proposed Regulation	Proposed Regulation
DU/Lot				
Maximum permitted density (sf/du)	2500			
min lot area (sf)	6000			
Min Lot Dimensions				
Lot Width (ft)	50		45	40
Street Frontage (ft)	50	0	0	0
Lot Frontage (ft)			45	40
Lot Width (Corner) (ft)	55		45	40
Lot Depth (ft)	90		60	58
Proposed Setbacks				
Proposed 18th Street Minimum/Standard Setback (ft)	15/20	9/18 (2)		
Proposed Coronado Avenue Minimum (ft)		9 (2)		
Proposed Thermal Avenue Minimum/Standard Setback (ft)		9/18 (2)		
Proposed Interior Property Line Minimum Setback (ft)		6 (2)		
Setback Requirements				
Minimum Front Yard Setback (ft) (% of Overall Dimension)	15 (50%)		9 (50%) (3)	2 (3)
Standard Front Yard Setback (ft)	20		18 (3)	2 (3)
Minimum Side Yard Setback (ft)	5		0 (3)(4)	0 (3)(4)
Standard Side Yard Setback (ft)	8		3 (3)(4)	3 (3)(4)
Street Side Setback (ft)	10		5 (3)(4)	5 (3)(4)
Minimum Rear Yard Setback (ft)	15		9 (3)	5 (3)
Maximum Structure Height (ft)	30			
Maximum Lot Coverage (%)	-			
Maximum Floor Area Ratio (FAR)	0.9			
Street Frontage (ft)	50	0	0	0
Private Exterior Open Space Requirement				
Useable Private Exterior Open Space (sf)	60			
Minimum Dimension In Any Direction (ft)	6			
Minimum Rear/Front Yard Dimension From Property Line (ft)	9	6 (2)		5 (2)
Minimum Side Yard Dimension From Property Line (ft)	4			
Percentage Allowed To Encroach (%)	50%	100%		100%
PDP Requirements				
(PDP) Minimum Useable Open Space Required/DU (sf)	375			
(PFP) Minimum Total Open Space Required/DU (sf)	375			
Supplemental Requirements for RM 1-2				
Percentage of Ground Level Req'd Habitable for Lots <50' Wide (%)	40%			30%
Percentage of Ground Level Req'd Habitable for Lots >50' Wide (%)	40%			

(2) Measured from the edge of property line

(3) Measured from the edge of lot line, or edge of circulation easement when contained within 'Commons' Lots.

(4) One side is allowed 0' side yard setback. All other side yard setbacks must be 3' and a 3' step back is required above first level.

(5) Along 18th Street.

(6) Along Thermal Avenue.

Note: Where proposed regulation is left blank no deviation from RM 1-2 zoning regulations is proposed.

See Appendix B and C for Lot Type Identification Exhibit and Lot Front/Back/Side/Street Side Yard Identification Exhibit.

PLANNING COMMISSION RESOLUTION NO. XXXX
PLANNED DEVELOPMENT PERMIT NO. 1076705
(RESCISSION OF CONDITIONAL USE PERMIT NO. 83-0640 AMENDMENT)
MARION CATHOLIC PROPERTY
PROJECT NO. 307088
MMRP
CITY COUNCIL

WHEREAS, MCP VENTURES LLC, Owner/Permittee, filed an application with the City of San Diego to demolish existing school buildings and subdivide a parcel for the construction of 175 residential units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1076705;

WHEREAS, the project site is located at 1002 18th Street in the RS-1-7 Zone (proposed RM-1-2 Zone) of the Otay Mesa-Nestor Community Planning area;

WHEREAS, the project site is legally described as Lots 5, 6, 13, 14, 21, 22, 29 and 30 of Aloha Tract Map No. 611;

WHEREAS, on October 9, 2014, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1076705 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated October 9, 2014.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The project proposes a General Plan and Community Plan Amendment to redesignate an approximately 18-acre site from School to Low-Medium Density Residential (10-15 du/net acre). The site is located at 1002 18th Street in the RS-1-7 Zone (Proposed RM-1-2 Zone) within the Otay Mesa-Nestor Community Planning area. The amendment would allow for the development of 175 residential units on a site that is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School.

The project proposes two product types identified as the "Homes" and "Commons" planning areas. Eighty-four detached, single-family residences are proposed within the Homes planning area which would be set on the largest lots ranging in size from 1,900 square feet to 2,300 square feet. Ninety-one detached, single family residences are proposed within the Commons planning area on lot sizes ranging from 1,500 square feet to 1,900 square feet. The Homes product type will have direct access from either a public street or a private driveway. The Commons residences will be typically located within a cluster of six units around a shared motor court

(private driveway circulation easement). The project proposes to subdivide a parcel for the construction of 175 detached dwelling units with deviations to the lot standards, setback, private open space and ground floor habitable area regulations.

The City of San Diego's General Plan adopted in 2008 set forth a variety of goals and policies to implement the City of Villages Strategy. The project implements this vision by increasing the supply of residential lands in close proximity to commercial retail centers, community parks and existing public transportation infrastructure. The project would help implement the goals and policies of the General Plan by providing for two different detached residential product types that occupy small lots in a compact, walkable environment.

The Otay Mesa-Nestor Community Plan recommends the maintenance of planned residential land use intensities to ensure conservation of neighborhood character. The character of the neighborhood surrounding the proposed project site is a mixture of single-family and multi-family dwelling units anchored by the South Bay/Eggers Community Park, the Coronado Square Commercial Center, churches, and both private and public schools. Land use designations surrounding the site include Low Density Residential (5-<10 du/net acre), Low-Medium Residential (10-<15 du/net acre), Medium Density Residential (15-<30 du/net acre), Park, and Neighborhood Commercial. The proposed project's density (10.5 du/net acre) would allow for residential development that is consistent with the character of the surrounding neighborhood and would not adversely affect the Community Plan goal of conserving neighborhood character. Therefore, the proposed development would not adversely affect the land use plan.

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

The project proposes a General Plan and Community Plan Amendment to redesignate an approximately 18-acre site from School to Low-Medium Density Residential (10-<15 du/net acre). The site is located at 1002 18th Street in the RS-1-7 Zone (Proposed RM-1-2 Zone). The amendment would allow for the development of 175 residential units on a site that is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School.

The proposed development will implement several public right-of-way improvements that will improve the traffic circulation in the immediate area and enhance the pedestrian experience. Conditions of approval require public improvements which will serve to facilitate traffic flow and enhance the pedestrian experience for the general public. Street dedications for Coronado Avenue, 18th Street and Thermal Avenue must be implemented to widen the rights of way, construct a new raised median and bike lane along Coronado Avenue, and construct sidewalk and new landscape improvements along the project frontage. Curb to property line improvements include a new five-foot, non-contiguous sidewalk on 18th Street and Thermal Avenue with new landscaped areas to include a variety of accent trees and shrubs. Existing contiguous sidewalks along the project frontage would be replaced with non-contiguous sidewalks per current standards including curb ramps with truncated domes. Two new City standard street lights are required on 18th Street, and five on Thermal Avenue. Existing street lights to remain will be upgraded to comply with current street light standards. Additionally, the following off-site street improvements are required:

- Widening, restriping and modification of a traffic signal at the intersection of Coronado Avenue and the I-5 North Bound Ramps/Outer Road to accommodate additional travel lanes (TR-1)
- Restriping and reconstruction of a raised median to accommodate an additional turn lane at the intersection of Palm Avenue and Saturn Boulevard (TR-2)
- Construction of a raised median along Coronado Avenue (TR-3)
- Restriping to provide a two-way left-turn lane within Coronado Avenue between 18th Street and Saturn Boulevard (TR-4)

The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing the project compliance with the City's codes, policies, 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, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area.

3. **The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project proposes a General Plan and Community Plan Amendment to redesignate an approximately 18-acre site from School to Low-Medium Density Residential (10-<15 du/net acre). The site is located at 1002 18th Street in the RS-1-7 Zone (Proposed RM-1-2 Zone) within the Otay Mesa-Nestor Community Planning area. The amendment would allow for the development of 175 residential units on a site that is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School.

The purpose and intent of the Planned Development Permit Ordinance (PDP) is to allow flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The PDP regulations are to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

In order to create a more desirable project, implement the goals of the RM-1-2 zone, and not adversely affect the General Plan and the Otay Mesa-Nestor Community Plan, the project incorporates deviations to certain development regulations. The proposed development will be governed by *Master Planned Development Permit - Marian Catholic Property dated October 2014* which establishes the land use and development regulations specifically adapted to the proposed development, including design guidelines and supplemental criteria for development. The project proposes two product types identified as the "Homes" and "Commons" planning

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areas. Eighty-four detached, single-family residences are proposed within the Homes planning area which would be set on the largest lots ranging in size from 1,900 square feet to 2,300 square feet. Ninety-one detached, single family residences are proposed within the Commons planning area on lot sizes ranging from 1,500 square feet to 1,900 square feet. The Homes product type will have direct access from either a public street or a private driveway. The Commons residences will be located within a cluster of six units around a shared motor court (private driveway circulation easement). The project deviations are outlined in the table below (referenced footnotes are outlined in the Master PDP and not included below):

Zoning Regulations		Deviations from Base Zone RM 1-2		
		Perimeter lots	Planning Areas	
		Thermal, Coronado, 18th St., Interior Property Lines	Homes	Commons
Description	RM 1-2	Proposed Regulation	Proposed Regulation	Proposed Regulation
DU/Lot				
Maximum permitted density (sf/du)	2500			
min lot area (sf)	6000			
Min Lot Dimensions				
Lot Width (ft)	50		45	40
Street Frontage (ft)	50	0	0	0
Lot Frontage (ft)			45	40
Lot Width (Corner) (ft)	55		45	40
Lot Depth (ft)	90		60	58
Proposed Setbacks				
Proposed 18th Street Minimum/Standard Setback (ft)	15/20	9/18 (2)		
Proposed Coronado Avenue Minimum (ft)		9 (2)		
Proposed Thermal Avenue Minimum/Standard Setback (ft)		9/18 (2)		
Proposed Interior Property Line Minimum Setback (ft)		6 (2)		
Setback Requirements				
Minimum Front Yard Setback (ft) (% of Overall Dimension)	15 (50%)		9 (50%) (3)	2 (3)
Standard Front Yard Setback (ft)	20		18 (3)	2 (3)
Minimum Side Yard Setback (ft)	5		0 (3)(4)	0 (3)(4)
Standard Side Yard Setback (ft)	8		3 (3)(4)	3 (3)(4)
Street Side Setback (ft)	10		5 (3)(4)	5 (3)(4)
Minimum Rear Yard Setback (ft)	15		9 (3)	5 (3)
Maximum Structure Height (ft)	30			
Maximum Lot Coverage (%)	-			
Maximum Floor Area Ratio (FAR)	0.9			
Street Frontage (ft)	50	0	0	0
Private Exterior Open Space Requirement				
Useable Private Exterior Open Space (sf)	60			
Minimum Dimension In Any Direction (ft)	6			
Minimum Rear/Front Yard Dimension From Property Line (ft)	9	6 (2)		5 (2)
Minimum Side Yard Dimension From Property Line (ft)	4			
Percentage Allowed To Encroach (%)	50%	100%		100%
PDP Requirements				
(PDP) Minimum Useable Open Space Required/DU (sf)	375			
(PFP) Minimum Total Open Space Required/DU (sf)	375			
Supplemental Requirements for RM 1-2				
Percentage of Ground Level Req'd Habitable for Lots <50' Wide (%)	40%			30%
Percentage of Ground Level Req'd Habitable for Lots >50' Wide (%)	40%			

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Lot Standards (LDC 131.0431): The RM-1-2 zone requires a lot width, corner lot width and lot depth of 50 feet, 55 feet and 90 feet respectively and a lot area of 6,000 square feet for newly created lots. Sixty of the lots would not have frontage on a dedicate street. The project would deviate from these standards as noted above. All of the lots would have frontage on a private driveway which functions as a vehicular and pedestrian access. The provision of private driveways rather than a dedicated public street allows more flexibility in site design and, because of the reduced cross section, allows for more landscape and open space within the development. The deviation will allow for the development of a more compact and walkable community which will facilitate a variety of single-family detached housing types on smaller lots. This type of housing product is potentially more economical for a larger sector of the community, including entry-level home buyers.

Setback Deviations - (LDC 131.0430): The design guidelines are formulated to address the required building setbacks measured from either property lines, edge of a private driveway or motor court (private driveway circulation easement), where typically, setbacks are measured from property lines only. The project proposes reduced front and street side setbacks along the perimeter streets, Thermal Avenue, Coronado Avenue and 18th Street, with non-contiguous sidewalks, landscaped with a variety of street and accent trees and shrubs. The proposed setback along these street frontages when added to the width of the landscaped parkway and non-contiguous sidewalks, are commensurate with the development patterns of the existing adjacent residences. The proposed deviation will be compatible with the existing setback conditions of the adjacent residential developments. The proposed 0-foot interior side setback will allow larger courtyards and entrance patios between the homes. The reduced rear setback will allow for flexibility in lot layouts which will encourage private outdoor space.

Private Outdoor Space – (LDC 131.0455(d)): The LDC requires 60 square feet of usable, private exterior open space with a dimension of 6 feet in each direction, with a allowable encroachment into a setback of 50 percent. Each development will comply with the area and dimension requirement, but would encroach 100 percent. The deviation will allow the smaller lots to comply with the area and dimension requirements.

Ground Floor Habitable – (LDC 131.0464(d)): The supplemental regulations of the RM zones states that for lots with a width of 50 feet or less, 40 percent of the length of the building facade on the ground floor must enclose habitable area (not a garage or carport). The project proposes to enclose 30 percent of the building façade within the Commons Planning Area to allow for compact units that are arranged and oriented to the motor court driveway.

The requested deviations are consistent with the provisions of the purpose and intent of the Planned Development Permit Ordinance and result in a more desirable project that would be achieved with strict compliance with the lot standard, setback, private open space and the ground floor habitable area regulations. The project presents a balance of development types, project amenities and community benefits. The development will provide additional housing stock to the Otay Mesa-Nestor Community, excess open spaces areas (approximately 2.0 acres were 0.10 acres is required), and three private parks - a linear park, pocket park and neighborhood park.

The redevelopment of the currently vacant Marian Catholic High School site with a new residential development is in keeping with the character of the neighborhood which includes low scale, single-family homes, apartments and condominiums. The street design and lot layout facilitates extending Elder Avenue and Evergreen Avenue located to across Thermal Avenue to

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the west as private driveways through the proposed development. This provides a physical and visual pedestrian and vehicular connection to the surrounding developments that allows the project to be integrated into the community. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1076705 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1076705, a copy of which is attached hereto and made a part hereof.

By

Sandra Teasley
Development Project Manager
Development Services Department

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003475

PLANNED DEVELOPMENT PERMIT NO. 1076705
MARION CATHOLIC PROPERTY
PROJECT NO. 307088
MMRP
CITY COUNCIL

This Planned Development Permit No. 1076704 is granted by the City Council of the City of San Diego to MCP VENTURES LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 18.0 acre site is located at 1002 18th Street in the RS-1-7 Zone (Proposed RM-1-2 Zone) of the Otay Mesa-Nestor Community Plan. The project site is legally described as Lots 5, 6, 13, 14, 21, 22, 29 and 30 of Aloha Tract Map No. 611;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct 175 residential units on a site currently developed with a school use, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Construction of a 175 unit residential (existing school buildings would be demolished);
- b. Master Plan Development Permit entitled *Marian Catholic Property Master Plan Development Permit*, dated October 2014;
- c. Deviations to the following development regulations as identified in *Marian Catholic Property Master Plan Development Permit*, dated October 2014;
 - i. Lot Depth
 - ii. Lot Width

- iii. Street Frontage
 - iv. Lot Area
 - v. Front Setback
 - vi. Interior Side Setback
 - vii. Street Side Yard Setback
 - viii. Rear Setback
 - ix. Private Exterior Open Space
 - x. Ground Floor Habitable Area
- d. Rescission of Conditional Use Permit Amendment No. 83-0604;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

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

12. This Planned Development Permit shall comply with the provisions of Vesting Tentative Map No. 1076706.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 307088, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 307088, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Traffic/Circulation and Air Quality.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

17. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveways, adjacent to the project site, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

18. Prior to of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with City standard non-contiguous sidewalk, along the project frontage on 18th Street and Thermal Avenue, satisfactory to the City Engineer.

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19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of new City standard curb ramps with truncated domes, located at the northeast corner of Thermal Avenue and Coronado Avenue and at the northwest corner of 18th Street and Coronado Avenue, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of maximum 25-foot wide driveways at the private drive entrances on 18th Street and Thermal Avenue, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of maximum 16-foot wide driveways, serving the residential lots on 18th Street and Thermal Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two modified driveways on Coronado Avenue for emergency access only, satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a Holding the City Harmless Agreement from the City Engineer for the public drainage enters the private property, satisfactory to the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drains and treatment control BMPs located within the City's right-of-way and public easement, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
27. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
28. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
29. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001, as amended by Municipal Stormwater Permit Order No. R9-2013-0001. In accordance with Order No. 2009-0009DWQ, a Risk Level Determination

shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

30. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

TRANSPORTATION REQUIREMENTS:

31. A minimum of 532 automobile spaces (including accessible, motorcycle and bicycle parking as necessary) shall be provided as required by the Land Development Code. 534 automobile spaces will be provided per the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

32. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the widening, and improvement of 18th Street, along the project frontage to include a new five-foot non-contiguous sidewalk, within a 12 foot curb to property line distance, satisfactory to the City Engineer.

33. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the widening, and improvement of Thermal Avenue, along the project frontage to include a new five-foot non-contiguous sidewalk, within a 12 foot curb to property line distance, satisfactory to the City Engineer.

34. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the widening of Coronado Avenue to include a 60 foot center line to property line distance, and improvement of Coronado Avenue, along the project frontage to include a new 14 foot raised median, new six foot bike lane, new six foot non-contiguous sidewalk within a 20.3 foot curb to property line distance.

35. Mitigation Measure TR -1, Coronado Avenue @ Interstate 5 NB Ramps/Outer Road: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the widening of the northbound approach by approximately six feet, restriping of the northbound approach to provide one shared left-turn/thru lane and one exclusive right-turn lane, and modification of the traffic signal accordingly, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.

36. Mitigation Measure TR-2, Palm Avenue (SR 75) @ Saturn Boulevard: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the

restriping of the westbound approach, reconstruction of the raised median to provide a second left-turn lane, and modification to the traffic signal accordingly, satisfactory to the City Engineer. This improvement is feasible to construct within the existing curb-to-curb width of 114 feet. The improvements shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.

37. Mitigation Measure TR-3, Coronado Avenue between 18th Street and Saturn Boulevard: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a raised median within the existing curb-to-curb width of 68 feet along this portion of Coronado Avenue, satisfactory to the City Engineer. The improvement shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.

38. Mitigation Measure TR-4, Coronado Avenue between Saturn Boulevard and Green Bay Street: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of this portion of Coronado Avenue to provide a two-way left-turn lane within the existing 64-foot curb-to-curb width, satisfactory to the City Engineer.

39. Mitigation Measure TR-5, Coronado Avenue between Saturn Boulevard and Green Bay Street: Prior to the issuance of the first building permit, the Owner/Permittee shall pay a 15.37% fair share toward the future construction of a raised median within the existing curb-to-curb width along this portion of Coronado Avenue.

LANDSCAPE REQUIREMENTS:

40. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40 sq-ft area around each required tree which is unencumbered by utilities.

41. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

42. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

43. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

44. Prior to the issuance of the first building permits, the Developer shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego Sewer Design Guide.
45. Prior to the issuance of the first building permits, the Developer shall assure, by permit and bond, the replacement of the existing 8-inch (7-in lined) sewer main in Thermal Avenue from manhole 26 to manhole 28 of the sewer study (168 to 166 in SPLASH). The private sewer lateral connection will not require a manhole.
46. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
47. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
48. Prior to the issuance of the first building permits, the Developer shall provide a recorded Encroachment Maintenance and Removal Agreement (EMRA) for the proposed private sewer lateral(s) encroaching into Public Right-of-Way.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the [City Council] of the City of San Diego on[INSERT Approval Date] and [Approved Resolution Number].

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Permit Type/PTS Approval No.: PDP 1076705

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

SANDRA TEASLEY
Development Project Manager

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

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

[MCP VENTURES, LLC]
Owner/Permittee

By _____
MAX STEWART
MANAGER

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

CITY COUNCIL RESOLUTION NUMBER R-

VESTING TENTATIVE MAP NO. 1076706
MARIAN CATHOLIC PROPERTY
PROJECT NO. 307088 [MMRP]

WHEREAS, MCP VENTURES LLC, Subdivider, and DAN REHM/HUNSAKER & ASSOCIATES SD, INC., Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1076706 for the subdivision of an 18.0-acre site into 206 lots for the construction of 175 residential units, known as the Marian Catholic Property Project (Project), and, to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1002 18th Street, north of Coronado Avenue and east of Thermal Avenue, zoned RS-1-7 (proposed RM-1-2), within the Otay Mesa-Nestor Community Planning area. The property is legally described as Lots 5, 6, 13, 14, 21, 22, 29 and 30 of Aloha Tract Map No. 611; and

WHEREAS, the Map proposes the subdivision of an 18-acre-site into 206 lots for residential units, private open space, a private driveway and a religious facility, including the waiver of the requirement to underground existing offsite overhead utilities; and,

WHEREAS, the requested undergrounding waiver of existing overhead facilities in the abutting public right-of-way, qualifies under the guidelines of the Municipal Code, Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service in that the conversion would involve either a substantial investment in temporary facilities (cable poles, temporary recircuiting, etc.) and a significant amount of work considered off-site to the development which is financing the conversion; 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 October 9, 2014, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1076706 and pursuant to Resolution No. __, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on ____, the City Council of the City of San Diego considered Vesting Tentative Map No. 1076706 and pursuant to San Diego Municipal Code sections 125.0440 [tentative map] and 144.0240 [underground waiver]; 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1076706:

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 Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

The project proposes two product types identified as the “Homes” and “Commons” planning areas. Eighty-four detached, single-family residences are proposed within the Homes planning area which would be set on the largest lots ranging in size from 1,900 square feet to 2,300 square feet. Ninety-one detached, single family residences are proposed within the Commons planning area on lot sizes ranging from 1,500 square feet to 1,900 square feet. The Homes product type will have direct access from either a public street or a private driveway. The Commons residences will be located within a cluster of six units around a shared motor court (private driveway circulation easement).

The project proposes a General Plan and Community Plan Amendment to redesignate the 18-acre site from School to Low-Medium Density Residential (10-<15 du/net acre). The amendment would allow for the development of 175 single-family dwelling units on a site that is currently developed with vacant school buildings which previously served as the location of the 700-student Marian Catholic High School.

The City of San Diego’s General Plan adopted in 2008 set forth a variety of goals and policies to implement the City of Villages Strategy. The project implements this vision by increasing the supply of residential lands in close proximity to commercial retail centers, community parks and existing public transportation infrastructure. The project would help implement the goals and policies of the General Plan by providing for two different detached residential product types that occupy small lots in a compact, walkable environment.

The Otay Mesa-Nestor Community Plan recommends the maintenance of planned residential land use intensities to ensure conservation of neighborhood character. The character of the neighborhood surrounding the proposed project site is a mixture of single-family and multifamily dwelling units anchored by the South Bay/Eggers Community Park, the Coronado Square Commercial Center, churches, and both private and public schools. Land use designations surrounding the site include Low Density Residential (5-<10 du/net acre), Low-Medium Residential (10-<15 du/net acre), Medium Density Residential (15-<30 du/net acre), Park, and Neighborhood Commercial. The proposed project’s density (10.5 du/net acre) is within the density range and would not adversely affect the Community Plan goal of conserving neighborhood character. Therefore, the proposed development would not adversely affect the land use plan.

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 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

The Project includes a Planned Development Permit, *Marian Catholic Property Master Plan Development Permit*, dated October 2014, which outlines development intensities, tailored

development regulations from the base zone, and design guidelines to achieve a walkable, compact environment consistent with the Otay Mesa-Nestor and General Plan policies. The subdivision complies with all of the applicable base zone regulations including building height, floor area ratio, parking and landscaping, except for those requested with Planned Development Permit No. 1076705.

The application includes a request to deviate from the lot standard, setback, private outdoor open space and ground floor habitable area regulations. The RM-1-2 zone requires a lot width, corner lot width and lot depth of 50 feet, 55 feet and 90 feet respectively and 6000 square feet minimum area. The proposed development would consist of two residential product types: 84 “Homes” set on the largest lots ranging in size from 1,900 square feet to 2,300 square feet and 91 “Commons” on lot sizes ranging from 1,500 square feet to 1,900 square feet. Relief from the minimum lot standards will aid in developing a more compact and walkable community and facilitate a variety of single-family detached housing types on smaller lots. This type of housing product is potentially more economical for a larger sector of the community, including entry-level home buyers.

The design guidelines are formulated to address the required building setbacks measured from either property lines, edge of a private driveway or motor court (private driveway circulation easement), where typically, setbacks are measured from property lines only. The project proposes reduced front and street side setbacks along the perimeter streets, Thermal Avenue, Coronado Avenue and 18th Street, with non-contiguous sidewalks, landscaped with a variety of street and accent trees and shrubs. The proposed setback along these street frontages when added to the width of the landscaped parkway and non-contiguous sidewalks, are commensurate with the development patterns of the existing adjacent residences. The proposed deviation will be compatible with the existing setback conditions of the adjacent residential developments. The proposed 0-foot interior side setback will allow larger courtyards and entrance patios between the homes. The reduced rear setback will allow for flexibility in lot layouts which will encourage private outdoor space.

The proposed deviation will be compatible with the existing setback conditions of the adjacent residential developments. The proposed 0-foot interior side setback will allow larger courtyards and entrance patios between the homes. The reduced rear setback will allow for flexibility in lot layouts which will encourage private outdoor space.

The Land Development Code (LDC) requires 60 square feet of usable, private exterior open space with a dimension of 6 feet in each direction, with a allowable encroachment into a setback of 50 percent. The project proposes to encroach 100 percent. The deviation will allow the smaller lots to comply with the area and dimension requirements. A deviation is also requested to the ground floor habitable area requirement of the LDC as the supplemental regulations of the RM zones states that for lots with a width of 50 feet or less, 40 percent of the length of the building facade on the ground floor must enclose habitable area. The project proposes to enclose 30 percent of the building façade within the Commons Planning Area to allow for compact units that are arranged and oriented to the motor court driveway.

Given the size of the development, the deviations are considered to be minor and are in keeping with the purpose and intent of the RM-1-2 zone together with the plan policies of the General Plan and the Otay Mesa-Nestor Community Plan.

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 proposed 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

The project proposes to amend the Otay Mesa-Nestor Community Plan to redesignate the site from School to Low-Medium Density Residential (10-15 du/net acre), allowing for the development of up to 255 dwelling units. The project includes a Rezone from RS-1-7, a single family residential zone, to RM-1-2 a multi-family residential zone. The proposed development will comply with the land use designation and the zone. The environmental review process (Environmental Impact Report No. 307088) included the analysis of technical reports to address the proposed project and have not identified any constraints that would prevent the proposed development from being physically suitable for the project. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are 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 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and, one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

The in-fill project site is within an urbanized, developed community and does not contain, nor is adjacent to, environmentally sensitive lands. There are no water courses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to 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 improvement 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 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots one private drive lot and, one lot for an existing religious facility. The site is

currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

The proposed subdivision will not be detrimental to the public health, safety and welfare. Conditions of approval require public improvements which will serve to facilitate traffic flow and enhance the pedestrian experience for the general public. Street dedications for Coronado Avenue, 18th Street and Thermal Street must be implemented to widen the rights of way, construct a new raised median and construct sidewalk and new landscape improvements along the project frontage. Curb to property line improvements include a new five-foot, non-contiguous sidewalk on 18th and Thermal Avenue. Thermal Avenue, Coronado Avenue and 18th Street would be lined with a variety of street and accent trees and shrubs. Additionally, additional street lights are required and existing ones to be updated. Two new City standard street lights are provided on 18th Street, five on Thermal Avenue and an upgrade to the wattage of the existing street lights adjacent to the project site to comply with current street light standards. Existing contiguous sidewalks along the project frontage would be replaced with non-contiguous sidewalks per current standards including curb ramps with truncated domes. Additionally, the following off-site street improvements are required:

- Widening, restriping and modification of a traffic signal at the intersection of Coronado Avenue and the I-5 North Bound Ramps/Outer Road to accommodate additional travel lanes (TR-1)
- Restriping and reconstruction of a raised median to accommodate an additional turn lane at the intersection of Palm Avenue and Saturn Boulevard (TR-2)
- Construction of a raised median along Coronado Avenue (TR-3)
- Restriping to provide a two-way left-turn lane within Coronado Avenue between 18th Street and Saturn Boulevard (TR-4)

The subdivision has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The development will construct necessary sewer and water facilities to serve the residents and occupants. The developer will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance. The development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. All structures constructed will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The development has been reviewed by City staff and is consistent with the City's policies and requirements. Therefore, the design of the subdivision or the type of improvement 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 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and one lot for an existing religious facility. The site is currently developed with vacant school buildings which previously served as the location of the Marian Catholic High School. The school buildings will be demolished and an existing religious facility will remain.

All general utility easements that have been granted to the City will be left in place and will not be affected by the design of the subdivision. A new 5-foot wide general utility easement is required along 18th and Thermal Avenue. The project is required to assure by permit and bond, the widening and improvement of all street frontages including construction of a new 5-foot wide non-contiguous sidewalk within a 12 foot curb-to-property line distance along 18th Street and Thermal Avenue and, the widening of Coronado Avenue to include a new 6-foot wide non-contiguous sidewalk within a 20.3 foot curb to property line distance. Therefore, the design of the subdivision will improve the current sidewalk conditions along the project's frontage, and will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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 206-lot subdivision of the 18.0-acre property will create 175 residential lots, 29 open space lots, one private drive lot and, one lot for an existing religious facility, will not impede or inhibit any future passive or natural heating and cooling opportunities. Design guidelines have been adopted for the future construction of the residential units; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. Additionally, landscape plan would include a wide variety of landscaping materials, including broad leaf trees to provide shade along the project frontage and the adjacent buildings. The shade provided by large trees would cool air temperatures and reduce heat build-up. The project design would decrease the amount of impervious surfaces such as permeable asphalt for parking areas. The design would incorporate drought tolerant plants and utilize shade trees at each residential unit. A shading plan shall be provided on the building plans to demonstrate compliance with this policy. With the independent 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 subdivision would develop 175 residential units in the Otay Mesa-Nestor Community Plan Area. The development of the proposed project would increase the opportunity to provide housing stock in a time when the City Council has determined that the City of San Diego is in a housing state of emergency. These additional dwelling units provided by the

proposed development will make a contribution towards fulfilling the City's Regional Housing Needs Assessment allocation found in the City's Housing Element adopted in March of 2013.

The redevelopment of the site to provide a low-medium density residential development will provide increased supply of housing units without the same associated loss of land and environmental resources. The introduction of quality multifamily market-rate and affordable housing units in the Pacific Highlands Ranch Community brings diversity in housing options for the community and the City as a whole. The project implements the City's General Plan policies that encourage locating residential near transit and employment opportunities, thereby capturing automobile trips and allowing for increased pedestrian activity, bicycle and transit activity. All appropriate public services (including fire, police, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the proposed development. The development is not expected to have a net fiscal impact on the City, and additional revenues will be accrued to the City from increased property taxes.

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 175 residential units for private development is consistent with the housing needs anticipated in the amended Otay Mesa-Nestor Community Plan.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1076706, hereby granted to MCP VENTURES, subject to the attached conditions which are made a part of this resolution by this reference.

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24003475

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP APPROVAL NO. 1076706

MARIAN CATHOLIC PROPERTY

PROJECT NO. 307088

MMRP

ADOPTED BY RESOLUTION NO. R-__ ON ____

GENERAL

1. This Vesting Tentative Map will expire on ____.
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 Final Map unless otherwise noted.
3. Prior to the recordation of the Final 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 Vesting Tentative Map shall conform to the provisions of Planned Development Permit No. 1076705.
5. 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.

Project No. 307088
TM No. 1076706

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Subdivider shall install two new City standard street lights on 18th Street, seven street lights on Thermal Avenue and upgrade the wattage of the existing street lights adjacent to the project site to comply with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

TRANSPORTATION

11. Prior to recordation of the first final map, the Subdivider shall dedicate two feet along the entire 18th Street project frontage to provide for a new five-foot non-contiguous sidewalk, within a 12 foot curb to property line distance, satisfactory to the City Engineer.
12. Prior to recordation of the first final map, the Subdivider shall dedicate two feet along the entire Thermal Avenue project frontage to provide for a new five-foot non-contiguous sidewalk, within a 12 foot curb to property line distance, satisfactory to the City Engineer.
13. Prior to recordation of the first final map, the Subdivider shall dedicate 15 feet along the entire Coronado Avenue project frontage, for a total of 60 feet center

Project No. 307088
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line to property line distance, and provide a new 14 foot raised median, new six foot bike lane, new six foot non-contiguous sidewalk within a 20.3 foot curb to property line distance, satisfactory to the City Engineer.

LANDSCAPING

14. Prior to the recordation of the parcel map, the Owner/Applicant shall submit complete landscape construction plans (including a permanent automatic irrigation system unless otherwise approved) for any required public improvements to the satisfaction of the Development Services Department. The landscape plans shall be in substantial conformance with Exhibit 'A,' (Landscape Development Plan).

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 Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the City 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 Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative 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 Work Order No. 24003475

Project No. 307088
TM No. 1076706

ATTACHMENT 10

Rezone Ordinance

(O-INSERT-)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 18.0 ACRES LOCATED AT 1002 18TH STREET, WITHIN THE OTAY MESA-NESTOR COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 ZONE INTO THE RM-1-2 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406; AND REPEALING ORDINANCE NO. 8029 (NEW SERIES), ADOPTED DECEMBER 18, 1958 OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 18.0 acres located at 1002 18th Street, north of Coronado Avenue and east of Thermal, and legally described as Lots 5, 6, 13, 14, 21, 22, 29 and 30 of Aloha Tract Map No. 611, in the Otay Mesa-Nestor Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No.B-4302, filed in the office of the City Clerk as Document No. 583935, are rezoned from the RS-1-7 Zone into the RM-1-2 ZONE described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

ATTACHMENT 10

Section 2. That Ordinance No. 8029 (New Series), adopted December 18, 1958, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

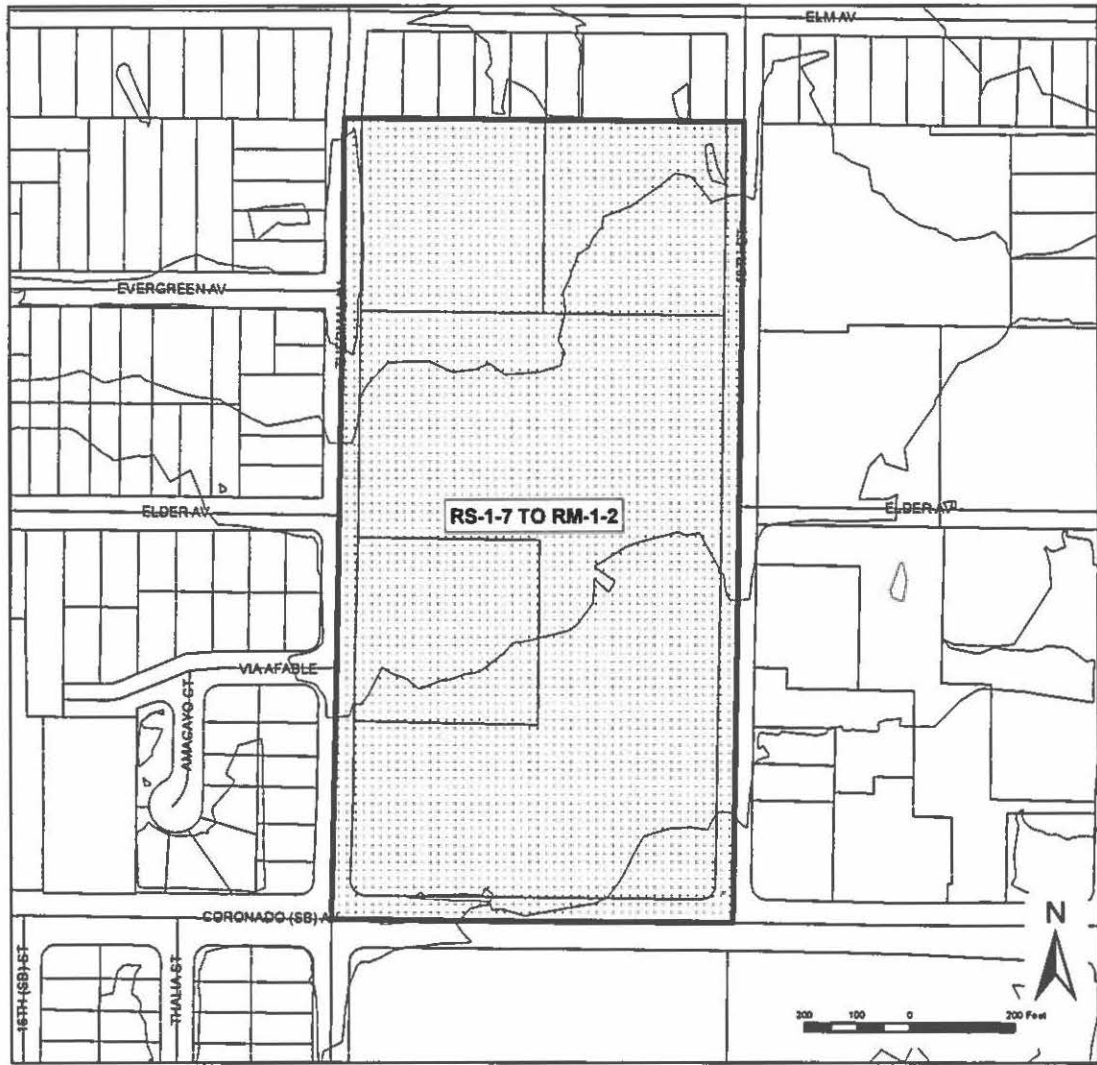
Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Inga Lintvedt
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No.INSERT PROJECT NUMBER~
O-INSERT~
Form=inloto.frm(61203wct)

CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



LOTS 5,6,21&30 SUBMAP 000611

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST RM-1-2
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO.

DEVELOPMENT SERVICES MANAGER

B-4302

APN:627-301-16,17,18&19

(141-1737) 9-11-14 LDJ

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 307088, ADOPTING FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING THE MITIGATION, MONITORING AND REPORTING PROGRAM FOR THE MARIAN CATHOLIC PROPERTY (PROJECT NO. 307088) [MMRP].

WHEREAS, on December 27, 2012, MCP VENTURES LLC, submitted an application to Development Services Department for a General Plan and Otay Mesa-Nestor Community Plan Amendment No. 1076726, Rezone No. 1076704, Planned Development Permit No. 1076705, and Vesting Tentative Map No. 1076706, for the Marian Catholic Residential (Project); and WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, under Charter section 280(a) (2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 307088/SCH. No. 2013071058; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it be, and it is hereby certified, that Environmental Impact Report No. 307088/SCH. No. 2013071058, in connection with the Project has been completed in compliance with the California Environmental Quality Act of 1970

(CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation, Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit C.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street San Diego, CA 92101.

BE IT FURTHER RESOLVED, that City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: [JAN GOLDSMITH, CITY ATTORNEY or DEVELOPMENT PROJECT
MANAGER]

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

ATTACHMENT(S): Exhibit A, Findings
Exhibit B, Statement of Overriding Considerations
Exhibit C, Mitigation Monitoring and Reporting Program

EXHIBIT A

DRAFT FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE ENVIRONMENTAL IMPACT REPORT FOR THE MARIAN CATHOLIC PROPERTY RESIDENTIAL PROJECT

Project No. 307088
SCH No. 2013071058
September 2014

SECTION 1: THE PROJECT

I. PROJECT DESCRIPTION

The Marian Catholic Property Residential Project (proposed project) is the construction of a 175-unit single family residential development, including landscaping, private parkways, and supporting infrastructure on an 18-acre site located on Assessor Parcel Numbers 627-301-16, 627-301-17, 627-301-18, and 627-301-19. The project is located within the Otay Mesa-Nestor community in the City of San Diego (City), approximately 10 miles southeast of downtown, and 2.8 miles north of the U.S.-Mexico International Border.

The proposed project would include the construction of two single-family detached unit types: Homes and Commons. The Homes are single-family detached residences that would be set on the largest lots, with lots ranging from approximately 1,900 square feet (sf) to 2,300 sf. The Commons housing type are single-family detached homes characterized by shared motor court driveways. The Commons lot size ranges from approximately 1,500 sf to 1,900 sf. The proposed project would include the construction of 84 Homes units and 91 Commons units on 11.2 acres (net residential acreage).

The project is proposed to be developed in three phases. A preliminary schedule for the project would include approximately 12 to 15 months for Phase 1. Phase 1 would include demolition and grading of the entire project site, street improvements, and construction of the Homes. Phase 1 would also include the initiation of the construction of the private neighborhood park, private linear park and pocket park on 18th Street, private recreation facilities, and the construction of a water detention basin. Phase 2 is projected to take approximately 12 to 18 months. Phase 2 would include the construction of the Commons dwelling units on the southern portion of the project site, private driveways and emergency vehicle entrance points off Coronado Avenue. Phase 3 is projected to take approximately 12 to 18 months. Phase 3 would include the construction of the Commons dwelling units on the northern portion of the project site, and private driveway completion and improvements. It should be noted that these time estimates are considered preliminary and subject to change due to market conditions, permitting and site conditions that may affect the ultimate schedule, however, project implementation will occur in the order as described.

ATTACHMENT 12

The proposed project would require a General Plan and Community Plan Amendment, Zone Change, Vesting Tentative Map, and a Planned Development Permit. The General Plan Amendment would revise Figure LU-2: General Plan Land Use and Street System to change the proposed site's designation from "Institutional & Public and Semi-Public Facilities" to "Residential." The Community Plan Amendment would redesignate the project site from "School" to "Low-Medium Density Residential" with a density range of 10-15 dwelling units per acre. The project would rezone the site from RS-1-7 to RM-1-2. The project also includes the approval of a Planned Development Permit due to proposed deviations from zoning regulations.

II. PROJECT OBJECTIVES

The objectives of the proposed project are described below:

- Establish a sufficient land use density and provide for the efficient use of land by redeveloping and revitalizing a vacated and underutilized school site and expanding higher density residential proximate to transit corridors consistent with the City's General Plan City of Villages policies;
- Establish a sufficient land use density to support the areas targeted for infill and higher densities consistent with General Plan Land Use Map Figure LU-1;
- Amend Otay-Nestor Community Plan to reflect General Plan infill development principles by expanding higher density residential proximate to transit corridors as identified on the City's General Plan Mobility Element Figure ME-1;
- Develop a project that is consistent with the City's Conservation Element overarching conservation strategy of directing compact growth in limited areas served by transit, thereby reducing the need to develop in outlying areas;
- Build a compact neighborhood with varying housing types within a single development;
- Construct housing within a half-mile of a designated High Frequency Bus Service route to maximize public transit opportunities;
- Provide a circulation system that is responsive to regional and local transportation needs;
- Provide opportunities for intensified land use that promote the efficient use of land by reducing building setbacks, bringing buildings close to sidewalks and streets;
- Enhance the walkability of the neighborhood by providing a functional and interconnected pedestrian network and incorporating pedestrian friendly street design;
- Construct a housing development that contributes to the creation and preservation of neighborhood character and vitality;
- Develop a project that provides a sense of community by including a mixture of housing options and scale consistent with the community's character;
- Integrate the residential development into the existing community street pattern by providing vehicular and pedestrian connections in line with existing streets; and
- Construct project-related public improvements consistent with community's desired community character.

SECTION 2: ENVIRONMENTAL REVIEW PROCESS

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The lead agency approving the project and conducting environmental review under the California Environmental Quality Act (California Public Resources Code Sections 21000, et seq., and the Guidelines promulgated thereunder in California Code of Regulations, Title 14, Sections 15000 et seq. ((CEQA Guidelines), hereinafter collectively, CEQA) shall be the City. The City as lead agency shall be primarily responsible for carrying out the project. In compliance with Section 15082 of the CEQA Guidelines, the City published a Notice of Preparation (NOP) on July 17, 2013, which began a 30-day period for comments on the appropriate scope of the project Environmental Impact Report (EIR). The City received comment letters from the Department of Transportation, State of California Native American Heritage Commission, and the City of San Diego Police Department. A copy of the NOP, the NOP distribution list, and public comment letters received on the NOP are provided in Appendix A of the Final EIR.

The Draft EIR for the proposed project was then prepared and circulated for review and comment by the public, agencies, and organizations for a public review period that began on June 6, 2014, and concluded on July 22, 2014. A Notice of Completion of the Draft EIR was sent to the State Clearinghouse, and the Draft EIR was circulated to state agencies for review through the State Clearinghouse, Office of Planning and Research (SCH No. 2013071058). A Notice of Availability of the Draft EIR was filed with the County Clerk. After the close of the public review period, the City provided responses in writing to all comments received on the Draft EIR.

The Final EIR for the project was distributed on September 23, 2014. The Final EIR has been prepared in accordance with CEQA and the State CEQA Guidelines. The City, acting as the Lead Agency, has reviewed and edited as necessary the submitted drafts and certified that the Final EIR reflects its own independent judgment and analysis under Guideline Section 15090(a)(3) and CEQA Section 21082.1(a)-(c).

The EIR addresses the environmental effects associated with implementation of the project. The EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project. The EIR addressed the potential significant adverse environmental impacts associated with the project, and identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The EIR is incorporated by reference into this CEQA Findings documents.

The EIR is the primary reference document for the formulation and implementation of a mitigation monitoring program for the project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with CEQA, if a lead agency approves a project that has significant unavoidable impacts that cannot be mitigated to a level below significance, the agency must state in writing the specific reasons and overriding considerations for approving the project based on the final CEQA documents and any other information in the public record for the project. (CEQA Guidelines §15093). This is called a "statement of overriding considerations." (CEQA Guidelines §15093).

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The City Development Services Center is the custodian of the administrative record for the project. Copies of these documents, which constitute the Record of Proceedings, are and at all relevant times have been and will be

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available upon request at the offices of the City Development Services Center. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

SECTION 3: FINDINGS

I. INTRODUCTION

The CEQA Guidelines require that no public agency shall approve or carry out a project which identifies one or more significant environmental impacts of a project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR (FEIR).
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

CEQA requires that the lead agency adopt mitigation measures or alternatives where feasible to avoid or mitigate significant environmental impacts that would otherwise occur with the implementation of the project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the proposed project lies with another agency (Guidelines Section 15091(a)(b)). For those significant impacts that cannot be mitigated to a less than significant level, the lead agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the proposed project outweigh the significant effects on the environment (CEQA Section 21081(b) and Guidelines Section 15093). If such findings can be made, the Guidelines state in Section 15093 "the adverse environmental effects may be considered acceptable." CEQA also requires that findings made pursuant to Section 15091 be supported by substantial evidence in the record (State CEQA Guidelines, Section 15091(b)). Under CEQA, substantial evidence means enough relevant information has been provided (reasonable inferences from this information may be made) to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion supported by facts (State CEQA Guidelines, Section 15384).

The findings reported in the following pages incorporate the facts and discussions in the EIR for the project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant," these findings will nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the project, the following sections are provided:

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Description of Significant Effects: A specific description of the environmental effects identified in the EIR, including a conclusion regarding the significance of the impact.

Mitigation Measures: Identified feasible mitigation measures or actions that are required as part of the project and, if mitigation is infeasible, the reasons supporting the finding that the rejected mitigation is infeasible.

Finding: One or more of the three specific findings set forth in CEQA Guidelines Section 15091.

Rationale: A summary of the reasons for the finding(s).

Reference: A notation on the specific section in the EIR which includes the evidence and discussion of the identified impact.

For environmental impacts that are identified in the EIR to be less than significant and do not require mitigation, a statement explaining why the impacts are less than significant is provided.

II. ENVIRONMENTAL IMPACTS THAT ARE LESS THAN SIGNIFICANT AND DO NOT REQUIRE MITIGATION

The City Council of the City of San Diego hereby finds that the following potentially significant environmental impacts will be less than significant. These findings are based on the discussion of impacts in Chapter 5 of the EIR.

A. Land Use

1. ***Land Use Designation Conflict:*** An amendment to the General Plan and Otay Mesa-Nestor Community Plan is required in order to implement the proposed project. As proposed, the project would be re-designated from its existing Community Plan land use designation of School, to Low-Medium Density Residential with a density range of 10-15 dwelling units per acre.

The proposed new land use is considered more intense and would have not been foreseen within the City's General Plan. Therefore, the project would conflict with or obstruct implementation of an applicable air quality plan. The proposed project would result in a secondary impact relative to air quality. This is a significant and unavoidable impact, and is discussed in detail in Section IV. A. below.

To implement the proposed project, a Planned Development Permit is required due to the project's deviations from the proposed base zone (RM-1-2). The requested deviations include the following: lot dimensions, setbacks, private outdoor space, and habitable ground level façade. With approval of the Master Planned Development Permit, a more desirable project—including the ability to achieve a compact, walkable community—would be developed than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

With approval of the General Plan and Community Plan amendment, zone change, and planned development permit, the project would not

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result in a significant impact due to an inconsistency or conflict with an adopted land use designation.

2. **General Plan/Community Plan Consistency:** The project includes a General Plan and Community Plan amendment, zone change, and planned development permit. The project was found to be consistent with the City's adopted General Plan and Otay Mesa-Nestor Community Plan, as analyzed in Section 5.1, Land Use of the EIR. The analysis has demonstrated that the project would not result in a significant impact due to an inconsistency or conflict with the General Plan or Otay Mesa-Nestor Community Plan.
3. **Division of an Established Community:** The proposed project does not include any extensions of roadways or other development features through currently developed areas that could physically divide an established community. The physical arrangement of existing land uses would remain intact and, although a noise barrier would be built it would be constructed along an existing thoroughfare, landscaped to minimize visibility and would not extend into roadways. Therefore, this is considered a less than significant impact.
4. **Incompatibility with Airport Land Use Compatibility Plan:** The Airport Land Use Commission (ALUC) determined that the proposed project is consistent with the Brown Field Airport Land Use Compatibility Plan (ALUCP) on February 25, 2014. Therefore, the proposed project will not constitute a hazard to public safety with respect to consistency with the adopted Brown Field Municipal Airport ALUCP.

The proposed project would not conflict with the Air Installations Compatible Use Zones (AICUZ) Study for Naval Outlying Field (NOLF) Imperial Beach (Ream Field). The project site is not located within the helicopter traffic pattern or within an accident potential zone as shown in the AICUZ Study. Furthermore, based on a review of the draft AICUZ Study, the project site is not located within areas exposed to noise levels greater than CNEL 60 dB.

B. Traffic/Circulation

1. **Projected Traffic (Freeway Segments only):** All study area freeway mainline segments are calculated to continue to operate at acceptable LOS during AM and PM peak hours during all scenarios except Freeway Segment I-5 – North of Palm Avenue (Southbound, LOS E during PM peak hour) in Year 2035 with or without Project; however, the change in volume to capacity ratio resulting from the increase in project trips does not exceed the allowable threshold and therefore the project would not result in any significant impact to any freeway segment.
2. **Parking:** Pursuant to Section 142.0520 of the City of San Diego Municipal Code, a minimum of 532 parking spaces are required to be provided to serve the project. The proposed project would provide 534 parking spaces, which exceeds the minimum required amount by two

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parking spaces. The project will provide 350 parking spaces in garages (2-car garage for each of the 175 dwelling units), 130 additional onsite spaces, 18 spaces on the Thermal Avenue project frontage and 32 spaces along the 18th Street project frontage per the Municipal Code. Therefore, the project would not be expected to result in any increase in demand for off-site parking, and would not affect existing parking. Based on these considerations, no significant parking impact would occur.

3. **Existing or Planned Transportation Systems:** The proposed project would not result in substantial alterations to present circulation movements that would have effects on existing public access to parks or other open space areas, such as the South Bay Community Park located south of the project site. The project would not result in a substantial impact upon existing or planned transportation systems or public access.
4. **Traffic Hazards:** All proposed project traffic improvements would be designed consistent with the City's roadway standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or exiting the project site. The project does not propose any other project elements that could potentially create a hazard to the public. No significant impact would occur.
5. **Alternative Transportation Modes:** The proposed project would make no changes to the existing sidewalks, bike lanes, or access to transit and would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant.

C. Air Quality

1. **Violation of Air Quality Standards:** The proposed project would generate PM₁₀ and PM_{2.5} emissions exceeding San Diego Air Pollution Control District's (SDAPCD) air quality standards during the construction phase of the project. However, the proposed project would be required to comply with the City's Best Management Practices (BMPs) which are enforceable under San Diego Municipal Code (SDMC) Section 142.0710. With implementation of the City's Management Practices BMPs, PM₁₀ and PM_{2.5} emissions would be reduced to below SDAPCD significance thresholds. This is considered a less than significant impact.

Operational emissions would not exceed SDPACD's significance thresholds. The proposed project would not result in a long-term air quality impact and a less than significant impact would occur.

D. Greenhouse Gas Emissions

1. **GHG Emissions:** Cumulatively, the project would emit approximately 2,961.65 metric tons of CO₂e each year. Per the California Air Pollution Control Officers Association's 900 metric ton per year threshold, the proposed project would require a full analysis to demonstrate compliance

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with the City's reduction requirements of 28.3 percent. As shown in Table 5.4-7 of the EIR, combining all regulatory measures such as Pavley and other reduction strategies, in addition to the condition of approval that requires that the homes meet Energy Star guidelines, the project would be expected to reduce CO₂e by 873.61 metric tons compared to Business as Usual. The proposed project would implement the following CO₂e reduction measures:

- Pavley Standards (20% reduction)
- Alternative Transportation (>4.6% reduction)
- Indirect Electricity Use – Year 2020 Renewable Energy Generation by Utility (29% reduction)
- EPA Energy Star Compliance (or equivalent) for Electricity Usage (LEED) (25% reduction)
- EPA Energy Star Compliance (or equivalent) for Natural Gas Usage (LEED) (25% reduction)
- Implement Recycling Program to Reduce Solid Waste Emissions under AB 341 (20% reduction) (75% diversion rate assured by a condition of the permit)
- Water Usage – Year 2020 Renewable Energy Generation by Utility (29% reduction).

A reduction of CO₂e by 873.61 metric tons would reduce the project's business as usual emissions by 29.50 percent which would meet and exceed the goals of AB32 as well as the City of San Diego. This is considered a less than significant impact.

2. ***Conflict with Applicable Plan:*** The project would be consistent with the GHG reduction goals of AB 32 incorporating measures that reduce emissions by approximately 29.50 percent (which exceeds the AB 32 goal of approximately 28.3 percent); therefore, the project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. The City's General Plan (2008) Conservation Element includes various policies that address conservation with the goal of reducing GHG emissions. The proposed project would implement design features aimed at reducing GHG emissions, which are consistent with the City's goals. Design features include the following:

- All building plans shall specify at least Tier 1 compliance with Title 24 (2013).
- The design shall utilize recycled products whenever possible.
- The design shall incorporate drought tolerant plants and utilize shade trees at each residential unit.

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Therefore, the proposed project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. It should be noted that the 29.50 percent reduction does not include the measures listed above. This is considered a less than significant impact.

E. Visual Effects and Neighborhood Character

1. ***Vista and Scenic View:*** The project site is not located within the vicinity of a state scenic highway (Caltrans 2012). The proposed project would not substantially block the view corridor along Thermal Avenue. The proposed residential structures would not exceed the permitted structure height of 30 feet in the RM-1-2 zone and Coastal Height Limit Overlay Zone. Furthermore, the proposed project would provide a minimum front setback of nine feet (measured from the property line) for the homes along Thermal Avenue to maintain the view corridor to the south towards the Tijuana River Open Space Preserve. No significant impact has been identified.
2. ***Negative Visual Appearance:*** The proposed project would improve the area by converting the vacant school currently on the project site to a residential community. The project's two home types would be constructed with varying building heights and roof lines to create a diverse building scale. The proposed project would also provide landscaping along Thermal Avenue, Coronado Avenue, and 18th Street. Based on these considerations, the proposed project would not result in a negative aesthetic. This is considered a less than significant impact.
3. ***Neighborhood Character:*** As the project site is surrounded by residential uses, the proposed project would not severely contrast with the overall residential character of the area. Building materials and exterior colors would not be substantially different from the building materials used on adjacent developments. The proposed project would not be incompatible with surrounding development or substantially alter the existing or planned character of the area. Therefore, this is considered a less than significant impact. Also, the Community Plan does not list any distinctive or landmark trees, or stand of mature trees, on the project site. No impact would occur associated with the loss, isolation, or degradation of a community identification symbol or landmark that is identified in the community plan.
4. ***Landform Alteration:*** The proposed project would not result in a significant impact due to landform alteration as the site is generally flat and does not contain slopes 25 percent or greater. The maximum height of fill and cut slopes would not exceed 2.5 feet (2:1 of flatter slope ratio). Furthermore, the proposed project does not include mass terracing of natural slopes with cut or fill slopes in order to construct flat-pad structures. Therefore, the project would not result in a substantial change in the existing landform, thus a less than significant impact would occur.

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5. **Light/Glare:** The proposed project would be required to comply with the City's Land Development Code Section 142.0740 Outdoor Lighting Regulations for all proposed outdoor lighting fixtures. Also, the proposed residential structures would be constructed with typical windows and materials that have a light reflectivity of less than 30 percent. Therefore, the proposed project would result in a less than significant impact related to light and glare.

III. ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The City, having reviewed and considered the information contained in the EIR, finds pursuant to Public Resources Code Section 210819(a)(1) that the following potentially significant impacts will be less than significant after implementation of the specified mitigation measures. These findings are based on the discussion of impacts in Chapter 5 of the EIR.

A. Transportation/Circulation

1. **Description of Significant Effects:** As described in Section 5.2.2.1 of the EIR, the following intersections would operate at an unacceptable level of service (LOS) and project impact would exceed City of San Diego thresholds prior to mitigation:

Existing plus Project

- Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road – LOS E during AM and PM peak hours
- Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard – LOS F during PM peak hour

Near Term (Existing plus Cumulative Projects) plus Project

- Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road – LOS E during the AM and PM peak hours
- Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard – LOS F during the PM peak hour

Year 2035 plus Project

- Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road – LOS F during AM and PM peak hours
- Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard – LOS F during AM and PM peak hours.

Mitigation Measures: Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road would be improved through Mitigation Measure TR-1. Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard would be improved through Mitigation Measure TR-2.

Finding: The City finds that with implementation of Mitigation Measures TR-1 and TR-2, impacts to Intersections #7 and #9 would be reduced to less than significant levels. **Rationale:** As shown in Table 5.2-16 in the

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EIR, the average delay at Intersections #7 and #9 would decrease with implementation of Mitigation Measures TR-1 and TR-2. These mitigation measures would improve operations at Intersections #7 and #9 to better than pre-project conditions. Therefore, implementation of Mitigation Measures TR-1 and TR-2 would reduce the impact to a less than significant level.

Reference: EIR, page 5.2-31 through 5.2-33.

2. **Description of Significant Effects:** As described in Section 5.2.2.1 of the EIR, the following street segments would operate at an unacceptable LOS and project impact would exceed the City of San Diego's allowable threshold for roadway segments prior to mitigation:

Existing plus Project

- Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard – LOS E
- Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street – LOS F

Near Term (Existing plus Cumulative Projects) plus Project

- Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard – LOS E
- Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street – LOS F

Year 2035 plus Project

- Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard – LOS E
- Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street – LOS F

Mitigation Measures: Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard would be improved through implementation of Mitigation Measure TR-3. Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street would be improved through Mitigation Measure TR-4. Mitigation TR-5 would mitigate the cumulative impact at Segment #3 (Coronado Avenue between Saturn Boulevard and Green Bay Street).

Finding: The City finds that with implementation of Mitigation Measures TR-3 through TR-5, impacts to Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard and Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street would be reduced to less than significant levels. **Rationale:** As shown in Table 5.2-17, with implementation of Mitigation Measures TR-3 and TR-4, LOS at Segment #2 (Coronado Avenue between 18th Street and Saturn Boulevard) and Segment #3 (Coronado Avenue between Saturn Boulevard and Green

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Bay Street) would improve to better than pre-project conditions, respectively. Therefore, implementation of Mitigation Measures TR-3 and TR-4 would reduce the direct impact to a less than significant level.

Mitigation Measure TR-5 requires the payment of a 15.37% fair share toward the future construction of a raised median within the existing curb-to-curb width along Coronado Avenue (between Saturn Boulevard and Green Bay Street). This measure would mitigate the cumulative impact to Segment #3 (Coronado Avenue between Saturn Boulevard and Green Bay Street).

Reference: EIR, page 5.2-31 through 5.2-34.

IV. FINDINGS REGARDING IMPACTS THAT ARE FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

The City hereby finds that the following environmental impacts are significant and unavoidable and that there is no feasible mitigation. "Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The City may reject a mitigation measure if it finds that it would be infeasible to implement the measure because of specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers. These findings are based on the discussion of impacts in Chapter 5 of the EIR.

A. Air Quality

Description of Significant Impact – Obstruction of an Applicable Air Quality Plan: The proposed project would require a General Plan and Community Plan Amendment to re-designate the land use from school to residential. The proposed use is considered more intense and would have not been foreseen within the City's General Plan. Therefore, the project would not be consistent with the Regional Air Quality Strategy (RAQS) or the expected growth projections for the area.

Mitigation Measures: No mitigation measure is proposed. The inconsistency with the RAQs would remain until the land use information is updated for the project site.

Finding: The City finds that no mitigation is available to reduce air quality plan conflicts due to the nature of the proposed land use; therefore, impacts would remain significant and unavoidable until the RAQs are updated with the updated General Plan and land use assumptions. *Rationale:* If a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project may result in a conflict with the RAQs. The project site has a General Plan land use category of Institutional and Public and Semi-Public Facilities and a Community Plan land use designation of School. The proposed project would develop the vacated school site with residential dwelling units. This change in land use from school to residential is not consistent with the existing land use designation. As such, an amendment to the General Plan and Otay Mesa-Nestor Community Plan is required in order to implement the proposed project. As proposed, the project site would be re-designated from School to Low-Medium Density Residential (10-15 dwelling units per acre). The proposed use is considered more intense and would not have been foreseen within the City's General

Plan. Therefore, the project would not be consistent with the RAQS or the expected growth projections for the area until such time as the land use information is updated for this project site.

Reference: EIR, page 5.3-6 through 5.3-7.

V. FINDINGS REGARDING IMPACTS THAT ARE FOUND TO BE SIGNIFICANT AND UNMITIGABLE

A. Transportation/Circulation

Description of Significant Impact: As described in Section 5.2.2.1 of the EIR, Segment #4: Coronado Avenue between Green Bay Street and the I-5 SB Ramps would operate at unacceptable LOS and project impact would exceed the City of San Diego's allowable threshold for roadway segments under the following scenarios: Existing plus Project, Near Term plus Project, and Year 2035 with Project.

Mitigation Measures: The construction of a raised median along Coronado Avenue between Green Bay Street and the I-5 SB Ramps, would improve LOS at Segment #4 (Coronado Avenue between Green Bay Street and the I-5 SB Ramps) to better than pre-project conditions. However, the construction of a raised median would restrict access along this portion of the roadway where no suitable alternative access points exist.

Finding: The City finds that specific social considerations make any potential mitigation infeasible. *Rationale:* Land uses within the area are only provided access via Coronado Avenue. With the construction of a raised median, left turns in and out of these properties would be restricted and drivers would need to complete out of direction U-turns at the I-5 Southbound Ramps at Saturn Boulevard (no U-turns are allowed at Green Bay Street) (see also pages 59-60 of the Traffic Impact Analysis). Furthermore, construction of a raised median would not meet the following project objectives:

- Provide a circulation system that is responsive to regional and local transportation needs, and
- Construct project-related public improvements consistent with community's desired community character.

Additionally, this alternative is not consistent with General Plan (City of Villages) policies related to urban design and mobility:

- **Policy UD-B.5(a):** Design or retrofit street systems to achieve high levels of connectivity within the neighborhood street network that link individual subdivisions/projects to each other and the community.
- **General Plan Mobility Goal C. Street and Freeway System:** A street and freeway system that balances the needs of multiple users of the public right-of-way.
- **Policy ME-C.6:** Design roadways and road improvements to maintain and enhance neighborhood character.

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Based on these considerations, the street segment capacity-related impact at Segment #4 (Coronado Avenue between Green Bay Street and the I-5 SB Ramps) would be significant and unmitigated.

Reference: EIR, page 5.2-31 through 5.2-35.

VI. FINDINGS REGARDING PROJECT ALTERNATIVES

A. Project Objectives

An important consideration in the analysis of alternatives to the project is the degree to which such alternatives will achieve the objectives of the project. To facilitate this comparison, the objectives of the project contained in Section 3.2 of the EIR are re-stated here:

- Establish a sufficient land use density and provide for the efficient use of land by redeveloping and revitalizing a vacated and underutilized school site and expanding higher density residential proximate to transit corridors consistent with the City's General Plan City of Villages policies;
- Establish a sufficient land use density to support the areas targeted for infill and higher densities consistent with General Plan Land Use Map Figure LU-1;
- Amend Otay-Nestor Community Plan to reflect General Plan infill development principles by expanding higher density residential proximate to transit corridors as identified on the City's General Plan Mobility Element Figure ME-1;
- Develop a project that is consistent with the City's Conservation Element overarching conservation strategy of directing compact growth in limited areas served by transit, thereby reducing the need to develop in outlying areas;
- Build a compact neighborhood with varying housing types within a single development;
- Construct housing within a half-mile of a designated High Frequency Bus Service route to maximize public transit opportunities;
- Provide a circulation system that is responsive to regional and local transportation needs;
- Provide opportunities for intensified land use that promote the efficient use of land by reducing building setbacks, bringing buildings close to sidewalks and streets;
- Enhance the walkability of the neighborhood by providing a functional and interconnected pedestrian network and incorporating pedestrian friendly street design;
- Construct a housing development that contributes to the creation and preservation of neighborhood character and vitality;
- Develop a project that provides a sense of community by including a mixture of housing options and scale consistent with the community's character;

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- Integrate the residential development into the existing community street pattern by providing vehicular and pedestrian connections in line with existing streets; and
- Construct project-related public improvements consistent with community's desired community character.

B. Project Alternatives

In addition to the proposed project, the EIR evaluated the following three alternatives:

- No Project/No Development Alternative
- No Project/Adopted Community Plan Alternative
- 68-Unit Residential/No Significant Traffic Impact Alternative

1. No Project/No Development Alternative (EIR, Section 9.3)

Alternative Description: The No Project/No Development Alternative assumes that the Marian Catholic Site Residential project, as proposed, would not be implemented and the project site would not be developed. This alternative would not redevelop and revitalize the vacated and underutilized project site. The project site would continue to be occupied by the vacated Marian Catholic High School, with buildings that would deteriorate and be susceptible to vandalism and could significantly impair the character of the neighborhood. The No Project/No Development Alternative would not provide new housing to the Otay Mesa-Nestor community.

Compared to the project, the No Project/No Development Alternative would avoid impacts associated with transportation, air quality, and greenhouse gas emissions.

Finding: The City finds that although this alternative will avoid impacts associated with transportation, air quality, and greenhouse gas emissions, specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the No Project/No Development Alternative infeasible, and rejects the No Project/No Development Alternative on such grounds.

Rationale: This alternative would not meet any of the project objectives:

- Establish a sufficient land use density and provide for the efficient use of land by redeveloping and revitalizing a vacated and underutilized school site and expanding higher density residential proximate to transit corridors consistent with the City's General Plan City of Villages policies;
- Establish a sufficient land use density to support the areas targeted for infill and higher densities consistent with General Plan Land Use Map Figure LU-1;
- Amend Otay-Nestor Community Plan to reflect General Plan infill development principles by expanding higher density residential proximate to transit corridors as identified on the City's General Plan Mobility Element Figure ME-1;
- Develop a project that is consistent with the City's Conservation Element overarching conservation strategy of directing compact growth in limited areas served by transit, thereby reducing the need to develop in outlying areas;

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- Build a compact neighborhood with varying housing types within a single development;
- Construct housing within a half-mile of a designated High Frequency Bus Service route to maximize public transit opportunities;
- Provide a circulation system that is responsive to regional and local transportation needs;
- Provide opportunities for intensified land use that promote the efficient use of land by reducing building setbacks, bringing buildings close to sidewalks and streets;
- Enhance the walkability of the neighborhood by providing a functional and interconnected pedestrian network and incorporating pedestrian friendly street design;
- Construct a housing development that contributes to the creation and preservation of neighborhood character and vitality;
- Develop a project that provides a sense of community by including a mixture of housing options and scale consistent with the community's character;
- Integrate the residential development into the existing community street pattern by providing vehicular and pedestrian connections in line with existing streets; and
- Construct project-related public improvements consistent with community's desired community character.

Additionally, this alternative would fail to meet the following General Plan Land Use and Community Planning Element policies related to the City of Villages growth strategy:

- **Policy LU-A.7(b).** Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services.
- **General Plan Land Use Categories Goal (a)(1).** Include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities.
- **Policy LU-C.3.** Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.
- **Policy LU-H.3.** Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.

2. No Project/Adopted Community Plan Alternative (EIR, Section 9.4)

Alternative Description: The No Project/Adopted Community Plan Alternative assumes that the Marian Catholic Site Residential project, as proposed, would not be implemented. Rather, this alternative would implement a project in compliance with the existing Community Plan land use designation of School. As such, this alternative would retain the project site as an operating school, which would likely involve reconstruction of the existing school campus in order to provide a modern school that meets current

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building and safety codes. It is assumed that the school would serve approximately 600 enrolled students (similar to previous Marian Catholic High School enrollment).

Compared to the proposed project, the No Project/Adopted Community Plan Alternative would reduce the transportation impact due to a reduced number of project trips. It would also avoid the significant and unavoidable air quality impact. However, it would have similar land use, greenhouse gas emissions, and visual effects and neighborhood character impacts as the proposed project.

Finding: The City finds that although this alternative would reduce the transportation impact and avoid the significant and unavoidable air quality impact, specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the No Project/Adopted Community Plan Alternative infeasible, and rejects the No Project/Adopted Community Plan Alternative on such grounds.

Rationale: The operators of the Marian Catholic High School have no plans to continue at the project site, and there is no evidence suggesting that another school would be interested in operating a school at the project site. Nonetheless, if the existing school were to be modernized to meet current codes, the site would remain as an operating school and thus would not provide efficient use of land through higher density development proximate to transit corridors consistent with the City's General Plan City of Villages policies. This alternative would not meet the following project objectives:

- Establish a sufficient land use density and provide for the efficient use of land by redeveloping and revitalizing a vacated and underutilized school site and expanding higher density residential proximate to transit corridors consistent with the City's General Plan City of Villages policies;
- Establish a sufficient land use density to support the areas targeted for infill and higher densities consistent with General Plan Land Use Map Figure LU-1;
- Amend Otay-Nestor Community Plan to reflect General Plan infill development principles by expanding higher density residential proximate to transit corridors as identified on the City's General Plan Mobility Element Figure ME-1;
- Develop a project that is consistent with the City's Conservation Element overarching conservation strategy of directing compact growth in limited areas served by transit, thereby reducing the need to develop in outlying areas;
- Build a compact neighborhood with varying housing types within a single development;
- Construct housing within a half-mile of a designated High Frequency Bus Service route to maximize public transit opportunities;
- Provide a circulation system that is responsive to regional and local transportation needs;
- Provide opportunities for intensified land use that promote the efficient use of land reducing building setbacks, bringing buildings close to sidewalks and streets;

ATTACHMENT 12

- Enhance the walkability of the neighborhood by providing a functional and interconnected pedestrian network and incorporating pedestrian friendly street design;
- Construct a housing development that contributes to the creation and preservation of neighborhood character and vitality;
- Develop a project that provides a sense of community by including a mixture of housing options and scale consistent with the community's character;
- Integrate the residential development into the existing community street pattern by providing vehicular and pedestrian connections in line with existing streets.

Additionally, this alternative would fail to meet the following General Plan Land Use and Community Planning Element policies related to the City of Villages growth strategy:

- **Policy LU-A.7(b).** Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services.
- **General Plan Land Use Categories Goal (a)(1).** Include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities.
- **Policy LU-C.3.** Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.
- **Policy LU-H.3.** Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.

3. 68-Unit Residential/No Significant Traffic Impact Alternative (EIR, Section 9.5)

Alternative Description: The purpose of this alternative would be to avoid the significant, unmitigated traffic impact associated with the proposed project by reducing the vehicular trips generated by the project, which would require reducing the total residential dwelling unit count to 68 total units for the project.

Finding: The City finds that although the 68-Unit Residential/No Significant Traffic Impact Alternative would avoid the significant and unmitigated traffic impact, specific economic, legal, social, technological, or other considerations make the 68-Unit Residential/No Significant Traffic Impact Alternative infeasible, and rejects 68-Unit Residential/No Significant Traffic Impact Alternative on such grounds.

Rationale: This alternative would not meet most of the basic objectives of the proposed project and is inconsistent with the overall goals and policies of the City of Villages strategy, which emphasizes maximizing development densities and intensities within in-fill areas that are located in proximity to transit corridors. Specifically, the 68-Unit Residential / No Significant Traffic Impact Alternative would fail to meet the following General Plan Land Use and Community Planning Element policies related to the City of Villages growth strategy:

- **Policy LU-A.7(b).** Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services.

ATTACHMENT 12

- **General Plan Land Use Categories Goal (a)(1).** Include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities.
- **Policy LU-C.3.** Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.
- **Policy LU-H.3.** Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.

This alternative would also be inconsistent with Mobility Element policies that support higher-density infill development near the City's existing and planned transit corridors. Coronado Avenue borders the southern boundary of the project site. The General Plan's Mobility Element Figure ME-1 identifies Coronado Avenue as an existing "Higher Frequency Bus Service Route" based on the 2007 SANDAG Regional Transportation Plan. This alternative would not meet the following Mobility Element policy:

- **Policy ME-B.9. (b)** Plan for transit-supportive villages, transit corridors, and other higher-intensity uses in areas that are served by existing or planned higher-quality transit services, in accordance with Land Use and Community Planning Element, Sections A and C.

VII. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

A. Significant Irreversible Environmental Changes that will be Caused by the Project (EIR Section 8.2)

Section 15126.2(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Development of the proposed project would result in the consumption of nonrenewable energy resources, which would have a significant irreversible effect on such resources. The proposed project would result in the development of the site for residential uses. The proposed project represents a continued commitment of land to urban uses, which intensifies land use on the 18-acre project site.

Several irreversible commitments of limited resources would result from implementation of the proposed project. The resources include but are not limited to the following: lumber and other forest products; sand, gravel, and concrete; asphalt; petrochemical construction materials; steel, copper, lead and other metals; and water consumption.

B. Growth Inducing Impacts of the Project (EIR Section 8.3)

The City finds that the proposed project would not result in growth-inducing impacts. The proposed project is located within an urbanized area and would be considered an infill site. The proposed project would infill the vacated site with 175 single family residences requiring utilities. The project site and surrounding area are currently developed with residential and commercial uses with adequate utility service. Therefore, extension of public utility infrastructure such as water, sewer, electric, or roads into previously unserved areas would not occur with implementation of the proposed project. Although

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the project includes the construction of onsite drainage and water systems within the site, these improvements are private and would serve only the project and would not extend off-site.

The project would provide temporary construction jobs. However, the short-term nature of the construction jobs is not anticipated to lead to significant long-term population growth in the region. Furthermore, the creation of short-term jobs is not at a level that would attract individuals living outside the region to relocate to the Otay Mesa-Nestor community planning area or nearby areas. In conclusion, approval of the proposed project would not result in significant growth-inducing impacts.

VIII. FINDINGS REGARDING RESPONSES TO COMMENTS AND REVISIONS IN THE FINAL EIR

The Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by CEQA Guidelines § 15088(c).

Finding/Rationale: Responses to comments made on the Draft EIR and revisions to the Final EIR merely clarify and amplify the analysis presented in the document and do not trigger the need to recirculate per CEQA Guidelines § 15088.5(b).

IX. STATEMENT OF OVERRIDING CONSIDERATIONS

Public Resources Code § 21081(b) prohibits approval of a project with significant, unmitigable adverse impacts resulting from infeasible mitigation measures or alternatives unless the agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment. CEQA Guidelines § 15093 adds that the decision-making agency must “balance, as applicable, economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project.” CEQA further requires that, when the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR, but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its actions based on the Final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record (Section 15093[b] of the State CEQA Guidelines). This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091 (Section 15093[c] of the State CEQA Guidelines).

The City Council, (i) having independently reviewed the information in the Final EIR and the record of proceedings; (ii) having made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the project to the extent feasible by adopting the mitigation measures identified in the EIR; and (iii) having balanced the benefits of the Marian Catholic Property Residential Project against the significant environmental impacts, chooses to approve the Marian Catholic Property Residential Project, despite its significant environmental impacts, because in its view, specific economic, legal, social, and other benefits of the proposed project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the Marian Catholic Property Residential Project as approved outweigh the unavoidable and unmitigable

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significant impacts. Each of these public benefits serves as an independent basis for overriding all significant, unavoidable and unmitigable impacts. Substantial evidence supports the various benefits. Such evidence can be found either in the preceding sections, which are incorporated by reference into this section, the Final EIR, or in documents that comprise the Record of Proceedings in this matter.

X. FINDINGS FOR STATEMENT OF OVERRIDING CONSIDERATIONS

1. Implementation of the proposed project will create a high quality residential development that increases density in close proximity to transit corridors, to maximize public transit opportunities.
2. Implementation of the proposed project will construct a housing development that enhances and contributes to the Otay Mesa-Nestor community's character and vitality.
3. Implementation of the project will maximize the development potential of the project site in context with the area through quality design and development controls that ensure a unified and cohesive development.
4. Implementation of the project will support local and regional sustainability goals through urban infill.
5. Implementation of the project will facilitate non-vehicular travel by providing pedestrian pathways/linkages in a compact, walkable community.
6. Implementation of the project will provide a variety of housing options consistent with and complementary to the surrounding community character.
7. Implementation of the project will provide increased housing adjacent to an already urbanized area with bus routes and employment opportunities, thus implementing the efficient integration and coordination of transportation and land uses, consistent with SB 375 the Sustainable Communities and Climate Protection Act of 2008.
8. Implementation of the project will assist in the implementation of San Diego's General Plan City of Villages strategy and regional smart growth principles. According to the SANDAG 2010-2020 Regional Housing Needs Assessment (RHNA), it is currently forecast that the region will build 125,000 housing units but will need 161,980 housing units. Thus, the provision of 175 homes would benefit the region.

XI. CONCLUSION

For the foregoing reasons, the City finds that the project's adverse, unavoidable environmental impacts are outweighed by the above-referenced benefits, any one which individually would be sufficient to outweigh the adverse environmental effects of the proposed project. Therefore, the City has adopted these Findings and Statement of Overriding Considerations.

EXHIBIT C**MITIGATION MONITORING AND REPORTING PROGRAM**

General Plan and Otay Mesa-Nestor Community Plan Amendment No. 1076726, Planned Development Permit No. 1076705, Rezone No. 1076704 and Vesting Tentative Map No. 1076706

PROJECT NO. 307088

This Mitigation Monitoring and Reporting Program is designed to insure compliance with public Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Environmental Impact Report No. 307088/SCH No. 2013071058 shall be made conditions of General Plan and Otay Mesa-Nestor Community Plan Amendment No. 1076726, Planned Development Permit No. 1076704, Rezone No. 1076704 and Vesting Tentative Map No. 1076706 as may be further described below

15.1 GENERAL REQUIREMENTS:

As Lead Agency for the proposed project under CEQA, the City of San Diego will administer the Mitigation, Monitoring, and Reporting Program (MMRP) for the following environmental issue area as identified in the Marian Catholic Property Residential Project EIR: Transportation. The mitigation measures identified below include all applicable measures from the Marian Catholic Property Residential Project EIR (Project No. 307088; SCH No. 2013071058). This MMRP shall be made a requirement of project approval.

Section 21081.6 to the State of California Public Resources Code (PRC) requires a Lead or Responsible Agency that approves or carries out a project where an EIR has identified significant environmental effects to adopt a “reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects.” The City of San Diego is the Lead Agency for the Marian Catholic Property Residential Project EIR, and therefore must ensure the enforceability of the MMRP. An EIR has been prepared for the project that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts. As such, an MMRP is required to ensure that adopted mitigation measures are implemented. Therefore the following general measures are included in this MMRP:

1. Prior to commencement of work (including related activities such as equipment access or equipment/material staging), a preconstruction meeting shall be conducted and include City of San Diego’s Mitigation Monitoring Coordination (MMC) section, Resident Engineer, Building Inspector, Applicant and other parties or interest.
2. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit and Building Plans/Permits, the Assistant Deputy Director (ADD) Environmental Designee of the City’s Land Development Review (LDR) division shall verify

that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Mitigation Requirements: "The Marian Catholic Property Residential Project is subject to a Mitigation, Monitoring, and Reporting Program and shall conform to the mitigation conditions as contained in Environmental Impact Report No. 307088.

3. Evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

15.2 TRANSPORTATION:

Direct Impacts

The owner/permittee shall perform the following intersection and roadway segment improvements to mitigate the project's direct impacts to the community road network to below a level of significance. It should be noted that the traffic impact analysis and EIR did not consider phases, and all off-site mitigation for traffic will be provided with the first phase of the project.

Intersections. The following mitigation measures are required to restore LOS and offset significant direct impacts to intersections:

- TR-1** Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the widening of the NB approach by approximately six feet, restriping of the NB approach to provide one shared left-turn/thru lane and one exclusive right-turn lane, and modification of the traffic signal accordingly, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.
- TR-2** Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of the WB approach, reconstruction of the raised median to provide a second left-turn lane, and modification to the traffic signal accordingly, satisfactory to the City Engineer. This improvement is feasible to construct within the existing curb-to-curb width of 114 feet. The improvements shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.

Roadway Segments. The owner/permittee shall perform the following mitigation measures to reduce the project's significant direct traffic impacts to below a level of significance:

- TR-3** Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a raised median within the existing curb-to-curb width of 68 feet along this portion of Coronado Avenue, satisfactory to the City Engineer. The improvement shall be completed and accepted by the City Engineer prior to the issuance of the first certificate of occupancy.
- TR-4** Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the

restriping of this portion of Coronado Avenue to provide a two-way left-turn lane within the existing 64-foot curb-to-curb width, satisfactory to the City Engineer.

Cumulative Impacts

Mitigation Measures TR-1 through TR-3, identified above in the Direct Impacts section, will also mitigate cumulative project impacts to below a level of significance at Intersection #7: Coronado Avenue/I-5 NB Ramps/Outer Road, Intersection #9: Palm Avenue (SR 75)/Saturn Boulevard, and Segment #2: Coronado Avenue between 18th Street and Saturn Boulevard, respectively.

The owner/permittee shall perform the following mitigation measure to fully mitigate the project's cumulatively significant impact to Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street:

TR-5 Segment #3: Coronado Avenue between Saturn Boulevard and Green Bay Street: Prior to the issuance of the first building permit, the Owner/Permittee shall pay a 15.37% fair share toward the future construction of a raised median within the existing curb-to-curb width along this portion of Coronado Avenue, satisfactory to the City Engineer.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

PLANNING COMMISSION RESOLUTION NO. _____.

RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF AN AMENDMENT TO THE GENERAL PLAN AND THE OTAY MESA-
NESTOR COMMUNITY PLAN NO. 1076726; REZONE NO. 1076704; PLANNED
DEVELOPMENT PERMIT NO. 1076705; VESTING TENTATIVE MAP NO. 1076706.

WHEREAS, on October 9, 2014, the Planning Commission of the City of San Diego held a public hearing to consider and recommend to the City Council of the City of San Diego approval of the General Plan Amendment and Otay Mesa-Nestor Community Plan Amendment, No. 1076726; Rezone No. 1076704; Planned Development Permit No.1076705; Vesting Tentative Map No.1076706; and

WHEREAS, the land use plan amendment requests are to redesignate an approximately 18-acre parcel from School to Low-Medium Density Residential (10 - < 15 dwelling units per net acre); and

WHEREAS, MCP Ventures, LLC requested a General Plan Amendment and Otay Mesa-Nestor Community Plan Amendment, No. 1076726; Rezone No. 1076704; Planned Development Permit No.1076704; Vesting Tentative Map No.1076706, to allow for the development of 175 single family dwelling units, located at 1002 18th Street in the RS-1-7 zone (proposed to be rezoned to RM-1-2) within the Otay Mesa-Nestor Community Planning Area; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends approval of General Plan Amendment and Otay Mesa-Nestor Community Plan Amendment, No. 1076726; Rezone No. 1076704; Planned Development Permit No.1076705; Vesting Tentative Map No.1076706 and incorporate all other listed actions.

Sandra Teasley
Development Project Manager
Development Services Department

Carmina Trajano
Planning Commission Secretary

Approved: October 9, 2014
By a vote of: X-X

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and Otay Mesa-Nestor Community Plan; and

WHEREAS, MCP Ventures LLC, requested an amendment to the Otay Mesa-Nestor Community Plan to requested an amendment to the General Plan and the Otay Mesa-Nestor Community Plan to redesignate an approximately 18-acre site from School to Low-Medium Density (10-<15 du/nra) Residential; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the General Plan and Otay Mesa-Nestor Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____

APPROVED: JAN GOLDSMITH, City Attorney

By _____

OTAY MESA-NESTOR

COMMUNITY PLAN

Proposed Community Plan Amendment

Strikeout Draft: June 2014



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

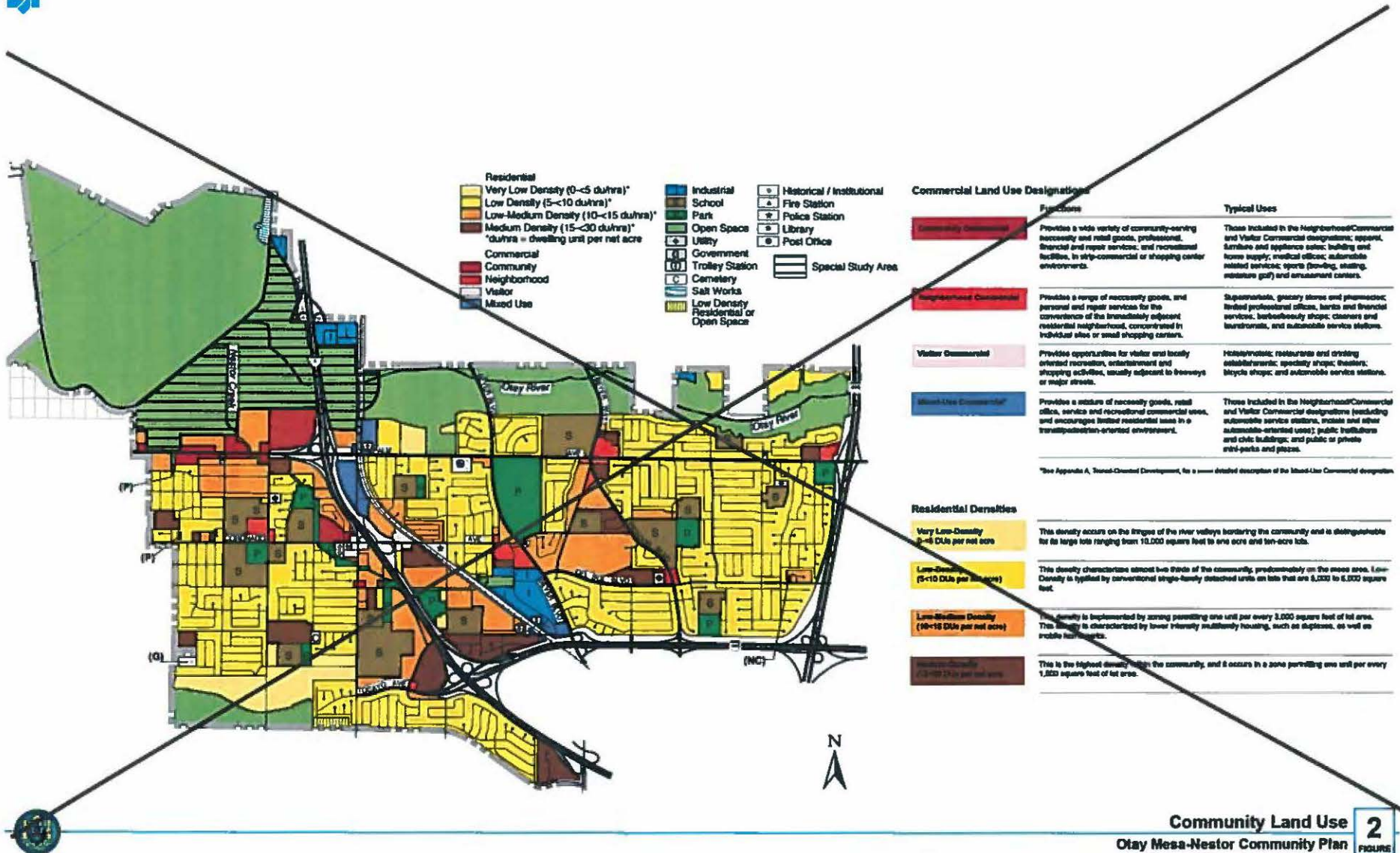


OTAY MESA-NESTOR COMMUNITY PLAN

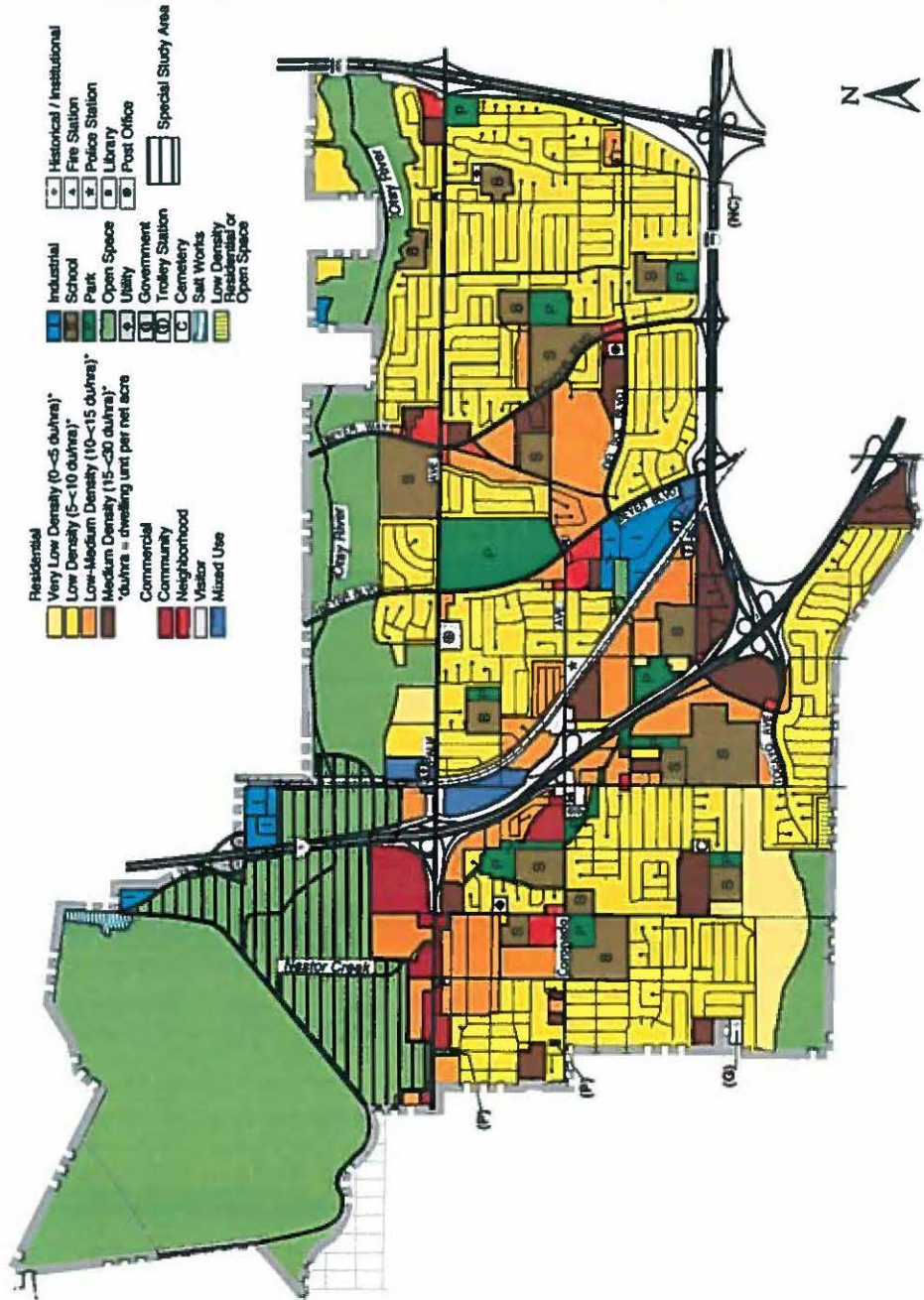
The following amendments have been incorporated into this March 2007 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adopted the Otay Mesa-Nestor Community Plan Update	December 12, 1996	2331-PC	May 6, 1997	R-288632
Certified Environmental Negative Declaration No. 95-0233 on May 6, 1997 by R-288630				
Certified by the California Coastal Commission on August 13, 1997 by Amendment No. 1-97B/Otay Mesa-Nestor Community Plan				

(Editors Note: In an effort to create a single, comprehensive document, this Otay Mesa-Nestor Community Plan has been reformatted.)



Community Land Use
Otay Mesa-Nestor Community Plan **2**
FIGURE



Commercial Land Use Designations

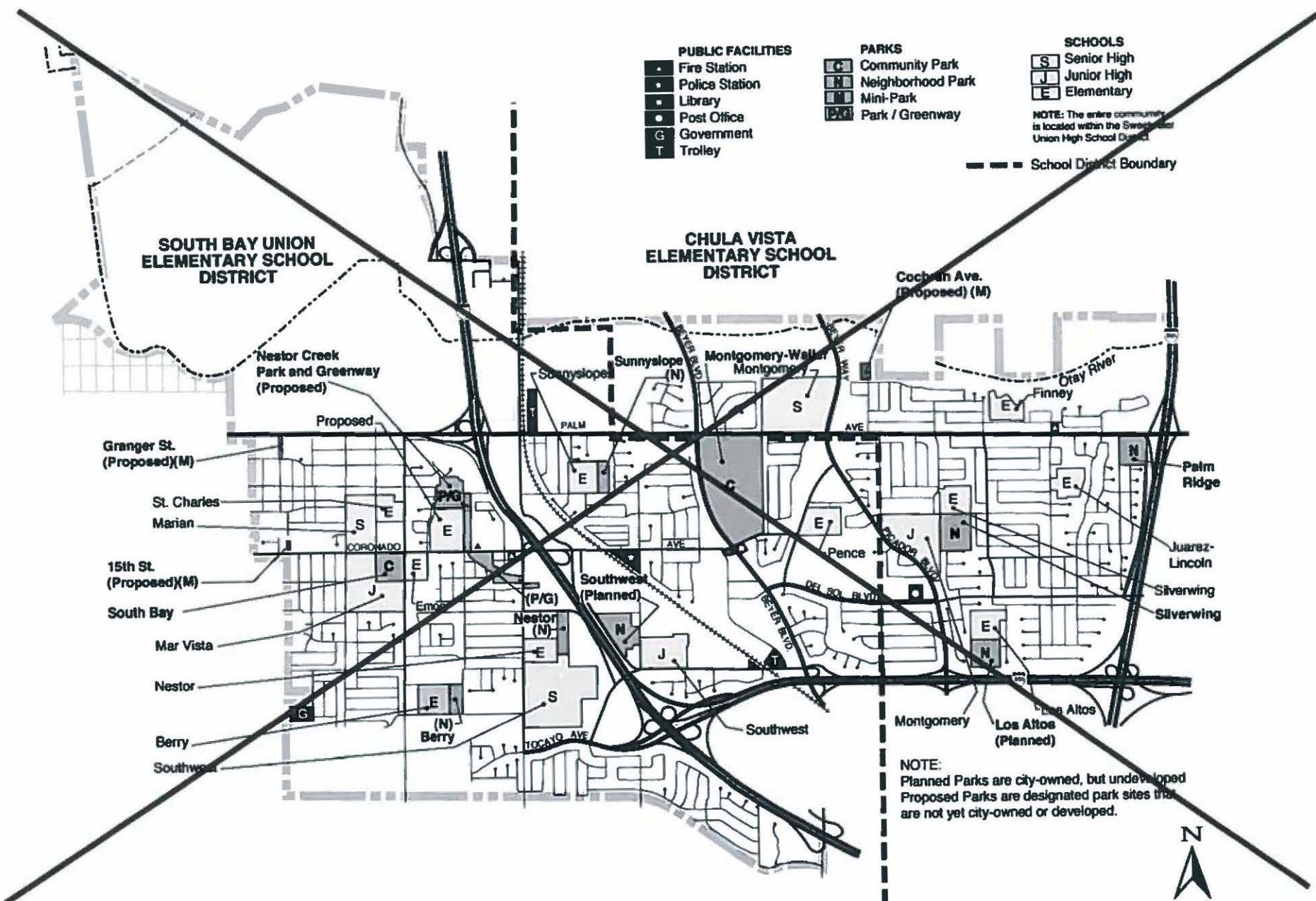
Designation	Functions	Typical Use
Community Community	Provides a wide variety of community-serving and neighborhood-serving functions, including retail, professional, and institutional facilities, in auto-commercial or shopping center environments.	Those included in the Neighborhood/Community Center and neighborhood center building and home supply, medical offices, automobile related services, sports (family, walking, retailers gear) and assessment centers.
Neighborhood Community	Provides a range of necessary goods, and personal and repair services for the convenience of the immediately adjacent neighborhood, concentrated in freestanding lots or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; neighborhood shops; centers and salons; hair salons; and automobile service stations.
Visitor Commercial	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and driving establishments; specialty shops; theaters; bicycle shops; and automobile service stations.
Neighborhood Commercial	Provides a mixture of necessary goods, retail and professional services, and neighborhood-oriented uses in a transit-oriented environment.	Those included in the Neighborhood/Community Center and Visitor Commercial categories including automobile service stations, auto and other automobile-oriented uses; public buildings and civic buildings; and public (or private) entry-points and plazas.

*See Appendix A, Transit-Centered Development, for a more detailed description of the Mixed-Use Commercial designations.

Residential Densities

Very Low-Density (0-5 DU/acre)	This density occurs on the fringes of the area, bordering the community and is characterized by large lots ranging from 10,000 square feet to one acre and 200-300 sq. ft.
Low-Density (6-15 DU/acre)	This density characterizes almost two-thirds of the community, predominantly on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 10,000 square feet.
Low-Medium Density (16-19 DU/acre)	This density is implemented by zoning permitting one unit per every 2,000 square feet of lot area. This density is characterized by lower intensity multi-family housing, such as duplexes, as well as middle income units.
High-Density (20-30 DU/acre)	This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.





- PUBLIC FACILITIES**
- Fire Station
 - Police Station
 - Library
 - Post Office
 - Government
 - Trolley

- PARKS**
- C Community Park
 - N Neighborhood Park
 - M Mini-Park
 - P/G Park / Greenway

- SCHOOLS**
- S Senior High
 - J Junior High
 - E Elementary

NOTE: The entire community is located within the Sweetwater Union High School District.

--- School District Boundary

SOUTH BAY UNION ELEMENTARY SCHOOL DISTRICT

CHULA VISTA ELEMENTARY SCHOOL DISTRICT

Cochran Ave. (Proposed) (M)

Nestor Creek Park and Greenway (Proposed)

Sunnyslope (N)

Montgomery-Walker Montgomery

Otay River

Granger St. (Proposed)(M)

St. Charles Marian

15th St. (Proposed)(M)

South Bay

Mar Vista

Nestor

Berry

Southwest

Palm Ridge

Juarez-Lincoln

Silverwing

Silverwing

Southwest (Planned)

Nestor (N)

Berry (N)

Southwest

Montgomery

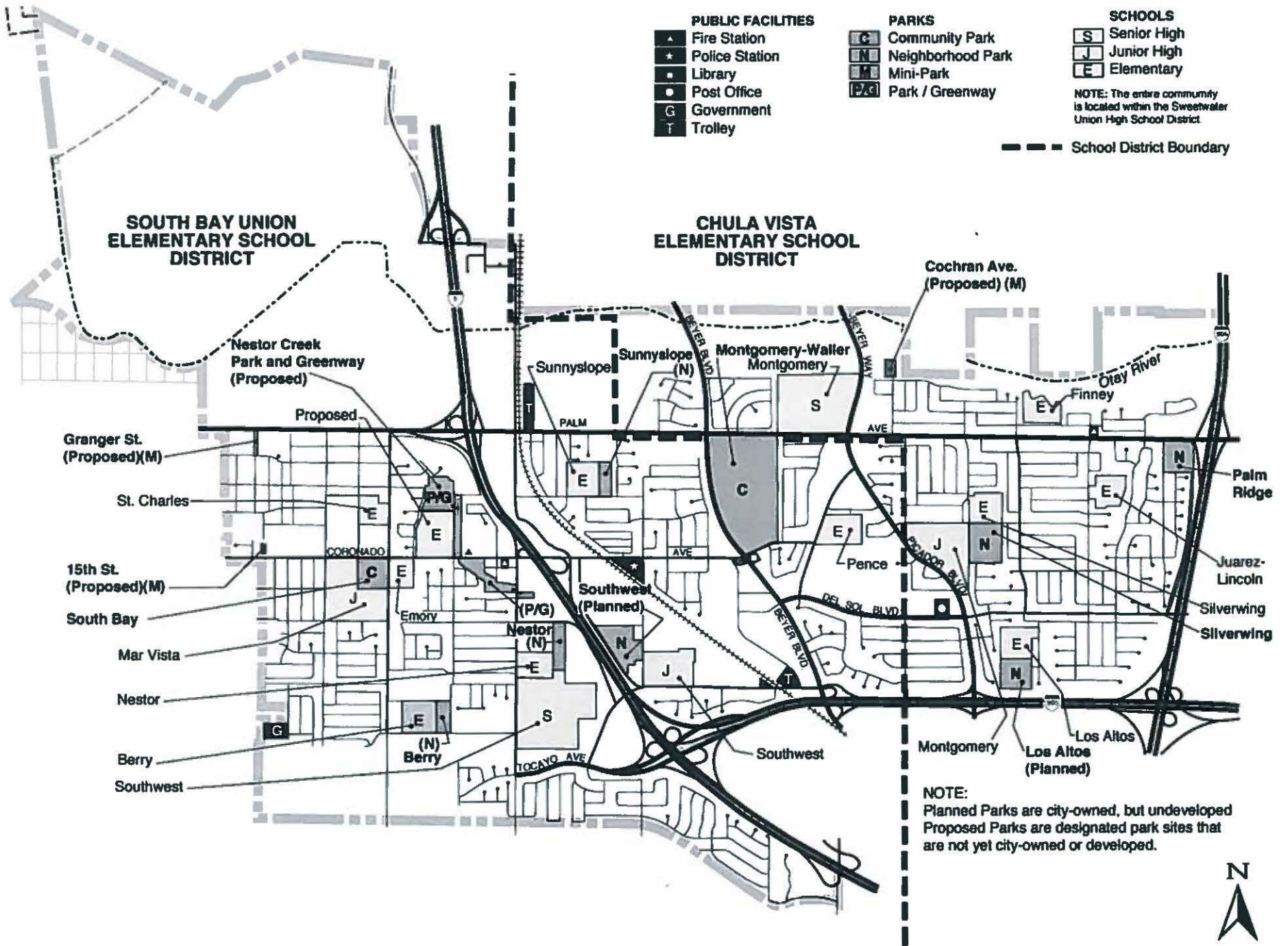
Los Altos (Planned)

NOTE: Planned Parks are city-owned, but undeveloped Proposed Parks are designated park sites that are not yet city-owned or developed.



Parks, Schools and Public Facilities
Otay Mesa-Nestor Community Plan





- PUBLIC FACILITIES**
- ▲ Fire Station
 - ★ Police Station
 - Library
 - Post Office
 - Government
 - Trolley

- PARKS**
- C Community Park
 - N Neighborhood Park
 - M Mini-Park
 - P/G Park / Greenway

- SCHOOLS**
- S Senior High
 - J Junior High
 - E Elementary

NOTE: The entire community is located within the Sweetwater Union High School District

--- School District Boundary

Cochran Ave. (Proposed) (M)

Nestor Creek Park and Greenway (Proposed)

Granger St. (Proposed)(M)

St. Charles

15th St. (Proposed)(M)

South Bay

Mar Vista

Nestor

Berry

Southwest

CHULA VISTA
ELEMENTARY SCHOOL
DISTRICT

Sunnyslope

Sunnyslope (N)

Montgomery-Waller
Montgomery

PALM

AVE

Cochran Ave. (Proposed) (M)

Finney

Palm Ridge

Juarez-Lincoln

Silverwing

Silverwing

Southwest (Planned)

Nestor (N)

Nestor

Nestor

Berry (N)

Berry

Southwest

Southwest

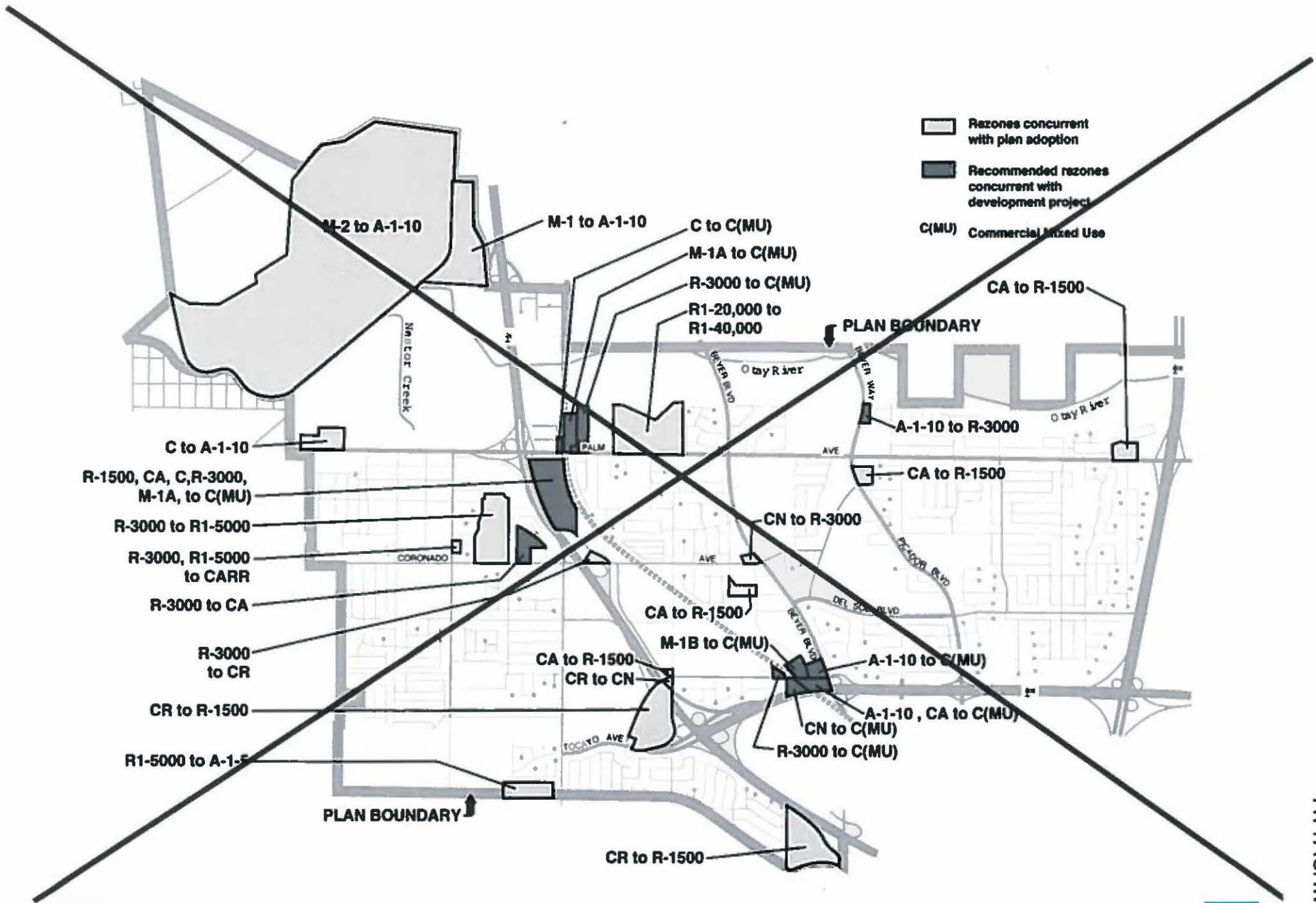
Montgomery

Los Altos (Planned)

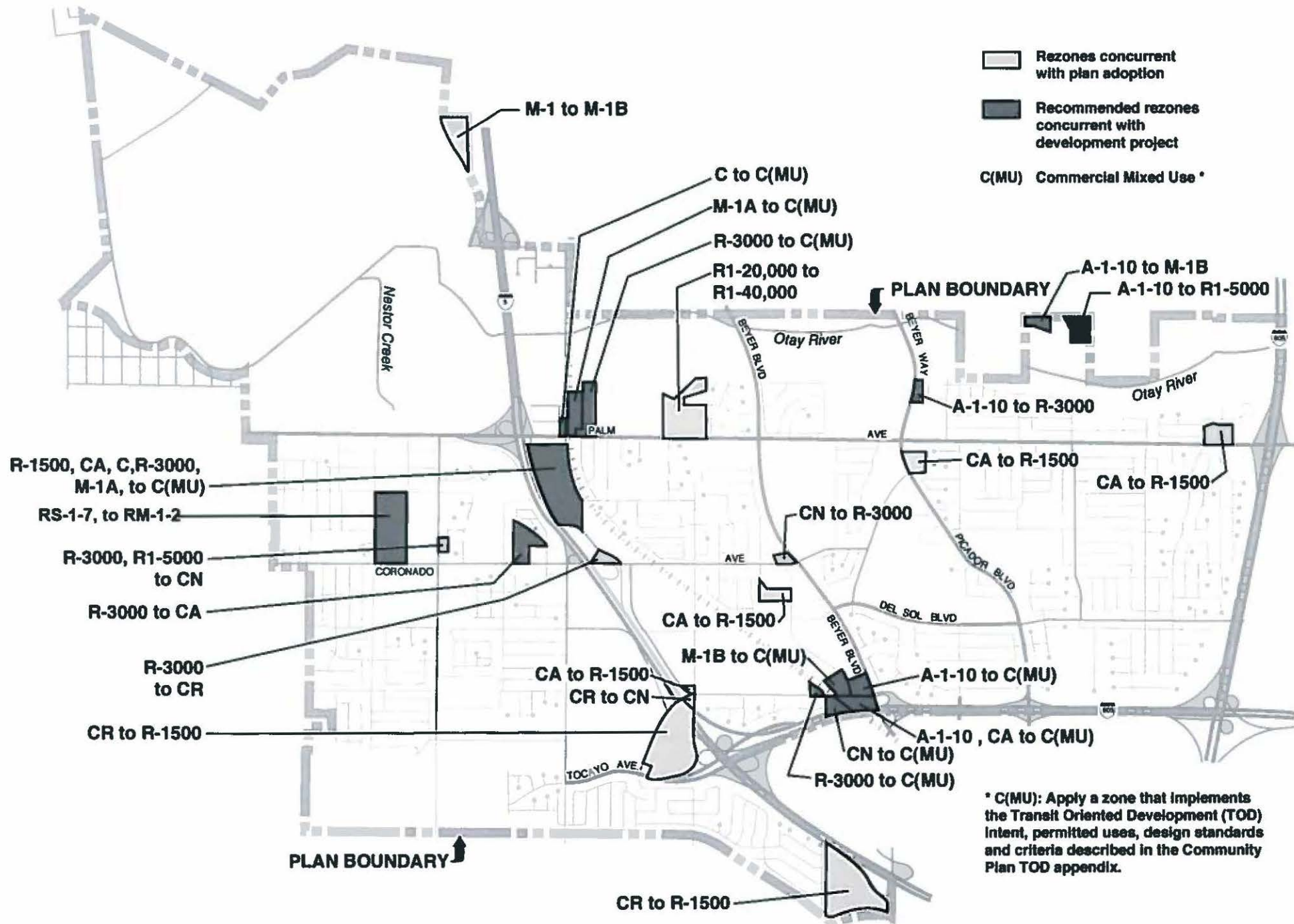
Los Altos

NOTE: Planned Parks are city-owned, but undeveloped Proposed Parks are designated park sites that are not yet city-owned or developed.





Rezoning Map
Otay Mesa-Nestor Community Plan



- Rezones concurrent with plan adoption
- Recommended rezones concurrent with development project
- C(MU) Commercial Mixed Use *

* C(MU): Apply a zone that implements the Transit Oriented Development (TOD) Intent, permitted uses, design standards and criteria described in the Community Plan TOD appendix.

A11ACTIVEM1 14





THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted and use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised July 1, 2014

Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

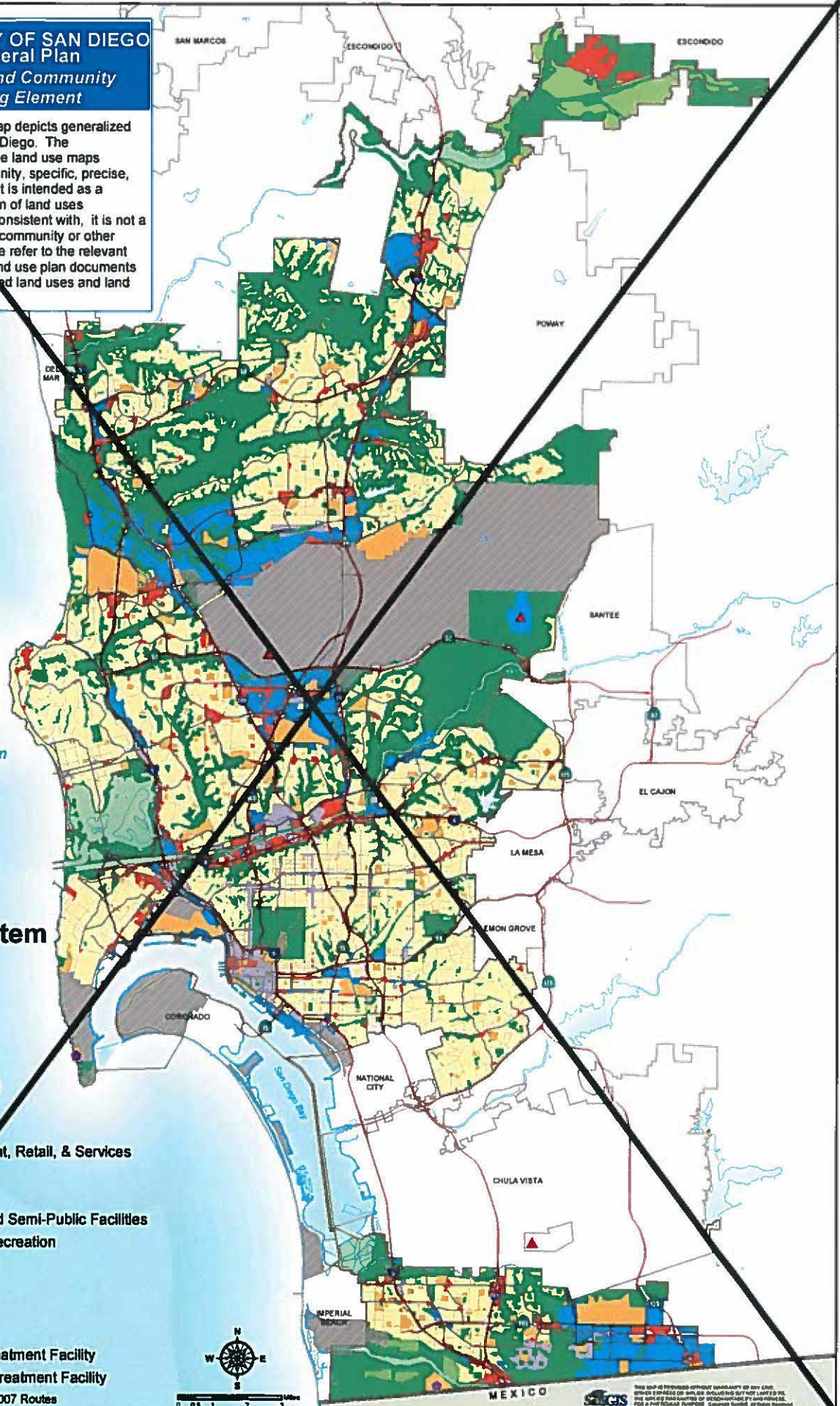
General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP, MTS 2007 Routes





THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised July 1, 2014

Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

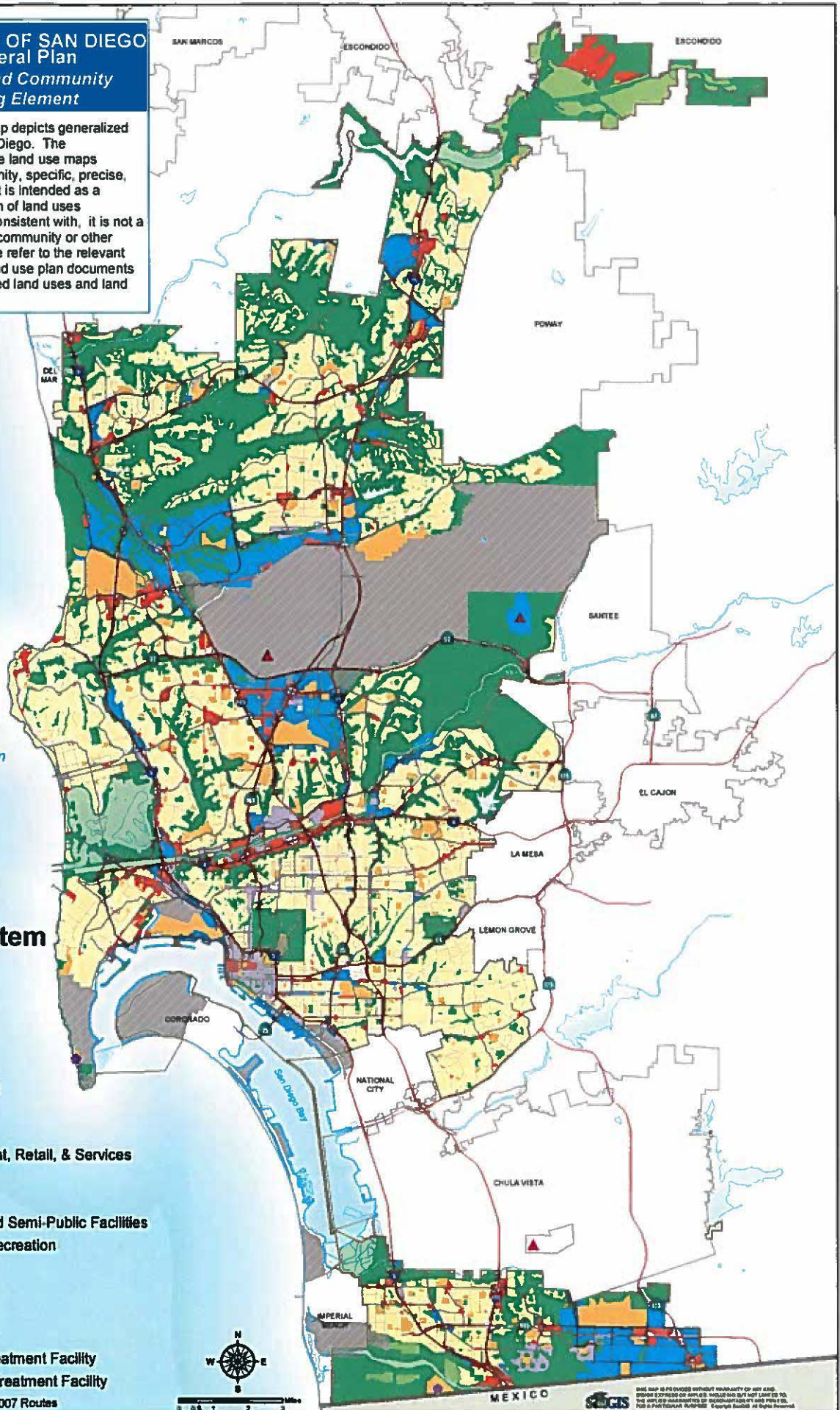
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Source: SANDAG 2007 RTP; MTS 2007 Routes



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**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
9 October, 2013**

Members Present:

Dist. 2 Sam Mendoza
Dist. 3 Ed Abraham
Dist. 4 Diane Porter
Dist. 5 Gabriel Uribe
Dist. 6 Maria Mendoza
Dist. 7 Robert Broomfield
Dist. 8 Edgar Gonzalez
Dist. 9 Jacki Farrington

Dist. 10 Bob Mikloski
Dist. 11 Albert Velasquez
Dist. 12 Carlos Sanchez
Dist. 14 Wayne Dickey
Dist. 15 Walt Zumstein

Members Absent:

Dist. 1 John Swanson
Dist. 16 Steve Schroeder

One Seat vacant:
Dist. 13 Vacant

Guests Present:

A total of 20 guests were present. The guest list can be viewed at any time. Contact John C. Swanson, Secretary, OMNCPG, at omncpg@gmail.com for a copy.

1. **Call to Order/Introduction of Members:** The meeting was called to order at 6:32 p.m. by Chair Albert Velasquez, at the Otay Mesa Nestor Branch Library. He welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – Motion was made by Maria Mendoza to approve the minutes of the September 11, 2013, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
 - a. None.
4. **SDPD Community Relations:** Officer Carlos Lacarra, clacarra@pd.sandiego.gov (619) 424-0440.
 - a. Officer Lacarra had no report.
5. **Council District 8 Report:** Frances Chen for Vivian Moreno, vmoreno@sandiego.gov (619) 533-6394. Staff member Vivian Moreno was not in attendance, but staff member Ms. Chen provided a handout with the Dist. 8 monthly report.
6. **Sub-Committee Reports:** Traffic Calming, Project Development Review, Public Facilities Financing Plan.
7. **Information item:** Lee-Ann Jones Santos, Finance and Information Technology Deputy Director, Public Utilities Department, City of San Diego, gave information to the group about a public hearing to be held on Thursday, November 21, 2013, regarding water rate increases in San Diego. Notification mailer to go out to customers.

8. **Action Item:** Sprint proposal (SBA Sprint Berry PTS 296740), Mark Berlin, Planning Manager for Sprint, to modify and existing monopalm with new antennas and faux foliage at 2045 Leon Avenue, Contact Mark at 858-922-0237 Mark.Berlin@sacw

a. Item tabled pending further modifications to the plans.

9. **Action item:** FY2014 OMNCPG Public Facilities Plan
Motion by Walt Zumwalt to approve as follows:

a. Transportation Projects

1. Coronado Avenue/Hollister Street Intersection improvements
2. Palm Avenue/Saturn Boulevard Intersection improvements
3. Saturn Avenue from Coronado Avenue to Leon Avenue improvements
4. Streets and Transportation improvements

b. Park and Recreation Projects

1. Robert Egger Senior Community Park improvements
2. Montgomery Waller Community Park improvements
3. Montgomery Waller Sports Field Lighting

c. Fire and Rescue Projects

1. Fire Station #6
2. Fire Station #49

Result of vote: Motion passed unanimously.

10. **Action Item:** Marian School Site residential redevelopment: Project Number 307088, Community Plan Amendment, Public Facilities Financing Plan Amendment, Vesting Tentative Map, Rezone, and Master Planned Development Permit (Process 5) to change the zone from RS-1-7 to RM-1-2 and construct 179 residential single family homes on a 19.04-acre site located at 1002 18th Street. City of San Diego: Sandra Teasley, Development Project Manager, STeasley@sandiego.gov Developer contact: Linda Zubiante, Carrier Johnson - lcj@carrierjohnson.com - 619-239-2353

a. After several meetings with the OMNCPG Project Development subcommittee for this project, the developer presented a revised plan with:

1. 27 fewer homes than the original plan,
2. A new total of 179 residential units.
3. Increased lot sizes for 84 homes.
4. 100% increase in green space
5. 187 parking spaces in addition to garage parking.

Motion made by Walt Zumwalt to approve.

Result of vote: The motion passed 8-3.

11. **Chair's Report:** No report.

12. **City Planner's Report:** Michael Prinz, mprinz@sandiego.gov (619) 533-5931: no report

13. **Adjournment:** 8:02 p.m.

Respectively submitted by Jacki Farrington, Member

Project Title: Marian Catholic Project Project No. (For City Use Only) 301088

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 201223710037
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
MCP Ventures, LLC
 Owner Tenant/Lessee
 Street Address:
8799 Balboa Ave #270
 City/State/Zip:
San Diego, CA 92123
 Phone No: 858-268-8901 Fax No: 858-268-0337
 Name of Corporate Officer/Partner (type or print):
Max A. Stewart
 Title (type or print):
Manager
 Signature: [Signature] Date: 12-19-12

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

ATTACHMENT 16

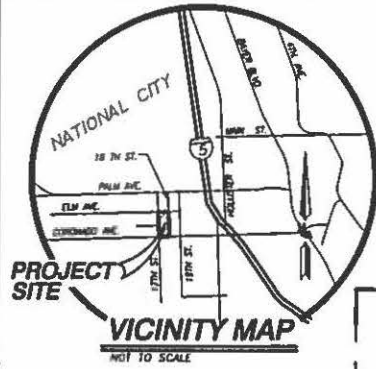
OWNERSHIP DISCLOSURE STATEMENT MARIAN CATHOLIC PROPERTY PROJECT NO. 307088

MCP Ventures Management, LLC

- Max Stewart - Manager
- Brenda K. Tworoger Trust - member
- SARAC Group, LLC - member
- Moneta II Inc. ESOP Designed Roth - member
- Malcolm Property Company 401(k) Profit Sharing Plan - member
- National Advisors Defined Benefit Plan - member
- Tom Warwick Pension Plan - member

VESTING TENTATIVE MAP/SITE PLAN MARIAN HIGH SCHOOL

CITY OF SAN DIEGO, CALIFORNIA

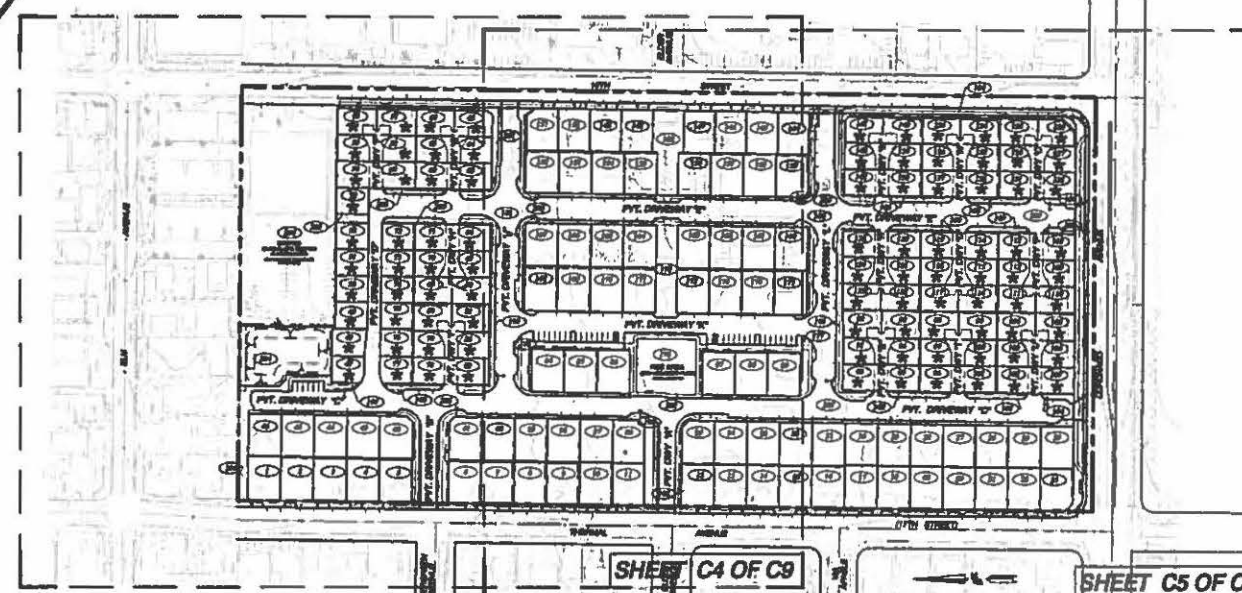


ABBREVIATIONS

S	SEWER
SD	STORM DRAIN
ELEV	ELEVATION
FL	FLOW LINE
TW	TOP OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
VC	VERTICAL CURVE
I	INVERT ELEVATION
#	WATER
MH	MANHOLE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
NTS	NOT TO SCALE
RW	RECLAIMED WATER
P	PAD ELEVATION

LEGEND

PROPERTY TENTATIVE MAP BOUNDARY	
PROPOSED LOT LINE	
PROPOSED EASEMENT LINE	
PROPOSED PRIVATE SEWER MAIN WITH CLEANOUT	
EXISTING PUBLIC SEWER MAIN WITH MANHOLE	
PROPOSED PUBLIC WATER MAIN WITH FIRE HYDRANT	
EXISTING PUBLIC WATER MAIN WITH FIRE HYDRANT	
PROPOSED PRIVATE STORM DRAIN	
EXISTING PUBLIC STORM DRAIN SYSTEM	
PROPOSED CENTERLINE STREET ELEVATION	518.2
PROPOSED RETAINING WALL	
EXISTING RETAINING WALL	
PROPOSED BROW DITCH	
PROPOSED GRASS SWALE	
EXISTING CONTOURS	
PROPOSED SLOPE BANK (2:1 MAX)	
PROPOSED LOT NUMBER WITH PAD ELEVATION OR OWNERSHIP	60
EXISTING PROPERTY DATA	LOT 270
PROPOSED CONCRETE CROSS CUTTER	
STREET GRADIENT	2%
PROPOSED STREET LIGHT	
EXISTING STREET LIGHT	
REMOVABLE BOLLARDS	
UNITS WITHOUT (FULL LENGTH) 18' DRIVEWAYS	*



GRADING NOTES

- TOTAL AMOUNT OF SITE TO BE GRADED: 18.0 ACRES
 - AMOUNT OF EXISTING SITE WITH 25 PERCENT SLOPES OR GREATER: 0.0 ACRES
 - AMOUNT OF EXISTING SITE TO REMAIN UNDISTURBED: 0.0 ACRES
 - AMOUNT OF RAW CUT: APPROX. 17,840 CUBIC YARDS
 - AMOUNT OF FILL: APPROX. 11,460 CUBIC YARDS
 - AMOUNT OF IMPORT/EXPORT: 0 CUBIC YARDS
 - MAX. HEIGHT OF FILL SLOPES: 2.5 FEET MAX. 2:1 OR FLATTER SLOPE RATIO
 - MAX. HEIGHT OF CUT SLOPES: 2.5 FEET MAX. 2:1 OR FLATTER SLOPE RATIO
 - RETAINING WALLS: LENGTH APPROX. 1,660 FEET; MAX. HEIGHT: 3.5 FEET
 - MAXIMUM CUT DEPTH (INCLUDING DEPTH OF PROPOSED FOOTINGS): 1 FEET
- * GRADING QUANTITIES ARE RAW VOLUMES ONLY. REMEDIAL GRADING WILL RESULT IN ON-SITE BALANCED EARTHWORK VOLUMES AT FINAL ENGINEERING.

UTILITIES

WATER	CAL AMERICAN WATER COMPANY
SEWER (ON-SITE)	HOMEOWNERS ASSOCIATION
SEWER (OFF-SITE)	CITY OF SAN DIEGO
FIRE AND POLICE	CITY OF SAN DIEGO
GAS & ELECTRICITY	SAN DIEGO GAS & ELECTRIC
TELEPHONE	VARIABLES
SCHOOL DISTRICT	SAN DIEGO UNIFIED SCHOOL DISTRICT

PARKING SUMMARY

SPACE/UNIT	COUNT	RATIO	SUBTOTAL
REQUIRED PARKING			
HOMES	84	2.0	168
COMMONS	81	2.0	162
TOTAL	175	2.0	330
ADDITIONAL PARKING			
TOTAL	91		182
TOTAL REQUIRED PARKING			512
PROVIDED PARKING			
HOMES	84	2.0	168
COMMONS	81	2.0	162
TOTAL	175	2.0	330
ADDITIONAL PARKING			
TYPE	COUNT	RATIO	SUBTOTAL
STANDARD SPACES	52	1.0	52
ACCESSIBLE SPACES	4	1.0	4
TOTAL	56	1.0	56
TOTAL PROVIDED PARKING			386

TM/POP SHEET INDEX

C1	TITLE SHEET
C2	STREET SECTIONS DETAILS
C3	MODULAR WETLANDS DETAIL, PARKING SUMMARY & ARCHITECTURAL SUMMARY
C4-C5	PROJECT DESIGN
C6	PROJECT CROSS SECTIONS
C7	FIRE ACCESS PLAN
C8	EXISTING TOPOGRAPHY, EXISTING OFF-SITE IMPROVEMENTS
C9	LEGAL DESCRIPTION, RECORD BOUNDARY & EXISTING ENCUMBRANCES/EASEMENTS

LANDSCAPE SHEET INDEX

L1	LANDSCAPE CONCEPT PLAN
L2	LANDSCAPE CONCEPT PLAN
L3	LANDSCAPE CONCEPT PLAN
L4	ENLARGEMENTS
L5	PEDESTRIAN CIRCULATION EXHIBIT

ARCHITECTURAL SHEET INDEX

NA- SEE PROJECT DESIGN GUIDELINES FOR INDIVIDUAL LOT PRODUCT DESIGN AND DEVELOPMENT STANDARDS.

GENERAL DESIGN NOTES

- CUT/FILL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE SPECIFIED.
- GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE SUBJECT TO MINOR REFINEMENTS IN FINAL DESIGN. FINAL GRADING PLANS WILL CONFORM TO THE APPROVED PERMIT AND EXHIBITS.
- DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF FROM THE PROJECT SITE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWO AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. R9-2007-001, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB. A COPY OF THE APPROVED DOCUMENT 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 THE GRADING PERMIT AND BY SWRCB ORDER NO. 2009-0009-DWO, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-0009-DWO.
- DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
- ALL UTILITIES SHALL BE UNDERGROUND (EXCEPT AS NOTED ON PLAN) AND EASEMENTS PROVIDED AS NECESSARY.
- ALL PROPOSED PUBLIC WATER FACILITIES, INCLUDING SERVICES AND METERS, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- ALL PROPOSED PUBLIC SEWER FACILITIES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO SEWER DESIGN GUIDE.
- WATER AND SEWER FACILITIES, AS SHOWN, WILL BE MODIFIED IN ACCORDANCE WITH ACCEPTED WATER AND SEWER STUDIES AND ESTABLISHED CRITERIA IN THE CITY OF SAN DIEGO.
- SANITARY SEWER SYSTEM TO BE PROVIDED AND CONNECTED TO CITY OF SAN DIEGO SEWER SYSTEM. ALL ON-SITE SEWER WILL BE PRIVATE.
- PRIVATE PEDESTRIAN RAMPS SHALL BE CONSTRUCTED PER PEDESTRIAN RAMP DETAILS ON SHEET 2.
- SEE SHEETS 5 & 6 FOR PROPOSED BUS/TRANSIT STATIONS OR STOPS.
- INDIVIDUAL TRASH PICKUP IS PROPOSED AS PART OF THIS SUBDIVISION.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (PER UFG 901 4.4 & PER FHPS POLICY P-00-6).
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS TO NOT PROHIBIT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE CITY MANAGER.
- CALIFORNIA BUILDING CODE CONSTRUCTION TYPE: V-B W/PA 13 FIRE SPRINKLER SYSTEM.
- CALIFORNIA BUILDING CODE OCCUPANCY CLASSIFICATION: R3
- MINIMUM 24 INCH BOX SIZE TREES SHALL BE INSTALLED WITHIN 10' OF THE FACE OF CURB AND IN OPENINGS BEING A MINIMUM 40 SQUARE FEET OF AIR AND WATER - PERMEABLE AREA AS INDICATED ON THE LANDSCAPE PLAN.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS FROM AND OBTAIN A NO-TREE STREET TREE PERMIT FOR ALL STREET TREES, AND NOTIFY AND OBTAIN SIGNATURES FROM ANY SUBSEQUENT PROPERTY OWNER, ON A NO-FEE STREET TREE PERMIT FROM PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UFG 1001.4
- AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY 1-00-6 WILL BE PROVIDED.
- ALL RESIDENTIAL BUILDINGS REQUIRE A FIRE SPRINKLER SYSTEM. FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH BFLS POLICY A-96-1 ON PRIVATE DRIVEWAYS LESS THAN 26 FEET IN WIDTH. NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF THE STREET. RED CURBS OR FIRE LANE SIGNS ARE REQUIRED.
- TEMPORARY STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH UFG 901 4.5
- ALL DRAIN SYSTEMS NOT LOCATED IN A PUBLIC STREET SHALL BE PRIVATE (EXCEPT AS OTHERWISE NOTED ON PLAN)
- WATER EASEMENTS WILL BE PROVIDED ADJACENT TO ALL ON-SITE PUBLIC FIRE HYDRANTS, WATER METERS, BLOWOFFS AND VALVES, UPON FINAL LOCATION REVIEW BY THE CITY OF SAN DIEGO ENGINEERING AND FIRE DEPARTMENTS.
- THIS PROJECT IS A MULTIPLE "UNIT" SUBDIVISION (UNITS=LOTS) IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- EXISTING PUBLIC STREET LIGHTS ARE LOCATED ON THERMAL AVENUE, 18TH STREET AND CORONADO AVENUE AND ARE WITHIN 5 FEET OF THE PROJECT SITE. THEREFORE THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS.
- THE PRIMARY PROJECT PRIVATE SEWER LATERAL WILL REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR THE CONNECTION POINT IN THERMAL AVENUE.
- ALL EXISTING SEWER LATERALS WILL BE ABANDONED AT THE PROPERTY LINE.
- A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
- FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED IN ACCORDANCE WITH FHPS POLICY A-08-1.

PROJECT TEAM

ENGINEER HUNSAKER & ASSOCIATES SD, INC. 9707 MAPLES STREET SAN DIEGO, CA 92121 (858) 558-4500	ARCHITECT CARRIER JOHNSON 1301 THIRD AVENUE SAN DIEGO, CA 92101 (619) 887-2437
SOILS ENGINEER GEOCON, INC. 6960 FLANDERS DRIVE SAN DIEGO, CA 92121 (858) 558-6900	LANDSCAPE ARCHITECT GILLESPIE MOODY PATTERSON, INC. 4125 SURREY VALLEY BLVD., SUITE D SAN DIEGO, CA 92121 (858) 558-8977
ENVIRONMENTAL HDR ENGINEERING, INC. 2330 FARADAY AVENUE IRVINE, CA 92602 (714) 730-2300	SEWER ENGINEER WILSON ENGINEERING 2234 FARADAY AVENUE CARLSBAD, CA 92008 (760) 438-4422
TRAFFIC ENGINEER LINSICOTT, LAM & GREENSPAN 4542 RUFFNER ROAD, # 100 SAN DIEGO, CA 92111 (858) 300-8900	WATER ENGINEER WILSON ENGINEERING 2234 FARADAY AVENUE CARLSBAD, CA 92008 (760) 438-4422

DEVELOPMENT SUMMARY

THE DEVELOPMENT IS PROPOSED ON APPROXIMATELY 19.0 ACRES LOCATED SOUTH OF ELM AVENUE EXTENDING TO CORONADO AVENUE BETWEEN THERMAL AVENUE AND 18TH STREET AND CURRENTLY REFERRED TO AS MARIAN HIGH SCHOOL. THE PROPERTY COMPRISES 4 LEGAL PARCELS IDENTIFIED AS ASSESSOR PARCEL NUMBERS 627-301-16, 17, 18 & 19. THE PROPOSED DEVELOPMENT WILL REQUIRE A VESTING TENTATIVE MAP, GENERAL PLAN/COMMUNITY PLAN AMENDMENT, PLANNED DEVELOPMENT PERMIT SITE PLAN AND REZONE.

GENERAL NOTES

- SITE AREA DATA:
GROSS TENTATIVE MAP SITE AREA: 19.04 ACRES
NET TENTATIVE MAP SITE AREA: 18.0 ACRES
(GROSS TM AREA-EXISTING PUBLIC ROW FOR 18TH ST. & CORONADO AVE.=1.04 AC)
NET POP DEVELOPMENT AREA: 16.70 ACRES
(NET TM SITE AREA-QUADALUPE CTR. & ADDL. 15' CORONADO DEDICATION =1.30 AC)
- TOTAL NUMBER OF EXISTING/PROPOSED LOTS:
EXISTING LOTS: 4
PROPOSED LOTS: 206
RESIDENTIAL LOTS: 175 (LOTS 1-175)
HSA LOTS: 29 (LOTS 176-204)
PVT. STREET LOT: 1 (LOT 205)
QUADALUPE CENTER: 1 (LOT 206)
- TOTAL NUMBER OF PROPOSED UNITS: 175
- EXISTING PROPERTY DEVELOPMENT: SCHOOL STRUCTURES (TO BE DEMOLISHED)
- PROPOSED PROPERTY DEVELOPMENT: SINGLE FAMILY, OPEN SPACE & SCHOOL ANNEX
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SCHOOL/INSTITUTION
PROPOSED GENERAL PLAN LAND USE DESIGNATION: LOW-DENSITY RESIDENTIAL [110-15 DU/NET AC]
- ZONING: EXISTING: RS-1-7
PROPOSED: RM-1-2
- PROJECT ALSO LOCATED IN AIRPORT INFLUENCE REVIEW AREA 2 FOR BROWN FIELD
- APN #: 627-301-16, 17, 18 & 19
- COMMUNITY/SUBAREA PLAN: OTAY MESA-NESTOR COMMUNITY PLAN
- COMMUNITY/SUBAREA PLAN LAND USE: SCHOOL
- DENSITY PROPOSED:
GROSS TM DENSITY PROPOSED: 9.2 DU'S/AC (175 UNITS/19.04 AC)
NET POP DEVELOPMENT DENSITY: 10.5 DU'S/AC (175 UNITS/16.7 AC)
- THOMAS BROS. COORDINATES: 1350 AT
- AVERAGE DAILY TRIPS: 1,750 (175 UNITS X 10 TRIPS)
- CEO HAZARD ZONE: 52
- FLOOD ZONE: FLOOD ZONE X AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) PANEL 060732153 F
- TOPOGRAPHICAL SURVEY PROVIDED BY R.J. LUNG FLOWN OCTOBER 25, 2012
- BENCHMARK: CITY OF SAN DIEGO BENCHMARK AT THE INTERSECTION OF ELM AVENUE AND 18TH STREET. BRASS PLUG IN THE NORTHWEST CURB RETURN ELEVATION = 23.226 FEET (NGVD 1929 DATUM)
- LAMBERT COORDINATES: 150-1739 CS CS3 COORDINATES: 1790-6299

LEGAL DESCRIPTION

(SEE SHEET C-9 FOR COMPLETE LEGAL DESCRIPTION)
THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 73712004791-PM DATED AUGUST 22, 2012.

PARCEL A: (APN 627-301-19-00)
LOT 5 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

PARCEL B: (APN 627-301-17-00)
LOT 21 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

PARCEL C: (APN 627-301-16-00)
LOTS 13, 14, 22, 29 AND 30 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

PARCEL D: (APN 627-301-18-00)
LOT 6 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

OWNER/SUBDIVIDER

MCP VENTURES
8799 BALBOA AVENUE
SUITE 270
SAN DIEGO, CA 92123
(858) 268-8901

MAX STEWART, REPRESENTATIVE



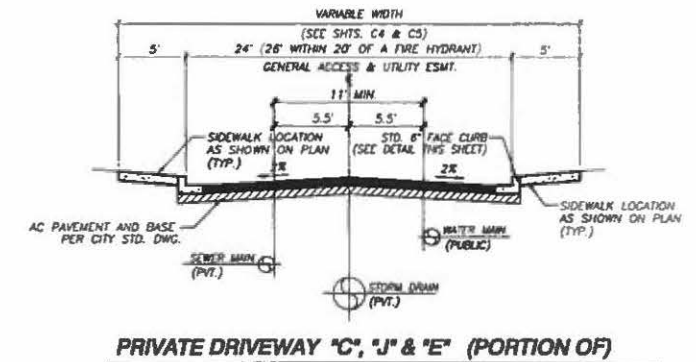
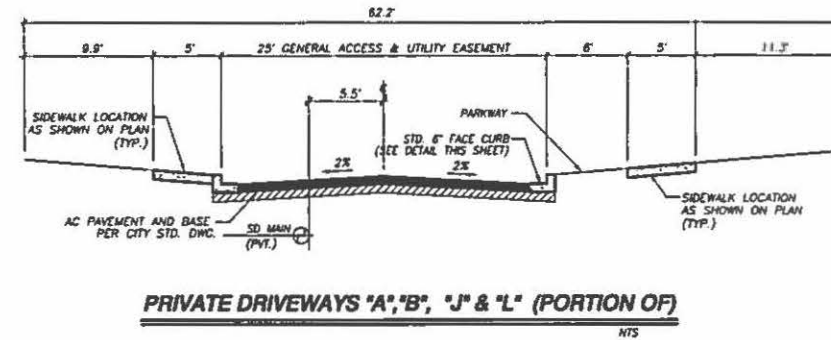
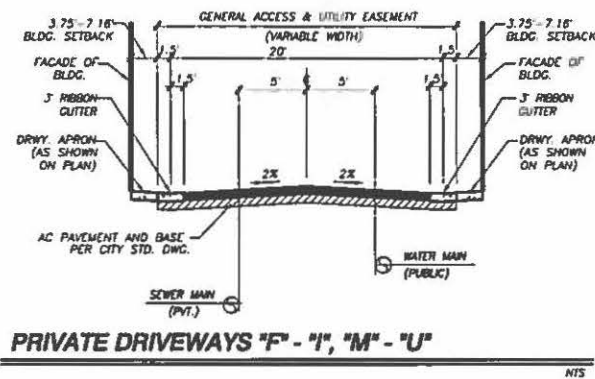
RAYMOND L. MARTIN R.C.E. 48670
MY REGISTRATION EXPIRES ON 6/30/16

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA	# REVISIONS	DATE	BY	
PROJECT ADDRESS: 1007 18TH ST, 938 18TH ST THERMAL AVE. SAN DIEGO, CA 92154	1. COMPLETENESS REVIEW SUBMITTAL	12/20/12	H&A	
	2. FULL SUBMITTAL	01/23/13	H&A	
	3. RESUBMITTAL	06/26/13	H&A	
	4. RESUBMITTAL	10/22/13	H&A	
	5. RESUBMITTAL	11/25/13	H&A	
	6. RESUBMITTAL	12/17/13	H&A	
	7. RESUBMITTAL	01/08/14	H&A	
	8. RESUBMITTAL FOR PC HEARING	09/24/14	H&A	
	9.			
	10.			
	11.			
	12.			

PROJECT #: 307088
ACCT./INTERNAL ORDER #: XXX

VESTING TENTATIVE MAP NO. 1076706 PDP SITE PLAN NO. 1076705 MARIAN CATHOLIC PROPERTY CITY OF SAN DIEGO, CALIFORNIA PROJECT TRACKING NO. 307088

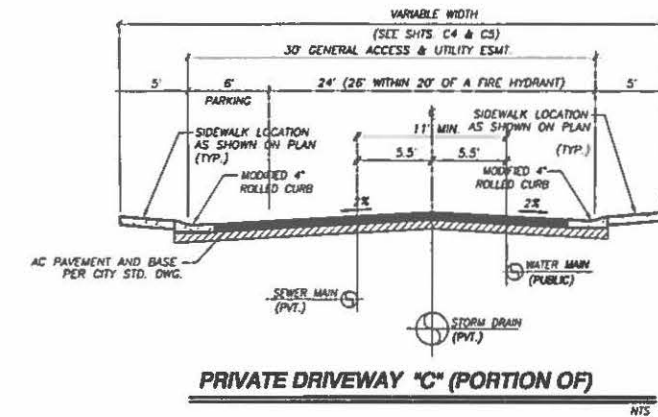
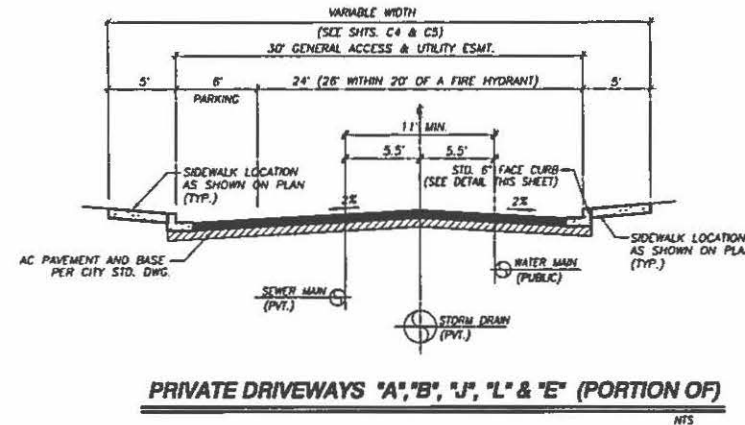
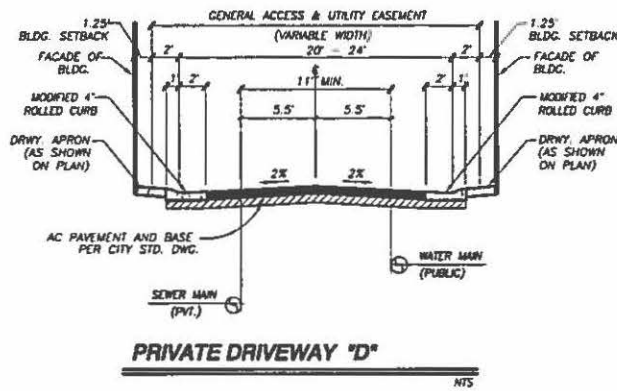
SHEET
C1
OF
C9



PRIVATE DRIVeways "F" - "I", "M" - "U"

PRIVATE DRIVeways "A", "B", "J" & "L" (PORTION OF)

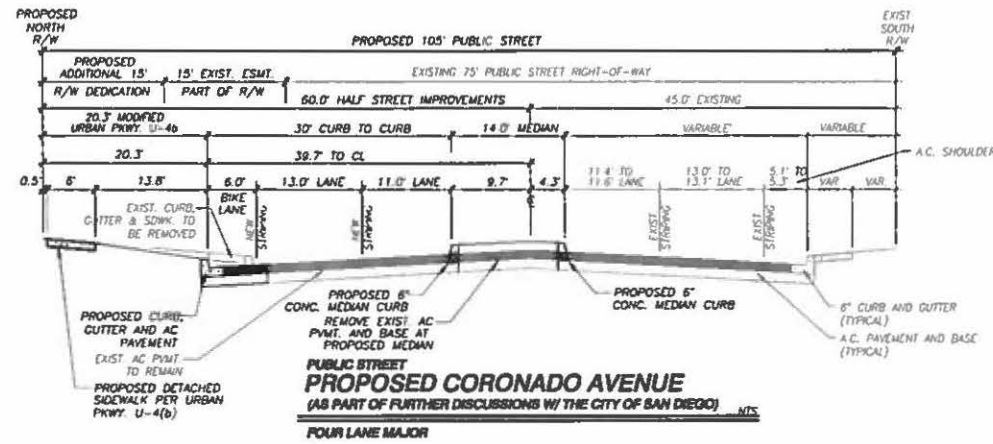
PRIVATE DRIVeway "C", "J" & "E" (PORTION OF)



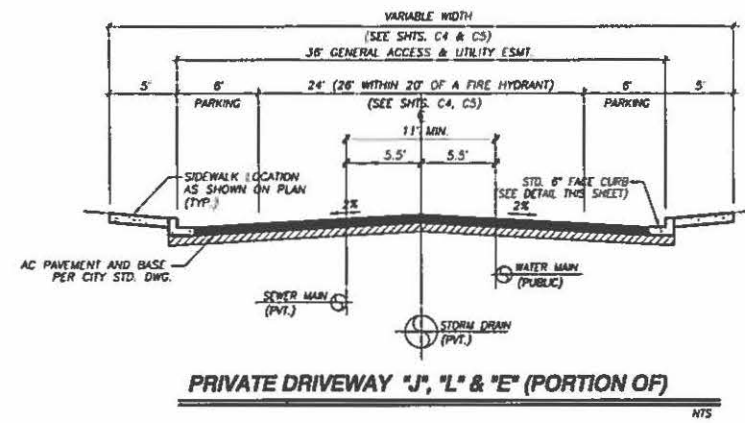
PRIVATE DRIVeway "D"

PRIVATE DRIVeways "A", "B", "J", "L" & "E" (PORTION OF)

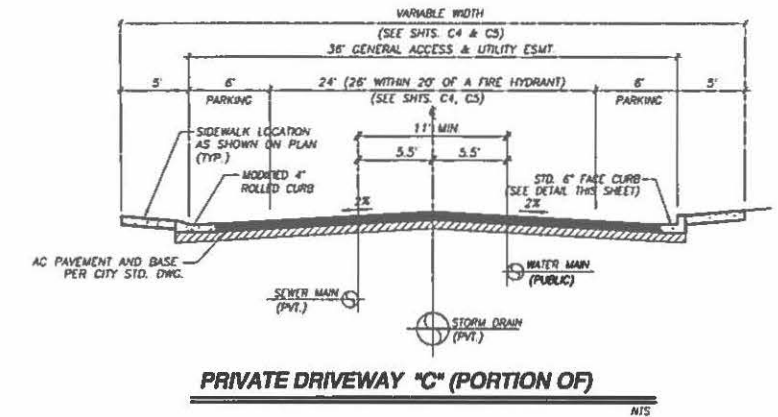
PRIVATE DRIVeway "C" (PORTION OF)



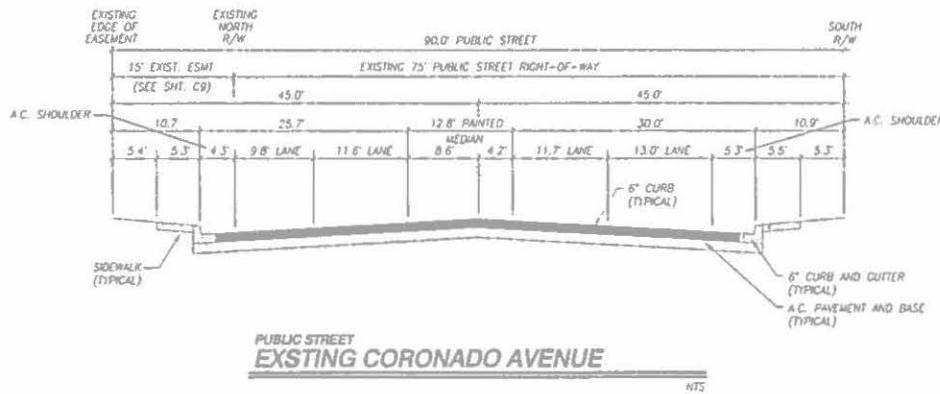
PROPOSED CORONADO AVENUE (AS PART OF FURTHER DISCUSSIONS W/ THE CITY OF SAN DIEGO)



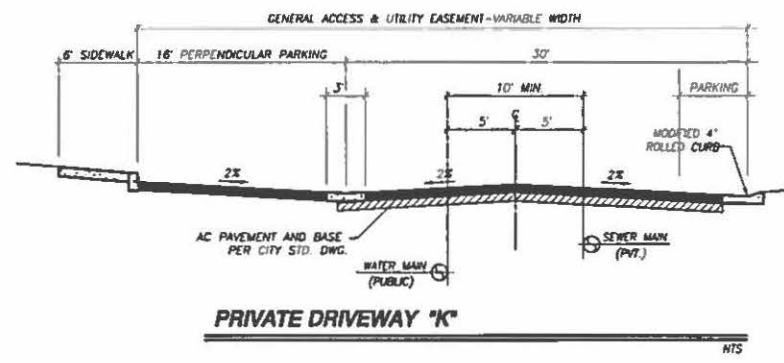
PRIVATE DRIVeway "J", "L" & "E" (PORTION OF)



PRIVATE DRIVeway "C" (PORTION OF)



EXISTING CORONADO AVENUE



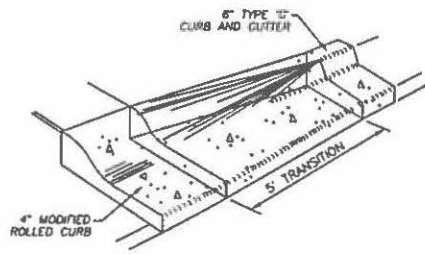
PRIVATE DRIVeway "K"

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
 PLANNING: 619-444-1100
 ENGINEERING: 619-444-1101
 SURVEYING: 619-444-1102

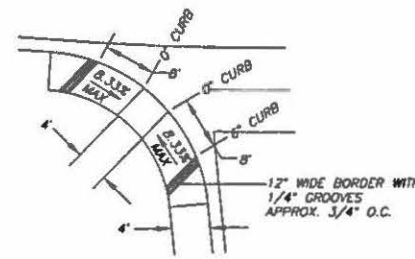
VESTING TENTATIVE MAP NO. 1076706
 PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
 C2
 OF
 C9



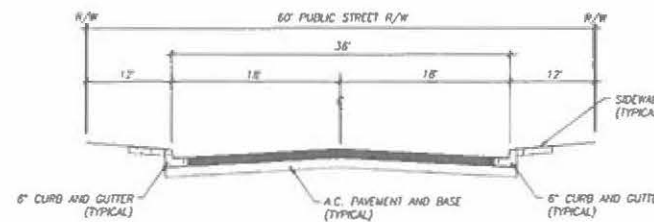
MODIFIED ROLLED CURB TO TYPE 'G' CURB TRANSITION DETAIL

LOCATION OF ROLLED CURB AND STANDARD 6" CURB TO BE DETERMINED AT FINAL ENGINEERING
NTS



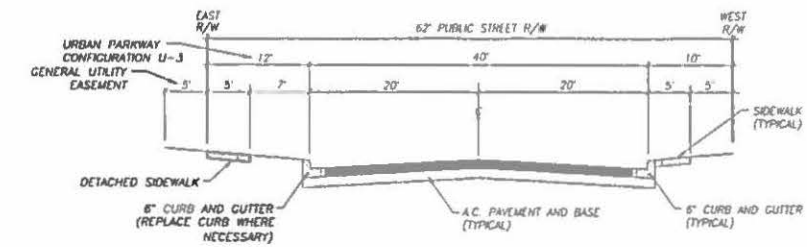
PRIVATE DRIVE ACCESS RAMP

NTS



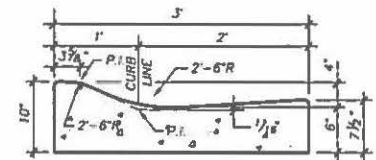
PUBLIC STREET EXISTING ELM AVENUE

NTS



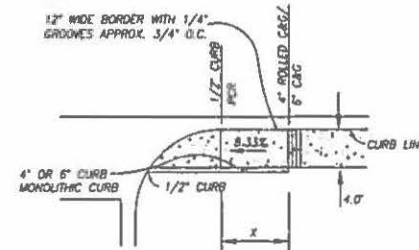
PUBLIC STREET PROPOSED THERMAL AVENUE (17TH ST.)

NTS



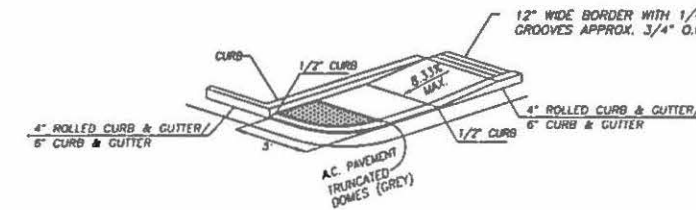
MODIFIED 4" ROLLED CURB DETAIL

LOCATION OF ROLLED CURB AND STANDARD 6" CURB TO BE DETERMINED AT FINAL ENGINEERING
NTS



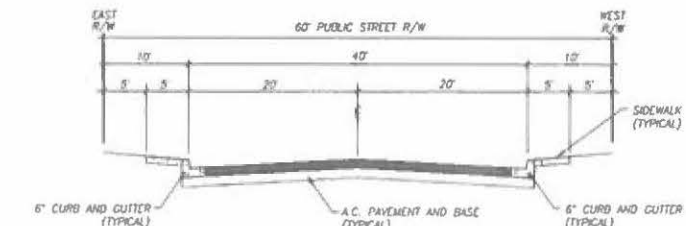
MODIFIED PRIVATE PEDESTRIAN RAMP

PLAN VIEW
RAMP CONSTRUCTED PER ADA REQUIREMENTS
NOTE: PRIVATE STREET CURB RAMP TO HAVE TRUNCATED DOMES.
X=3.96" FOR 4" CURB
X=6.00" FOR 6" CURB
NTS



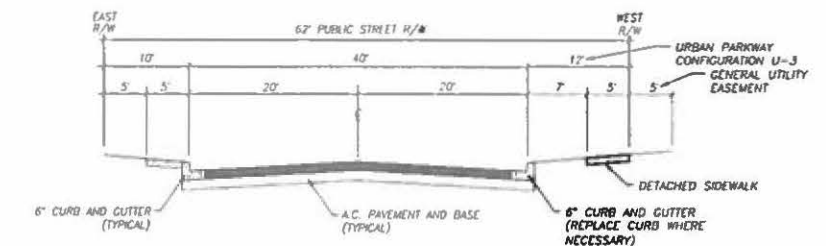
MODIFIED PRIVATE PEDESTRIAN RAMP

DETAIL
RAMP CONSTRUCTED PER ADA REQUIREMENTS
NTS



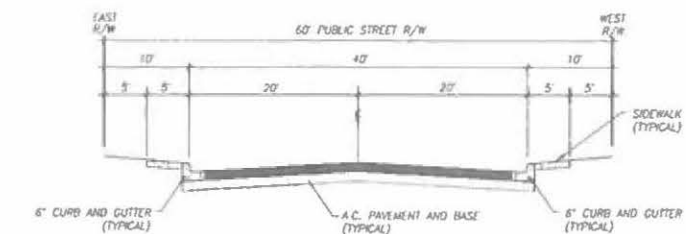
PUBLIC STREET EXISTING THERMAL AVENUE (17TH ST.)

NTS



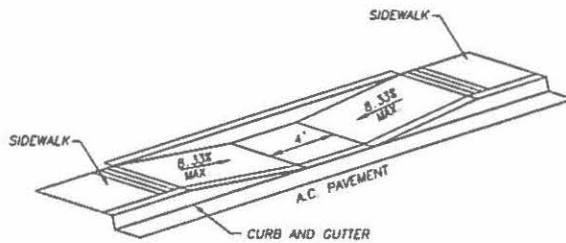
PUBLIC STREET PROPOSED 18TH STREET

NTS



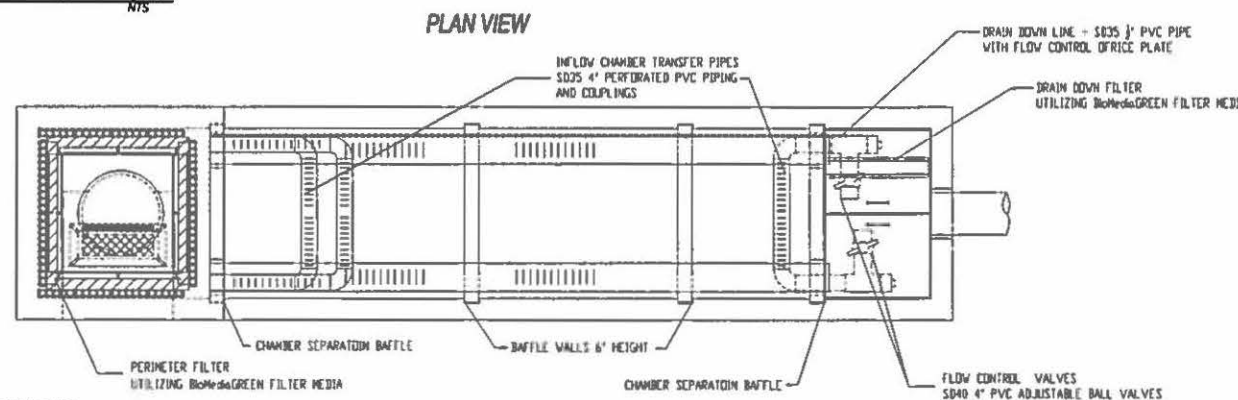
PUBLIC STREET EXISTING 18TH STREET

NTS



PRIVATE PEDESTRIAN RAMP DETAIL (ONSITE)

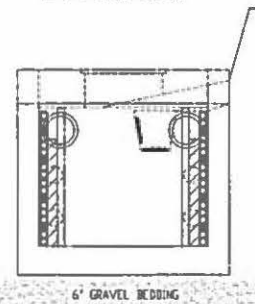
RAMP PER ADA REQUIREMENTS
NTS



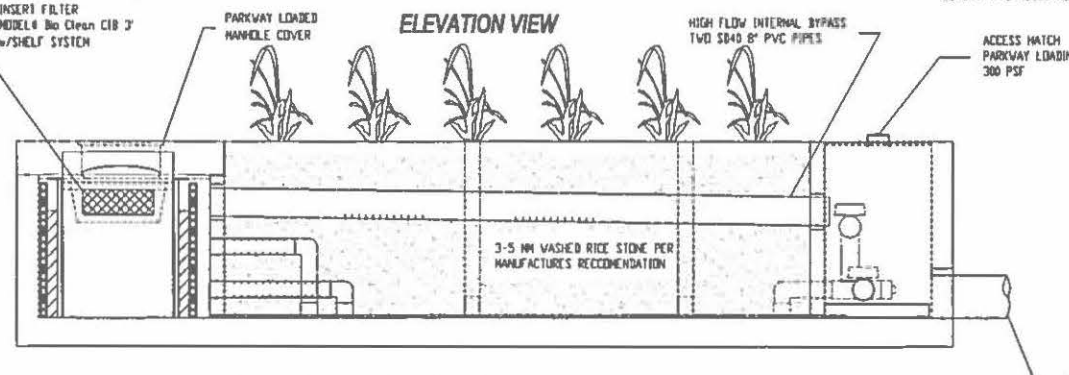
MODULAR WETLANDS (OR EQUAL)

NOTES:
1. PROJECT PROPOSES USING BOTH CURB INLET AND VAULT TYPE MODULAR WETLANDS (OR EQUAL).
2. ALL PROPOSED MODULAR WETLANDS EQUIPPED WITH A HIGH FLOW BYPASS SYSTEM.
3. SIZE TO BE DETERMINED AT FINAL ENGINEERING.
NTS

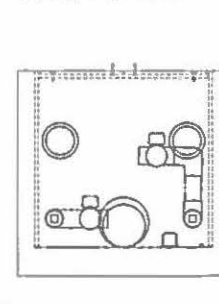
LEFT END VIEW



ELEVATION VIEW



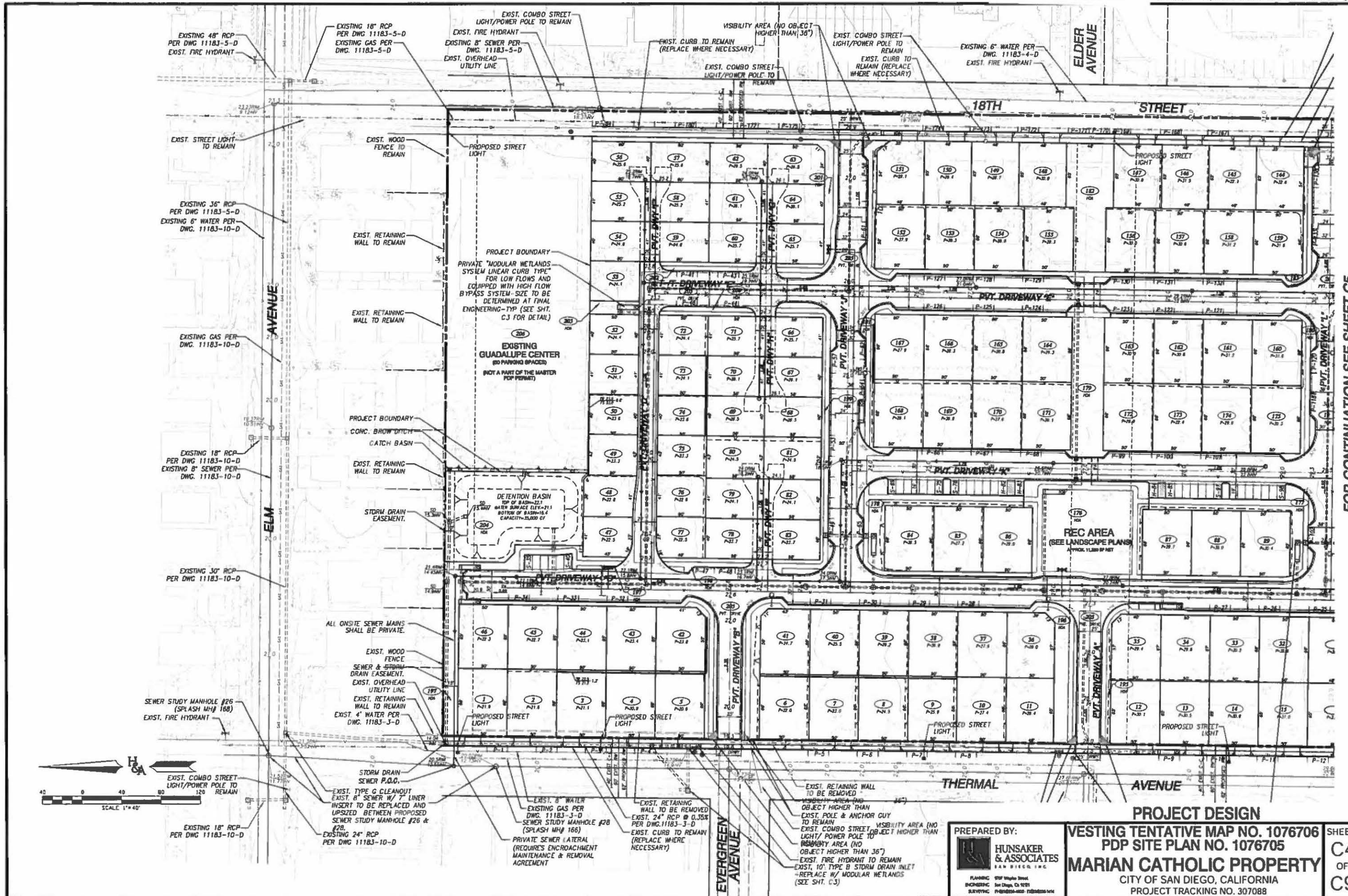
RIGHT END VIEW



PREPARED BY:
HUNSAKER & ASSOCIATES
LAND DESIGN, INC.
PLANNING: 407 Virginia Street
SAN DIEGO, CA 92101
ARCHITECT: 407 Virginia Street
SAN DIEGO, CA 92101
SERVICES: 407 Virginia Street
SAN DIEGO, CA 92101

VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
CITY OF SAN DIEGO, CALIFORNIA
PROJECT TRACKING NO. 307088

SHEET
C3
OF
C9

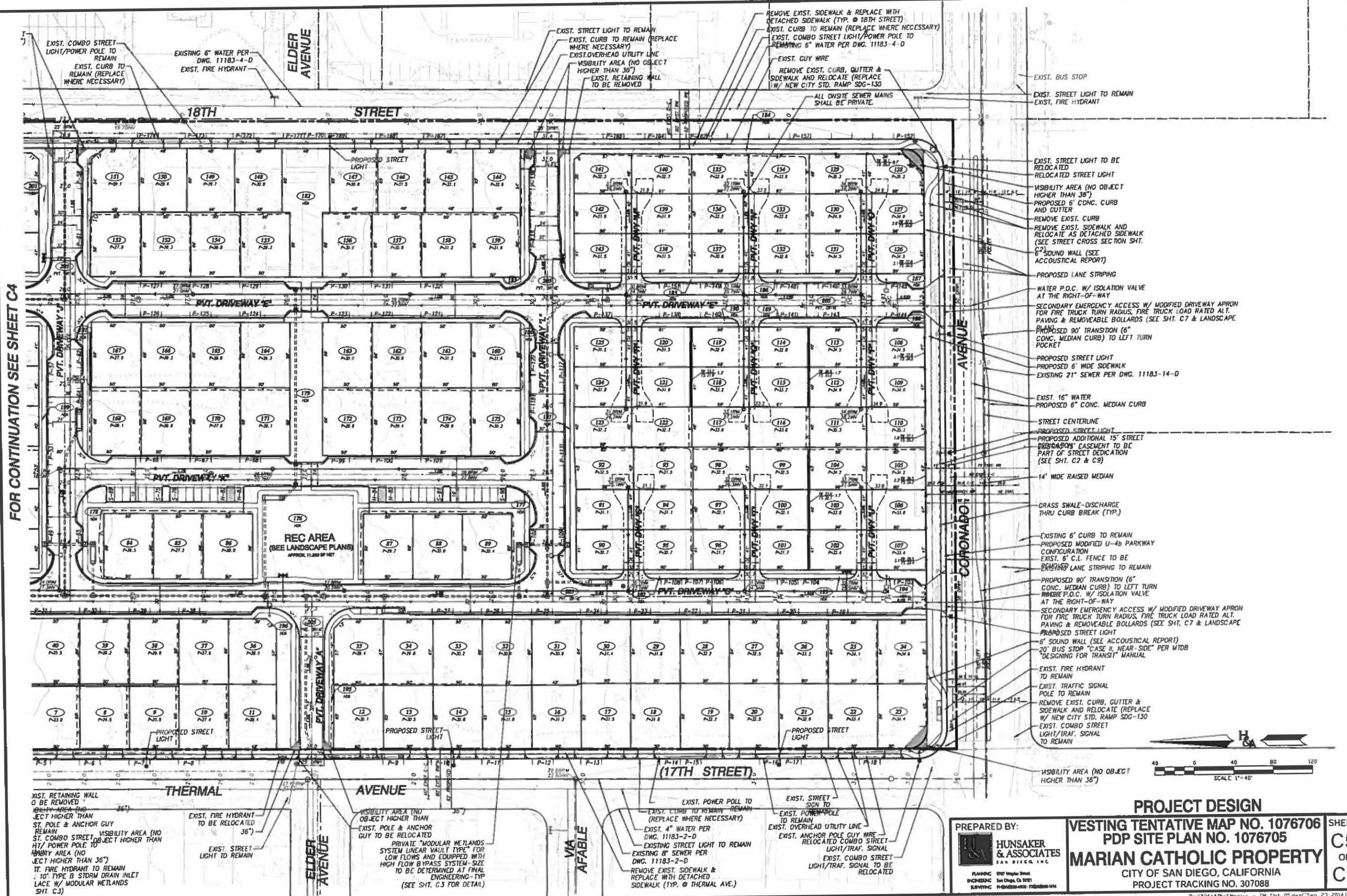


FOR CONTINUATION SEE SHEET C5

PREPARED BY:
HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
PLANNING 9790 Village Street
 ENCINITAS San Diego, CA 92011
 SURVEYING P-0000000-0000 P-0000000-0000

PROJECT DESIGN
 VESTING TENTATIVE MAP NO. 1076706
 PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
C4
 OF
C9



PROJECT DESIGN

VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
CITY OF SAN DIEGO, CALIFORNIA
PROJECT TRACKING NO. 307088

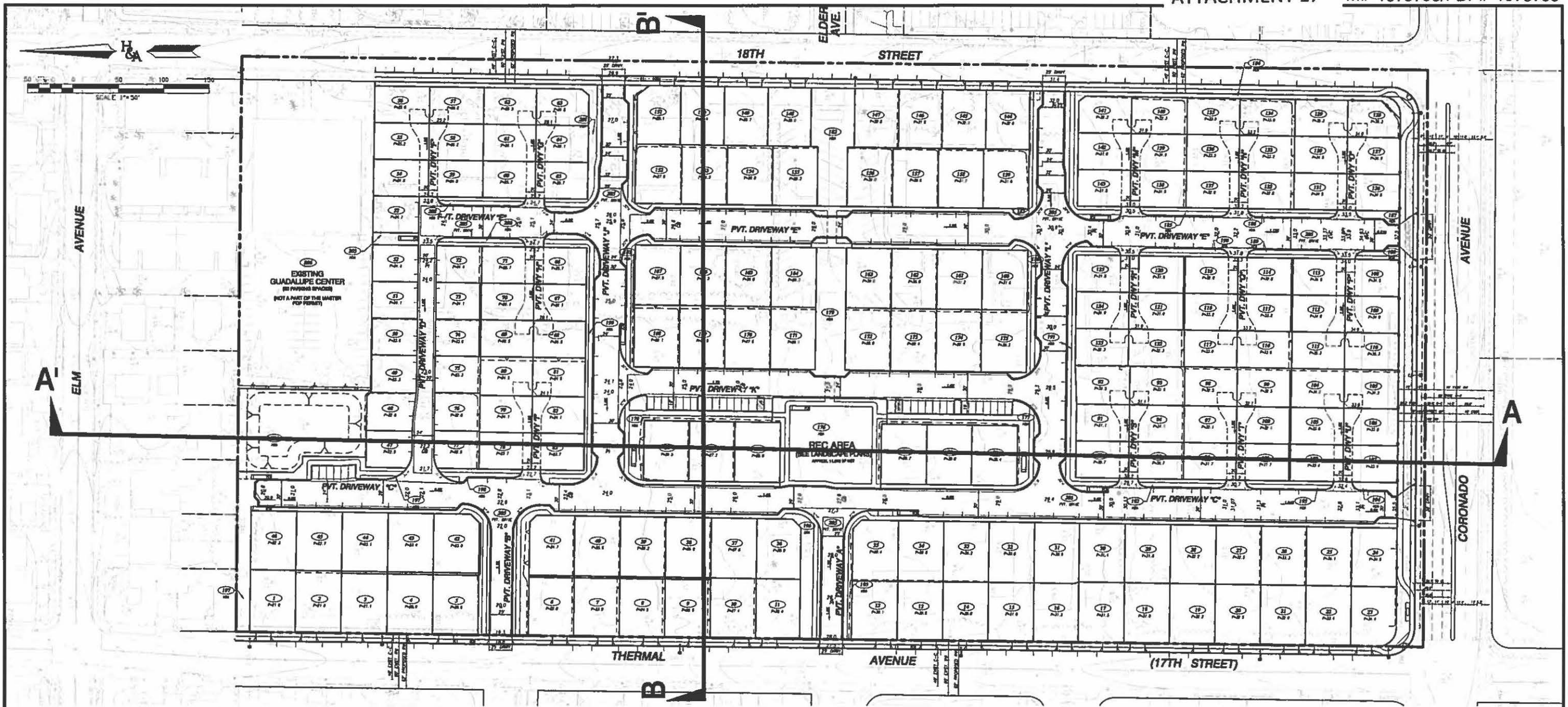
SHEET C5 OF C9

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

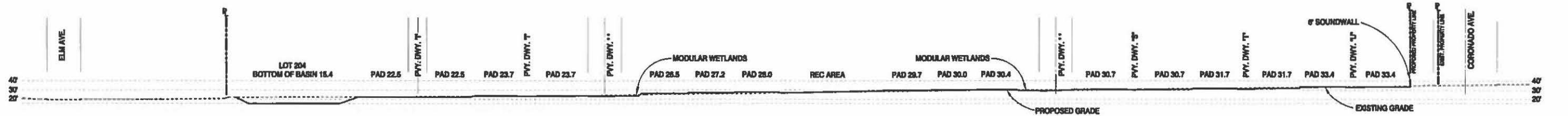
PLANNING
ENGINEERING
SURVEYING

3070 Maple Street
San Diego, CA 92101
619-594-0000 FAX 619-594-9114



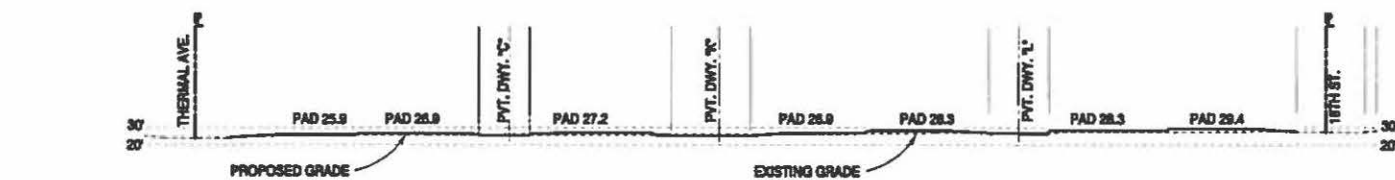
PLAN VIEW

1"=50'



SECTION A-A'

1"=50'



SECTION B-B'

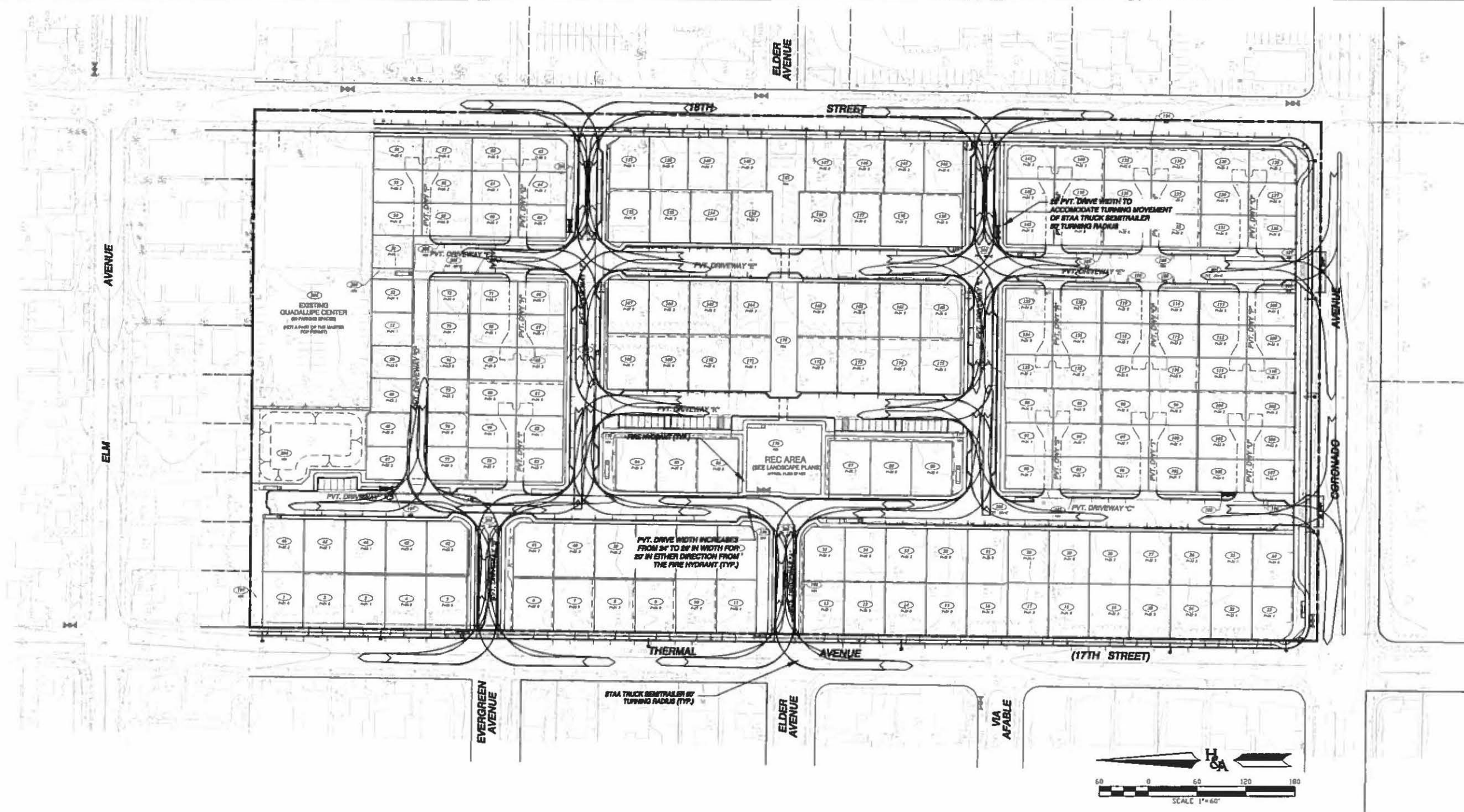
1"=50'

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
 PLANNING: 607 Wright Street
 ARCHITECT: San Diego, CA 92101
 SURVEYING: P: 619-594-4000 F: 619-594-1414

PROJECT CROSS SECTIONS
 VESTING TENTATIVE MAP NO. 1076706
 PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
C6
 OF
C9



**EMERGENCY VEHICLE MOVEMENT
STA TRUCK SEMITRAILER 50' TURNING RADIUS TEMPLATE**

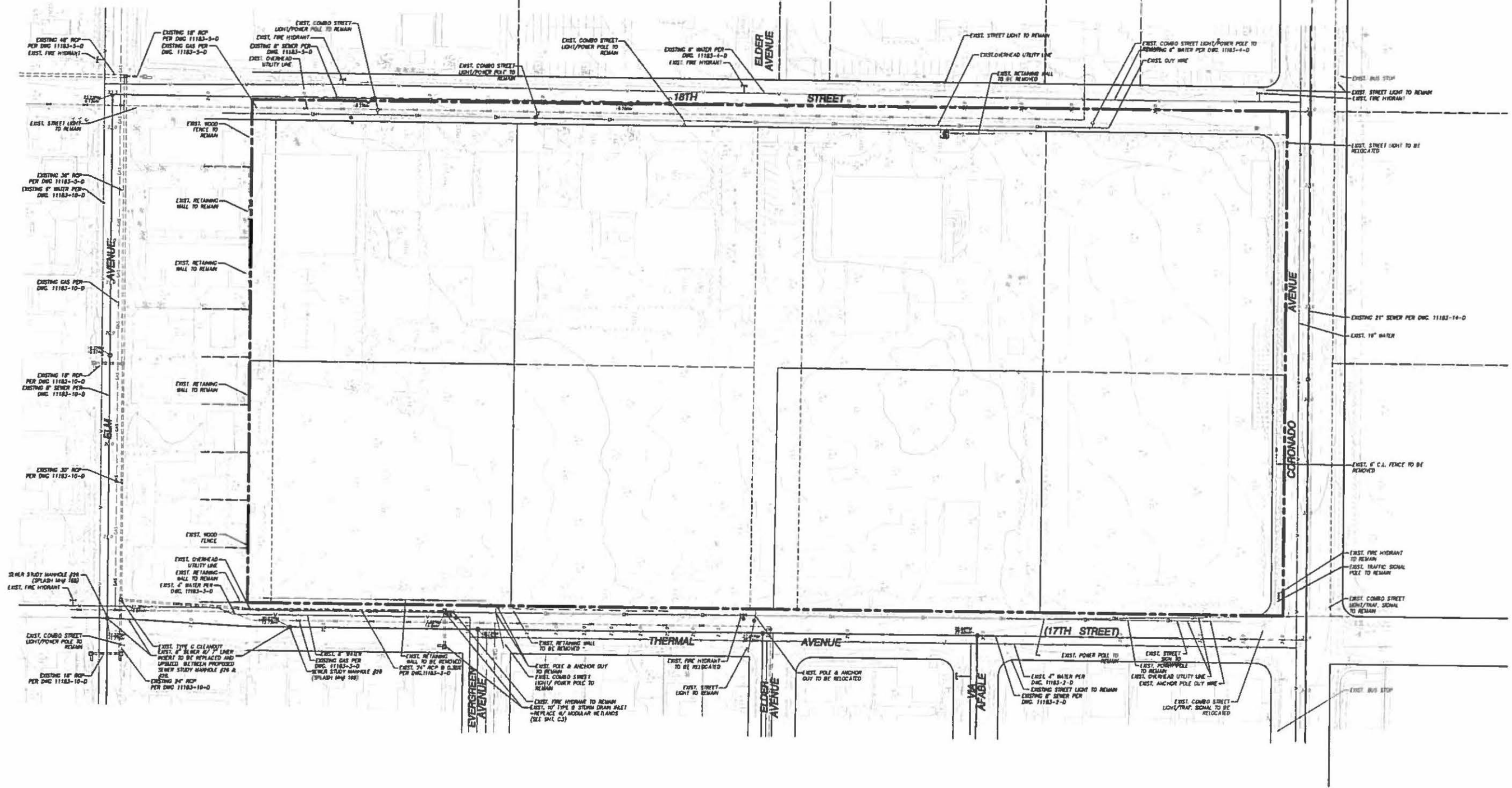

FIRE HYDRANT
 (PRIVATE DRIVE WIDTH INCREASES FROM 24' TO 26' IN WIDTH FOR 20' IN EITHER DIRECTION FROM THE FIRE HYDRANT)

PREPARED BY:

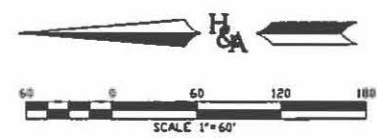
HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: 5707 Village Street
 SACRAMENTO: San Diego, Ca 92101
 SURVEYING: P: (619) 594-8800 F: (619) 594-1414

FIRE ACCESS PLAN
 VESTING TENTATIVE MAP NO. 1076706
 PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
C7
 OF
C9



EXISTING TOPOGRAPHY & EXISTING IMPROVEMENTS

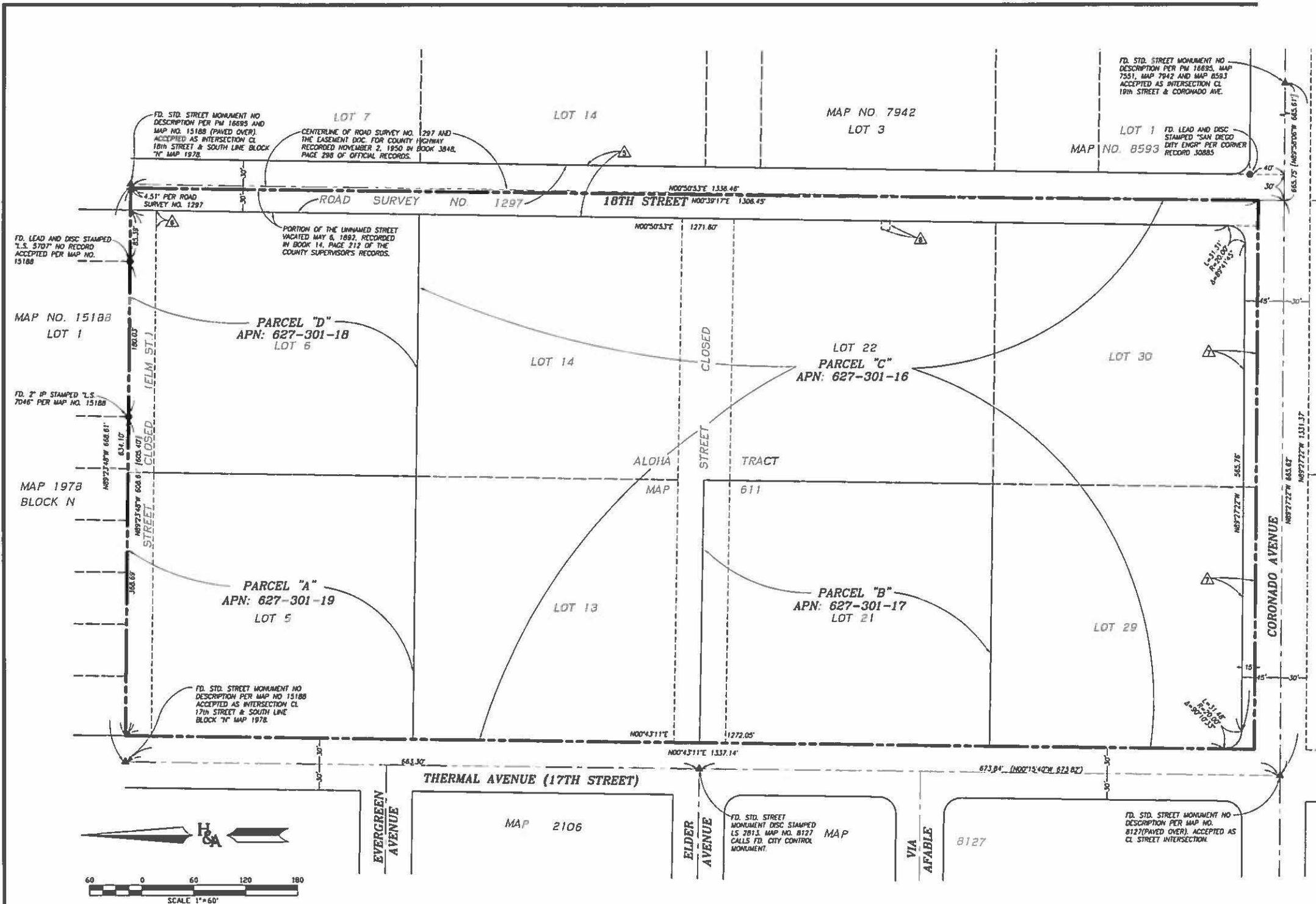


PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
 PLANNING: 6167 Village Street
 ENGINEERING: San Diego, CA 92121
 SURVEYING: PH040004-000 - F020000-010

VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
C8
 OF
C9



LEGAL DESCRIPTION

PARCEL A: (APN 627-301-19-00)
 LOT 5 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

ALSO ALL THAT PORTION OF THAT CERTAIN UNNAMED STREET LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, CLOSED TO PUBLIC USE AND VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, MADE ON MAY 8, 1914 AND RECORDED IN BOOK 34, PAGE 258 OF SUPERVISORS RECORDS, LYING NORTH OF AND IMMEDIATELY ADJOINING SAID LOT 5.

PARCEL B: (APN 627-301-17-00)
 LOT 21 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

ALSO INCLUDING ALL OF THE PORTION OF THE SOUTH HALF OF CLOSED STREET ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

PARCEL C: (APN 627-301-16-00)
 LOTS 13, 14, 22, 29 AND 30 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

ALSO THAT PART OF THE WEST HALF OF THE UNNAMED STREET CLOSED TO PUBLIC USE AND VACATED AS AFORESAID, LYING EAST OF AND IMMEDIATELY ADJOINING SAID LOTS 14, 22 AND 30 OF SAID ALPHA TRACT.

ALSO ALL THAT PORTION OF THE NORTH HALF OF THAT CERTAIN UNNAMED STREET CLOSED TO PUBLIC USE AND VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY MADE ON MAY 8, 1892, RECORDED IN BOOK 14, PAGE 212 OF THE SUPERVISORS RECORDS, LYING IMMEDIATELY SOUTH OF AND ADJOINING SAID LOTS 13 AND 14 OF SAID ALPHA TRACT AND LYING SOUTH OF AND IMMEDIATELY ADJOINING SAID WEST HALF OF AND IMMEDIATELY ADJOINING SAID WEST HALF OF SAID VACATED STREET LYING EASTERLY OF SAID LOT 14.

ALSO THAT PORTION OF THE SOUTH HALF OF THAT CERTAIN UNNAMED STREET CLOSED TO PUBLIC USE AND VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY MADE ON MAY 8, 1892, RECORDED IN BOOK 14, PAGE 212 OF THE SUPERVISORS RECORDS, LYING IMMEDIATELY NORTH OF AND ADJOINING SAID LOT 22 OF SAID ALPHA TRACT AND LYING NORTH OF AND IMMEDIATELY ADJOINING SAID WEST HALF OF SAID VACATED STREET LYING EASTERLY OF SAID LOT 22.

PARCEL D: (APN 627-301-18-00)
 LOT 6 OF ALPHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

ALSO ALL THAT PORTION OF THAT CERTAIN UNNAMED STREET LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, CLOSED TO PUBLIC USE AND VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, MADE ON MAY 8, 1914 AND RECORDED IN BOOK 34, PAGE 258 OF SUPERVISORS RECORDS, LYING NORTH OF AND IMMEDIATELY ADJOINING SAID LOT 6 AND IMMEDIATELY ADJOINING SAID WEST HALF OF SAID VACATED STREET LYING EASTERLY OF SAID LOT 6.

ALSO THAT PART OF THE WEST HALF OF THE UNNAMED STREET CLOSED TO PUBLIC USE AND VACATED AS AFORESAID, LYING EAST OF AND IMMEDIATELY ADJOINING SAID LOT 6 OF SAID ALPHA TRACT.

TITLE REPORT EXCEPTIONS:

THE FOLLOWING IS A LIST OF EXCEPTIONS FROM THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. MHSC-4242307 DATED DECEMBER 03, 2012, FOR ALL OTHER TITLE REPORT ITEMS REFER TO SAID TITLE REPORT.

ITEMS 1, 2, 2a, 2b AND 3 REFER TO TAXES.

4. THE RIGHTS RESERVED IN DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, TO ROBERT EGGER AND EMMA EGGER, HIS WIFE, DATED FEBRUARY 11, 1937 AND FILED FOR RECORD APRIL 26, 1937 IN BOOK 548, PAGE 83 OF OFFICIAL RECORDS, RELATIVE TO THE REMOVAL OF OIL, GAS OR MINERALS IN PARCEL A, THE PROPERTY HEREIN DESCRIBED.

⚠️ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY
 RECORDING DATE: NOVEMBER 2, 1950
 RECORDING NO.: IN BOOK 3848, PAGE 298, OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

⚠️ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDING DATE: APRIL 11, 1951
 RECORDING NO.: IN BOOK 4049, PAGE 69, OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

LEGAL DESCRIPTION, BOUNDARY & EXISTING ENCUMBRANCES

TITLE REPORT EXCEPTIONS (CONTINUED):

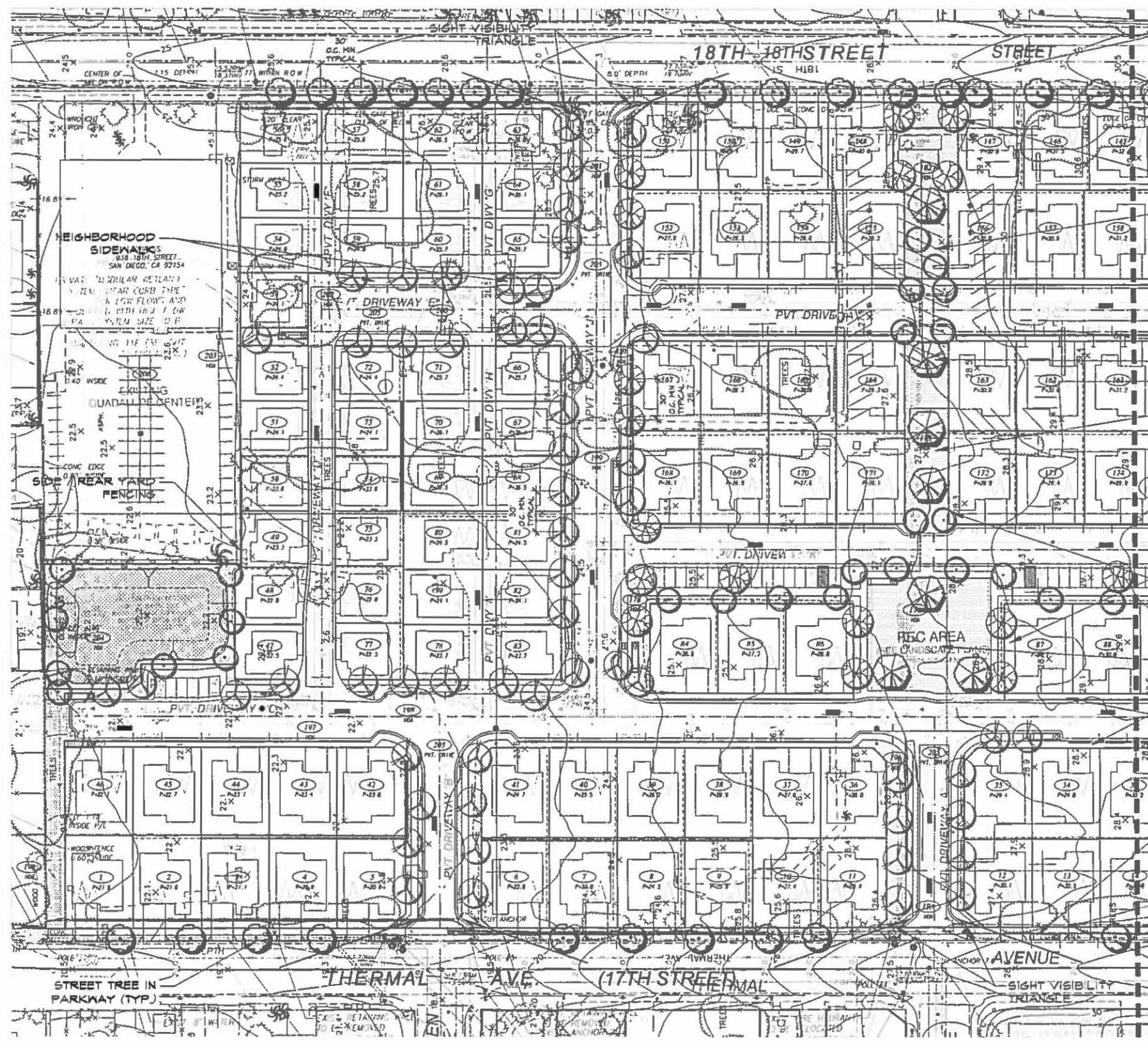
- ⚠️ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SAN DIEGO
 PURPOSE: PUBLIC STREET AND INCIDENTAL PURPOSES
 RECORDING DATE: DECEMBER 16, 1963
 RECORDING NO.: 223826, OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- ⚠️ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CALIFORNIA-AMERICAN WATER COMPANY
 PURPOSE: CONSTRUCTION, MAINTAINING, REPLACING AND REPAIRING FACILITIES FOR THE MEASUREMENT OF THE FLOW OF WATER AND THE ASSOCIATED PIPES AND VALVES, INGRESS AND EGRESS
 RECORDING DATE: AUGUST 14, 1969
 RECORDING NO.: 148934, OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDING DATE: APRIL 23, 1974
 RECORDING NO.: 74-103013, OFFICIAL RECORDS
 AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS
 RECORDING DATE: JULY 7, 1978
 RECORDING NO.: 78-284379, OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PLANNING COMMISSION RESOLUTION NO. 4811 GRANTING CONDITIONAL USE PERMIT NO. 83-0604
 RECORDING DATE: FEBRUARY 1, 1984
 RECORDING NO.: 84-039633, OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 11a. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
 RECORDING DATE: MARCH 13, 1985
 RECORDING NO.: 85-082813, OFFICIAL RECORDS
 AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 12. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$2,825,000.00
 RECORDED OCTOBER 29, 2012 AS INSTRUMENT NO. 2012-0667002 OF OFFICIAL RECORDS
 DATED: OCTOBER 19, 2012
 TRUSTOR: MCP VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 TRUSTEE: OAK TREE ESCROWS, INC., A CALIFORNIA CORPORATION
 BENEFICIARY: THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, AN A CORPORATION
 SOLE
- 13. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,240,000.00
 RECORDED OCTOBER 29, 2012 AS INSTRUMENT NO. 2012-0667003 OF OFFICIAL RECORDS
 DATED: OCTOBER 19, 2012
 TRUSTOR: MCP VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 TRUSTEE: OAK TREE ESCROWS, INC., A CALIFORNIA CORPORATION
 BENEFICIARY: THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, AN A CORPORATION
 SOLE
- 14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 15. RIGHTS OF PARTIES IN POSSESSION.

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: 977 Village Street
 BLDG#204C San Diego, CA 92101
 SURVEYING: P: 619-594-0000 F: 619-594-1444

VESTING TENTATIVE MAP NO. 1076706
 PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA
 PROJECT TRACKING NO. 307088

SHEET
C9
 OF
C9



PARKWAY PLANTING (SEE PLANTING LEGEND)

STREET TREE IN PARKWAY (TYP.)

ACCENT TREES (TYP.)

GREENBELT AREA

SPECIMEN TREE (TYP.)

GREENBELT AREA

SIDE / REAR YARD FENCING

H.O.A. PARK

NEIGHBORHOOD SIDEWALK

MODULAR WETLAND PER CIVIL ENGINEER (TYP.)

NEIGHBORHOOD SIDEWALK

PARKWAY PLANTING (SEE PLANTING LEGEND)

LANDSCAPE DEVELOPMENT PLANT PALETTE

TREES	SYM	LOCATION	BOTANICAL NAME / COMMON NAME	FORM	FUNCTION	SIZE
STREET TREE - 18TH ST. AND THERMAL AVE	(Symbol)		ALBIZIA JULIBRISSAN / FLOSS SILK TREE CASUARINA GUINENSES / SHE-OAK MAGNOLIA GRANDIFLORA ST. HARTY / ST. HARTY'S MAGNOLIA HELIOLICA LEUCODORONICAE / FRUIT TREE METROSIDEROS EXCELSORUM ZEALAND CHRISTMAS TREE	BROADLEAF (20-40' SPREAD)	FORMAL CANOPY SHADE TREES	100%/36" BOX
STREET TREE - GORDON AVE	(Symbol)		PODOCARPUS BRACLIOR / FORK PINE TRISTANIA CONFERTA / BRISBANE BOX	BROADLEAF (20-40' SPREAD)	FORMAL CANOPY SHADE TREES	100%/36" BOX
STREET TREE - INTERNAL STREETS	(Symbol)		GHAMBIRAN GAMBIRIA / GAMBIR TREE JACARANDA PHOSPOLA / JACARANDA PINUS CANADENSIS / CANARY ISLAND PINE PLATANUS ACERIFOLIA / LONDON PLANE TREE PYRUS CALLERYANA / GALLERY PEAR TRIFOLIUM TYP. / TYP. TREE ULMUS PARVIFOLIA / EVERGREEN ELM	BROADLEAF (20-40' SPREAD)	FORMAL CANOPY SHADE TREES	100%/36" BOX
PARK / GREENBELT TREE	(Symbol)		MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA ULMUS PARVIFOLIA / EVERGREEN ELM TRIFOLIUM TYP. / TYP. TREE TRISTANIA CONFERTA / BRISBANE BOX	BROADLEAF (20-40' SPREAD)	FORMAL CANOPY SHADE TREES	100%/36" BOX
SPECIMEN TREES	(Symbol)		GEORGIA AGROPOLIA / COAST LIVE OAK OLEA EUROPAEA / FRUITLESS OLIVE	VARIES	SHANCE SPECIALTY AREAS	100%/48" BOX
ACCENT TREES	(Symbol)		ARJUNIA V. HIRBIA / HIRBIA STRAWBERRY TREE CASSIA BICAPLARS / WHITE CASSIA LACONOSTROPHIA INDICA / GRAPE HOLE FRAXINUS CERASIFERA / FLOWERING PLUM	BROADLEAF (27-38' SPREAD)	FLOWERING ACCENT TREES	100%/24" BOX

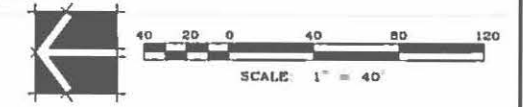
SHRUBS & BROADCOVERS	SYM	BOTANICAL NAME / COMMON NAME	FORM	FUNCTION	SIZE
BACCHARIS PILLULARIS 'PRESH POINT'	(Symbol)		6'-18" SPREADING	BROADCOVER	PLANTS 12" ON CENTER AVG. SPACING
CAREX TANGLEA / BOKLEY SEDGE	(Symbol)				
BACCHARIS PILLULARIS 'TYP. PEAKS' / COYOTE BRUSH	(Symbol)				
SOLIDAGO MANDARINAE / BLUE CHALK STICKS	(Symbol)				
ALICE SPECIES / ALICE	(Symbol)		EVERGREEN (15-3')	ACCENT SHRUBS	10% 7 GAL, 30% 15 GAL, 5" ON CENTER AVG. SPACING
ANBOZANTHOS SPECIES / KANGAROO PAIN	(Symbol)				
DIETES BICOLOR / FORTNIGHT LILY	(Symbol)				
CALLISTEMON LITTLE JOEY / DWARF BOTTLEBRUSH	(Symbol)				
MAGNOLIA TENUIS / MEXICAN FEATHER GRASS	(Symbol)				
ROZMARINUS O. 'TUSCAN BLUE' / T.S. ROSEMARY	(Symbol)				
ABAYE ATTENUATA / GREEN ABAYE	(Symbol)		EVERGREEN SHRUB (3-5' HIGH)	FOUNDATION SHRUBS	10%/5 GAL, 30%/15 GAL, 4" ON CENTER AVG. SPACING
BOSSALYLLA SPECIES / BOSSALYLLA	(Symbol)				
CALLISTEMON LITTLE JOEY / DWARF BOTTLEBRUSH	(Symbol)				
DIETES BICOLOR / FORTNIGHT LILY	(Symbol)				
LAVANULA SP. / LAVENDER	(Symbol)				
LEISTHEUM TEXANUM / TEXAS PRYET	(Symbol)				
HELEBRONIA SP. / DEER GRASS	(Symbol)				
PERISTICHUM SETICEDUM / RUBRUM	(Symbol)				
PROFRUM TENAX / HIGH ZEALAND FLAX	(Symbol)				
PITISPORUM SP. / TOMBA	(Symbol)				
SALVIA LEUCANTHA / MEXICAN BUSH SAGE	(Symbol)				
STRELTIDA ROSEAE / BIRD OF PARADISE	(Symbol)				
PESTRINIA PROTIGOSA / COAST ROSEMARY	(Symbol)				
MARATHON III / TURF (500)	(Symbol)				
CAREX PANDA - TURF ALTERNATIVE	(Symbol)				
CAREX TANGLEA / BOKLEY SEDGE	(Symbol)		EVERGREEN GRASS (3' SPREAD)	BI-RETENTION PLANTING	LINERS 18" ON CENTER AVG. SPACING

WALL & FENCE LEGEND

- 6" MASONRY PERIMETER WALL SEE DETAIL 'A'
- 6" TO 3' MASONRY PERIMETER WALL TRANSITION SEE DETAIL 'A'
- 6" MASONRY/TUBULAR STEEL COMBO WALL SEE DETAIL 'B'
- SEE 4 REAR YARD FENCING SEE DETAIL 'C'
- 5" TUBULAR STEEL FENCING

OPEN SPACE LEGEND

- (78,948 sq. ft. = 1.8 ACRES) HOA PLANTING AREA



NOTE:
NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES.

PREPARED BY:	#	REVISIONS	DATE	BY
GILLESPIE, MOODY, PATTERSON, INC 4010 SORRENTO VALLEY BLVD. SUITE 200 SAN DIEGO, CA 92121 858 558-8977	1	1st SUBMITTAL	1/24/13	
	2	2nd SUBMITTAL	6/25/13	
	3	3rd SUBMITTAL	10/22/13	
	4		12/6/13	
	5	RESUBMITTAL FOR PC HEARING	09/23/14	
	6			
	7			
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	9			
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	11			
	12			

PROJECT ADDRESS:
1002 18TH ST. 858 18TH ST. THERMAL AVE
SAN DIEGO, CA 92154

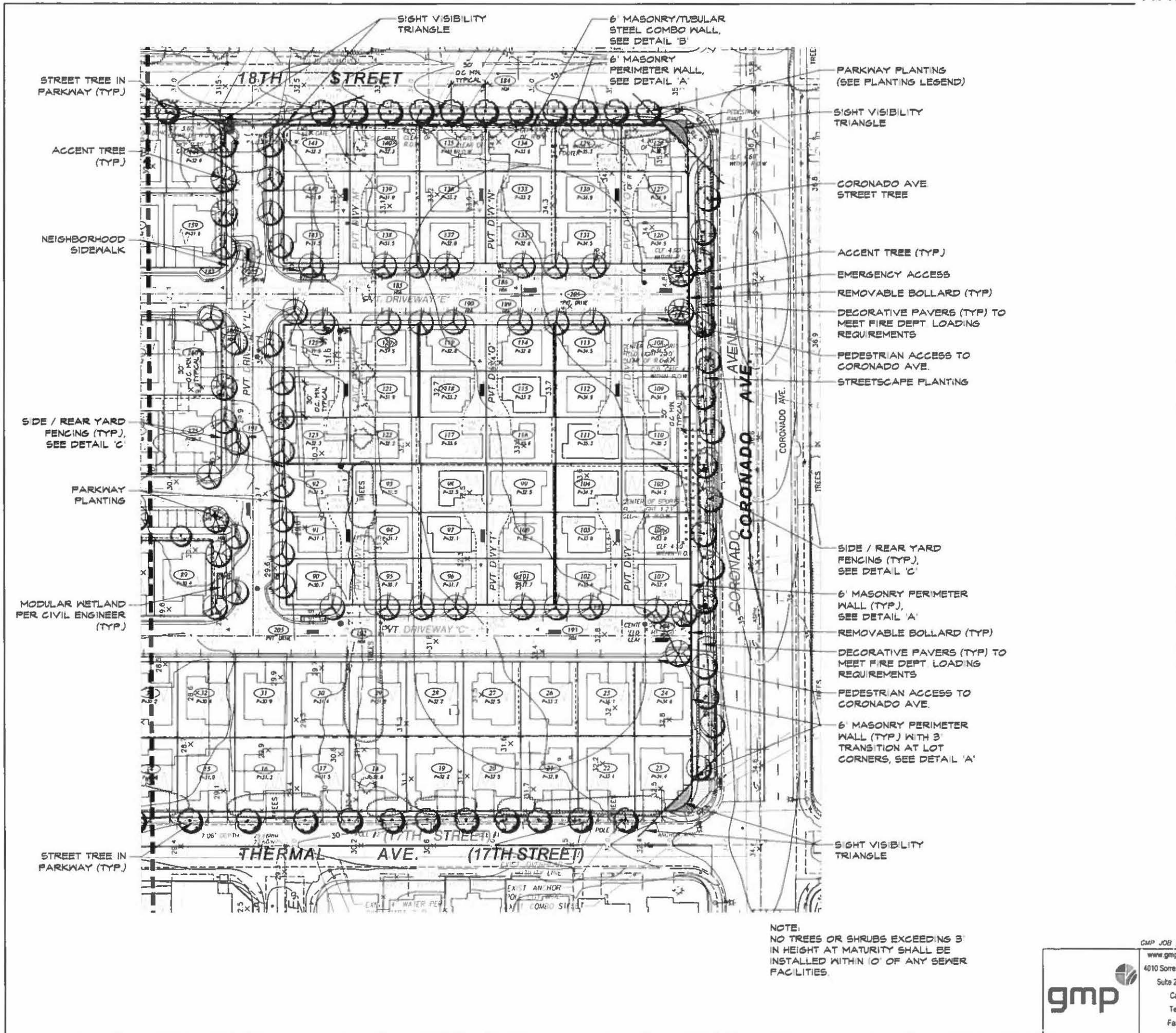
PROJECT #: 307088
ACCT / INTERNAL ORDER #: XXX

LANDSCAPE CONCEPT PLAN
VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
CITY OF SAN DIEGO, CALIFORNIA
PROJECT TRACKING NO. 307088

SHEET
L-1
OF
3

gmp

GMP JOB #12-079-00
www.gmplandscape.com
4010 Sorrento Valley Blvd.
Suite 200 San Diego
California 92121
Tel 858 558 8977
Fax 858 558 9188



LANDSCAPE DEVELOPMENT PLANT PALETTE

TREE SYM	LOCATION	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE
	STREET TREE - 18TH ST AND THERMAL AVE	ALBIDA ALBERGIA / FLOSS BARK TREE CASSIA BARKA GAMBIRAMANA / SPO-GAR MIMOSA GRANDIFLORA ST. MARY / ST. MARY'S MIMOSA MELALEUCA LEUCADENDROCALYPTUS TREE METROSTROBUS EXCELSORUM ZEALAND CHRISTMAS TREE	BROADLEAF 20-40' SPREAD	FORMAL CANOPY SHADE TREES	100%/26' DIA
	STREET TREE - CORONADO AVE	PODOCARPUS BRACALOR / PINE PINE TRESTANA COPERTIA / BRAGBANE BOX	BROADLEAF 20-40' SPREAD	FORMAL CANOPY SHADE TREES	100%/26' DIA
	STREET TREE - THERMAL STREETS	CASIMIROA GAMBIFERA / CAMPHOR TREE JACARANDA MICROFOLIA / JACARANDA PLUS CASIMIROIDS / CANARY ISLAND PINE PLATANUS ACCUTIFOLIA / LONDON PLANE TREE PYRUS CALLERYANA / CALLEARY PEAR TPUNIA TPU / TPU TREE LEUCS PAMPYLLIA / EVERGREEN OLIV	BROADLEAF 20-40' SPREAD	FORMAL CANOPY SHADE TREES	100%/26' DIA
	PARK / BREEZELT TREE	MIMOSA GRANDIFLORA / BOUTHERN MIMOSA LEUCS PAMPYLLIA / EVERGREEN OLIV TPUNIA TPU / TPU TREE TRESTANA COPERTIA / BRAGBANE BOX	BROADLEAF 20-40' SPREAD	FORMAL CANOPY SHADE TREES	100%/26' DIA
	SPECIMEN TREES	QUERCUS ABRICIFOLIA / COAST LIVE OAK OLEA EUROPEA / PRUNELLA OLIVE	VARIABLE	DISTANCE SPECIALTY AREAS	100%/48' DIA
	ACCENT TREES	ARISTUS II YARRA / YARRA STRAWBERRY TREE CASSIA BRACALOR / WHITE CASSIA LAIROSTROPHIA INDICA / CRANE HYDRILE FRAXO CONGIFERA / FLOPERUS PLUM	BROADLEAF 12-18' SPREAD	FLOPERUS ACCENT TREES	100%/24' DIA

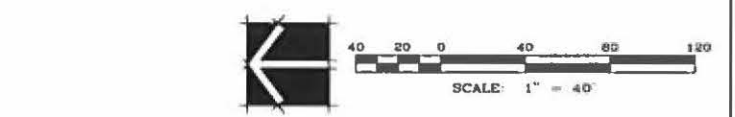
SYMBOL	BOTANICAL NAME / COMMON NAME	FORM	FUNCTION	SIZE
	BACCHARIS PELLERINA / PIGEON POINT CAREX BRACALOR / BORELET SEDGE BACCHARIS PELLERINA / THIN PEARL / GOYOTE BUSH SPOCOA HANDELICAE / BLUE CANE STICKS	6'-18" SPREADING	GROUND COVER	PLANT 12' ON CENTER AVS SPACING
	ALICE SPECIES / ALICE ANEMONE SPECIES / KANGAROO PAN DIETS BICOLOR / PORTWART LILY CALLISTICHUS LITTLE JOAN / DWARF BUTTERFLY MABELLA YOUNGIANA / MEXICAN PEPPER GRASS ROSEMARY O. 'TOSCAN BLUE' / TB ROSEMARY	EVERGREEN (3-3')	ACCENT SHRUBS	10% / 1 GAL 30% / 2 GAL 1' ON CENTER AVS SPACING
	AGAVE ATTENUATA / GREEN AGAVE BOUQUINELLA SPECIES / BOUQUINELLA CALLISTICHUS LITTLE JOAN / DWARF BUTTERFLY LAVINELLA SP. / LAVENDER LAMBRETH TEXANUS / TEXAN PRICKLE MILONDRINA SP. / DEER GRASS PONDICIA SET-ACRA / PONDICIA PROSTRATA TEXAS / NEW ZEALAND FLAX PITOPORUM SP. / TODORA SALVIA LEUCARRA / MEXICAN BLUE SAGE STREPTISIA RESINAE / BIRD OF PARADISE NESTORAMA PELLICOSA / COAST ROSEMARY	EVERGREEN SHRUB (3-9' HIGH)	FOUNDATION SHRUBS	10% / 1 GAL 30% / 2 GAL 4' ON CENTER AVS SPACING
	HABITAT II / SWP BUD CAREX PAMPA - TUFF ALTERNATIVE			
	LARD SPREAD / BERRY EDGE	EVERGREEN GRASS 3' SPREAD	BO-RETENTOR PLANTING	LEUCS 12' ON CENTER AVS SPACING

WALL & FENCE LEGEND

- 6' MASONRY PERIMETER WALL SEE DETAIL 'A'
- 6' TO 8' MASONRY PERIMETER WALL TRANSITION SEE DETAIL 'A'
- 6' MASONRY/TUBULAR STEEL COMBO WALL SEE DETAIL 'B'
- 6' REAR YARD FENCING SEE DETAIL 'C'
- 3' REBAR STEEL FENCING

OPEN SPACE LEGEND

- (75% MAX DIA. 75' + 1.5' ACRES) HOA PLANTING AREA



PREPARED BY:	#	REVISIONS	DATE	BY
GILLESPIE, MOODY, PATTERSON, INC 4010 SORRENTO VALLEY BLVD. SUITE 200 SAN DIEGO, CA. 92121 858 558-8977	1.	1st SUBMITTAL	1/24/13	
	2.	2nd SUBMITTAL	6/25/13	
	3.	3rd SUBMITTAL	10/22/13	
	4.		12/6/13	
	5.	RESUBMITTAL FOR PC HEARING	09/23/14	
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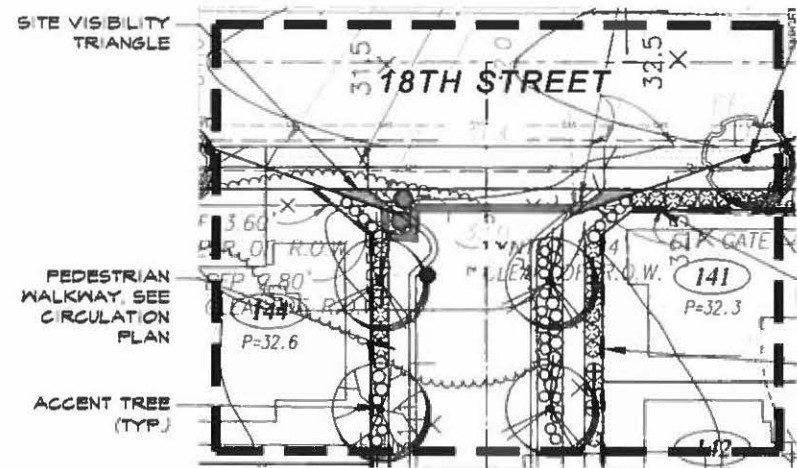
PROJECT ADDRESS: 1002 18TH ST. 938 18TH ST. THERMAL AVE. SAN DIEGO, CA. 92154
PROJECT #: 307088 ACCT./INTERNAL ORDER #: XXX

NOTE:
NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES.

GMP JOB #12-079-00
www.gmplandarch.com
4010 Sorrento Valley Blvd.
Suite 200 San Diego
California 92121
Tel 858 558 8977
Fax 858 558 9188

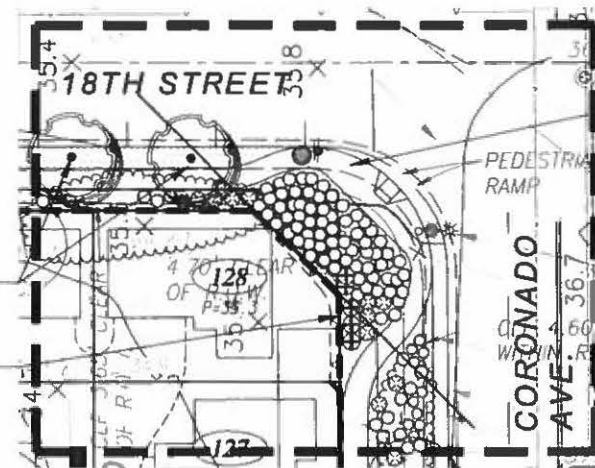
LANDSCAPE CONCEPT PLAN
VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
CITY OF SAN DIEGO, CALIFORNIA
PROJECT TRACKING NO. 307088

DATE PROJECT: 11-27-12 494-894-Concept-11-27-12 Concept-11-27-12-01-01-01-01



8TH STREET ENTRY

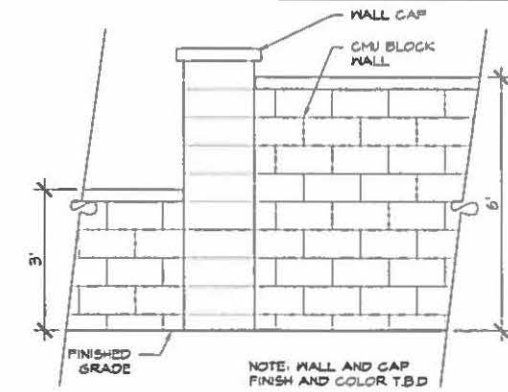
- STREET TREE IN PARKWAY (TYP.)
- 6' MASONRY/TUBULAR STEEL COMBO WALL, SEE DETAIL 'B'
- SIDE / REAR YARD FENCING (TYP.), SEE DETAIL 'C'



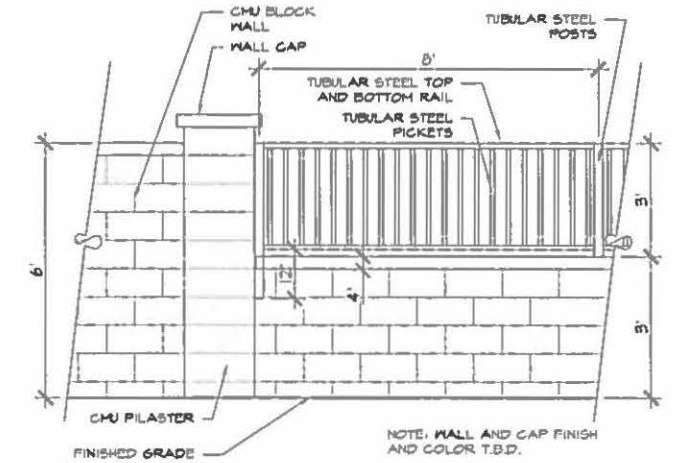
18TH STREET & CORONADO AVE.

- STREET TREE IN PARKWAY (TYP.)
- 6' MASONRY PERIMETER WALL (TYP.), SEE DETAIL 'A'

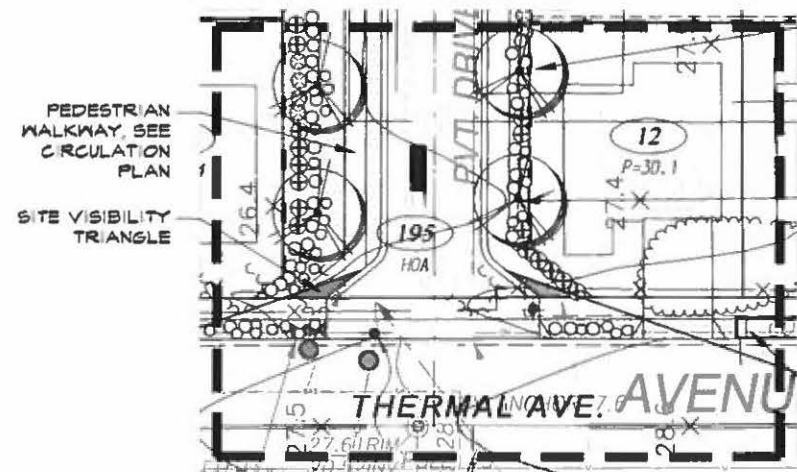
PEDESTRIAN WALKWAY, SEE CIRCULATION PLAN



(A) MASONRY PERIMETER WALL - NTS

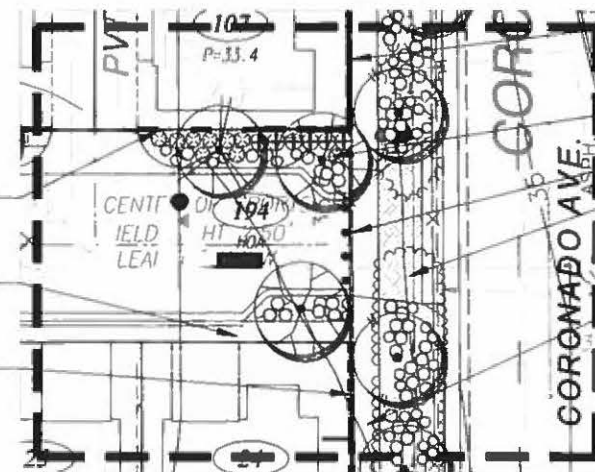


(B) COMBO MASONRY WALL W/ TUBULAR STEEL FENCING - NTS



THERMAL AVE. ENTRY

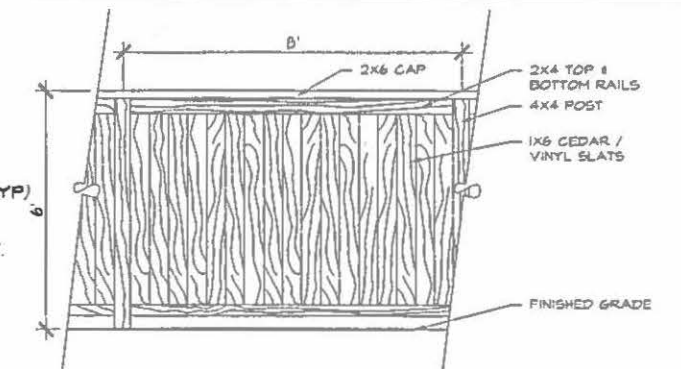
- SIDE / REAR YARD FENCING (TYP.), SEE DETAIL 'C'
- STREET TREE IN PARKWAY (TYP.)
- MODULAR WETLAND (TYP.)



CORONADO AVE. PEDESTRIAN & EMERGENCY VEHICLE ENTRY

- SIDE / REAR YARD FENCING (TYP.), SEE DETAIL 'C'
- PEDESTRIAN WALKWAY, SEE CIRCULATION PLAN
- 6' MASONRY PERIMETER WALL (TYP.) WITH 3' TRANSITION AT LOT CORNERS, SEE DETAIL 'A'

- 6' MASONRY PERIMETER WALL (TYP.), SEE DETAIL 'A'
- ACCENT TREE (TYP.)
- REMOVABLE BOLLARD (TYP.)
- DECORATIVE PAVERS (TYP.) TO MEET FIRE DEPT. LOADING REQUIREMENTS
- SIDEWALK (TYP.)



(C) WOOD / VINYL FENCING, COLOR T.B.D. - NTS

PREPARED BY:	#	REVISIONS	DATE	BY
GILLESPIE, MOODY, PATTERSON, INC 4010 SORRENTO VALLEY BLVD. SUITE 200 SAN DIEGO, CA. 92121 858 558-8977	1.	1st SUBMITTAL	1/24/13	
	2.	2nd SUBMITTAL	6/25/13	
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PROJECT ADDRESS:
1032 18TH ST. 838 18TH ST. THERMAL AVE.
SAN DIEGO, CA 92154

PROJECT #: 307088
ACCT./INTERNAL ORDER #: XXX

gmp
GMP JOB #12-079-00
www.gmplandarch.com
4010 Sorrento Valley Blvd.
Suite 200 San Diego
California 92121
Tel 858 558 8977
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LANDSCAPE CONCEPT PLAN ENLARGEMENTS
VESTING TENTATIVE MAP NO. 1076706
PDP SITE PLAN NO. 1076705
MARIAN CATHOLIC PROPERTY
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PROJECT TRACKING NO. 307088

SHEET
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OF
3