



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 23, 2015 **REPORT NO. PC-15-040**

ATTENTION: Planning Commission, Agenda of April 30, 2015

SUBJECT: CAMELOT - PROJECT NO. 238281
PROCESS FIVE

**OWNER/
APPLICANT:** SPIC DEL SUR LLC, a Delaware Limited Liability Company

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application to construct 307 dwelling units, including 48 affordable housing dwelling units constructed off-site, on a 74.42-acre site located within the Black Mountain Ranch Community Plan?

Staff Recommendation(s):

1. Recommend the City Council **ADOPT** Mitigated Negative Declaration No. 238281, and **ADOPT** the Mitigation, Mitigation, Monitoring, and Reporting Program; and
2. Recommend the City Council **APPROVE** Rezone Ordinance No. 856424; and
3. Recommend the City Council **APPROVE** Vesting Tentative Map No. 856427, Easement Vacation No. 1451817, and Public Right-Of-Way Vacation No. 1451821; and
4. Recommend the City Council **APPROVE** Planned Development Permit No. 856425 and Site Development Permit No. 856426.

Community Planning Group Recommendation: On June 4, 2014, the Rancho De Los Penasquitos Planning Board, the community planning group overseeing the Black Mountain Ranch Subarea-1 Plan Area, voted 10-0-2 to recommend approval of the project with no conditions (Attachment 18).

Environmental Review: A Mitigated Negative Declaration (MND) No. 238281 has been prepared for the project in accordance with State of California Environmental

Quality Act (CEQA) Guidelines, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the Black Mountain Ranch (BMR) Community Plan, and has a land use designation of Core Residential at 10-25 dwelling units per acre (du/ac). The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919), and the remaining 48 affordable housing dwelling units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. All Affordable Units shall be for occupancy by families earning no more than sixty-five percent (65%) of the Area Median Income (AMI), as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the AMI, as adjusted for assumed family size and utilities.

BACKGROUND

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo (Attachment 1 and 2), in the AR-1-1, RS-1-14, and RM-1-2 Zones (Attachment 3) within the Black Mountain Ranch Community Plan (Attachment 4), and the Multiple Habitat Planning Area (MHPA). The site contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillides and Sensitive Biological Resources as defined in San Diego Municipal Code (SDMC) Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain. The community plan designates the property as Core Residential at 10-25 du/ac.

Approximately 68.97-acres of the site is zoned AR-1-1 and is identified in the Black Mountain Ranch (BMR) Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units, pursuant to the amended BMR Subarea Plan adopted by the City Council on May 19, 2009 (Resolution No. R-304918). The northern 5.45-acres of the project site are identified as Lot B of the BMR Units 16-19, Map No. 15951 and are zoned AR-1-1, RS-1-14, and RM-1-2. Lot B on this map is identified as a Property Owner Association (POA) facilities lot. The BMR Units 16-19 was part of the BMR North Village development (Project No. 142244) approved by City Council on May 19, 2009, pursuant to Planned Development Permit No. 497493 and Site Development Permit No. 497494 (Resolution No. R-304920), and Vesting Tentative Map

No. 497492 (Resolution No. R-304919).

On January 7, 1961, a 60 foot wide Easement for County Highway, Road Survey No. 327, Parcel 3, was recorded on the property (Document No. 296507), located in the upper northeastern corner of the property, for the construction of a County Highway (the highway was never constructed). In addition, on April 24, 2007, a 0.42-acre Drainage Easement, granted to the City of San Diego, was recorded on the property (Document No. 2007-0277447) located in the upper northeastern corner of the property, for the purpose of drainage from the expansion and construction Camino San Bernardo.

The project site consists of a generally north-south trending ridge with elevation varying from approximately 324 feet above mean sea level (AMSL) along the southern undeveloped portion of the property to 554 feet AMSL in the central portion of the site, which contains a relatively flat mesa. Natural drainage flows off the ridge and ultimately south to Lusardi Creek. Existing vegetation onsite consist of various native and non-native uplands, wetlands, disturbed land (areas lacking vegetation), and developed land (public right-of-way).

Currently, the Multiple Species Conservation Program (MSCP) MHPA surrounds the project site on three sides (east, west and south), and the surrounding land uses are residential to the west, open space to the west, Del Norte High School to the north, and open space to the south. Furthermore, the project site is located in a developed area currently served by existing public services and utilities.

DISCUSSION

Project Description:

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919). The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, the remaining 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center (Attachment 5).

Approximately 25.21 acres of the 74.42-acre site would be developed, while the remaining 49.21 acres would be preserved. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a Property Owner Association (POA) lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and Home Owner Association (HOA) Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public right-of-way (ROW) will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones (Attachment 15).

The 259 attached market-rate condominium units would be within 30, two- and three-story, multiplex buildings consisting of 6, 7, 8, and 12 units. The buildings have been designed as a u-

shaped court yard configuration (P-1), containing three- and four-bedroom units and a linear configuration (P-2), containing two-, three- and four-bedroom units. The architectural styles of the building will reflect the Spanish Romantica, Rancho Adobe, and Monterey designs. The following table is the proposed development summary:

Summary (P-1) - Buildings 2 Through 17

Plan Type	No. of Bedrooms	Total Units	No. of Floors	Living Area Sq. Ft.	Garage Sq. Ft.	Plan Area Sq. Ft.	Total Floor Area Sq. Ft.
1	3	32	2	1,764	468	2,232	71,424
2	4	36	3	2,123	443	2,566	92,376
3	4	16	2	2,168	468	2,636	42,176
4	4	16	2	2,213	457	2,670	42,720
Subtotal		100					248,696
Additional sq. ft. for utility closet & gas meter space= 70 sq. ft. x 17							1,190
Total Building							249,886

Summary (P-2) - Buildings 1 & 18 Through 30

Plan Type	No. of Bedrooms	Total Units	No. of Floors	Living Area Sq. Ft.	Garage Sq. Ft.	Plan Area Sq. Ft.	Total Floor Area Sq. Ft.
1	3	56	3	1,294	528	1,822	102,032
2	4	48	3	1,833	485	2,318	111,264
3	3	27	3	1,941	460	2,401	64,827
4	3	28	3	2,048	487	2,536	70,980
Subtotal		159					349,103
Additional sq. ft. for utility closet & gas meter space= 70 sq. ft. x 14							980
Total Building							350,083

In addition, the project would provide three recreational areas, approximately 657 parking spaces, two loading and unloading parking spaces, and 31 motorcycle parking spaces onsite. The project would also construct various site improvements, which includes associated public and private streets, hardscape, retaining walls and landscaping. An approximate one-quarter-mile long access road for sewer, water, and storm drain would be developed along the spine of the descending ridge to the south of the residential area.

A Brush Management (BM) Plan would be implemented with the project and all landscaping proposed would utilize native and non-native, non-invasive, and/or drought-tolerant plants throughout the site. Grading operations would entail approximately 135,680 cubic yards, and cut and fill slopes are planned at an inclination of 2:1 (horizontal:vertical) or flatter. Along the southern access road, the maximum proposed fill and cut slope heights are approximately 50 feet and 15 feet. For other areas the maximum cut and fill depths are approximately 17 and 23 feet. The project includes four "Verdura" type retaining walls, a plantable and mechanically stabilized earth block retaining wall system, and the walls shall be a maximum 150 foot in length and a maximum 16 foot in height along the western margin of Lot 1.

A public ROW (Easement for County Highway) and public service easement (Drainage Easement) are proposed to be vacated as part of the VTM. With the adoption of the BMR Subarea Plan, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed.

Development of the proposed project requires the following approvals: Site Development Permit (SDP) for development on a site that contains ESL, including steep hillsides, sensitive vegetation, MHPA and a flood hazard area, and for deviations from the ESL regulations; a Planned Development Permit (PDP) for deviations to the zoning regulations and as required by the BMR Subarea Plan, and an MHPA Boundary Line Adjustment (BLA); a Vesting Tentative Map (VTM) for the subdivision of 3 lots into 9 lots and for a condominium development; Easement Vacation (EV) to vacate the public service easements (Drainage Easement) as shown on the VTM; Public ROW Vacation (ROW Vac) to vacate the Easement for County Highway as shown on the VTM; and a Rezone. The project site includes Lot B of Map No. 1595 and the transfer dwelling units to and from Map No. 15919, which are subject to PDP No. 497493, SDP No. 497494 and VTM No. 497492 (BMR North Village development-Project No. 142244) (Attachment 6).

Project Related Issues:

MHPA Boundary Line Adjustment (BLA)- As previously mentioned, the MHPA is mapped on site and in order to develop the project site, a BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The BLA includes a total take of 6.96 acres of MHPA and a total give of 11.15-acres of MHPA (including 1.59-acres on site, 4.11-acres off-site south of and adjacent to the Camelot property, and 5.45-acres on the south side of Lusardi Creek approximately 2,500 feet west of the southern property boundary and adjacent to other proposed give areas for another project). These off-site areas to the south are also under ownership of Black Mountain Ranch and are separate parcels. On February 18, 2015, the Wildlife Agencies determined that the BLA would result in an equivalent or greater MHPA for the City and therefore, they concurred with the MHPA BLA. The MHPA BLA approval is part of the PDP and SDP permit and resolution.

Planned Development Permit (PDP) Deviations- The project includes a request for deviations to the development regulations for lot frontage, lot area, building height, angled building envelope, and retaining wall height. The following are the code sections and justification for the deviations (Attachment 8-Deviation Location Drawings):

Lot Frontage: A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot frontage in the AR-1-1. The development proposes to provide lot frontages for Open Space Lot B on a private driveway with public access/utility easements rather than on a public street as required, to reduce the lot frontage for Open Space Lot C to 50 feet, and to waive the frontage requirement for Open Space Lot D where a 200 foot minimum lot frontage is required by regulations.

Justification- The proposed 259 unit residential condominium development is located on an approximately 74.42-acre site with limited public street frontage and where nearly 50 percent of the land is severely topographically constrained and inaccessible. Of the approximately 860 feet of property street frontage, less than half, or approximately 420 feet, is available for vehicular access.

The intent of the regulations is to insure that individual dwelling units on separate lots are provided adequate frontage, and therefore access to public rights-of-way. The proposed development is a multi-family residential condominium development and the access to the public rights-of-way is provided for residents via a connected system of private driveways with public access easements that connect by means of the primary project entry back to the project's public street frontage on Camino San Bernardo. The only lots lacking adequate frontage are three (3) open space lots being offered for dedication as MHPA Open Space.

Lot Area: A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot area in the AR-1-1 Zone. The development proposes to provide lot areas of 1.28-acres for Open Space Lot C and 0.22-acres for Open Space Lot D, where a 10-acre minimum is required within this zone.

*Justification-*The required minimum lot area for the AR-1-1 Zone is intended to limit residential development densities in this rural zoning classification. The subject lots are non-buildable lots being offered for dedication as MHPA Open Space.

Building Height: A deviation from SDMC Section 131.0431(e), Table 131-04G to allow a maximum height of 37 feet where regulations limit building height to a maximum of 30 feet.

Justification- The maximum structure height of 30 feet within the RM-1-2 Zone is intended to limit residential building heights consistent with the maximum densities allowed within this zoning classification and to control the perceived bulk and scale of the project. Approximately 25.21 acres of the 74.42-acre site would be developed, while the remaining 49.21 acres would be preserved. Currently, the MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The existing environmental and physical constraints of the property currently limits the ability to fully develop the property to the BMR Subarea Plan that allows for 300 dwelling units. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The additional height of the proposed structures assist in adding interest and variety to the private street scene and adds to the perception of the project overall as viewed both internally and by the surrounding development.

Angled Building Envelope: A deviation from SDMC Section 131.0444(e), which requires in the RM-1-2 Zone that an angled building plane would be provided from the limits of the front yard setback in toward the center of the structure. Said plane is limited to a maximum 19 feet height at the 'minimum' front setback line and angles upward at a 45-degree angle till it reaches the maximum allowable building height. The deviation is to allow portions of 3 of the total 32 building proposed to exceed this standard.

Justification- The angled building plane height/setback requirement is intended to provide the public some degree of relief from the perceived bulk and scale along the frontage. The 3 buildings in question are located adjacent to the northerly portion of project along the Camino San Bernardo frontage. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The encroaching elements are for a portion of the building façade and are offset from the primary building wall. The encroaching elements provide vertical and horizontal variation that helps to minimize the perceived bulk and scale.

Retaining Wall Height: A deviation from SDMC Section 142.0340(d) to allow a maximum retaining wall height of 15 feet 6 inches within a required side yard setback where a maximum 6 foot wall height is permitted. The several proposed retaining walls will exceed the maximum permitted height by 1 inch to 9 feet 6 inches for a combined total length of 450 feet, and vary in distance from 2-5 feet from the property line.

Justification- Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The retaining walls help the project minimize the development area in order to preserve the ESL on site. In order to minimize potential visual impacts, the proposed four walls will be “Verdura” type retaining walls, a plantable and mechanically stabilized earth block retaining walls system, and the walls will be a maximum 150 foot in length.

The design of the proposed project will preserve 49.21-acres of ESL, while still providing a highly articulated architectural designed residential development that implements the goals and objectives of the BMR Subarea Plan, which include the development of 48 off-site affordable housing units that will be constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations..

Site Development Permit (SDP) Deviation- The project includes a request for deviations to the from the ESL regulations for encroachment into steep hillside. The following are the code sections and justification for the deviations:

Encroachment into Steep Hillside: A deviation from SDMC Section 143.0142(a)(2) to allow a portion of the proposed development to encroach into steep hillside with a natural gradient of 25 percent or more and a minimum elevation differential of 50 feet.

*Justification-*The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope ‘systems’ that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been

requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed project will reduce steep hillsides impacts to the maximum extent feasible. For this reason, including the justifications listed above, the project minimizes the potential adverse effects on environmentally sensitive lands and the proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land.

Community Plan Analysis:

The project site is designated by the Black Mountain Ranch (BMR) Subarea Plan as Residential, with a density of Core Residential, allowing 10 to 25 dwelling unit per acre. The project proposes construction of 259 attached market-rate condominium units onsite, and the transfer of 48 affordable dwelling units to the North Village Town Center. The proposed density would allow for multiplex units arranged in a courtyard configuration consistent with the North Village and West End Residential Development Design Guidelines of the Subarea Plan. The proposal to transfer 48 affordable housing units from the proposed project site to the North Village is consistent with the requirements of the Implementation section and would not adversely affect the residential density goals and policies of the Subarea Plan.

The BMR Subarea Plan Implementation section allows for shifts within and among the villages and perimeter properties within the same generalized land use category. The transfer of units is acceptable and requires no amendment to the Subarea Plan so long as the transfer of residential units results in no change in the designated land use or residential density category. The proposed transfer of 48 units from the project site to the Town Center would be consistent with the Plan's implementing principle of providing a range and mix of residential development with a neighborhood focus supported by a mix of commercial, employment and public uses.

The Subarea Plan identifies the project site as Parcel E. The site is subject to the same design guideline conditions as those described for the West End Residential in the North Village due to its higher density designation and location overlooking La Jolla Valley. The arrangement of the multi-family units into a courtyard setting in architectural styles that reflect the Spanish Romantica, Rancho Adobe, and Monterey designs is consistent with the policies of the Subarea Plan.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 238281 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance.

As outlined in Biological Resources section of MND No. 238281, the project impacts include direct impacts resulting from project grading where all vegetation and biological resources would be removed. For purposes of this analysis and report BM Zones 1 and 2 are also considered project impacts as BM Zones 1 and 2 are located within the development area footprint and outside of the MHPA. BM Zone 2 is considered "impact neutral" per provisions of the SDMC.

Conclusion:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and would further the City's affordable housing goals by constructing 48 affordable housing dwelling units within the BMR Community Planning area. The project is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea Plan, SDMC, and the General Plan.

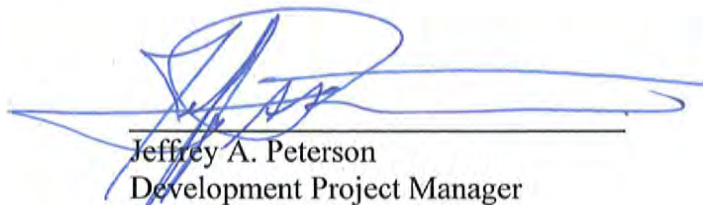
ALTERNATIVE

1. Recommend the City Council **ADOPT** Mitigated Negative Declaration No. 238281, and **ADOPT** Mitigation, Mitigation, Monitoring, and Reporting Program; and **APPROVE** Rezone Ordinance No. 856424, Vesting Tentative Map No. 856427, Easement Vacation No. 1451817, Public Right-Of-Way Vacation No. 1451821, Planned Development Permit No. 856425, and Site Development Permit No. 856426, **with modifications.**
2. Recommend the City Council **NOT ADOPT** Mitigated Negative Declaration No. 238281, and **DO NOT ADOPT** Mitigation, Mitigation, Monitoring, and Reporting Program; and **DENY** Rezone Ordinance No. 856424, Vesting Tentative Map No. 856427, Easement Vacation No. 1451817, Public Right-Of-Way Vacation No. 1451821, Planned Development Permit No. 856425, and Site Development Permit No. 856426, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

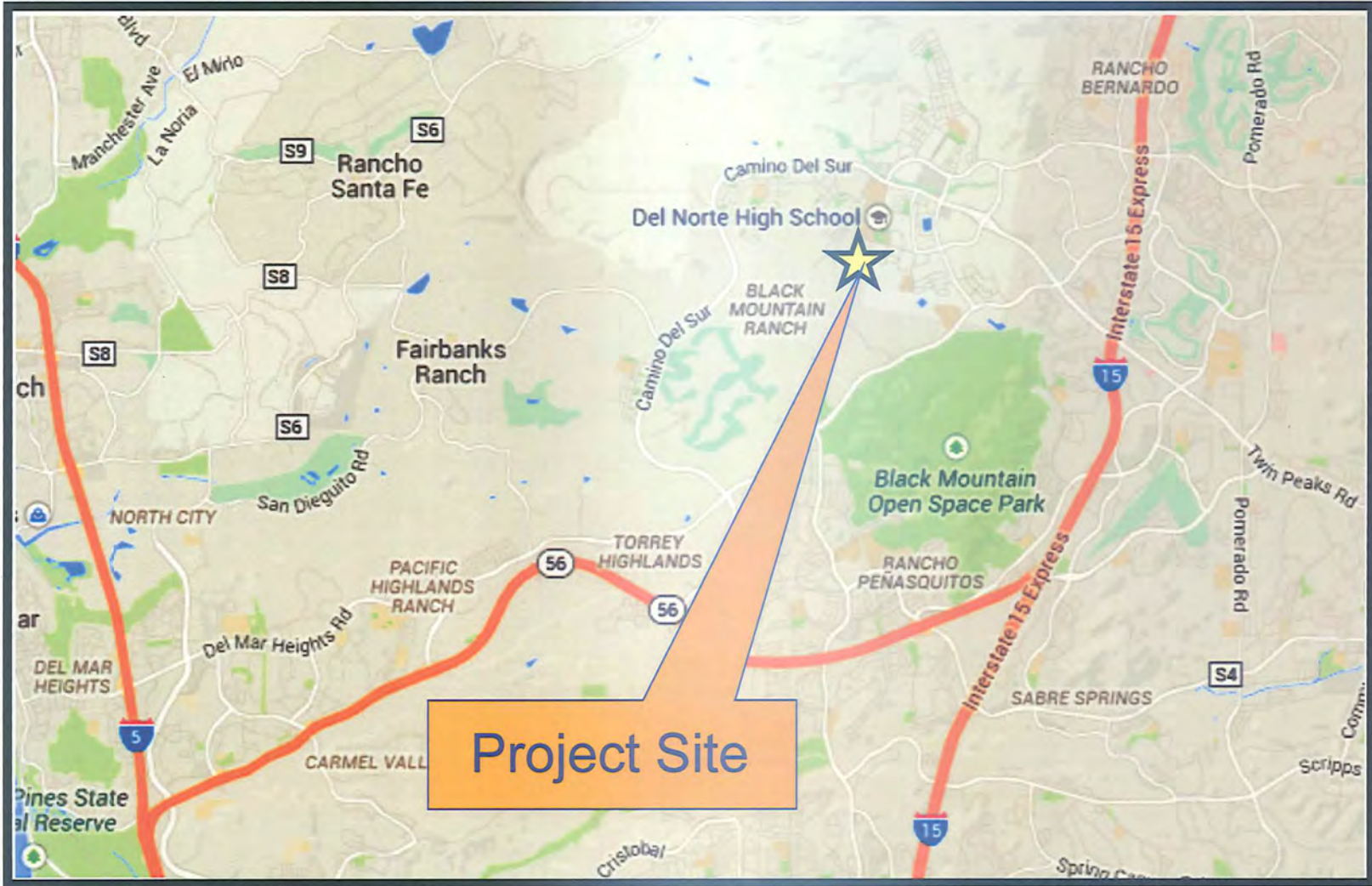
WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Map No. 15919 - BMR North Village Town Center
6. PDP No. 497493, SDP No. 497494 and VTM No. 497492
7. Project Data Sheet

8. Deviation Location Drawings
9. Draft PDP and SDP Resolution with Findings
10. Draft PDP and SDP Permit with Conditions
11. Draft VTM, EV and ROW Vac Map Resolution with Findings
12. Draft VTM, EV and ROW Vac Map Conditions
13. Draft Environmental Resolution with MMRP
14. Rezone Ordinance
15. Rezone - B Sheet
16. Draft Planning Commission Resolution
17. Project Plan
18. Community Planning Group Recommendation
19. Ownership Disclosure Statement
20. Project Chronology

Internal Order No. 24001751



Location Map

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo





Aerial Photograph

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo





Zoning Map

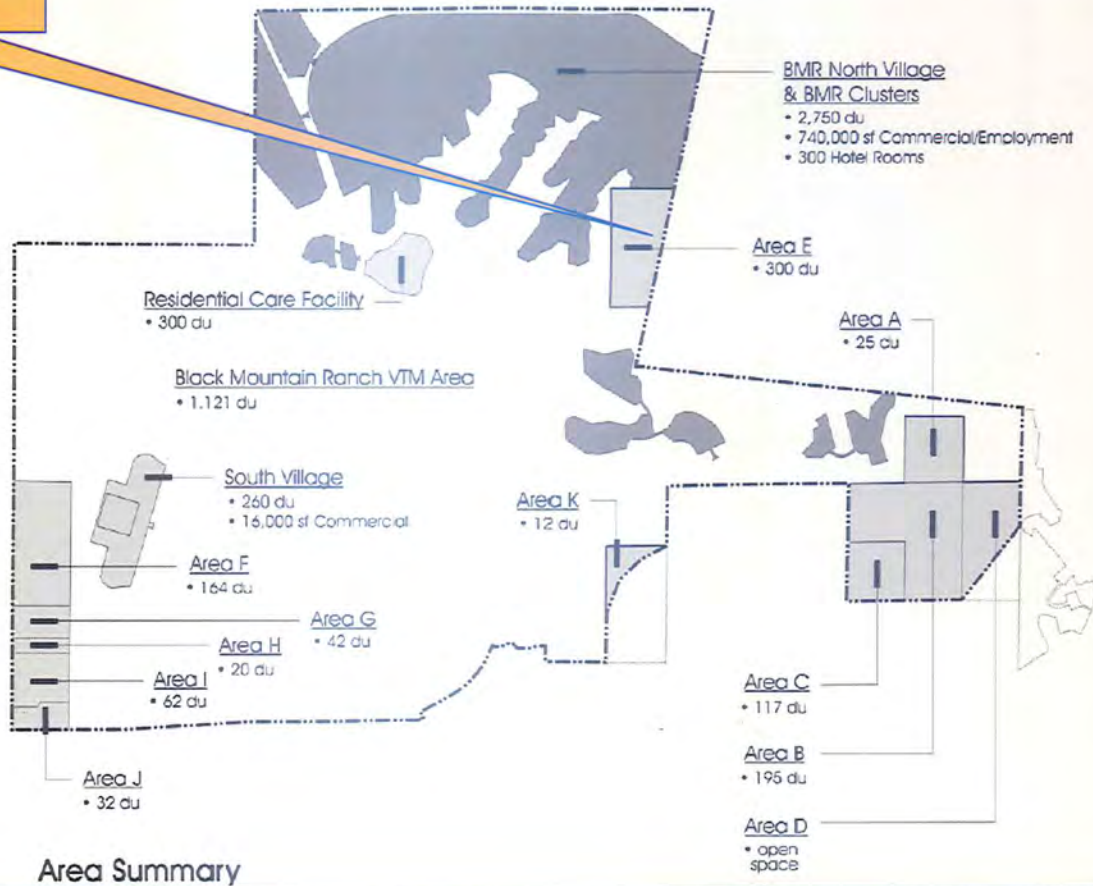
Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



Project Site

Development Summary By Area 2.2 figure

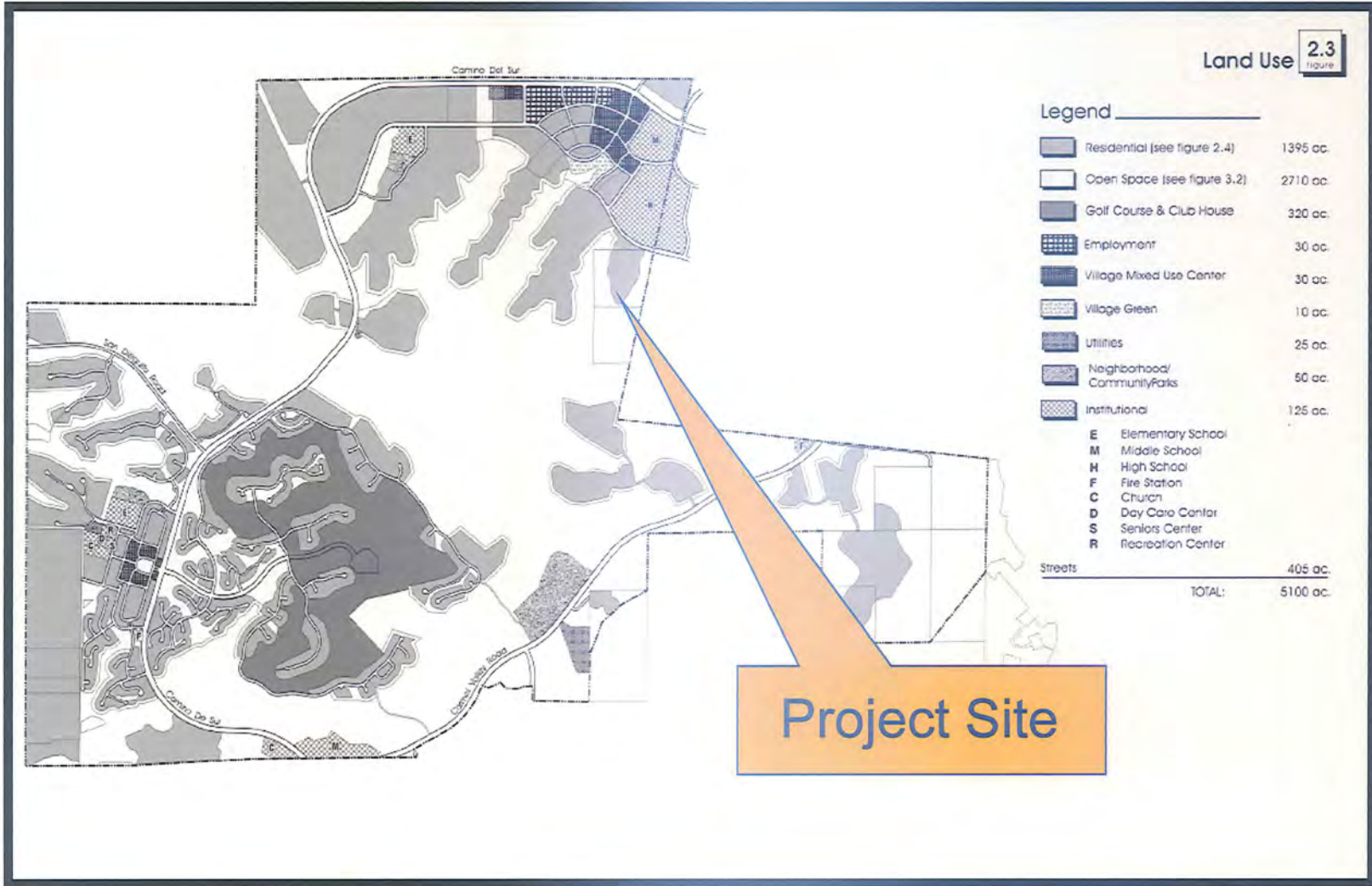


BMR Subarea 1 Map (Area E & North Village)

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



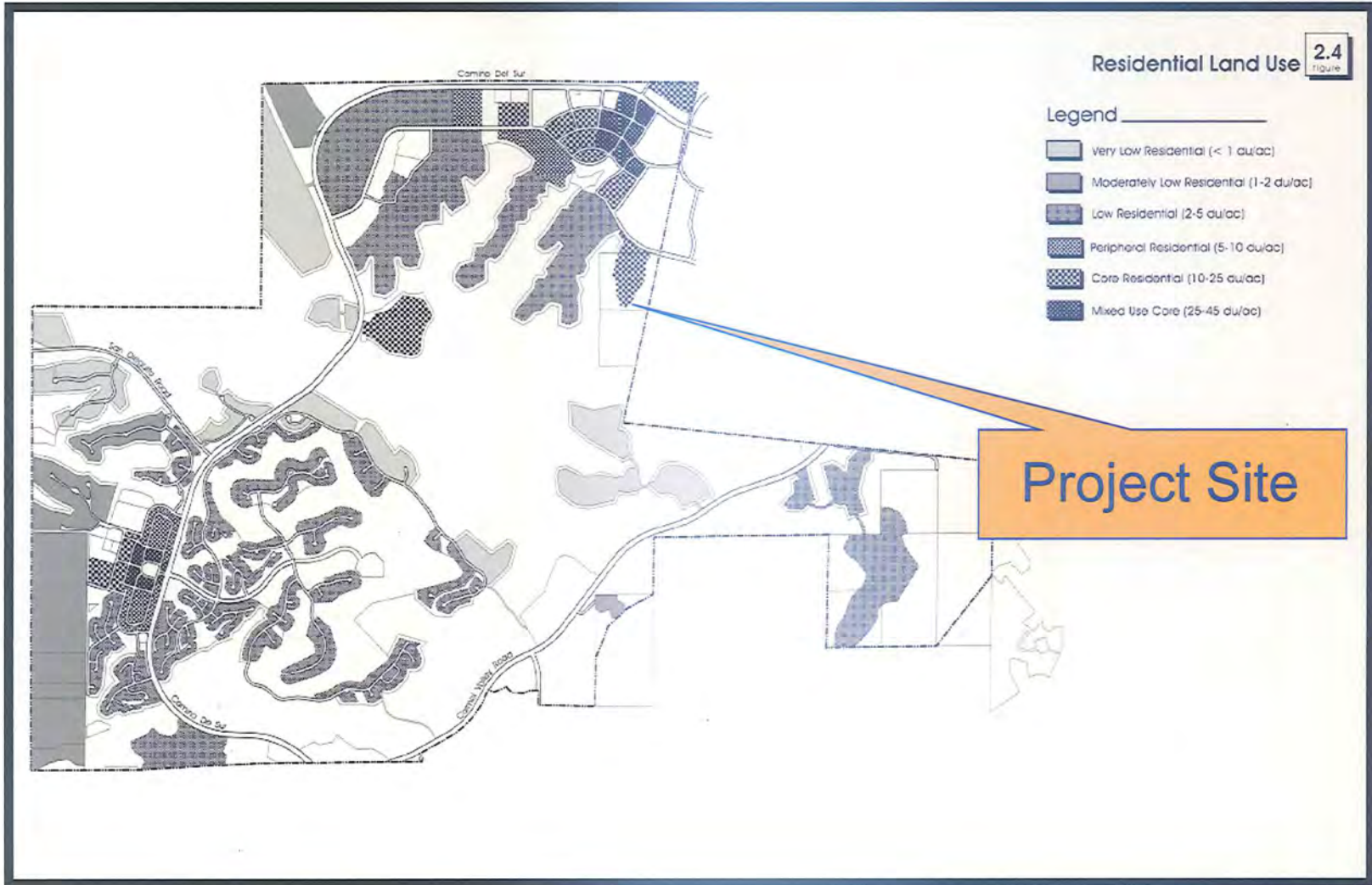


BMR Subarea 1 Map

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo





BMR Subarea 1 Map

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



MAP NO. 15919

SHEET 2 OF 7 SHEETS

BLACK MOUNTAIN RANCH DEL SUR TOWN CENTER PROCEDURE OF SURVEY & INDEX SHEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE SOUTH RIGHT-OF-WAY OF CAMINO DEL SUR PER PARCEL MAP 2002 (I.E. N89°28'59"W)

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

LEGEND

- ⊙ INDICATES FOUND 2" X 24" IRON PIPE & BRASS CAP MARKED "LS 6187" PER MAP 15032
- ▲ INDICATES STREET SURVEY MONUMENT WITH DISK MARKED "LS 6187" PER MAP 15875 (NOT SET PRIOR TO RECORDATION)
- ⊙ INDICATES 3/4" X 18" IRON PIPE & PLASTIC CAP MARKED "LS 6187" PER MAP 15875 (NOT SET PRIOR TO RECORDATION)
- ⊙ INDICATES 2" X 24" IRON PIPE & BRASS CAP MARKED "LS 6187" PER MAP 15875 (NOT SET PRIOR TO RECORDATION)
- ⊙ INDICATES 3/4" X 18" IRON PIPE & PLASTIC CAP MARKED "LS 6187" PER PARCEL MAP 21002 (NOT SET PRIOR TO RECORDATION)
- INDICATES LEAD & DISK MARKED "LS 6187" IN CURB AT AN OFFSET OF 9.75' PER PARCEL MAP 21002 (NOT SET PRIOR TO RECORDATION)
- ⊙ INDICATES 2" X 24" IRON PIPE & BRASS CAP MARKED "LS 6187" PER PM 21002 (NOT SET PRIOR TO RECORDATION)
- INDICATES WILL SET 3/4" X 18" IRON PIPE WITH DISK MKD. "LS 6187"
- ▲ INDICATES WILL SET STREET SURVEY MONUMENT WITH DISK MARKED "LS 6187" PER CITY OF SAN DIEGO REGIONAL STANDARD DWG. M-10
- INDICATES PARCEL BOUNDARY
- - - INDICATES EASEMENT
- (R) INDICATES RADIAL BEARING
- B INDICATES SHEET NUMBER
- - - INDICATES SHEET LIMITS
- ① 29 INDICATES FIRST AND LAST LOT NUMBERS, RESPECTIVELY
- (D1) STREET DEDICATED PER DOC. 2012-0399022 RECORDED JULY 10, 2012 O.R. (DWG. NO. 36777-B)
- (D2) STREET DEDICATED PER DOC. 2012-0567115 RECORDED SEPTEMBER 19, 2012 O.R. (DWG. NO. 36902-B)
- (D3) STREET DEDICATED PER DOC. 2013-0244354 RECORDED APRIL 18, 2013 O.R. (DWG. NO. 37030-B)
- (P) PEDESTRIAN ACCESS EASEMENT PER DOC. 2012-0567121 RECORDED SEPTEMBER 19, 2012 O.R.
- (B) INDICATES BUILDING RESTRICTED EASEMENT GRANTED HEREON OVER ALL OF LOT INDICATED
- (R) INDICATES BUILDING RESTRICTED EASEMENT FOR RECREATIONAL LOT GRANTED HEREON OVER ALL OF LOT INDICATED

NOTES

1. ALL DISTANCES AND OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
2. TOTAL AREA OF SUBDIVISION - 104728 ACRES
3. EASEMENTS GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED 3-4-2013, DOC. NO. 2013-0135264 AND REC. 3-29-2013, DOC. NO. 2013-0160571 HAVE NO SPECIFIC LOCATION SET FORTH IN DOCUMENT AND ARE NOT PLOTTED HEREON.

MONUMENTATION NOTES

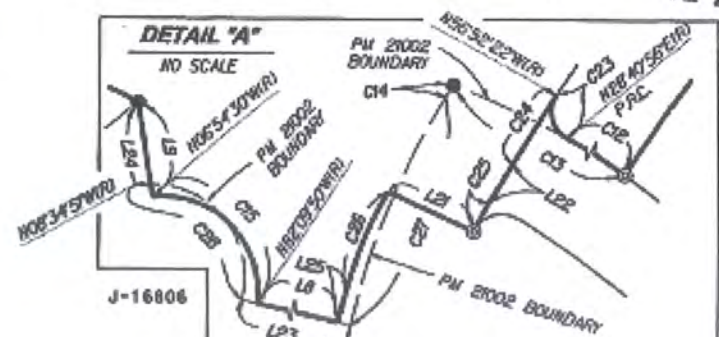
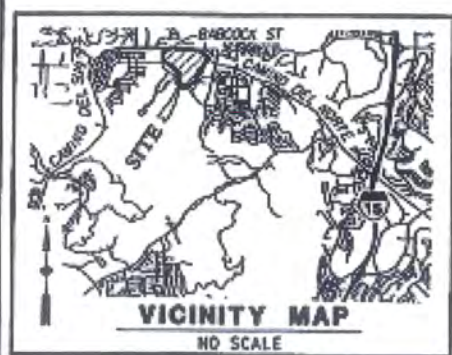
1. UNLESS OTHERWISE SHOWN ON THIS MAP:
- A. ALL LOT CORNERS OF THIS MAP WILL BE MONUMENTED BY A 3/4" X 18" IRON PIPE WITH DISK STAMPED "LS 6187"
 - B. LOT CORNERS ALONG THE SIDELINES OF THE FOLLOWING DEDICATED STREET RIGHT-OF-WAY WILL BE MONUMENTED BY A LEAD AND DISK STAMPED "LS 6187" SET ALONG AN EXTENSION OF THE LOT LINE AT THE FOLLOWING OFFSETS. ALL POINTS OF CURVE OF THE SIDELINES WILL BE MONUMENTED BY A LEAD AND DISK STAMPED "LS 6187" SET AT THE FOLLOWING OFFSETS MEASURED RADIALY:
 - DEL SUR RIDGE RD, POTOMAC RIDGE RD, ZASLANSKY PLACE, "AN" STREET, PASEO DEL SUR (SOUTHWESTERLY OF POTOMAC RIDGE ROAD) AND "AP" STREET WESTERLY OF "AN" STREET) - 1675' OFFSET
 - PASEO DEL SUR (NORTHEASTERLY OF POTOMAC RIDGE ROAD) - 1375' OFFSET
 - "AP" STREET (EASTERLY OF PASEO DEL SUR) - 1675' OFFSET

NAME	DIRECTION	LENGTH
L1	N 57°12'08"	
L2	N 32°47'52"	
L3	N 52°25'04"	
L4	N 35°00'00"	
L5	N 35°00'00"	
L6	N 55°00'00"	
L7	N 61°14'16"	
L8	N 77°28'10"	
L9	N 8°39'52"	
L10	N 74°46'58"	
L11	N 15°14'54"	
L12	N 35°00'00"	
L13	N 13°18'48"	
L14	N 2°46'12" W	69.27
L15	N 39°31'33" W	139.16
L16	N 42°07'36" W	30.79
L17	N 60°36'08" W	84.31
L18	N 0°31'01" E	23.55
L19	N 57°12'08" E	35.23
L20	N 55°00'00" W	75.91
L21	N 65°09'18" (V.R.)	60.00
L22	N 30°28'06" E	29.21
L23	N 77°28'10" W	188.06
L24	N 08°39'52" W	165.55
L25	N 10°32'11" E	21.40

NAME	DELTA	RADIUS	ARC
C1	1°18'47"	4939.00	113.19
C2	93°00'08"	20.00	32.46
C3	3°47'33"	470.00	33.31
C4	25°40'29"	930.00	
C5	90°00'00"	20.00	
C6	7°45'49"	411.00	
C7	22°12'00"	478.88	
C8	8°06'35"	195.00	
C9	8°06'35"	205.00	
C10	12°51'05"	105.00	
C11	29°05'49"	1053.00	
C12	7°46'11"	670.00	
C13	14°46'52"	670.00	
C14	0°21'13"	1220.00	
C15	104°44'40"	62.00	
C16	13°10'59"	1134.50	281.03
C17	15°16'11"	470.00	125.26
C18	20°51'40"	640.00	235.02
C19	19°10'07"	649.00	217.13
C20	0°31'01"	2461.00	22.21
C21	90°00'00"	18.00	28.27
C22	85°12'56"	20.00	29.75
C23	94°26'41"	20.00	32.97
C24	2°39'32"	1160.00	53.83
C25	5°37'24"	220.00	21.59
C26	14°18'31"	280.00	69.92
C27	18°40'07"	500.00	162.91
C28	111°06'42"	60.00	116.36

Transfer 7 Units from Lots 12, 13, 18, and 19 to the Camelot Site

Transfer and to construct 48 affordable housing dwelling units from Camelot Site to Lot 9



RICK ENGINEERING COMPANY
 5630 FIARS ROAD
 SAN DIEGO, CA 92110
 619.291.8707
 (FAX) 619.291.4165
 rickengineering.com



P.T.S. NO. 303110	I.O. NO. 24003397
V.T.M. NO. 40-0528	L.C. 310-1731 CC583 1950-6291

ATTACHMENT 5

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 23, 2009
DOCUMENT NUMBER 2009-0529772
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:39 AM

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 400528

PLANNED DEVELOPMENT PERMIT NO. 497493/
SITE DEVELOPMENT PERMIT NO. 497494
MULTIPLE HABITAT PLANNING AREA [MHPA]
BOUNDARY LINE ADJUSTMENT NO. 643464
BLACK MOUNTAIN RANCH NORTH VILLAGE [MMRP]
Amending Planned Development Permit/Site Development Permit No. 40-0528
CITY COUNCIL

This Planned Development Permit No. 497493/Site Development Permit No. 497494 and Multiple Habitat Planning Area [MHPA] Boundary Line Adjustment No. 643464 amending Planned Development Permit/Site Development Permit No. 40-0528 is granted by the Council of the City of San Diego to Black Mountain Ranch, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 and 126.0601. The 967.50-acre site is located in the northern portion of the Black Mountain Ranch Subarea Plan in the existing OR-1-1, RX-1-2, RM-1-3, RM-2-6, CV-1-1, CC-3-5, CC-4-5, and AR-1-1 zones (proposed OR-1-1, RS-1-14, RX-1-2, RM-1-3, RM-2-6, CC-3-5 and CC-4-5 zones) of the Black Mountain Ranch Subarea Plan area. The project site is legally described as Parcels 4, 8, 16, 19, 21 and 23 of Parcel Map No. 18504, Parcel 2 of Parcel Map No. 19546, and Parcel 3 of Parcel Map No. 17995.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop a mixed-use development combining affordable housing, community serving commercial and retail space, office space, market rate single-family and multi-family housing, property owners association owned parks, a village green park site, a proposed middle school site, restored open space and a fire station (Fire Station No. 48), and a MHPA Boundary Line Adjustment described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 19, 2009, on file in the Development Services Department.

The project or facility shall include:

- a. A mixed-use development combining affordable housing, community serving commercial and retail space, office space, market rate single-

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family and multi-family housing, property owners association owned parks, a village green park site, a proposed middle school site, restored open space and a fire station (Fire Station No. 48) and a MHPA Boundary Line Adjustment. The project includes 1,433 dwelling units which include: 564 single-family dwelling units and 869 multi-family dwelling units. Of the 869 multi-family units, 604 units would be market rate units and 265 would be affordable units. Of the 604 multi-family units, 304 would have no age restriction while 300 units would be for seniors. Of the 265 affordable units, 165 units would have no age restriction and 100 units would be for seniors. The project also includes a mixed-use core with a 515,000-square-foot employment/office center and 225,000 square feet of commercial/retail space; and other on- and off-site infrastructure on 967.50 acres;

- b. Deviations to the required building setbacks and height restrictions for the development of a limited number of single- and multi-family lots, see table below.

Type of Deviation	Required	Proposed	Zone Locations	No. of Lots
Front yard Building Setback	15'	5'*	RX-1-2	123
	15'	10'	RS-1-14	65
	15'	5'	RM-1-3 & RM-2-6	19
Rear yard Building Setback	15'	5'	RM-1-3 & RM-2-6	19
Street Side yard Building Setback	10'	5'	RM-1-3 & RM-2-6	19
Building Height	30'	35'	RX-1-2 & RM-2-6	134
	30'	40'	RM-1-3	8

* Requires five additional feet for porches resulting in a 10 foot deviation. All requested deviations are shown on Exhibit "A."

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. The North Village Community Design Guidelines, Nov. '08 – Revised shall be used for the preparation, review and approval of all future development and construction as authorized under this permit;
- e. Off-street parking facilities; and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

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STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker or as otherwise provided by the First Amendment to Second Amended and Restated Development Agreement [Development Agreement] adopted by the City Council on August 9, 1988 and as amended on September 13, 1988 and on December 10, 2001 as Document No. 2002-0043111 recorded on January 17, 2002 of O.R.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal

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standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

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

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

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

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

11. 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 applicant 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

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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 as to the claims against the City. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. This Permit may be developed in phases; therefore, permit conditions referencing thresholds such as construction permits, building permits, occupancy permits or final maps shall apply on a phase by phase basis, satisfactory to the Development Services Department and the City Engineer.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP, and outlined in Addendum No. 142244 to Environmental Impact Report No. 142244, 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 Addendum No. 142244 to Environmental Impact Report No. 142244, satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Land Form Alteration/Visual Quality,
Paleontology, and
Geology

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

ENGINEERING REQUIREMENTS:

17. Planned Development Permit No. 497493/Site Development Permit No. 497494 shall comply with the conditions of the Vesting Tentative Map No. 497492.

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LANDSCAPE REQUIREMENTS:

18. Prior to issuance of construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Black Mountain Ranch Subarea Plan; Land Development Manual, Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance with Exhibit "A."
19. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide a minimum of forty square feet of permeable area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
20. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Black Mountain Ranch Subarea Plan and Exhibit "A."
21. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
22. The Owner/Permittee shall maintain all required landscape in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
24. If any required landscape, including existing or new plantings, hardscape, landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty days of damage or prior to a Certificate of Occupancy.
25. Prior to issuance of construction permits for grading, the Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or the Multiple Habitat Planning Area, shall not include exotic plant species that may

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be invasive to native habitats. Plant species found within the Black Mountain Ranch "North Village" Design Guidelines, the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in Table 1 of the Landscape Standards shall not be permitted.

26. Prior to issuance of construction permits for grading, the Owner/Permittee shall ensure all existing, invasive plant species, including all vegetative parts and root systems, identified in the Black Mountain Ranch "North Village" Design Guidelines shall be completely removed from the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

27. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area, subject to Fire Marshall and Development Services Department approval.

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

29. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

30. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydroseeded. If Zone Two is being revegetated, 50 percent of the planting area shall be seeded with material that does not grow taller than 24 inches.

31. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented and maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards and as shown on Exhibit "A."

PLANNING/DESIGN REQUIREMENTS:

32. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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33. Prior to the operation of any Residential Care Facility for the Elderly and or Housing for Senior Citizens, a subsequent Conditional Use Permit for any Residential Care Facility for the Elderly and or Housing for Senior Citizens, or any such uses as defined by the Land Development Code, shall be obtained by the Owner/Permittee.
34. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.
35. The Owner/Permittee shall post a copy of the approved discretionary permit or Vesting Tentative Map in the sales office for consideration by each prospective buyer.
36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
37. Prior to the issuance of any building permit, the Owner/Permittee shall submit for review and approval a Substantial Conformance Review for the purposes of determining consistency of the proposed construction plans with The North Village Community Design Guidelines. Projects deemed not in substantial conformance shall require an amendment to this permit.

TRANSPORTATION REQUIREMENTS

38. Prior to the issuance of any building permit, the project shall be in conformance with the Black Mountain Ranch Transportation Phasing Plan.

WASTEWATER REQUIREMENTS:

39. Prior to the issuance of any building permits, the applicant shall process and record a NOTICE & AGREEMENT for each ownership being served by a private pump station/sewer facilities which serves more than one ownership, which indemnifies the City and contains an agreement that the applicant, and successors in interest, will be responsible for the operation and maintenance of the private sewer systems.
40. The Owner/Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.
41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
42. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

43. The Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

WATER REQUIREMENTS:

44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of appropriate water facilities as identified in accepted water studies, necessary to serve this development in a manner satisfactory to the Director of Public Utilities and the City Engineer, maintaining a redundant potable water supply throughout the phasing of construction.

45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of recycled water facilities, identified in the "City of San Diego Beneficial Reuse Study" and accepted site specific studies, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the necessary water facilities to provide water service to the existing affordable housing project located north of Camino Del Norte and adjacent to Four Gee Road, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and or master water assemblies to serve multiple lots, in a manner satisfactory to the Director of Public Utilities and the City Engineer. All water services and meters shall be installed behind full height curbs and outside of any vehicular travel way including driveways.

48. Prior to the issuance of any building permits the Owner/Permittee shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.

49. Prior to the issuance of any building permits the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Director of Public Utilities, and the City Engineer. Fire hydrants within easements having no curbs or rolled curbs shall have protective posts.

50. Prior to the issuance of any construction permit, the Owner/Permittee shall grant adequate water easements, over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of Public Utilities and City Engineer.

51. Prior to the issuance of any building permits, the Owner/Permittee shall process encroachment maintenance and removal agreements for all acceptable encroachments of structures or landscaping into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

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52. If on site water facilities are to be public and if it is a gated community, then prior to the issuance of any building permits, the Owner/Permittee shall provide keyed access to the Water Operations Divisions of the Water Department in a manner satisfactory to the Water Department. The City will not be held responsible for any issues that may arise relative to the availability of keys.

53. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved vesting tentative map, shall be modified at final engineering to comply with standards.

GEOLOGY REQUIREMENTS:

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

MSCP REQUIREMENTS:

55. Prior to the issuance of any building permit or construction for Fire Station No. 48, the project plans shall indicate not less than a 100 foot buffer or other approved reduced wetland buffer, satisfactory to the Development Services Department. Should a 100 foot buffer not be indicated on the plans, then the following requirements shall apply:

1. Removal of all invasive plant species within the riparian corridor and the reduced buffer;
2. Planting of native species within the reduced buffer;
3. Twenty-five months monitoring to assure successful revegetation of the area;
4. Any proposed wall(s) shall be located outside of the reduced wetland buffer; 4. Shielding of all outdoor lighting to prevent direct lighting impacts to sensitive areas and reduction of incidental lighting of the reduced wetland buffer and the tributary to Lusardi Creek;
5. No Best Management Practices [BMPs] within the reduced wetland buffer;
6. No brush management within the reduced wetland buffer;
7. No active or passive uses within the reduced wetland buffer;
8. Installation of signage in appropriate locations to discourage people from entering the reduced wetland buffer, all satisfactory to the Development Services Department.

56. Multiple Habitat Planning Area Land Use Adjacency Guidelines:

- a. Prior to permit issuance, the ADD of Entitlements Division (Environmental Designee) and MSCP staff shall review and approve the landscape plan to ensure that no invasive non-native plant species shall be located in areas adjacent to the Multiple Habitat Planning Area [MHPA].

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- b. Prior to permit issuance, the ADD Entitlements Division (Environmental Designee) and MSCP staff shall review the site plan to assure that new development adjacent to the MHPA has provided barriers (e.g. non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundary to direct public access to appropriate locations and reduce domestic animal intrusion.
- c. Prior to permit issuance, brush management plans shall be submitted and reviewed by the ADD Entitlements Division (Environmental Designee) and MSCP staff.
- d. Prior to permit issuance, the ADD of Entitlements Division (Environmental Designee) and MSCP staff shall verify the requirements for sedimentation basins and the use of Best Management Practices (desilting basins, extended detention, filter strips and source controls) is noted on development plans.
- e. Prior to the issuance of the building permit, it shall be verified that all permanent basins and all other drainage facilities shall be constructed and designed to minimize impacts to the MHPA.
- f. Prior to permit issuance, the following measures shall be depicted on appropriate construction plans to reduce levels of erosion, sedimentation, and runoff during and after construction activities:
 - i. Hydroseeding and landscaping of any cut/fill slopes disturbed or built during the construction phase of the project, with appropriate ground cover vegetation shall be performed within 30 days of completion of grading activities.
 - ii. Areas of native vegetation or adjoining slopes to the avoided during grading activities shall be delineated to minimize disturbance to existing vegetation and slopes
 - iii. Artificial ground cover, hay bales, and catch basins to retard the rate of runoff from manufactured slopes shall be installed if grading occurs during wet weather season November 1 through April 1.
 - iv. Fine particles in geologic materials used to construct the surficial layers of manufactured slopes shall not be specified unless a suitable alternative is not available.
 - v. Temporary sedimentation and desilting basins between graded areas and streams shall be provided during grading

INFORMATION ONLY:

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


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- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Council of the City of San Diego on May 19, 2009, by Resolution No. R-304920.

ORIGINAL

AUTHENTICATED BY THE CITY MANAGER, CITY OF SAN DIEGO


By 
MIKE WESTLAKE, PROGRAM MANAGER
DEVELOPMENT SERVICES DEPARTMENT

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

BLACK MOUNTAIN RANCH, LLC,
a California Limited Liability Company
Owner/Permittee

By: BMR COMMUNITIES LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER
By: STANDARD PACIFIC CORP.
A DELAWARE CORPORATION
ITS MANAGING MEMBER

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

By: 
NAME: Todd Palmaer
TITLE: Authorized Representative

PERMIT/OTHER - Permit Shell 11-01-04

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 9-11-09
Date

before me Kathleen M. Villari Notary Public
Here Insert Name and Title of the Officer

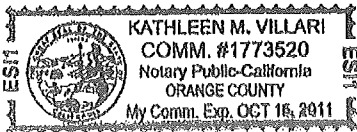
personally appeared Todd Palmer
Name(s) of Signer(s)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathleen M. Villari
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

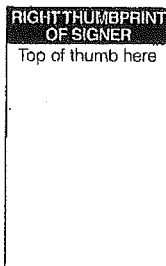
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

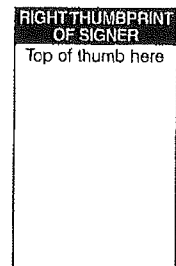
Signer Is Representing: _____



Signer's Name: _____

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

Signer Is Representing: _____



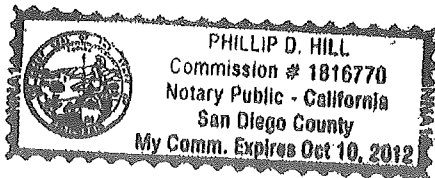
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On SEPTEMBER 22, 2009 before me, Phillip D. Hill, Notary Public
Date Here insert Name and Title of the Officer

personally appeared MIKE WESTLAKE
Name(s) of Signer(s)



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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Phillip D. Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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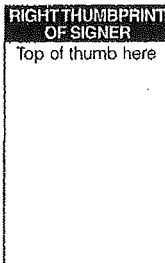
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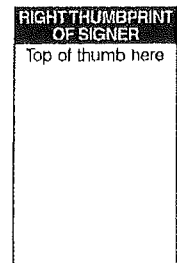
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
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- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

CONDITIONS FOR VESTING TENTATIVE MAP NO. 497492
PUBLIC RIGHT-OF-WAY VACATION NO. 61124
EASEMENT VACATION NO. 590158

BLACK MOUNTAIN RANCH NORTH VILLAGE PROJECT
PROJECT NO. 142244

ADOPTED BY RESOLUTION NO. R-304919 ON MAY 19, 2009

GENERAL

1. This Vesting Tentative Map will expire three years after the effective date of the associated rezone. The Subdivider has entered into the First Amendment to Second Amended and Restated Development Agreement (Development Agreement) adopted by the City Council on August 9, 1988 and as amended on September 13, 1988 and on December 10, 2001 as Document No. 2002-0043111 recorded on January 17, 2002 of O.R. with the City that vests certain rights, rules, regulations, and policies for a period of twenty years, as provided for in Paragraph 5.1 of that Development Agreement. In the event of a conflict between the conditions of this permit and the terms of the Development Agreement, the terms of the Development Agreement will prevail.
2. This Vesting Tentative Map may be developed in phases therefore, permit conditions referencing thresholds such as construction permits, building permits, occupancy permits or final map(s), shall apply on a phase by phase basis, satisfactory to the Development Services Department and City Engineer.
3. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to recording the Final Map, unless otherwise noted.
4. Prior to the issuance of the Final Map(s) taxes must be paid on the property pursuant to Section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
5. The Final Map(s) shall conform to the provisions of Planned Development Permit No. 497493/Site Development Permit No. 497494.
6. 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 any Indemnified Party 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 harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless the settlement is approved by the Subdivider.

7. The Subdivider has reserved the right to record multiple final map(s) over the area shown on the approved Vesting Tentative Map No. 497492. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the vesting tentative map the Subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final map(s), in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
8. The Subdivider may file multiple final map(s). The Subdivider has requested approval to file final map(s) out of numerical sequence. This request is approved, subject to the provision that the City Engineer may review the off-site improvements in connection with each unit.

ENGINEERING

9. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
10. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent private BMP maintenance.
11. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 [Grading Regulations] of the San Diego Municipal Code, into the construction plans or specifications.
12. Prior to the issuance of any construction permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices [BMP's] on the final construction drawings, in accordance with the approved Water Quality Technical Report.
13. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map is subject to approval by the City Engineer.
14. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with

said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent [NOI] shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99-08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99-08 DWQ.

15. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
16. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual, Document No. 297376, filed November 25, 2002, and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 by Resolution R-296141, satisfactory to the City Engineer. This may require, but not be limited to, installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
17. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
18. 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.
19. Conformance with the "General Conditions for Tentative Subdivision Map(s)," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

20. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the

California Coordinate System, Zone 6, North American Datum of 1983
[NAD 83)]

21. "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."
22. The Final Map(s) shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid to ground distances shall be shown on the map.

WATER

23. The Subdivider shall provide acceptable studies in a manner satisfactory to the Director of Public Utilities. The water study shall plan the pressure zone(s) and public water facilities, both potable and recycled, necessary to serve this development, consistent with previously accepted studies in this area. If phasing of development is proposed, then a phasing plan shall be included in the water study indicating how redundancy will be maintained.
24. The Subdivider shall design and construct all public potable and recycled water facilities as required in the accepted water studies for this area, necessary to serve this development and extending to the subdivision boundaries in a manner satisfactory to the Director of Public Utilities. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water study and final engineering.
25. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two fire hydrants or thirty dwelling units are located on a dead-end water main then the Subdivider shall install a redundant water system satisfactory to the Director of Public Utilities.

26. The Subdivider shall provide CC&R's for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
27. The Subdivider agrees to design and construct all proposed public water facilities, including services, meters, and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on the approved vesting tentative map Exhibit "A," shall be modified at final engineering to comply with standards. Proposed facilities that do not meet the current standards shall be private.
28. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenances, e.g.: meters, blow offs, valves, fire hydrants, for all public water facilities that are not located within fully improved public right-of-ways, satisfactory to the Water Department Director. Easements shall be located within singles lots, when possible, and not split longitudinally. Vehicular access roadbeds shall be a minimum of twenty feet wide and surfaced with suitable approved material satisfactory to the Director of Public Utilities and the City Engineer.
29. Grants of water easements shall have the following minimum widths: water mains with no appurtenances including valves shall be fifteen feet; water mains with services or fire hydrants shall be thirty feet with twenty-four feet of paving and full height curbs. Fire hydrants within easements having no curbs or rolled curbs shall have protective posts. Easements, as shown on the approved vesting tentative map, will require modification based on standards and final engineering.
30. The Subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
31. For any portion of the subdivision which will have gated access, then the Subdivider shall provide keyed access to the Water Operations Division of the Water Department in a manner satisfactory to the Director of Public Utilities. The City will not be responsible for any issues that may arise relative to the availability of keys.

WASTEWATER

32. Dual 6-inch force mains shall be located in separate trenches or if installed in the same trench, staggered joints are required.

33. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
34. The Subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved vesting tentative map will require modification based on the accepted sewer study.
35. The Subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.
36. Per State of California Regulations, whether the sewer mains are public or private, adequate separation shall be maintained between the sewer main and all other wet utilities. Sewer mains shall be no closer than ten feet edge to edge from any other utility, structure, or hardscape, e.g.; curbs, medians, planters, and retaining walls. Contact the State of California Department of Public Health for review of the plans and to submit any deviation from standards requests.
37. The Subdivider shall obtain a building permit for any private pump station serving a condominium project or more than one lot.
38. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
39. All private sewer mains shown shall be designed per the Sewer Design Guide and shall be permitted per a public improvement drawing and inspected under the self-certification program. All drawings for small diameter mains designed per the California Plumbing Code shall be stamped and reviewed by a second licensed party as reviewer and shall be inspected under the self-certification program.
40. All on-site sewer facilities outside the public rights-of-way and easements shall be private.

MSCP [Multiple Species Conservation Program]

41. The on-site Multiple Habitat Planning Area shall be conveyed to the City's MSCP preserve through either fee title to the City, or kept in private ownership with a conservation easement or covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes.
42. To facilitate conveyance, any Multiple Habitat Planning Area areas to remain in private ownership shall be lotted separately, have a conservation easements or

covenant of easement placed over them and maintained in perpetuity by the Owner/Permittee/Applicant unless otherwise agreed to by the City.

PARKS AND OPEN SPACE

43. Any remedial grading areas or private utilities within the land area designated as future City-owned open space, Parcel 20 of Parcel Map 18504, northerly of Unit 20 shall be lotted out separately as POA lots when these areas are mapped. This may require more lots than shown on the Vesting Tentative Map. These POA lots shall be private open space lots encumbered with a conservation easement. Public trails that cross these private lots shall be within a pedestrian right-of-way or easement upon approval of the Park & Recreation Department, Open Space Division.

TRANSPORTATION

44. Prior to recording the final map(s), the Subdivider shall assure by permit and bond the construction of the following street segments:

Street Camino del Sur is classified as a modified four lane major street with a design speed of 55 mph and shall be constructed with a cross section of 10 foot parkway, 32 foot curb to curb travel way, 38 foot raised median, 32 foot curb to curb travel way and a 10 foot parkway within a 122 foot right-of-way including curb, gutter and sidewalks, satisfactory to the City Engineer.

Streets "AR," "CD," "CF," portions of "AM," "AN," "AY," Paseo del Sur, Potomac Ridge Road and Nicole Ridge Road are classified as a two lane collector streets with a design speed of 30 mph and shall be constructed with 36 foot curb to curb within 60-64 foot right-of-way including curb, gutter and sidewalks, satisfactory to the City Engineer.

A portion of Babcock Street is classified as a two lane local street and shall be constructed with 32 foot curb to curb within 56 foot right-of-way including curb, gutter and sidewalks, satisfactory to the City Engineer.

Maascot Lane is classified as a 2-lane modified collector street with a design speed of 35 mph and shall be constructed with 54 foot curb to curb within 78 foot right-of-way including curb, gutter and sidewalks, satisfactory to the City Engineer.

Babcock Street and Potomac Ridge Road shall be constructed with a 35 foot curb to curb radius cul-de-sac within a 45 foot right-of-way radius including curb, gutter and sidewalks, satisfactory to the City Engineer.

45. Prior to recording of the final map(s), the Subdivider shall assure by permit and bond the construction of un-signalized intersections at the following locations:

Paseo del Sur (east/west) at AR Street (north-south) with one left turn and one through lane eastbound; one left/right turn lane southbound; and one through/right turn lane westbound, satisfactory to the City Engineer.

Paseo del Sur (east/west) at CD St (north-south) with one left/through lane eastbound; one left/right turn lane southbound; and one through/right turn lane westbound, satisfactory to the City Engineer.

Paseo del Sur (east/west) at Potomac Ridge Road (north-south) with one left/through/right turn lane for eastbound, westbound, southbound and northbound lanes, satisfactory to the City Engineer.

Paseo del Sur (east/west) at AT Street (north-south) with one left/through/right turn lane for eastbound, westbound, southbound and northbound lanes, satisfactory to the City Engineer.

AR Street (east/west) at AM Street (north-south) with one left/through/right turn lane for eastbound, westbound, southbound and northbound lanes, satisfactory to the City Engineer.

AR Street (east/west) at AN Street (north-south) with one left turn and one through/right turn lane for eastbound; one left/through/right turn lane for westbound, southbound and northbound lanes, satisfactory to the City Engineer.

AR Street (east-west) at CF Street (north-south) with one left/right turn lane for eastbound; one left/through turn lane for northbound; and one through/right turn lane for southbound lane, satisfactory to the City Engineer.

CD Street (east/west) at AM Street (north-south) with one left/through/right turn lane for eastbound; one left/through/right turn lane for westbound; one left/through/right turn lane for northbound; and one left/through/right turn lane for southbound, satisfactory to the City Engineer.

CD Street (east/west) at AN Street (north-south) with one left/through/right turn lane for eastbound; one left/through/right turn lane for westbound; one left/through/right turn lane for northbound; and one left/through/right turn lane for southbound, satisfactory to the City Engineer.

AT Street (east/west) at Nicole Ridge Road (north-south) with one left/through/right turn lane for eastbound; one left/through/right turn lane for westbound; one left/through/right turn lane for northbound; and one left/through/right turn lane for southbound, satisfactory to the City Engineer.

Potomac Ridge Road (east/west) at AM Street (north-south) with one left/through lane eastbound; one through/right lane westbound; and one left/right turn southbound lane, satisfactory to the City Engineer.

Potomac Ridge Road (east/west) at AN Street (north-south) with one left/through lane eastbound; one through/right lane westbound; and one left/right turn southbound lane, satisfactory to the City Engineer.

Zaslavsky Place (east/west) at CF Street (north-south) with one left/through lane eastbound; one through/right lane westbound; and one left/right turn southbound lane, satisfactory to the City Engineer.

Zaslavsky Place (east/west) at Nicole Ridge Road (north-south) with one through/right lane eastbound; one left/through lane westbound; and one left/right turn northbound lane, satisfactory to the City Engineer.

AT Street (east/west) at Maascot Lane (north-south) with one left/right turn lane eastbound; one through/right turn lane southbound; and one left/through lane northbound, satisfactory to the City Engineer.

Camino San Bernardo (east-west) at Nichole Ridge Road (north-south) with one through/right turn lane northbound; one left/through lane southbound; and one left/right turn lane westbound, satisfactory to the City Engineer.

Camino San Bernardo (east-west) at Maascot Lane (north-south) with one through/right turn lane westbound; one left and one right lane southbound; and one left/through turn lane eastbound, satisfactory to the City Engineer.

Camino del Sur (east/west) at CF Street (north-south) with one through lane, one through/right lane eastbound; two through lanes westbound; and one right turn lane northbound, satisfactory to the City Engineer.

Camino del Sur (east/west) at all project driveways with one through lane, one through/right lane eastbound; two through lanes westbound; and one northbound right turn lane, satisfactory to the City Engineer.

46. Prior to recording the final map(s), the Subdivider shall assure by permit and bond the construction of signalized intersections at the following locations:

Camino del Sur (east/west) at Babcock Street (north/south) with two left turn and two through lanes westbound; one through and one through/right turn lanes eastbound; and one left and one right lanes northbound, satisfactory to the City Engineer.

Camino del Sur (east/west) at AM Street (north/south) with one left turn and two through lanes westbound; one through and one through/right turn lanes eastbound; and one left and one right lanes northbound satisfactory to the City Engineer.

Camino del Sur (east/west) at AN Street (north/south) with one left turn and two through lanes westbound; one through and one through/right turn lanes eastbound; and one left and one right lanes northbound, satisfactory to the City Engineer.

Camino del Sur (east/west) at Paseo del Sur (north/south) with one left turn and two through lanes westbound; one through and one through/right turn lanes eastbound; and one left and one right lanes northbound, satisfactory to the City Engineer.

Paseo del Sur (east/west) at Babcock Street (north/south) with one left and one through/right turn lane westbound; one left/through/right turn lane eastbound, one left and one through/right turn lane southbound; one left/through/right turn lane northbound, satisfactory to the City Engineer.

Paseo del Sur (east/west) at AR Street (north/south) with one left/through/right turn lane for eastbound, westbound, southbound and northbound, satisfactory to the City Engineer.

Paseo del Sur (east/west) at CD Street (north/south) with one left and one through/right turn lane southbound and one left/through/right turn lane eastbound, southbound and northbound, satisfactory to the City Engineer.

Zaslavsky Place (east/west) at Maascot Lane (north/south) with one left and one through westbound, one through/right turn lane eastbound and one left/right turn lane northbound, satisfactory to the City Engineer.

Camino del Sur (north/south) at Cerro Del Sur/Private Street (east/west) with one left turn, one through and one through/right turn lanes northbound and southbound; one left/through/right turn lane eastbound and westbound, satisfactory to the City Engineer.

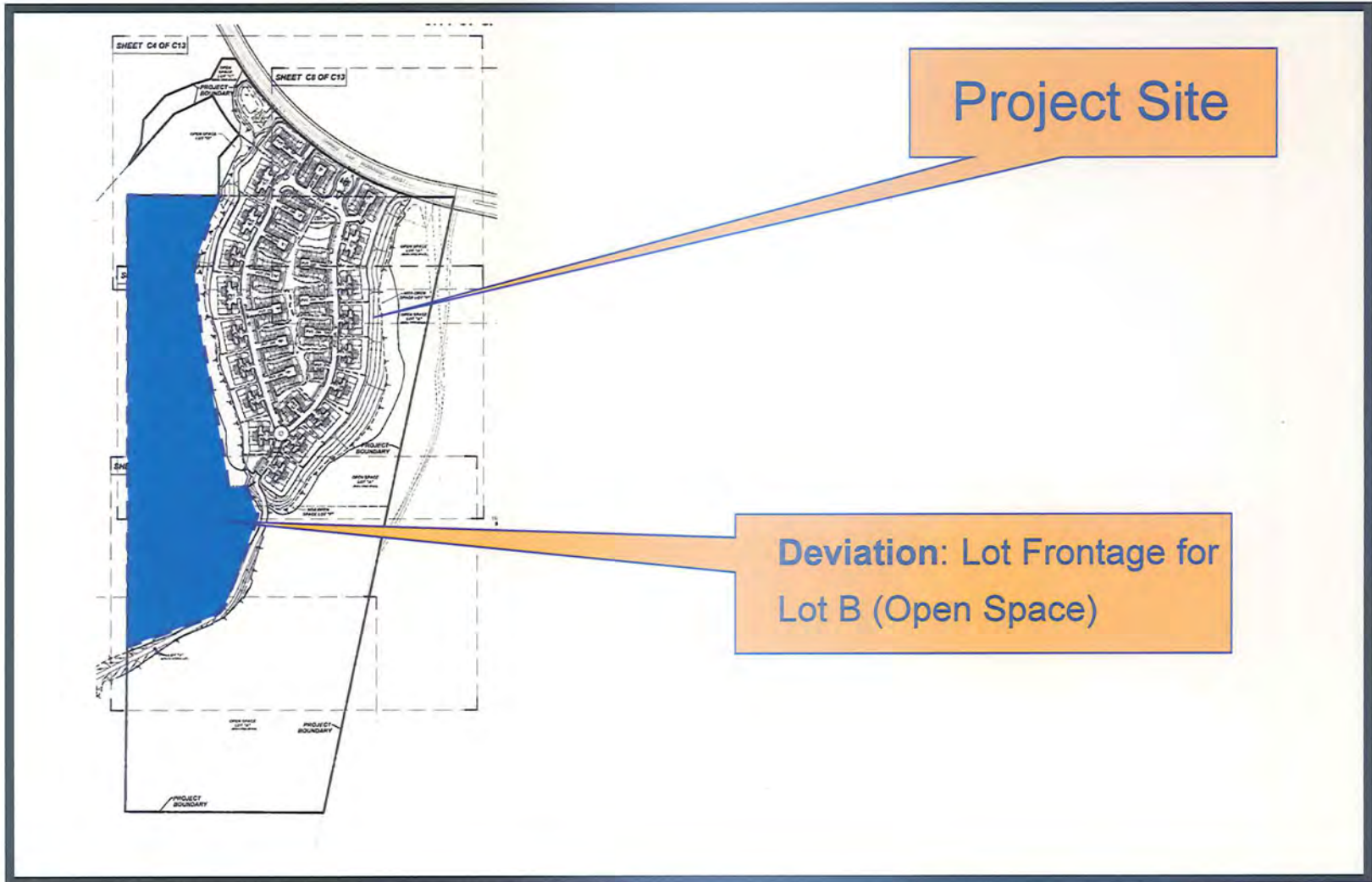
INFORMATION:

- The approval of this Vesting Tentative Map by the Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PROJECT DATA SHEET

PROJECT NAME:	Camelot - Project No. 238281	
PROJECT DESCRIPTION:	Construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite, and the remaining 48 affordable housing dwelling units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.	
COMMUNITY PLAN AREA:	Black Mountain Ranch	
DISCRETIONARY ACTIONS:	Rezone Ordinance, Vesting Tentative Map, Easement Vacation, Public Right-Of-Way Vacation, Planned Development Permit, and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Core Residential at 10-25 du/ac	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-1 and RM-1-2 (Proposed) HEIGHT LIMIT: 30-foot maximum height limit LOT SIZE: 6,000 (RM-1-2) FLOOR AREA RATIO: 0.90 LOT COVERAGE: NA FRONT SETBACK: 15-Feet (Min) and 20-feet (Standard) SIDE SETBACK: 5-Feet (Min) and 8-feet (Standard) STREETSIDE SETBACK: NA REAR SETBACK: 15-feet PARKING: minimum of 656 off-street automobile parking spaces (259 units)		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Institutional; AR-1-1	High School
SOUTH:	Open Space; AR-1-1	Open Space
EAST:	NA County of San Diego	Single Family Residential Subdivision
WEST:	Open Space and Low Residential 2-5 du/ac); AR-1-1 and RS-1-14	Open Space and Single Family Residential Subdivision
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to the development regulations for lot frontage, lot area, building height, angled building envelope, and retaining wall height.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 4, 2014, the Rancho De Los Penasquitos Planning Board, the community planning group overseeing the Black Mountain Ranch Subarea-1 Plan Area, voted 10-0-2 to recommend approval of the project with no conditions.	

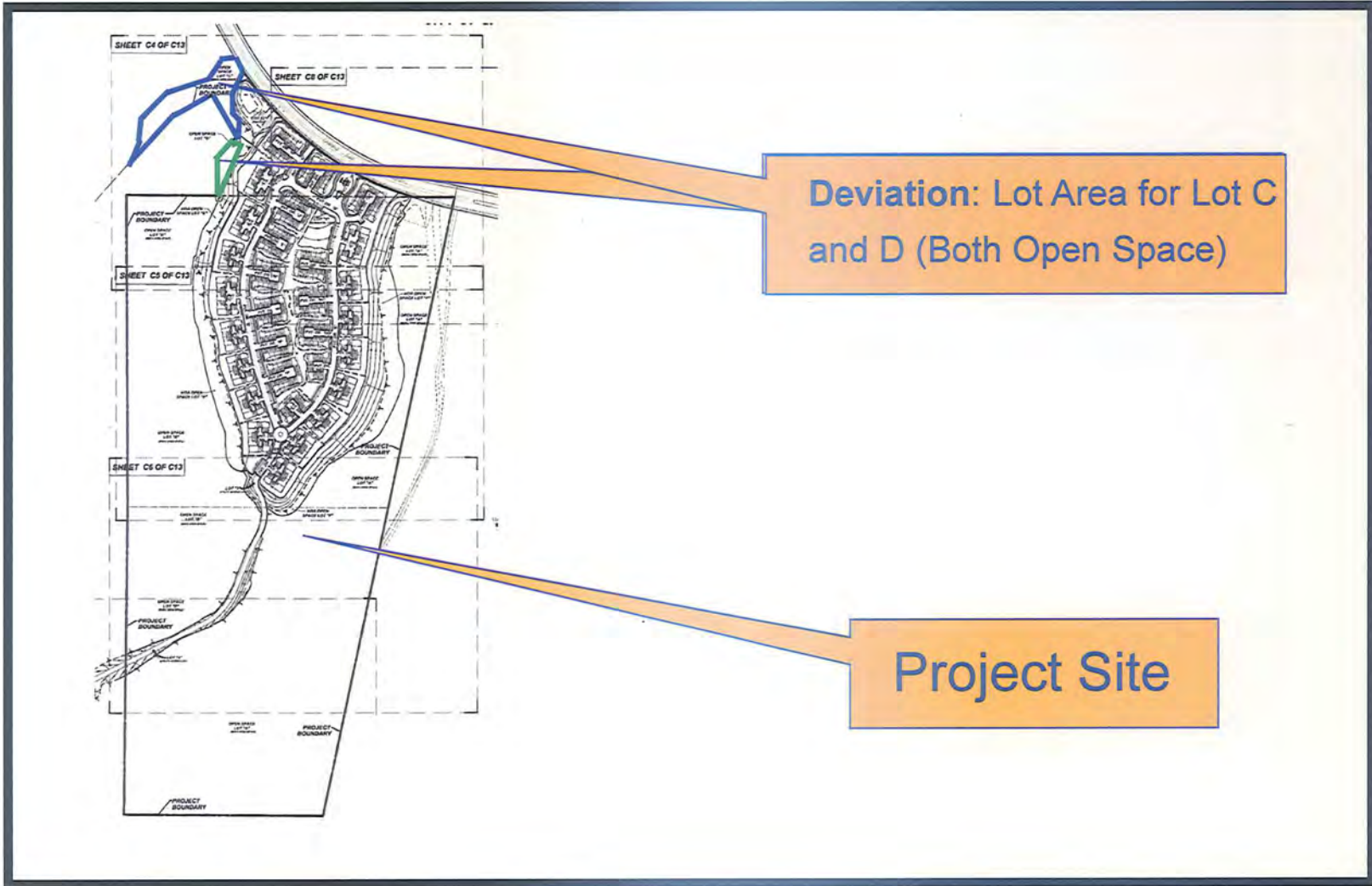


Deviation Location Drawings 1 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



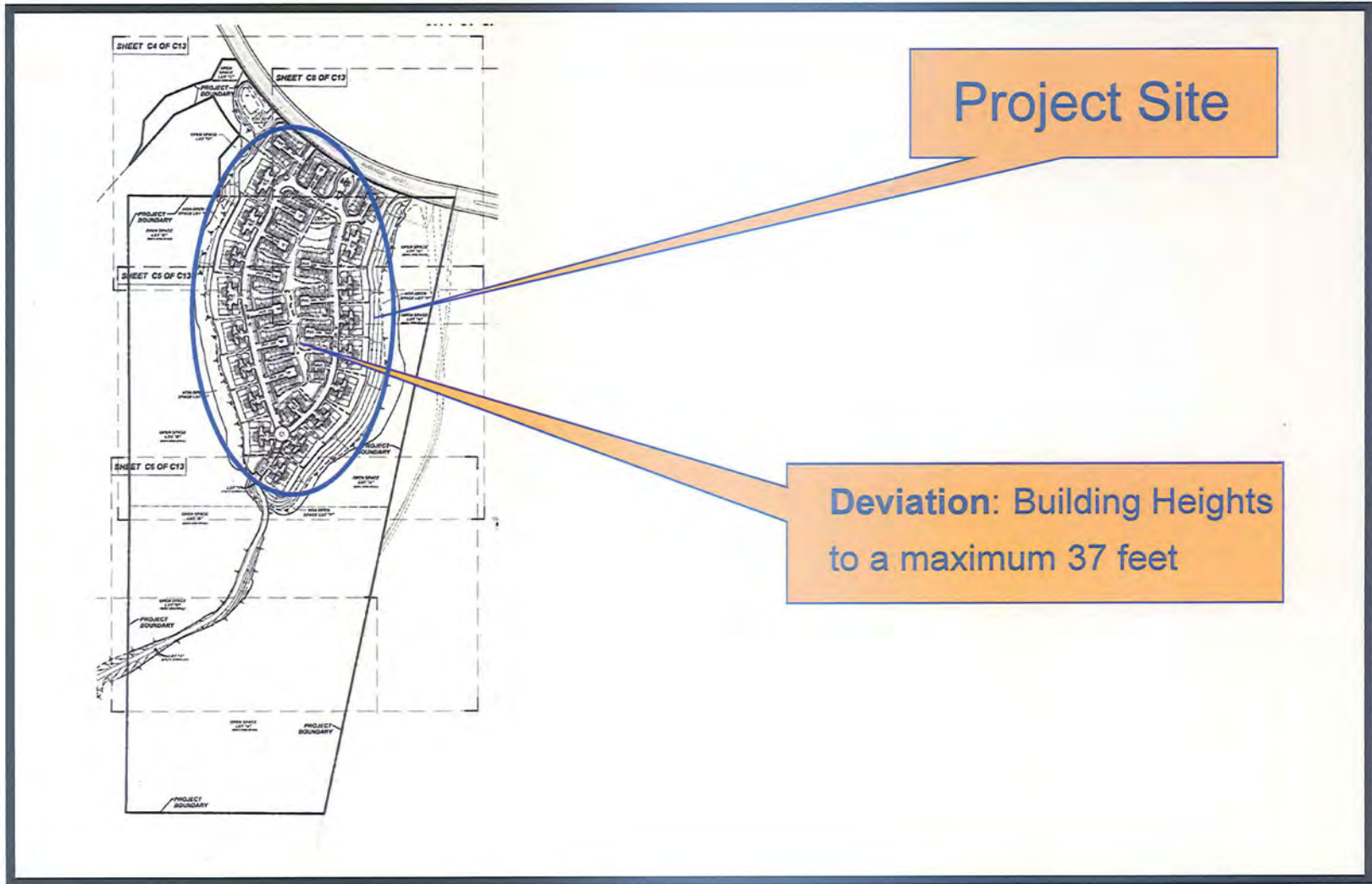


Deviation Location Drawings 2 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



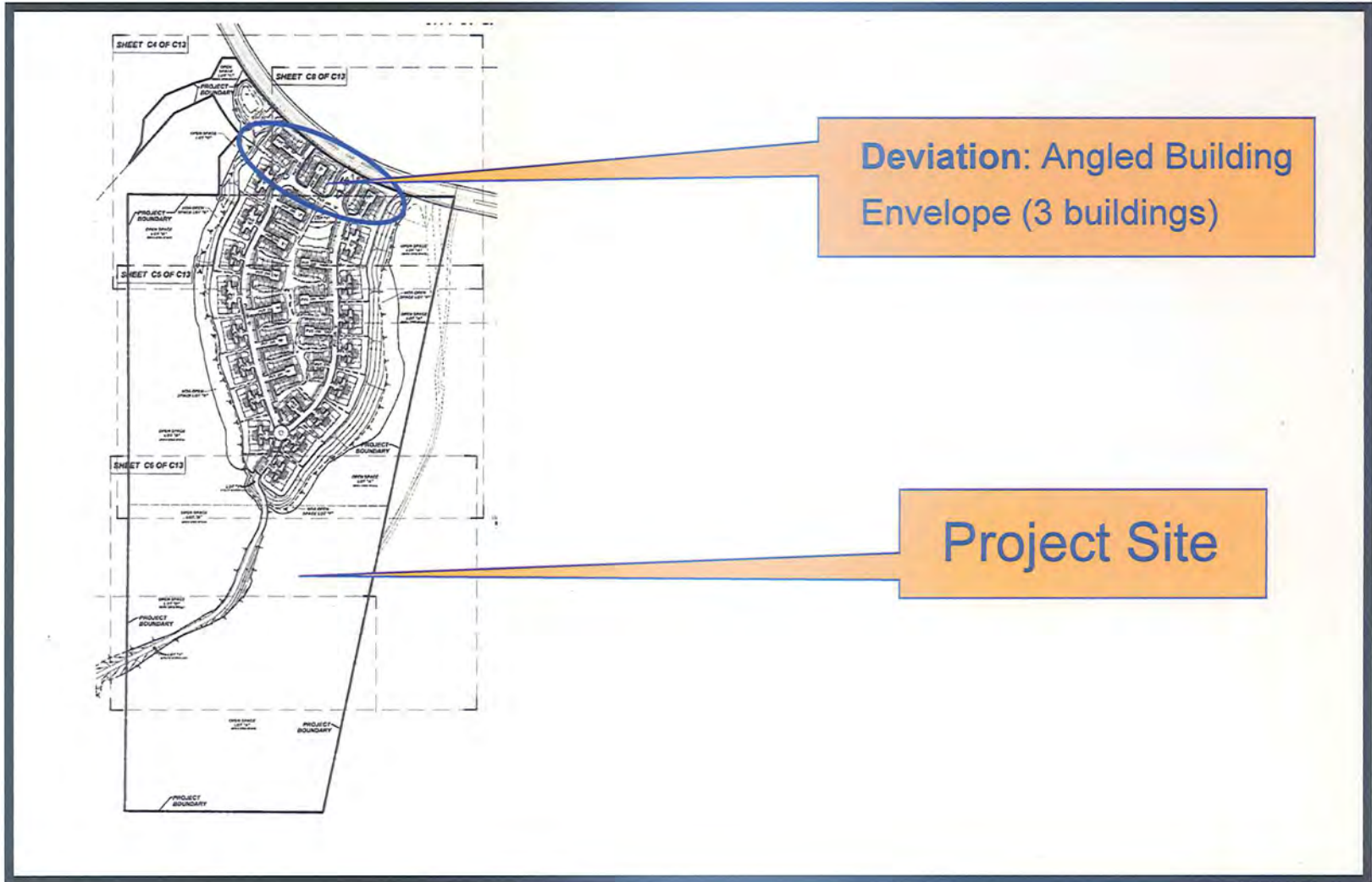


Deviation Location Drawings 3 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



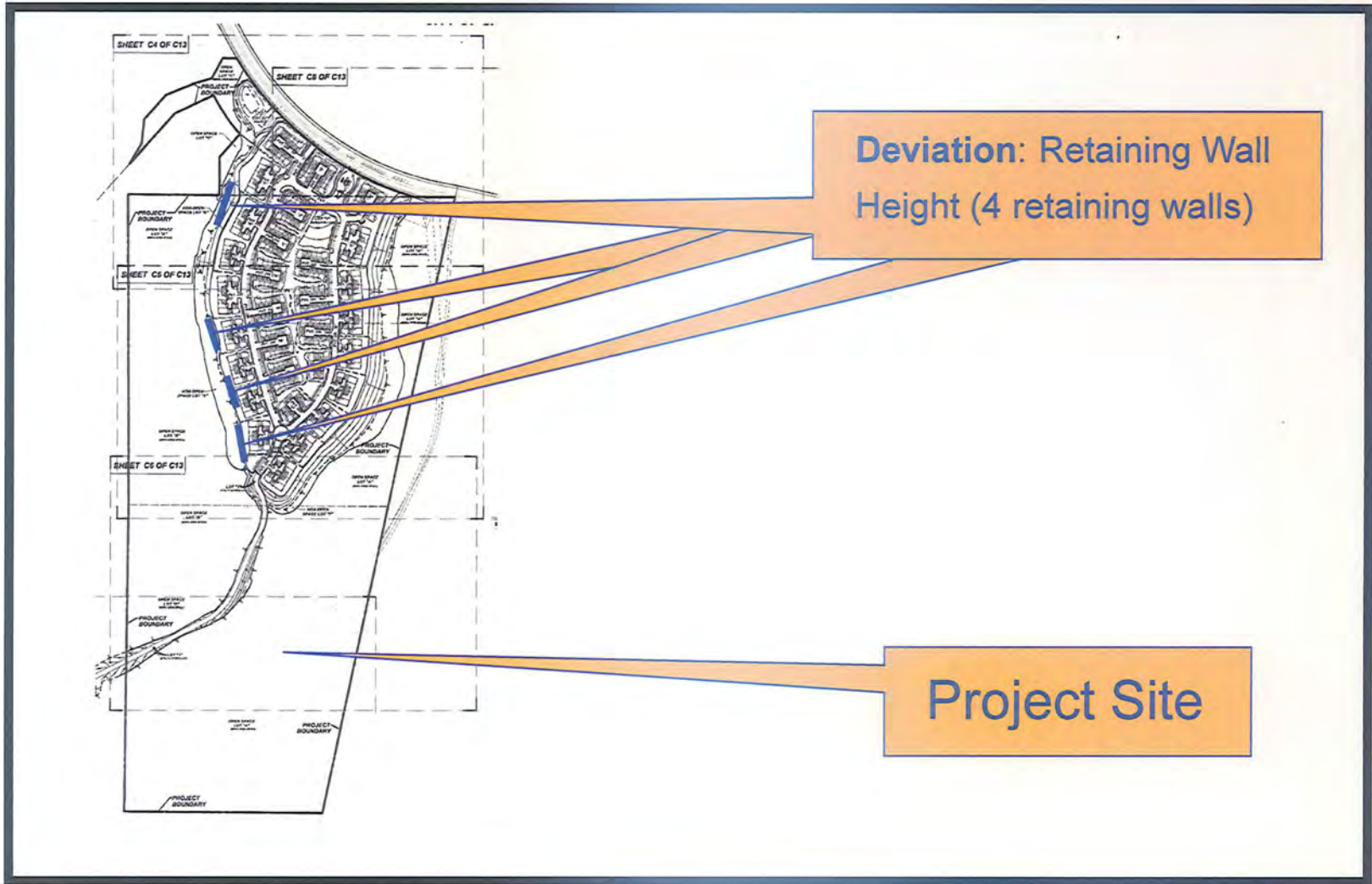


Deviation Location Drawings 4 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



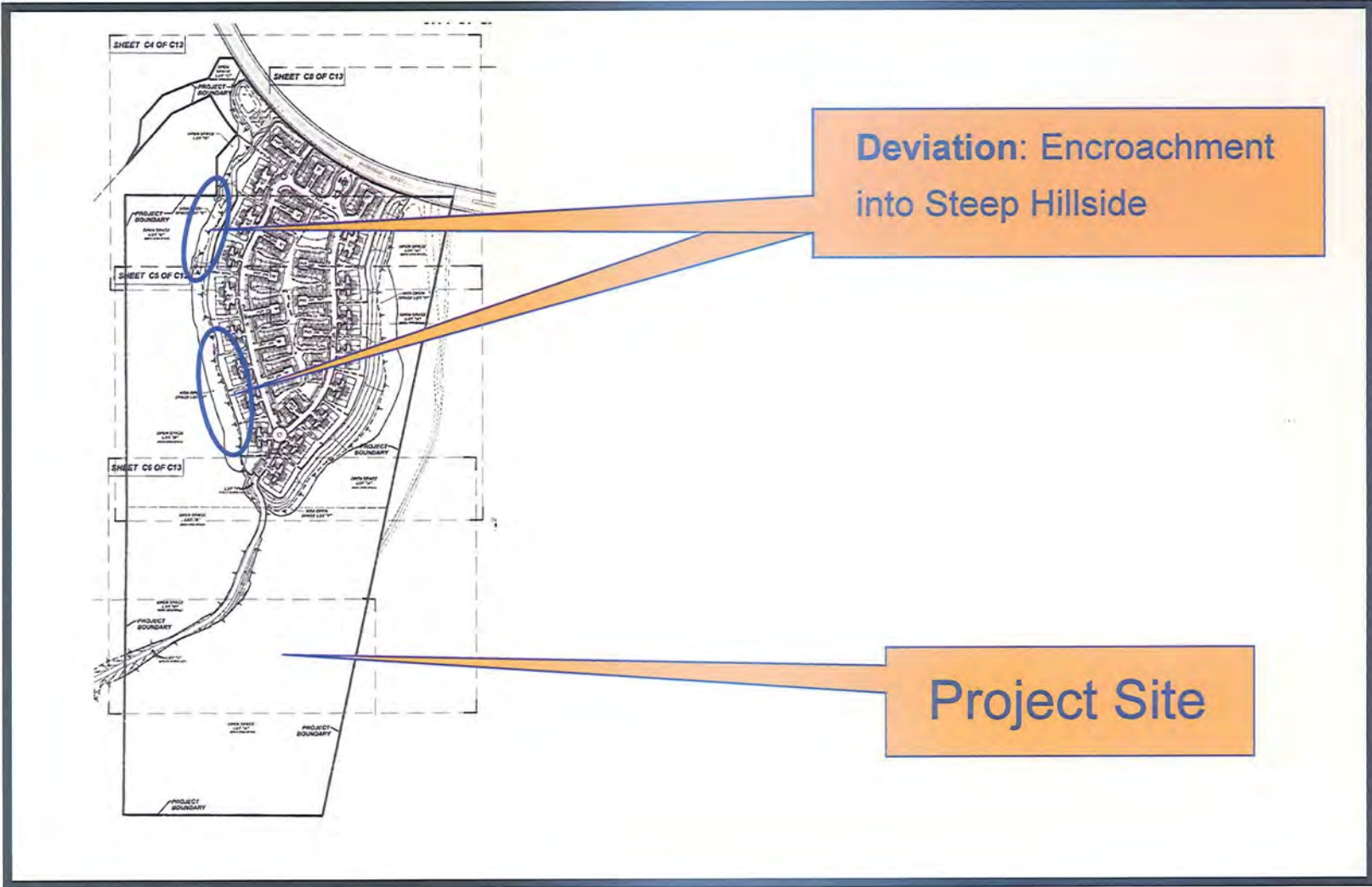


Deviation Location Drawings 5 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo





Deviation Location Drawings 6 of 6

Camelot - Project No. 238281

74.42-acres west of Deer Road and south of Camino San Bernardo



RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION GRANTING PLANNED DEVELOPMENT PERMIT NO. 856425 AND SITE DEVELOPMENT PERMIT NO. 856426 FOR THE CAMELOT PROJECT NO. 238281 [MMRP]; AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 497493 AND SITE DEVELOPMENT PERMIT NO. 497494

WHEREAS, SPIC DEL SUR LLC, a Delaware Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a Planned Development Permit [PDP] and Site Development Permit [SDP], an amendment of Planned Development Permit No. 497493 and Site Development Permit No. 497494, to construct 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919), on a vacant 74.42-acre parcel of land known as the Camelot project [Project], and the remaining 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the Black Mountain Ranch [BMR] North Village Town Center; and

WHEREAS, the Project includes a Multiple Habitat Planning Area [MHPA] Boundary Line Adjustment [BLA]; and

WHEREAS, the project site is located west of Deer Road and south of Camino San Bernardo, in the AR-1-1, RS-1-14, and RM-1-2 Zones, which are proposed to be rezoned to the AR-1-1 and RM-1-2 Zones within the Black Mountain Ranch Community Plan, and the MHPA. The site contains Environmentally Sensitive Lands [ESL] in the form of Steep Hillside and Sensitive Biological Resources as defined in San Diego

Municipal Code [SDMC] Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain; and

WHEREAS, the property is legally described as: Lot 5 of Section 30 and Lot 8 of Section 31 in Township 13 South of Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat of the Survey of the said land; and Lot B of Black Mountain Ranch Units 16, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15951 filed in the Office of the County Recorder of San Diego County, October 31, 2013; and

WHEREAS, on April 30, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 856425 and Site Development Permit No. 856426, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 856425 and Site Development Permit No. 856426:

I. SITE DEVELOPMENT PERMIT APPROVAL- Section 126.0504

A. Findings for all Site Development Permits

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the Black Mountain Ranch (BMR) Community Plan, and has a land use designation of Core Residential at 10-25 dwelling units per acre (du/ac). Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919).

The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. Therefore, the proposed development is consistent with the policy documents, recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea Plan, BMR Community Plan, and the General Plan.

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

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919), and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a Property Owner Association (POA) lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for Multiple Habitat Planning Area (MHPA) and Home Owner Association (HOA) Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA Boundary Line Adjustment (BLA) would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. A Mitigated Negative Declaration (MND), No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Deigo Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 856425 and Site Development Permit No. 856426, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919), and the remaining 48 affordable

housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public right-of-way (ROW) will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property.

The project includes a request for deviations to the development regulations for lot frontage, lot area, building height, angled building envelope, and retaining wall height. The following are the code sections and justification for the deviations:

Lot Frontage: A deviation from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C for minimum required lot frontage in the AR-1-1. The development proposes to provide lot frontages for Open Space Lot B on a private driveway with public access/utility easements rather than on a public street as required, to reduce the lot frontage for Open Space Lot C to 50 feet, and to waive the frontage requirement for Open Space Lot D where a 200 foot minimum lot frontage is required by regulations.

The proposed 259 unit residential condominium development is a located on an approximately 74.42-acre site with limited public street frontage and where nearly 50 percent of the land is severely topographically constrained and inaccessible. Of the approximately 860 feet of property street frontage, less than half, or approximately 420 feet, is available for vehicular access.

The intent of the regulations is to insure that individual dwelling units on separate lots are provided adequate frontage, and therefore access to public ROW. The proposed development is a multi-family residential condominium development and the access to the public ROW is provided for residents via a connected system of private driveways with public access easements that connect by means of the primary project entry back to the project's public street frontage on Camino San Bernardo. The only lots lacking adequate frontage are three (3) open space lots being offered for dedication as MHPA Open Space.

Lot Area: A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot area in the AR-1-1 Zone. The development proposes to provide lot areas of 1.28-acres for Open Space Lot C and 0.22-acres for Open Space Lot D, where a 10-acre minimum is required within this zone.

The required minimum lot area for the AR-1-1 Zone is intended to limit residential development densities in this rural zoning classification. The subject lots are non-buildable lots being offered for dedication as MHPA Open Space.

Building Height: A deviation from SDMC Section 131.0431(e), Table 131-04G to allow a maximum height of 37 feet where regulations limit building height to a maximum of 30 feet.

The maximum structure height of 30 feet within the RM-1-2 Zone is intended to limit residential building heights consistent with the maximum densities allowed within this zoning classification and to control the perceived bulk and scale of the project. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. Currently, the MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The existing environmental and physical constraints of the property currently limits the ability to fully develop the property to the BMR Subarea Plan that allows for 300 dwelling units. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The additional height of the proposed structures assist in adding interest and variety to the private street scene and adds to the perception of the project overall as viewed both internally and by the surrounding development.

Angled Building Envelope: A deviation from SDMC Section 131.0444(e), which requires in the RM-1-2 Zone that an angled building plane would be provided from the limits of the front yard setback in toward the center of the structure. Said plane is limited to a maximum 19 feet height at the 'minimum' front setback line and angles upward at a 45-degree angle till it reaches the maximum allowable building height. The deviation is to allow portions of 3 of the total 32 building proposed to exceed this standard

The angled building plane height/setback requirement is intended to provide the public some degree of relief from the perceived bulk and scale along the frontage. The 3 buildings in question are located adjacent to the northerly portion of project along the Camino San Bernardo frontage. The proposed architectural designs

for the project are highly articulated buildings composed of one-, two- and three-story elements. The encroaching elements are for a portion of the building façade and are offset from the primary building wall. The encroaching elements provide vertical and horizontal variation that helps to minimize the perceived bulk and scale.

Retaining Wall Height: A deviation from SDMC Section 142.0340(d) to allow a maximum retaining wall height of 15 feet 6 inches within a required side yard setback where a maximum 6 foot wall height is permitted. The several proposed retaining walls will exceed the maximum permitted height by 1 inch to 9 feet 6 inches for a combined total length of 450 feet, and vary in distance from 2-5 feet from the property line.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The retaining walls help the project minimize the development area in order to preserve the ESL on site. In order to minimize potential visual impacts, the proposed four walls will be “Verdura” type retaining walls, a plantable and mechanically stabilized earth block retaining walls system, and the walls will be a maximum 150 foot in length.

Encroachment into Steep Hillside: A deviation from SDMC Section 143.0142(a)(2) from the Environmentally Sensitive Lands (ESL) regulations to allow a portion of the proposed development to encroach into steep hillside with a natural gradient of 25 percent or more an a minimum elevation differential of 50 feet.

The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope ‘systems’ that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit

encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts to the maximum extent feasible and will preserve 49.21-acres of ESL, while still providing a highly articulated architectural designed residential development that implements the goals and objectives of the BMR Subarea Plan, which include the development of 48 off-site affordable housing units that will be constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. For all of these reasons, including the justifications listed above, the project minimizes the potential adverse effects on environmentally sensitive lands and with the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and would further the City's affordable housing goals and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea Plan and the SDMC.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. The property will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds

the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the suitable for the design and siting of the proposed development.

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. The property will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope 'systems' that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the project would minimize the alteration of natural land forms and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total,

19.6-acres, or 26 percent, comprise contiguous slope 'systems' that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts and will preserve 49.21-acres of ESL. A MND, No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the proposed development has been designed to prevent adverse impacts on any adjacent ESL.

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the

proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts and will preserve 49.21-acres of ESL. A MND, No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the proposed development would be consistent with the City of San Diego's MSCP Subarea Plan.

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan. The project site is located approximately 9 miles from the Pacific Ocean; therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea

Plan. The property will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope 'systems' that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts and will preserve 49.21-acres of ESL. A MND, No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. The City Council has reviewed the administrative record including the project plans, MND No. 238281, and heard public testimony, and has determined that the nature and extent of mitigation required as a condition of the permit are reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

II. Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately

68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919).

The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. Therefore, the proposed development is consistent with the policy documents, recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea Plan and the General Plan.

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

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.2- acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. A MND, No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 856425 and Site Development Permit No. 856426, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property.

The project includes a request for deviations to the development regulations for lot frontage, lot area, building height, angled building

envelope, and retaining wall height. The following are the code sections and justification for the deviations:

Lot Frontage: A deviation from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C for minimum required lot frontage in the AR-1-1. The development proposes to provide lot frontages for Open Space Lot B on a private driveway with public access/utility easements rather than on a public street as required, to reduce the lot frontage for Open Space Lot C to 50 feet, and to waive the frontage requirement for Open Space Lot D where a 200 foot minimum lot frontage is required by regulations.

The proposed 259 unit residential condominium development is located on an approximately 74.42-acre site with limited public street frontage and where nearly 50 percent of the land is severely topographically constrained and inaccessible. Of the approximately 860 feet of property street frontage, less than half, or approximately 420 feet, is available for vehicular access.

The intent of the regulations is to insure that individual dwelling units on separate lots are provided adequate frontage, and therefore access to public ROW. The proposed development is a multi-family residential condominium development and the access to the public ROW is provided for residents via a connected system of private driveways with public access easements that connect by means of the primary project entry back to the project's public street frontage on Camino San Bernardo. The only lots lacking adequate frontage are three (3) open space lots being offered for dedication as MHPA Open Space.

Lot Area: A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot area in the AR-1-1 Zone. The development proposes to provide lot areas of 1.28-acres for Open Space Lot C and 0.22-acres for Open Space Lot D, where a 10-acre minimum is required within this zone.

The required minimum lot area for the AR-1-1 Zone is intended to limit residential development densities in this rural zoning classification. The subject lots are non-buildable lots being offered for dedication as MHPA Open Space.

Building Height: A deviation from SDMC Section 131.0431(e), Table 131-04G to allow a maximum height of 37 feet where regulations limit building height to a maximum of 30 feet.

The maximum structure height of 30 feet within the RM-1-2 Zone is intended to limit residential building heights consistent with the

maximum densities allowed within this zoning classification and to control the perceived bulk and scale of the project. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. Currently, the MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The existing environmental and physical constraints of the property currently limits the ability to fully develop the property to the BMR Subarea Plan that allows for 300 dwelling units. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The additional height of the proposed structures assist in adding interest and variety to the private street scene and adds to the perception of the project overall as viewed both internally and by the surrounding development.

Angled Building Envelope: A deviation from SDMC Section 131.0444(e), which requires in the RM-1-2 Zone that an angled building plane would be provided from the limits of the front yard setback in toward the center of the structure. Said plane is limited to a maximum 19 feet height at the 'minimum' front setback line and angles upward at a 45-degree angle till it reaches the maximum allowable building height. The deviation is to allow portions of 3 of the total 32 building proposed to exceed this standard

The angled building plane height/setback requirement is intended to provide the public some degree of relief from the perceived bulk and scale along the frontage. The 3 buildings in question are located adjacent to the northerly portion of project along the Camino San Bernardo frontage. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The encroaching elements are for a portion of the building façade and are offset from the primary building wall. The encroaching elements provide vertical and horizontal variation that helps to minimize the perceived bulk and scale.

Retaining Wall Height: A deviation from SDMC Section 142.0340(d) to allow a maximum retaining wall height of 15 feet 6 inches within a required side yard setback where a maximum 6 foot wall height is permitted. The several proposed retaining walls will exceed the maximum permitted height by 1 inch to 9 feet 6 inches for a combined total length of 450 feet, and vary in distance from 2-5 feet from the property line.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The retaining walls help the project minimize the development area in order to preserve the ESL on site. In order to minimize potential visual impacts, the proposed four walls will be “Verdura” type retaining walls, a plantable and mechanically stabilized earth block retaining walls system, and the walls will be a maximum 150 foot in length.

Encroachment into Steep Hillside: A deviation from SDMC Section 143.0142(a)(2) from the Environmentally Sensitive Lands (ESL) regulations to allow a portion of the proposed development to encroach into steep hillside with a natural gradient of 25 percent or more an a minimum elevation differential of 50 feet.

The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope ‘systems’ that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts to the maximum extent feasible and will preserve 49.21-acres of ESL, while still providing a highly articulated architectural designed residential development that implements the goals and objectives of the BMR Subarea Plan, which include the development of 48 off-site affordable housing units that will be constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. For all of these reasons, including the justifications listed above, the project minimizes the potential adverse effects on environmentally sensitive lands and with the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and would further the City’s affordable housing goals and is consistent with the recommended land use, design guidelines, and

development standards in effect for this site per the adopted BMR Subarea Plan and the SDMC.

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

BE IT FURTHER RESOLVED, that Planned Development Permit [PDP] No. 856425, Site Development Permit [SDP] No. 856426 is granted to SPIC DEL SUR LLC, a Delaware Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

BE IT FURTHER RESOLVED, that the MHPA boundary line adjustment as shown on Vesting Tentative Map No. 856427 is approved.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO OF THE CITY OF SAN DIEGO, CALIFORNIA, ON _____.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
R- INSERT
Reviewed by Jeffrey A. Peterson, DPM

Internal Order No. 24001751

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: 24001751

PLANNED DEVELOPMENT PERMIT NO. 856425
SITE DEVELOPMENT PERMIT NO. 856426
CAMELOT-PROJECT NO. 238281 [MMRP]
AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 497493
AND SITE DEVELOPMENT PERMIT NO. 497494
CITY COUNCIL

This Planned Development Permit No. 856425 and Site Development Permit No. 856426, an amendment of Planned Development Permit No. 497493 and Site Development Permit No. 497494 (Black Mountain Ranch North Village-Project No. 142244) is granted by the City Council of the City of San Diego to SPIC DEL SUR LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0604. The 74.42-acre site is located south of Camino San Bernardo, south of Nighthawk Lane, in the existing AR-1-1, RM-1-2, and RS-1-14 Zones (proposed AR-1-1 and RM-1-2 Zones) within the Black Mountain Ranch Community Plan, Multiple Habitat Planning Area (MHPA), and Council District 5. The project site is legally described as: Lot 5 of Section 30 and Lot 8 of Section 31 in Township 13 South of Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat of the Survey of the said land; and Lot B of Black Mountain Ranch Units 16, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15951 filed in the Office of the County Recorder of San Diego County, October 31, 2013.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop a 307 multi-family residential condominium unit (259 units on site and 48 affordable housing units off-site) subdivision on a vacant 74.42-acre site, and a MHPA Boundary Line Adjustment is approved; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. A 307 multi-family residential condominium unit subdivision consisting of 259 multi-family dwelling units (includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) on site within 30 multi-family residential buildings and a MHPA Boundary Line Adjustment; and transfer and to construct 48 units (“Affordable Units”) on Lot 9 in Unit No. 11 of Map No. 15919 (the “Affordable Housing Site”) in the Black Mountain Ranch North Village;
- b. Deviations as follows:
 1. A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot frontage in the AR-1-1. The development proposes to provide lot frontages for Open Space Lot B on a private driveway with public access/utility easements rather than on a public street as required, to reduce the lot frontage for Open Space Lot C to 50 feet, and to waive the frontage requirement for Open Space Lot D where a 200 foot minimum lot frontage is required by regulations;
 2. A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot area in the AR-1-1 Zone. The development proposes to provide lot areas of 1.28-acres for Open Space Lot C and 0.22-acres for Open Space Lot D, where a 10-acre minimum is required within this zone;
 3. A deviation from SDMC Section 131.0431(e), Table 131-04G to allow a maximum height of 37 feet where regulations limit building height to a maximum of 30 feet;
 4. A deviation from SDMC Section 131.0444(e), which requires in the RM-1-2 Zone that an angled building plane would be provided from the limits of the front yard setback in toward the center of the structure. Said plane is limited to a maximum 19 feet height at the ‘minimum’ front setback line and angles upward at a 45-degree angle till it reaches the maximum allowable building height. The deviation is to allow portions of 3 of the total 32 building proposed to exceed this standard;
 5. A deviation from SDMC Section 142.0340(d) to allow a maximum retaining wall height of 15 feet 6 inches within a required side yard setback where a maximum 6 foot wall height is permitted. The several proposed retaining walls will exceed the maximum permitted height by from 0 to 9 feet 6 inches for a combined total length of 450 feet, and vary in distance from 2-5 feet from the property line;
 6. A deviation from SDMC Section 143.0142(a)(2) to allow a portion of the proposed development to encroach into steep hillside with a natural gradient of 25 percent or more an a minimum elevation differential of 50 feet.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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.
- f. Amendment of Planned Development Permit No. 497493 and Site Development Permit No. 497494 (Black Mountain Ranch North Village-Project No. 142244) to allow for the inclusion of Lot B of Map No. 15951 within the proposed subdivision, to allow for 48 units ("Affordable Units") to be transferred and constructed on Lot 9 of Map No. 15919, and the transfer of 7 dwelling units to the Project site from Lot 12, 13, 18, and 19 of Map No. 15919. All other development rights and conditions of Planned Development Permit No. 497493 and Site Development Permit No. 497494 remain in full force and effect.

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 _____.
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.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. 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.
9. 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.
10. 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"

conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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.

13. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION No. 238281, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION No. 238281, 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:

Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines)

Biological Resources

Historical Resources (archaeology)

Noise

Paleontological Resources

AFFORDABLE HOUSING REQUIREMENTS:

15. The Owner/Permittee shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").

a. Prior to recording the Final Map, the Owner/Permittee shall:

1. Enter into a Master Affordable Housing Agreement ("Affordable Housing Agreement"), with the San Diego Housing Commission ("Housing Commission") to detail and assure the construction and occupancy of an "Affordable Housing Project" totaling a minimum of forty-eight (48) units ("Affordable Units") on the Owner/Permittee's "Camelot Subdivision." As used herein "Affordable Housing Site" means the parcel(s) of real property upon which the Declaration is recorded and the Affordable Units are constructed. Notwithstanding the foregoing, the Affordable Housing Site may be, and the Owner/Permittee may cause the forty-eight (48) Affordable Units to be constructed on Lot 9 of Map No. 15919 in the Black Mountain Ranch North Village (which is not a part of the property that is the subject of this site development permit), provided, construction of such Affordable Units is allowed by the entitlements, zoning laws and any and all other laws and regulations applicable to such property and the Owner/Permittee is able to enter into any and all contractual agreements required by the Housing Commission to ensure those Affordable Units will be rent and occupancy restricted as set forth in the Affordable Housing Agreement. The Affordable Housing Agreement shall include all of the provisions of this Section 1 and such other and further conditions as shall be required by the President and CEO of the Housing Commission, or his designee ("President and CEO"), to assure satisfaction of the affordable housing requirements as referenced in this Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.

2. Execute and record a declaration of covenants, conditions and restrictions (the "Declaration") in first priority position against the Affordable Housing Site, restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five (55) years from the date of initial occupancy of the Affordable Housing Project. All Affordable Units shall be for occupancy by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Declaration shall provide for the siting, mix and architecture nature of the Affordable Housing Project.

3. Execute and record a deed of trust against the Affordable Housing Site, in second lien priority (junior only to the Declaration), assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the Housing Commission may be subordinated to the construction deed(s) of trust and/or

permanent financing deed(s) of trust in favor of institutional lenders, as approved by the President and CEO in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as she/he may impose.

4. Post performance security for the construction of the Affordable Housing Project, including without limitation, all onsite and offsite improvements, necessary to access and serve the Affordable Housing Project with all necessary utilities, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO in her/his sole discretion.

b. Approval of the timing of the construction and occupancy of the Affordable Housing Project, acceptable to the President and CEO, shall be included in the Affordable Housing Agreement, provided that the following timetable is incorporated into the Affordable Housing Agreement:

1. Issuance of building permits for the Affordable Project shall occur on or before the earlier of: (A) the issuance of building permits for construction of the 126th market rate dwelling unit; or (B) twenty-four (24) months after the issuance of the first residential building permit.

2. In no event shall the issuance of building permits for the construction of the 126th market rate dwelling unit occur until building permits for construction of the forty-eight (48) affordable units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Owner/Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 86th market rate unit.

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

(A) Eighteen (18) months after the issuance of building permit for the Affordable Project as referenced in Paragraph 1.b.1., hereof; or

(B) Three and one-half years after the issuance of the first residential building permit.

4. Occupancy of the Affordable Project shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in Paragraph 1.b.3., above.

c. For “good cause” shown to the satisfaction of the President and CEO, the thresholds and dates referenced herein may be adjusted and/or extended one or more times.

Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO, in his/her sole discretion.

- d. The successors, heirs and assigns of the Owner/Permittee shall enter into and execute such other and further documents as the President and CEO shall require, from time to time, as may be needed to effectuate the affordable housing requirements of this Site Development Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.

The North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan shall not in any way modify or change any provisions of the Site Development Permit. To the extent that there is any inconsistency between them, the terms of the permit conditions shall prevail.

ENGINEERING REQUIREMENTS:

16. The Owner/Permittee shall comply with all of the conditions of this Planned Development Permit No. 856425 and Site Development Permit No. 856426, and shall comply with all conditions of Vesting Tentative Map No. 856427.

GEOLOGY REQUIREMENTS:

17. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

18. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, the San Diego Low Impact Development Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

20. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
21. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).
22. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

26. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.
27. The Brush Management Program shall be based on a standard Zone One of 35 feet in width with Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Zone 1 shall vary from 23-feet to 79-feet as shown on

Exhibit 'A' with a corresponding Zone 2 from 77-feet to 0-feet. Where Zone 1 is less than the 35-foot standard, opening protection shall be upgraded over CBC 7A requirements to include dual-glazed, dual-tempered panes.

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

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

30. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible and/or one-hour fire-rated accessory structures may be approved within the designated Zone 1 area subject to Fire Marshal's approval.

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

32. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

33. Prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

PARK & REC REQUIREMENTS:

34. Prior to issuance of any construction permits, the Owner/Permittee shall irrevocably offer to dedicate in fee to the City of San Diego, Lots "A", "B" & "C" for MHPA open space purposes. At no time will Lots "A", "B" & "C" be encumbered by any deed of trust and shall remain free and clear until at such time the City of San Diego accepts said lots.
35. The Owner/Permittee shall ensure that the lot(s) to be deeded to the city as open space are free and clear of all private easements, private encroachments, private agreement and/or liens.
36. The Owner/Permittee shall schedule an inspection with the Park & Recreation Department, Open Space Division prior to acceptance of the Irrevocable Offer to Dedicate, for lot(s) deeded to the City.
37. The Owner/Permittee shall irrevocably offer to dedicate in fee a 10 feet wide Recreation Easement across Lot 3 for trail purposes when a trail alignment for the adjacent open space has been determined.
38. The Owner/Permittee shall ensure that prior to recordation of the project final map, all off-site easements and private parcels necessary for the grading and utility access road have been recorded.
39. The Owner/Permittee shall ensure that no project Brush Management responsibility is placed on Lots "A", "B" and "C".
40. The Owner/Permittee shall ensure that private drainage structures, subsurface or on-grade, are privately owned and maintained.
41. The Owner/Permittee shall ensure that the privately owned and maintained utility access road and associated grading as a part of Lot 3, located off-site, crossing future City fee-owned open space, is lotted out and privately owned prior to the City's acceptance of the Irrevocable Offer of Dedication of Lots "A", "B" & "C" for MHPA open space purposes.

PLANNING/DESIGN REQUIREMENTS:

42. Planned Development Permit No. 497493 and Site Development Permit No. 497494 (Black Mountain Ranch North Village-Project No. 142244) are amended to allow for the inclusion of Lot B of Map No. 15951 within the proposed subdivision, to allow for 48 units ("Affordable Units") to be transferred and constructed on Lot 9 of Map No. 15919, and the transfer of 7 dwelling units to the Project site from Lot 12, 13, 18, and 19 of Map No. 15919. All other development rights and conditions of Planned Development Permit No. 497493 and Site Development Permit No. 497494 remain in full force and effect.
43. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

44. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, Steep Hillides, and Special Flood Hazard Areas, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A." Areas of Sensitive Biological Resources, Steep Hillides, and Special Flood Hazard Areas that are also within the MHPA and are granted to the City's Multiple Species Conservation Program (MSDP) preserve through fee title to the City, shall not require the covenant of easement.

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

46. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

47. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

48. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of noncontiguous 6 foot sidewalks, curb and gutter on Camino San Bernardo along the project frontage, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

49. Prior to the issuance of any building permit, the project shall demonstrate conformance with the Black Mountain Ranch Transportation Phasing Plan and Environmental Impact Report (EIR) satisfactory to the City Engineer.

50. A minimum of 656 off-street automobile parking spaces (657 provided) including 3 van accessible (3 provided), 8 accessible (8 provided), 1 carpool and zero emissions vehicles (1 provided), 26 motorcycle (31 provided) and 2 loading areas (2 provided) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Further, all 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 Director of Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

51. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction all public water and sewer facilities as required in the accepted water and sewer study for this project in a manner satisfactory to the Public Utilities Director and the City Engineer. Water and sewer facilities, as shown on the approved Exhibit "A", may require modification based on the accepted water and sewer study and final engineering.

52. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

53. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

55. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

56. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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 _____ and
Resolution No. _____.

Permit Type/PTS Approval No.: PDP No. 85642/SDP No. 856426
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.

SPIC DEL SUR LLC,
a Delaware Limited Liability 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. 856427, EASEMENT
VACATION NO. 1451817, AND PUBLIC RIGHT-OF-WAY
VACATION NO. 1451821; CAMELOT-PROJECT NO. 238281
[MMRP]; AMENDMENT OF VESTING TENTATIVE MAP
NO. 497492

WHEREAS, SPIC DEL SUR LLC, a Delaware Limited Liability Company, Subdivider, and Hunsaker & Associates, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 856427), an amendment Vesting Tentative Map No. 497492, public right-of-way vacation (Public Right-Of-Way Vacation No. 1451821) and easement vacation (Easement Vacation No. 1451817) for the Camelot Project. The project site is located west of Deer Road and south of Camino San Bernardo, in the AR-1-1, RS-1-14, and RM-1-2 Zones within the Black Mountain Ranch Community Plan, and the Multiple Habitat Planning Area (MHPA). The property is legally described as Lot 5 of Section 30 and Lot 8 of Section 31 in Township 13 South of Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat of the Survey of the said land; and Lot B of Black Mountain Ranch Units 16, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15951 filed in the Office of the County Recorder of San Diego County, October 31, 2013; and

WHEREAS, the Map proposes the Subdivision of a 74.42-acres site into 9 lots; 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 125.1040; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 259; and

WHEREAS, on April 30, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 856427, Right-Of-Way Vacation No. 1451821, and Easement Vacation No. 1451817, and pursuant to Planning Commission 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. 856427, Right-Of-Way Vacation No. 1451821, and Easement Vacation No. 1451817, and pursuant to San Diego Municipal Code Section(s) 125.0440, 125.0430, 125.0941, 125.1040, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the 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. 856427:

1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the Black Mountain Ranch (BMR) Community Plan, and has a land use designation of Core Residential at 10-25 dwelling units per acre (du/ac). Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919). The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. Therefore, the proposed subdivision is consistent with the policy documents, recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea 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 project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a Property Owner Association (POA) lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for Multiple Habitat Planning Area (MHPA) and Home Owner Association (HOA) Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public right-of-way (ROW) will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property.

The project includes a request for deviations to the development regulations for lot frontage, lot area, building height, angled building envelope, and retaining wall height. The following are the code sections and justification for the deviations:

Lot Frontage: A deviation from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C for minimum required lot frontage in the AR-1-1. The development proposes to provide lot frontages for Open Space Lot B on a private driveway with public access/utility

easements rather than on a public street as required, to reduce the lot frontage for Open Space Lot C to 50 feet, and to waive the frontage requirement for Open Space Lot D where a 200 foot minimum lot frontage is required by regulations.

The proposed 259 unit residential condominium development is located on an approximately 74.42-acre site with limited public street frontage and where nearly 50 percent of the land is severely topographically constrained and inaccessible. Of the approximately 860 feet of property street frontage, less than half, or approximately 420 feet, is available for vehicular access.

The intent of the regulations is to insure that individual dwelling units on separate lots are provided adequate frontage, and therefore access to public ROW. The proposed development is a multi-family residential condominium development and the access to the public ROW is provided for residents via a connected system of private driveways with public access easements that connect by means of the primary project entry back to the project's public street frontage on Camino San Bernardo. The only lots lacking adequate frontage are three (3) open space lots being offered for dedication as MHPA Open Space.

Lot Area: A deviation from SDMC Section 131.0331, Table 131-03C for minimum required lot area in the AR-1-1 Zone. The development proposes to provide lot areas of 1.28-acres for Open Space Lot C and 0.22-acres for Open Space Lot D, where a 10-acre minimum is required within this zone.

The required minimum lot area for the AR-1-1 Zone is intended to limit residential development densities in this rural zoning classification. The subject lots are non-buildable lots being offered for dedication as MHPA Open Space.

Building Height: A deviation from SDMC Section 131.0431(e), Table 131-04G to allow a maximum height of 37 feet where regulations limit building height to a maximum of 30 feet.

The maximum structure height of 30 feet within the RM-1-2 Zone is intended to limit residential building heights consistent with the maximum densities allowed within this zoning classification and to control the perceived bulk and scale of the project. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. Currently, the MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The existing environmental and physical constraints of the property currently limits the ability to fully develop the property to the BMR Subarea Plan that allows for 300 dwelling units. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The additional height of the proposed structures assist in adding interest and variety to the private street scene and adds to the perception of the project overall as viewed both internally and by the surrounding development.

Angled Building Envelope: A deviation from SDMC Section 131.0444(e), which requires in the RM-1-2 Zone that an angled building plane would be provided from the limits of the front yard setback in toward the center of the structure. Said plane is limited to maximum 19

feet height at the 'minimum' front setback line and angles upward at a 45-degree angle till it reaches the maximum allowable building height. The deviation is to allow portions of 3 of the total 32 building proposed to exceed this standard

The angled building plane height/setback requirement is intended to provide the public some degree of relief from the perceived bulk and scale along the frontage. The 3 buildings in question are located adjacent to the northerly portion of project along the Camino San Bernardo frontage. The proposed architectural designs for the project are highly articulated buildings composed of one-, two- and three-story elements. The encroaching elements are for a portion of the building façade and are offset from the primary building wall. The encroaching elements provide vertical and horizontal variation that helps to minimize the perceived bulk and scale.

Retaining Wall Height: A deviation from SDMC Section 142.0340(d) to allow a maximum retaining wall height of 15 feet 6 inches within a required side yard setback where a maximum 6 foot wall height is permitted. The several proposed retaining walls will exceed the maximum permitted height by 1 inch to 9 feet 6 inches for a combined total length of 450 feet, and vary in distance from 2-5 feet from the property line.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. The retaining walls help the project minimize the development area in order to preserve the ESL on site. In order to minimize potential visual impacts, the proposed four walls will be "Verdura" type retaining walls, a plantable and mechanically stabilized earth block retaining walls system, and the walls will be a maximum 150 foot in length.

Encroachment into Steep Hillside- A deviation from SDMC Section 143.0142(a)(2) from the Environmentally Sensitive Lands (ESL) regulations to allow a portion of the proposed development to encroach into steep hillside with a natural gradient of 25 percent or more an a minimum elevation differential of 50 feet.

The 259 unit residential condominium development is proposed atop a relatively flat mesa, which is surrounded by existing natural steep hillsides. Approximately 31.7-acres of the total 74.42-acre property, or 43 percent, contain slopes exceeding 25 percent. Of that total, 19.6-acres, or 26 percent, comprise contiguous slope 'systems' that exceed both 25 percent slope and 50 feet minimum height.

The BMR Subarea Plan originally identified a development footprint for the subject site that would have resulted in a substantially larger impact on steep hillsides than currently proposed. As a part of the current development proposal, an MHPA BLA has been requested. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources. Thus, the proposed development has been designed to reduce and limit encroachment upon steep hillsides over 50 feet to only 0.42-acres or less than 1 percent of the total project site area.

Based upon this positive adjustment, the design of the proposed development will reduce steep hillsides impacts to the maximum extent feasible and will preserve 49.21-acres of ESL, while still providing a highly articulated architectural designed residential development that implements the goals and objectives of the BMR Subarea Plan, which include the development of 48 off-site affordable housing units that will be constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. For all of these reasons, including the justifications listed above, the project minimizes the potential adverse effects on environmentally sensitive lands and with the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and would further the City's affordable housing goals and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted BMR Subarea Plan and the SDMC.

3. The site is physically suitable for the type and density of development.

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA Boundary Line Adjustment (BLA) would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. A Mitigated Negative Declaration (MND), No. 238281, has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the proposed subdivision 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.

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

The undeveloped 74.42-acre project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources as defined in SDMC Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property.

MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. As outlined in MND No. 238281, with the implementation of the MMRP, the subdivision and the proposed improvements would not cause substantial environmental damage or impact 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.

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the

remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map No. 856427, Right-Of-Way Vacation No. 1451821, and Easement Vacation No. 1451817, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the subdivision will not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

On January 7, 1961, a 60 foot wide Easement for County Highway, Road Survey No. 327, Parcel 3, was recorded on the property (Document No. 296507), located in the upper northeastern corner of the property, for the construction of a County Highway (the highway was never constructed). In addition, On April 24, 2007, a 0.42-acre Drainage Easement, granted to the City of San Diego, was recorded on the property (Document No. 2007-0277447) located in the upper northeastern corner of the property, for the purpose of drainage from the expansion and construction Camino San Bernardo.

A public ROW (Easement for County Highway) and public service easement (Drainage Easement) are proposed to be vacated as part of the Vesting Tentative Map (VTM). With the adoption of the BMR Subarea Plan, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed. Other than the vacation of public ROW and drainage easement, there are no other existing 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.

The proposed subdivision of a 74.42-acre parcel into 9 lots will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. The 259 attached market-rate condominium units would be within 30, two- and three-story, multiplex buildings consisting of 6, 7, 8, and 12 units. The buildings have been design as a u-shaped court yard configuration (P-1), containing three- and four-bedroom units and a linear configuration (P-2), containing two-, three- and four-bedroom units. The architectural styles of the building will reflect the Spanish Romantica, Rancho Adobe, and Monterey designs. Therefore, the proposed subdivision 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.

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919). The project shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the BMR Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, the remaining 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space.

The undeveloped 74.42-acre project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources as defined in SDMC Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain. Approximately

25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property.

MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The decision maker has reviewed the administrative record including the project plans, MND No. 238281, 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 proposed subdivision is consistent with the housing needs anticipated for the BMR Community Planning area.

BE IT FURTHER RESOLVED, that portions of the public ROW (Easement for County Highway) and public service easement (Drainage Easement) located within the project boundaries as shown in Vesting Tentative Map No. 856427, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

On April 24, 2007, a 0.42-acre Drainage Easement, granted to the City of San Diego, was recorded on the property (Document No. 2007-0277447) located in the upper northeastern corner

of the property, for the purpose of drainage from the expansion and construction Camino San Bernardo.

A public service easement (Drainage Easement) is proposed to be vacated as part of the VT. The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed. For all of these reasons, including the justifications listed above; there is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

10. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment. (San Diego Municipal Code § 125.1040(b))

The undeveloped 74.42-acre project site contains ESL in the form of Steep Hillside and Sensitive Biological Resources as defined in SDMC Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed. For all of these reasons, including the justifications listed above; the public would benefit through improved utilization and preservation of the ESL and more sensitive biological resources identified on the project site.

11. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed. For all of these reasons, including the justifications listed above; the abandonment is consistent with the BMR Community Plan.

12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

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A public service easement (Drainage Easement) is proposed to be vacated as part of the VTM. The proposed development addresses all drainage, existing and proposed, including any drainage from Camino San Bernardo; therefore, the existing drainage easement is no longer needed. For all of these reasons, including the justifications listed above; public facility or purpose for which the easement was originally acquired would not be detrimentally affected by this abandonment and the purpose for which the easement was acquired no longer exists.

13. There is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a))

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of

Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

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A public ROW (Easement for County Highway) is proposed to be vacated as part of the VTM. With the adoption of the BMR Subarea Plan, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. For all of these reasons, including the justifications listed above; there is no present or prospective use for the public ROW, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

14. The public will benefit from the vacation through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))

The undeveloped 74.42-acre project site contains ESL in the form of Steep Hillsides and Sensitive Biological Resources as defined in SDMC Section 113.0103, and a small section of the southern portion of the project site is located within a 100-Year Floodplain. Approximately 25.21 acres of the 74.42-acre site would be developed, while the remaining 49.21 acres would be preserved. MHPA surrounds the project site on three sides (east, west and south) and Del Norte High School to the north. In order to develop the site, a MHPA BLA would be required. The purpose of the adjustment is to shift the development footprint easterly and away from steep hillsides and more sensitive biological resources identified on the project site. The residential condominium development is proposed atop a relatively flat mesa located in the center of the property. MND No. 238281 has been prepared for the project, which address potential impacts to Land Use (Covenant of Easement and MSCP - Land Use Adjacency Guidelines), Biological Resources, Historical Resources (archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The amended BMR Subarea Plan was adopted by the City Council on May 19, 2009, with this adoption, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. For all of these reasons, including the justifications listed above; the public would benefit through improved utilization and perseveration of the ESL and more sensitive biological resources identified on the project site.

15. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))

The undeveloped 74.42-acre project site is located west of Deer Road and south of Camino San Bernardo in the BMR Community Plan, and has a land use designation of Core Residential at 10-25 du/ac. Approximately 68.97-acres of the site are identified in the BMR Subarea Plan as the Northeast Perimeter Property that allows for 300 dwelling units. The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center.

The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. A rezone is being requested to allow the project to implement the density levels identified in the BMR Subarea Plan. Portions of the property and the adjacent public ROW will be rezoned from AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones.

The amended BMR Subarea Plan was adopted by the City Council on May 19, 2009, with this adoption, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. For all of these reasons, including the justifications listed above; the public ROW vacation is consistent with the BMR Community Plan.

16. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation. (San Diego Municipal Code § 125.0941(d))

The project proposes the construction of 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919) and the remaining 48 affordable housing units would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The proposed 9 lot subdivision would consist of Lot 1 containing the 259 attached market-rate condominium units, Lot 2 as a POA lot, Lot 3 as a Utility Access lot, and the remaining 6 lots (Lots A-F) as Open Space for MHPA and HOA Open Space. Approximately 25.21-acres of the 74.42-acre site would be developed, while the remaining 49.21-acres would be preserved.

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A public ROW (Easement for County Highway) is proposed to be vacated as part of the VT. With the adoption of the BMR Subarea Plan, the circulation pattern and street designs were established for the community, however the Easement for County Highway is no longer needed. In addition, with the construction of the Del Norte High School to the north, the northern portion of this ROW was vacated through the State. For all of these reasons, including the

justifications listed above; public facility or purpose for which the public ROW was originally acquired would not be detrimentally affected by this vacation and the purpose for which the easement was acquired no longer exists.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 856427, Right-Of-Way Vacation No. 1451821, and Easement Vacation No. 1451817, hereby granted to SPIC DEL SUR LLC, a Delaware Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-Error! Reference source not found.

ATTACHMENT: Vesting Tentative Map, Right-Of-Way Vacation, and Easement Vacation Conditions

Internal Order No. 24001751

CITY COUNCIL CONDITIONS FOR VESTING TENTATIVE MAP NO. 856427,
EASEMENT VACATION NO. 1451817, AND PUBLIC RIGHT-OF-WAY
VACATION NO. 1451821

CAMELOT-PROJECT NO. 238281 [MMRP]
AMENDMENT OF VESTING TENTATIVE MAP NO. 497492

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 Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into nine (9) lots shall be recorded in the Office of the San Diego County Recorder.
4. 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.
5. The Final Map shall conform to the provisions of Planned Development Permit No. 856425 and Site Development Permit No. 856426.
6. 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. 238281
VTM No. 856427

AFFORDABLE HOUSING

7. The Owner/Permittee shall comply with the affordable housing requirements of the City's North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable (the "Affordable Housing Requirements").
 - a. Prior to recording the Final Map, the Owner/Permittee shall:
 1. Enter into a Master Affordable Housing Agreement ("Affordable Housing Agreement"), with the San Diego Housing Commission ("Housing Commission") to detail and assure the construction and occupancy of an "Affordable Housing Project" totaling a minimum of forty-eight (48) units ("Affordable Units") to be constructed on Lot 9 of Map No. 15919 (the "Affordable Housing Site") in the Black Mountain Ranch North Village. Owner/Permittee has elected to construct an additional thirty-six (36) affordable units on the affordable housing site to satisfy Affordable Housing Requirements for the one hundred eighty four (184) market rate units being constructed on the Owner/Permittee's "Heritage Bluffs Subdivision". The Affordable Housing Agreement shall include all of the provisions of this Section 1. and such other and further conditions as shall be required by the President and CEO of the Housing Commission, or his designee ("President and CEO"), to assure satisfaction of the affordable housing requirements as referenced in this Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.
 2. Execute and record a declaration of covenants, conditions and restrictions (the "Declaration") in first priority position against the Affordable Housing Site, restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five (55) years from the date of initial occupancy of the Affordable Housing Project. All Affordable Units shall be for occupancy by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, and with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Declaration shall provide for the siting, mix and architecture nature of the Affordable Housing Project.
 3. Execute and record a deed of trust against the Affordable Housing Site, in second lien priority (junior only to the Declaration), assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the Housing Commission may be subordinated to construction deed of trust and/or permanent financing deed(s) of trust in favor

of institutional lenders, as approved by the President and CEO in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as she/he may impose.

4. Post performance security for the construction of the Affordable Housing Project, including without limitation, all onsite and offsite improvements, necessary to access and serve the Affordable Housing Project with all necessary utilities, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO in her/his sole discretion,;

b. Approval of the timing of the construction and occupancy of the Affordable Housing Project, acceptable to the President and CEO, shall be included in the Affordable Housing Agreement, provided that the following timetable is incorporated into the Affordable Housing Agreement:

1. Issuance of building permits for the Affordable Project shall occur on or before the earlier of:(A) the issuance of building permits for construction of the 126th market rate dwelling unit; or (B) twenty-four (24) months after the issuance of the first residential building permit.

2. In no event shall the issuance of building permits for the construction of the 126th market rate dwelling unit occur until building permits for construction of the forty-eight (48) affordable units are authorized by the City and are obtained by the Subdivider. Further, if individual parcels are sold initially by Owner/Permittee without first obtaining building permits for construction of market rate units, every such parcel sold shall nonetheless be included with the total number of the building permit issued, in determining when the issuance of the building permit occurs for the 86th market rate unit.

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

(A) Eighteen (18) months after the issuance of building permit for the Affordable Project as referenced in Paragraph 1.b.1., hereof; or

(B) Three and one-half years after the issuance of the first residential building permit.

4. Occupancy of the Affordable Project shall occur not later than one hundred eighty (180) days after the completion of construction as referenced in Paragraph 1.b.3., above.

c. For "good cause" shown to the satisfaction of the President and CEO, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO, in his/her sole discretion.

d. The successors, heirs and assigns of the Owner/Permittee shall enter into and execute such other and further documents as the President and CEO shall require, from time to time, as may be needed to effectuate the affordable housing requirements of this Site Development Permit, the North City Future Urbanizing Area Framework Plan, and the Black Mountain Ranch Subarea Plan.

The North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan is on file in the Office of the Development Services Department and is incorporated herein. The provisions of the North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch Subarea Plan shall not in any way modify or change any provisions of the Site Development Permit. To the extent that there is any inconsistency between them, the terms of the permit conditions shall prevail.

ENGINEERING

8. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. The Subdivider shall grant a twenty-five feet wide Public Utility Easement to the City of San Diego for Sewer purposes.
10. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
11. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
12. Prior to the issuance of any building permits, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

13. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain in the Public Utility Easement.
14. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the construction of two current City Standard concrete driveways per the approved Exhibit 'A', adjacent to the site on Camino San Bernardo, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to remove the existing asphalt concrete berm and construct current City Standard curb & gutter, adjacent to the site on Camino San Bernardo, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to remove the existing asphalt concrete sidewalk and construct current City Standard non-contiguous sidewalk, adjacent to the site on Camino San Bernardo, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
19. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ 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.
20. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-0009-DWQ, and any subsequent

Project No. 238281
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amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009-DWQ.

21. 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.
22. 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.

MAPPING

23. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
24. Pursuant to California Government Code section 66434(g), the following public service easements, located within the project boundaries as shown in Vesting Tentative Map No. 856427, shall be vacated, contingent upon the recordation of the approved final map for the project.
25. The Vesting Tentative Map Exhibit has been signed-off by the Map Check discipline. Once the Vesting Tentative Map is approved by the City, a FINAL MAP based on a field survey will be required. The map shall be recorded prior to the expiration date of the Vesting Tentative Map.
26. Prior to the recordation of the Final Map the General Utility & Access Easement outside the project boundary shall need to be granted to the City of San Diego.
27. The emergency access easement shall be granted on the Final Map.
28. "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].
29. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The

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specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

30. 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.

PUBLIC UTILITIES DEPARTMENT (PUD)

31. The Subdivider shall grant adequate sewer easements, including vehicular access to each appurtenance for all public sewer facilities that are not located within fully improved public right-of-ways, satisfactory to the Public Utilities Director. Easements shall be located within single lots, when possible, and not split longitudinally. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Public Utilities Director and the City Engineer.
32. The Subdivider shall process encroachment maintenance and removal agreements (EMRA), for all acceptable encroachments into the sewer easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
33. The Subdivider shall provide a 10 feet minimum (edge to edge) separation between the water and sewer mains, and provide a 5 feet minimum separation between the water main and face of curb, per the Water and Sewer Design Guide.
34. Prior to the recording of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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GEOLOGY

35. Prior to issuance of any construction permits, the Subdivider shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.
36. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out

PLANNING

37. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, Steep Hillides, and Special Flood Hazard Areas, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A." Areas of Sensitive Biological Resources, Steep Hillides, and Special Flood Hazard Areas that are also within the MHPA and are granted to the City's Multiple Species Conservation Program (MSDP) preserve through fee title to the City, shall not require the covenant of easement.

MSCP

38. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of

the City and USFWS and CDFG. The Subdivider shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

39. Prior to the recordation of the Final Map, the Subdivider shall schedule an inspection with the Park & Recreation Department, Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.
40. Recordation of the Final Map by the City of San Diego does not authorize the Subdivider for this Map 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.)
41. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the recordation of this Map hereby confers upon the Subdivider the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon the Subdivider by the City: (1) to grant the Subdivider the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure the Subdivider that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon the Subdivider maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by the Subdivider of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA

BRUSH MANAGEMENT PROGRAM REQUIREMENTS

42. Prior to recordation of the Final Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' These brush management areas shall be identified

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with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per Section 142.0412 of the Land Development Code.

INFORMATION:

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 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 Order No. 24001751

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION ADOPTING MITIGATED NEGATIVE
DECLARATION NO. 238281 AND THE MITIGATION,
MONITORING AND REPORTING PROGRAM FOR THE
CAMELOT - PROJECT NO. 238281 [MMRP]

WHEREAS, on April 24, 2012, SPIC DEL SUR LLC, a Delaware Limited Liability Company, Owner and Permittee, submitted an application to Development Services Department for Rezone, Planned Development Permit, Site Development Permit, Vesting Tentative Map, Public Right-Of-Way Vacation, and Easement Vacation for the Camelot (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 Mitigated Negative Declaration No. 238281 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council, that it is certified that the Mitigated Negative Declaration No. 238281 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 the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Report is hereby adopted.

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 A.

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 the CITY CLERK is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of O-_____ rezoning the site from the existing AR-1-1, RS-1-14, and RM-1-2 Zones into the AR-1-1 and RM-1-2 Zones.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATED NEGATIVE DECLARATION NO. 238281 FOR THE
CAMELOT - PROJECT NO. 238281 [MMRP]

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources 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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 238281 shall be made conditions of Planned Development Permit No. 856425, Site Development Permit No. 856426, Vesting Tentative Map No. 856427, Public Right-Of-Way Vacation No. 1451821, and Easement Vacation No. 1451817 as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary,

overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Not applicable.

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call RE and MMC at **858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 238281 and/or Environmental Document Number 238281, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction

plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. **SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

LAND USE (COVENANT OF EASEMENT)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall mitigate upland impacts (Tiers II and IIIB) in accordance with the City

of San Diego Biology Guidelines. On- and off-site impacts shall be mitigated through dedication of 56.35 acres on-site. The owner/permittee shall identify on the plans the 56.35 acres of on- and off-site Multi-Habitat Planning Area to be placed within a covenant of easement for Boundary Line Adjustment compliance and mitigation for direct impacts to sensitive vegetation (consistent with the Wildlife Agency approved Multi-Habitat Planning Area Boundary Line Adjustment (February 18, 2015) and the approved Biological Technical Report (Dudek February 2015).

BIOLOGICAL RESOURCES (RESOURCE PROTECTION DURING CONSTRUCTION)

To be utilized in conjunction with Land Use (MSCP Subarea Plan – MHPA Land Use Adjacency) and Biological Resources (General Bird) MMRPs

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **Biological Construction Mitigation/Monitoring Exhibit:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction

of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. Avian Protection Requirements:** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction

activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

LAND USE (MSCP SUBAREA PLAN – LAND USE ADJACENCY GUIDELINES)

Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- A. **Grading/Land Development/MHPA Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. **Drainage:** All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved

permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- C. **Toxics/Project Staging Areas/Equipment Storage:** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- D. **Lighting:** Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers:** New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed. (Refer to the final Biological Resources Technical Report for the Camelot Property, City of San Diego, California, prepared by DUDEK, dated February 2015.)
- F. **Invasives:** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management:** New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. **Noise:** Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding

seasons for the following: California Gnatcatcher (March 1 through August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

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

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the

- supervision of a Qualified Biologist; or
- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

- B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
- I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIOLOGICAL RESOURCES (RAPTORS / GENERAL BIRDS)

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of

vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

BIOLOGICAL RESOURCES (WESTERN BURROWING OWL)

PRECONSTRUCTION SURVEY ELEMENT

II. Prior to Permit or Notice to Proceed Issuance:

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Permit Holder shall submit evidence to the ADD of Entitlements verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

II. Prior to Start of Construction:

1. The Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.
2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report -Appendix D (*please note, in 2013, CDFG became California Department of Fish and Wildlife or CDFW*).
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) Section. If results of the preconstruction surveys have

changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

III. During Construction:

1. **Best Management Practices shall be employed** as BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.
2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE OR WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.
 - A. **Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey** - Monitoring the site for new burrows is required using Appendix D protocol for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*)
 - i) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
 - ii) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's Mitigation Monitoring and Coordination (MMC) Section shall be notified and any portion of the site where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.

- iii) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
- iv) Any actions other than these require the approval of the City and the Wildlife Agencies.

B. Post Survey Follow Up if Burrowing Owls and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey - Monitoring the site for new burrows is required using Appendix D CDFG 2012, Staff Report for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*).

- i) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
- ii) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles *etc.*) on or within 300 feet of the proposed construction area, the City's MMC Section shall be contacted. The City's MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
 - a) **Outside the Breeding Season** - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow and written concurrence from the Wildlife Agencies for eviction is obtained prior to implementation.
 - b) **During Breeding Season** - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs

can be evicted. Eviction requires written concurrence from the Wildlife Agencies prior to implementation.

3. **Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC Section and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

IV. **Post Construction:**

1. Details of the all surveys and actions undertaken on-site with respect to BUOWs (i.e. occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading bonds. This report must include summaries off all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. **Prior to Permit Issuance**

A. **Entitlements Plan Check**

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

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

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.

3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

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

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

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

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

V. **Night and/or Weekend Work**

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

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.
2. The following procedures shall be followed.
 - a. No Discoveries – In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms- DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. **THIS WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFS. REFER TO HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONIDTION).** This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if

negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

NOISE

Prior to issuance of any building permit for residential dwelling units, the Owner/Permittee shall submit an exterior-to-interior noise analysis shall be conducted, as described within approved technical report (Acoustical Assessment Report for the Camelot Property, prepared by DUDEK, August 4, 2014) to identify appropriate building materials necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries – In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum – The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City’s Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

1. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

2. The PI shall submit revised Draft Monitoring Report to MMC for approval.

3. MMC shall provide written verification to the PI of the approved report.

4. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Paleo Private_100509.doc

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING PORTION OF A 74.42 ACRES SITE AND ADJACENT PUBLIC RIGHT-OF-WAY LOCATED WEST OF DEER ROAD AND SOUTH OF CAMINO SAN BERNARDO WITHIN THE BLACK MOUNTAIN RANCH COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1, RS-1-14, AND RM-1-2, INTO THE AR-1-1 AND RM-1-2, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0303 AND 131.0406; AND REPEALING ORDINANCE NO. 8858 (NEW SERIES) ADOPTED JULY 18, 1963, AND REPEALING ORDINANCE 19019 (NEW SERIES) ADOPTED DECEMBER 10, 2001, 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 portions of a 74.42 acres site and adjacent public right-of-way located west of Deer Road and south of Camino San Bernardo, and legally described as Lot 5 of Section 30 and Lot 8 of Section 31 in Township 13 South of Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to Official Plat of the Survey of the said land; and Lot B of Black Mountain Ranch Units 16, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15951 filed in the Office of the County Recorder of San Diego County, October 31, 2013, in the Black Mountain Ranch

Community Plan area, in the City of San Diego, California, and adjacent public right-of way, as shown on Zone Map Drawing No. B-4306, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the AR-1-1, RS-1-14, and RM-1-2, into the AR-1-1 and RM-1-2 Zones, as the Zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 3 and 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 8858 (New Series) adopted July 18, 1963, and Ordinance 19019 (New Series) adopted December 10, 2001, 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 therefore was made prior to the date of adoption of this ordinance.

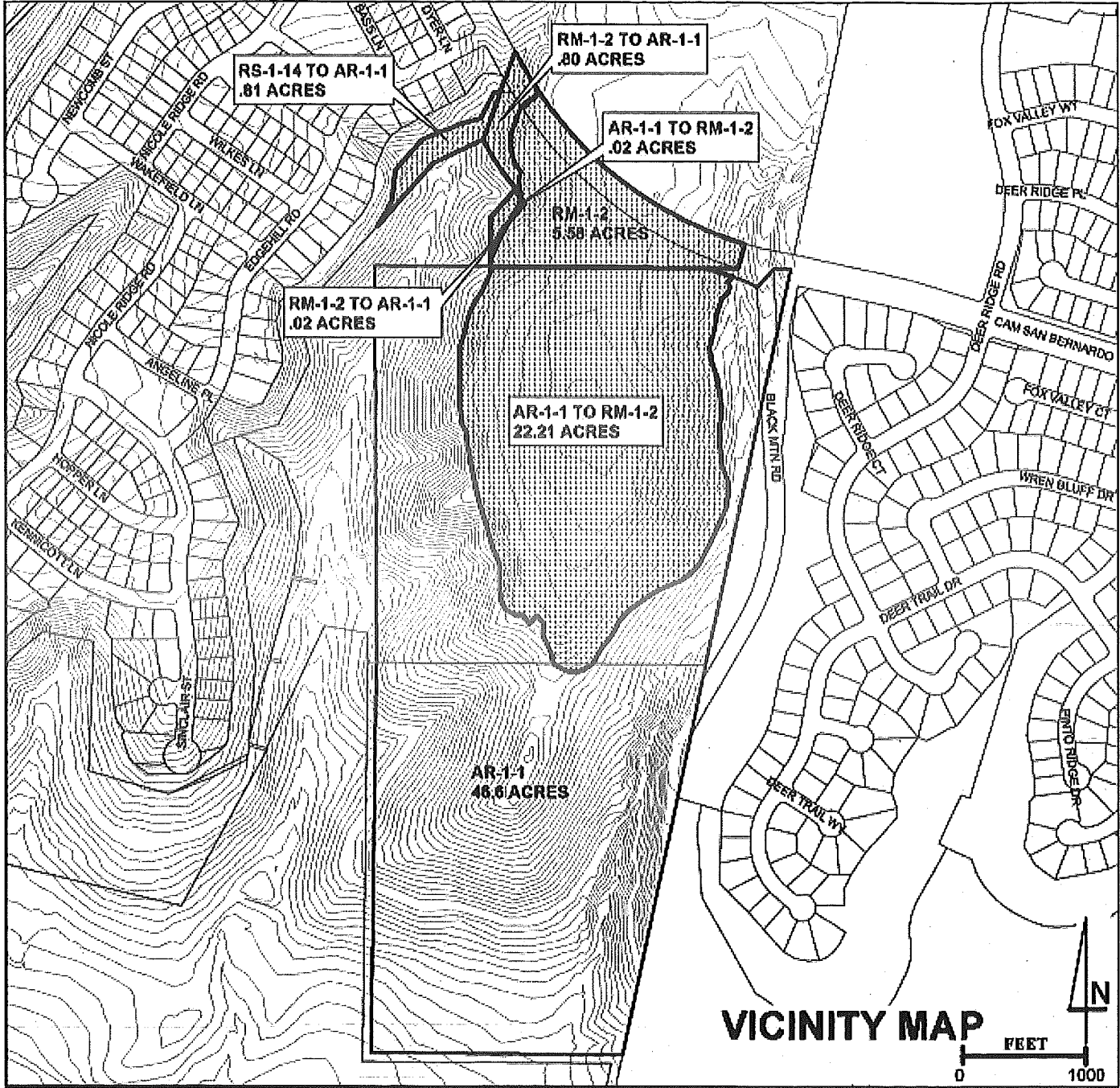
APPROVED: JAN GOLDSMITH, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~
Date~
Or.Dept: Development Services
Case No.238281
O-INSERT~
Form=inloto.frm(61203wct)



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



Lot 5 of Section 30 and Lot 8 of Section 31 in Township 13 South of Range 2 West, San Bernardino Meridian; and Lot B of Black Mountain Ranch Units 16-19, Map No. 15951

ORDINANCE NO. _____	REQUEST AR-1-1 & RM-1-2	CASE NO. 238281
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4306
BEFORE DATE _____		APN: 312-141-02,678-230-04,678-237-01
EFF. DATE ZONING _____		(308-1725) 03-28-15 [d]
MAP NAME AND NO. _____		

PLANNING COMMISSION RESOLUTION NO. _____

RECOMMENDING TO THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 238281, AND ADOPT MITIGATION, MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE REZONE ORDINANCE NO. 856424, VESTING TENTATIVE MAP NO. 856427, EASEMENT VACATION NO. 1451817, PUBLIC RIGHT-OF-WAY VACATION NO. 1451821, PLANNED DEVELOPMENT PERMIT NO. 856425, AND SITE DEVELOPMENT PERMIT NO. 856426; CAMELOT - PROJECT NO. 238281 [MMRP]

WHEREAS, on April 30, 2015, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego the adoption of Mitigated Negative Declaration No. 238281, and adoption Mitigation, Mitigation, Monitoring, and Reporting Program; and approval of Rezone Ordinance No. 856424, Vesting Tentative Map No. 856427, Easement Vacation No. 1451817, Public Right-Of-Way Vacation No. 1451821, Planned Development Permit No. 856425, and Site Development Permit No. 856426; and

WHEREAS, SPIC DEL SUR LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application to construct 307 dwelling units, including 48 affordable housing dwelling units constructed off-site, on a 74.42-acre site located within the Black Mountain Ranch Community Plan; 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,

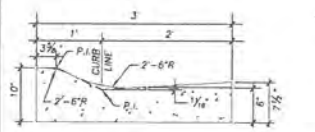
BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to ADOPT Mitigated Negative Declaration No. 238281, and ADOPT Mitigation, Mitigation, Monitoring, and Reporting Program; and APPROVE Rezone Ordinance No. 856424, Vesting Tentative Map No. 856427, Easement Vacation No. 1451817, Public Right-Of-Way Vacation No. 1451821, Planned Development Permit No. 856425, and Site Development Permit No. 856426.

Jeffrey A. Peterson
Development Project Manager
Development Services

Dated April 30, 2015

By a vote of: XX:XX:XX

Internal Order No. 24001751



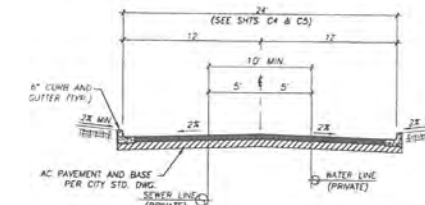
MODIFIED 4" ROLLED CURB - 36"

EXISTING CAMINO SAN BERNARDO

2-LANE COLLECTOR W/ 2-WAY LEFT TURN LANE
DESIGN SPEED = 45 MPH
NOTE: 1. HORIZONTAL DIMENSIONS FOR EXISTING LANE STRIPING NOT SHOWN DUE TO VARIABLE RIGHT-OF-WAY WIDTH. SEE PLAN VIEW FOR EXISTING LANE STRIPING.

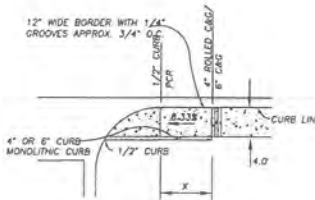
PROPOSED CAMINO SAN BERNARDO

2-LANE COLLECTOR W/ 2-WAY LEFT TURN LANE
DESIGN SPEED = 45 MPH
NOTE: 1. PROPOSED PUBLIC 12" WATER LINE AS DESIGNATED IN THE BLACK MOUNTAIN RANCH PHASE A-B WATER STUDY AMENDMENT NO. 5 DATED JANUARY, 2011. 2. HORIZONTAL DIMENSIONS FOR LANE STRIPING TO REMAIN UNCHANGED FROM EXISTING (NOT SHOWN DUE TO VARIABLE RIGHT-OF-WAY WIDTH). SEE PLAN VIEW FOR EXISTING LANE STRIPING.



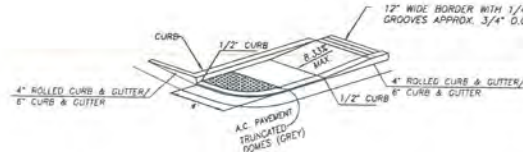
PRIVATE DRIVE "G"- "Z" & "A"- "JJ"

ACCESS TO MOTORCOURT-NO PARKING EXCEPT AT PVT. DR. "Z"



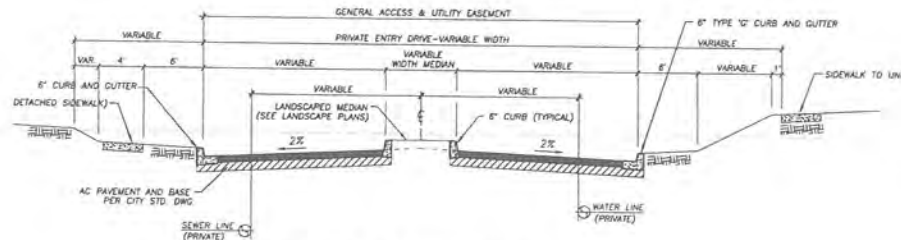
MODIFIED PRIVATE PEDESTRIAN RAMP

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



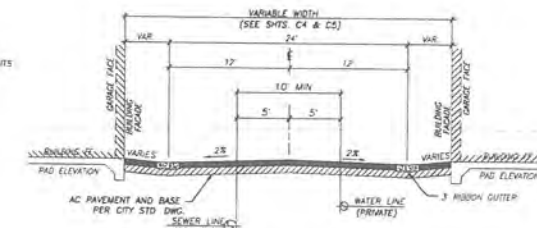
MODIFIED PRIVATE PEDESTRIAN RAMP

RAMP CONSTRUCTED PER ADA REQUIREMENTS



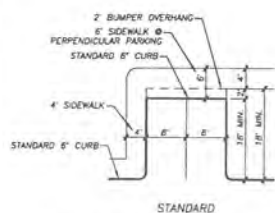
PRIVATE DRIVE "A" (ENTRY DRIVE)

NOTE: 1. SEE SHEET C-4 FOR GATED ENTRY DETAIL AND DIMENSIONS.

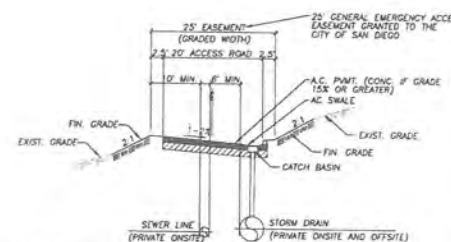


PRIVATE DRIVE "G"- "Z" & "A"- "JJ"

MOTORCOURT-NO PARKING

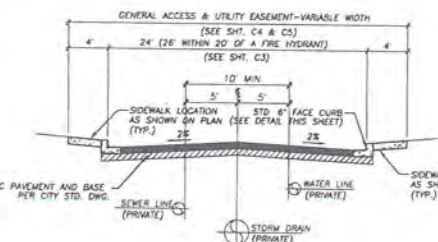


TYPICAL PARKING DETAIL



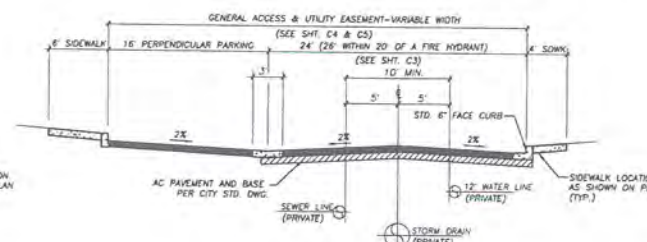
SEWER & STORM DRAIN ACCESS ROAD & GENERAL EMERGENCY ACCESS EASEMENT

NOTE: 1. SEE SHEET C6 & C7 FOR THE PROPOSED UTILITY LINE LOCATION WITHIN THE PROPOSED ACCESS ROAD/EASEMENT.



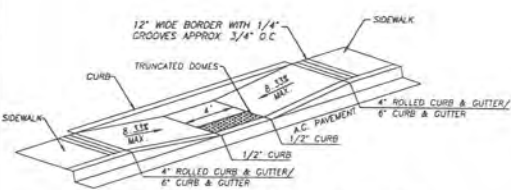
PRIVATE DRIVE "B", "C", "D", "E" & "F"

NOTE: 1. PROPOSED PRIVATE WATER LINE IN PRIVATE DRIVES "A", "B", "C", "D" & "E" IS PART OF THE ONSITE LOOP WATER SYSTEM.



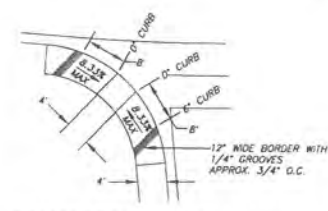
PRIVATE DRIVE "B", "C", "D", "E" & "F"

NOTE: 1. PROPOSED PRIVATE WATER LINE IN PRIVATE DRIVES "A", "B", "C", "D" & "E" IS PART OF THE ONSITE LOOP WATER SYSTEM.

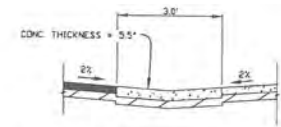


MODIFIED PRIVATE PEDESTRIAN RAMP

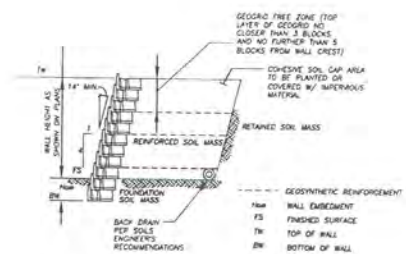
RAMP CONSTRUCTED PER ADA REQUIREMENTS



PRIVATE DRIVE ACCESS RAMP

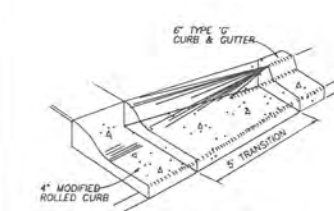


3" RIBBON GUTTER



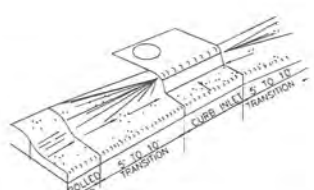
TYPICAL SEGMENTAL WALL DETAIL

NOT TO SCALE



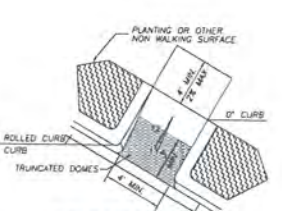
ROLLED TO TYPE "G" CURB TRANSITION (PRIVATE)

RAMP CONSTRUCTED PER ADA REQUIREMENTS



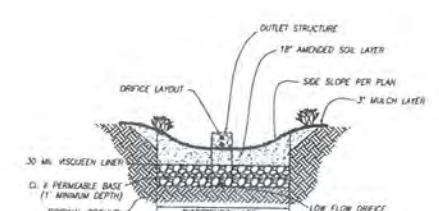
ROLLED CURB TO CURB INLET TRANSITION

RAMP CONSTRUCTED PER ADA REQUIREMENTS



MODIFIED PRIVATE PEDESTRIAN RAMP

RAMP CONSTRUCTED PER ADA REQUIREMENTS



TYPICAL BIORETENTION BASIN CROSS SECTION

NOT TO SCALE

REQUESTED DEVIATIONS

PURSUANT TO SECTION 143.0410 SDMC, THE FOLLOWING DEVIATIONS TO THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS ARE HEREBY REQUESTED:

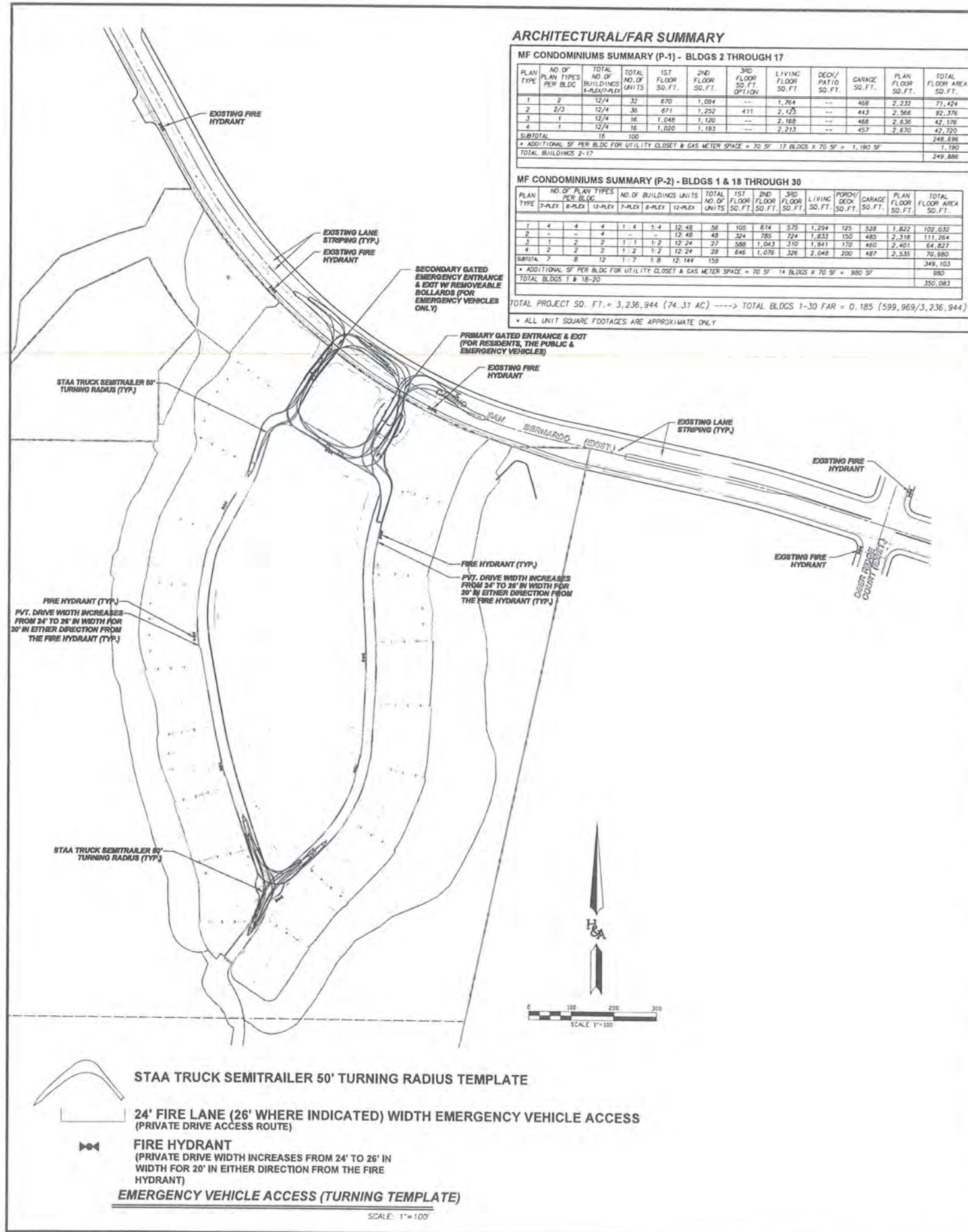
- 1. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0331, TABLE 131-03C FOR MINIMUM REQUIRED LOT FRONTAGE IN THE AR-1-1 ZONE. THE DEVELOPMENT PROPOSES TO PROVIDE LOT FRONTAGE FOR LOT "B" ON A PRIVATE DRIVEWAY WITH PUBLIC ACCESS/UTILITY EASEMENTS RATHER THAN ON A PUBLIC STREET. REDUCE THE LOT FRONTAGE FOR LOT "C" AND TO WAIVE THE LOT FRONTAGE REQUIREMENT FOR LOT "D" WHERE A 200-FOOT MINIMUM LOT FRONTAGE IS REQUIRED BY ORDINANCE.
2. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0331, TABLE 131-03C FOR MINIMUM REQUIRED LOT AREA IN THE AR-1-1 ZONE. THE DEVELOPMENT PROPOSES TO PROVIDE LOT AREAS OF 1.28 ACRES FOR LOT "C" AND 0.22 ACRES FOR LOT "D" WHERE A 10-ACRE MINIMUM LOT AREA IS REQUIRED BY ORDINANCE.
3. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0431(f), TABLE 131-04C TO ALLOW A MAXIMUM HEIGHT OF 37-FEET WHERE REGULATIONS LIMIT BUILDING HEIGHT TO A MAXIMUM OF 30-FEET.
4. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0444(e) WHICH REQUIRES THAT, IN THE RM-1-2 ZONE, AN ANGLED BUILDING PLANE BE PROVIDED FROM THE LIMITS OF THE FRONT YARD SETBACK IN TOWARD THE CENTER OF THE STRUCTURE. SAID PLANE IS LIMITED TO A MAXIMUM 19-FOOT HEIGHT AT THE "MINIMUM" FRONT SETBACK LINE AND ANGLES UPWARD AT A 45-DEGREE ANGLE UNTIL IT REACHES THE MAXIMUM ALLOWABLE BUILDING HEIGHT. THE DEVIATION IS TO ALLOW PORTIONS OF 3 OF THE TOTAL 32 BUILDINGS PROPOSED TO EXCEED THIS STANDARD.
5. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 142.0340(d) TO ALLOW A MAXIMUM RETAINING WALL HEIGHT OF 15.5-FEET WITHIN A REQUIRED SIDE YARD SETBACK WHERE A MAXIMUM 6-FOOT WALL HEIGHT IS PERMITTED. THE PROPOSED RETAINING WALL WILL EXCEED THE MAXIMUM PERMITTED HEIGHT BY 0 TO 9.5-FEET FOR A LENGTH OF 450-FEET AND VARY IN DISTANCE FROM 2-5-FEET FROM THE PROPERTY LINE.

PURSUANT TO SECTION 143.0150 SDMC, THE FOLLOWING DEVIATIONS TO THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS ARE HEREBY REQUESTED:

- 1. A DEVIATION FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 143.0142(o)(2) TO ALLOW A PORTION OF THE PROPOSED DEVELOPMENT TO ENCROUGH INTO STEEP HILLSIDES WITH A NATURAL GRADIENT OF 25-PERCENT OR MORE AND A MINIMUM ELEVATION DIFFERENTIAL OF 50-FEET.

DETAILS & REQUESTED DEVIATIONS

Table with project information: PREPARED BY: HUNSAKER & ASSOCIATES; VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE; SHEET C2 OF C13; CAMELOT PROPERTY; CITY OF SAN DIEGO, CALIFORNIA.



ARCHITECTURAL/FAR SUMMARY

MF CONDOMINIUMS SUMMARY (P-1) - BLDGS 2 THROUGH 17

PLAN TYPE	NO. OF PLAN TYPES PER BLDG	NO. OF BLDGS (1-FLY/2-FLY)	NO. OF UNITS	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	LIVING FLOOR SQ. FT.	DECK/PATIO SQ. FT.	GARAGE SQ. FT.	PLAN FLOOR SQ. FT.	TOTAL FLOOR AREA SQ. FT.
1	2	12/74	32	670	1,094	---	1,764	---	468	2,232	71,424
2	2/3	12/74	36	671	1,252	411	2,123	---	443	2,566	92,376
3	1	12/74	16	1,048	1,120	---	2,168	---	488	2,656	42,176
4	1	12/74	16	1,020	1,193	---	2,213	---	457	2,670	42,720
SUBTOTAL			100	---	---	---	---	---	---	---	248,696

* ADDITIONAL SF PER BLDG FOR UTILITY CLOSET & GAS METER SPACE = 70 SF 17 BLDGS X 70 SF = 1,190 SF
TOTAL BLDGS 2-17 249,886

MF CONDOMINIUMS SUMMARY (P-2) - BLDGS 1 & 18 THROUGH 30

PLAN TYPE	NO. OF PLAN TYPES PER BLDG	NO. OF BLDGS UNITS	TOTAL NO. OF UNITS	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	LIVING FLOOR SQ. FT.	PORCH/DECK SQ. FT.	GARAGE SQ. FT.	PLAN FLOOR SQ. FT.	TOTAL FLOOR AREA SQ. FT.	
1	4	4	16	1248	56	105	674	575	1,294	125	538	1,822
2	4	4	16	1248	48	324	785	724	1,833	150	485	2,318
3	1	2	2	1224	27	588	1,043	310	1,941	170	480	2,401
4	2	2	2	1224	28	646	1,076	326	2,048	200	487	2,535
SUBTOTAL			78	---	---	---	---	---	---	---	---	348,103

* ADDITIONAL SF PER BLDG FOR UTILITY CLOSET & GAS METER SPACE = 70 SF 14 BLDGS X 70 SF = 980 SF
TOTAL BLDGS 1 & 18-20 350,083

TOTAL PROJECT SQ. FT. = 3,236,944 (74.31 AC) ----> TOTAL BLDGS 1-30 FAR = 0.185 (599,969/3,236,944)
* ALL UNIT SQUARE FOOTAGES ARE APPROXIMATE ONLY

PARKING SUMMARY

BUILDINGS 1-30

PARKING REQUIRED

RESIDENT SPACES REQUIRED (P-1) PRODUCT (BLDGS 2-17)

PLAN NO.	NO. OF UNITS	SPACES REQ'D/UNIT	TOTAL SPACES REQ'D
1	32	2.25/UNIT	72.0
2	36	2.25/UNIT	81.0
3	16	2.25/UNIT	36.0
4	16	2.25/UNIT	36.0
SUBTOTAL			225.0

P-2 PRODUCT (BLDGS 1, 18-30)

PLAN NO.	NO. OF UNITS	SPACES REQ'D/UNIT	TOTAL SPACES REQ'D
1	16	2.00/UNIT	32.0
2	16	2.00/UNIT	32.0
3	24	2.25/UNIT	54.0
4	24	2.25/UNIT	54.0
SUBTOTAL			172.0
TOTAL			397.0

COMMON AREA SPACES REQUIRED

COMMON AREA SPACES REQ'D = 8.15 SPACES PER SEC. 10.005(11)
86

TOTAL PARKING REQUIRED 656

PARKING PROVIDED

RESIDENT SPACES

P-1 PRODUCT (BLDGS 2-17)
100 UNITS X 2 COVERED SPACES/UNIT = 200

P-2 PRODUCT (BLDGS 1 & 18-30)
159 UNITS X 2 COVERED SPACES/UNIT = 318

TOTAL 518

COMMON/GUEST SPACES

STANDARD (8'x18') 128
RESIDENT ACCESSIBLE (250 UNITS X 28 MIN.) 88
GUEST ACCESSIBLE (81 UNITS X 58 MIN.) 28

TOTAL PARKING PROVIDED 657

* A TOTAL OF 3 VAN ACCESSIBLE SPACES PROVIDED (2 SPACES FOR RESIDENT ACCESSIBLE AND 1 SPACES FOR GUEST ACCESSIBLE)

LOADING/UNLOADING SPACES

LOADING/UNLOADING SPACES REQUIRED

P-1/P-2 PRODUCT
PLANNING AREA SPACES BY RESIDENTIAL PRODUCT TYPES

PRODUCT TYPE	TOTAL SPACES REQ'D
MULTIPLE UNIT RESIDENTIAL USE SUBCATEGORY 250-550-550 GROSS FLOOR AREA OF STRUCTURES	2
TOTAL REQUIRED SPACES 2	

LOADING/UNLOADING SPACES PROVIDED

P-1/P-2 PRODUCT
MULTIPLE UNIT RESIDENTIAL USE SUBCATEGORY 474,350 PROPOSED GROSS FLOOR AREA

PRODUCT TYPE	TOTAL SPACES PROVIDED
MULTIPLE UNIT RESIDENTIAL USE SUBCATEGORY 474,350 PROPOSED GROSS FLOOR AREA	2
TOTAL SPACES PROVIDED 2	

MOTORCYCLES

MOTORCYCLE PARKING REQUIRED

TRIPLEXES, ROWHOMES & AFFORDABLE MULTIPLE DWELLING UNIT FIRE ACCESSORY USE	TOTAL SPACES REQ'D
MOTORCYCLE SPACES REQ'D (P.U. 1-4 ROWH. & 0.1/2 U.)	10
P-1 PRODUCT (BLDGS 2-17) 100 DWELLING UNITS X 0.1/2 U.	15
P-2 PRODUCT (BLDGS 1, 18-30) 159 DWELLING UNITS X 0.1/2 U.	15
TOTAL REQUIRED SPACES 26	

MOTORCYCLE PARKING PROVIDED

TRIPLEXES, ROWHOMES & AFFORDABLE	TOTAL SPACES PROVIDED
P-1 PRODUCT (BLDGS 2-17)	15
P-2 PRODUCT (BLDGS 1, 18-30)	15
TOTAL SPACES PROVIDED 31	

USABLE OPEN SPACE

SUMMARY

REQUIRED: 375 SF/UNIT X 259 UNITS = 97,125 SF

PROVIDED:

RECREATION AREA (PRIMARY): 16,200 SF
RECREATION AREA CENTRAL: 3,600 SF
RECREATION AREA SOUTH: 4,200 SF
TOTAL REC AREAS: 24,000 SF

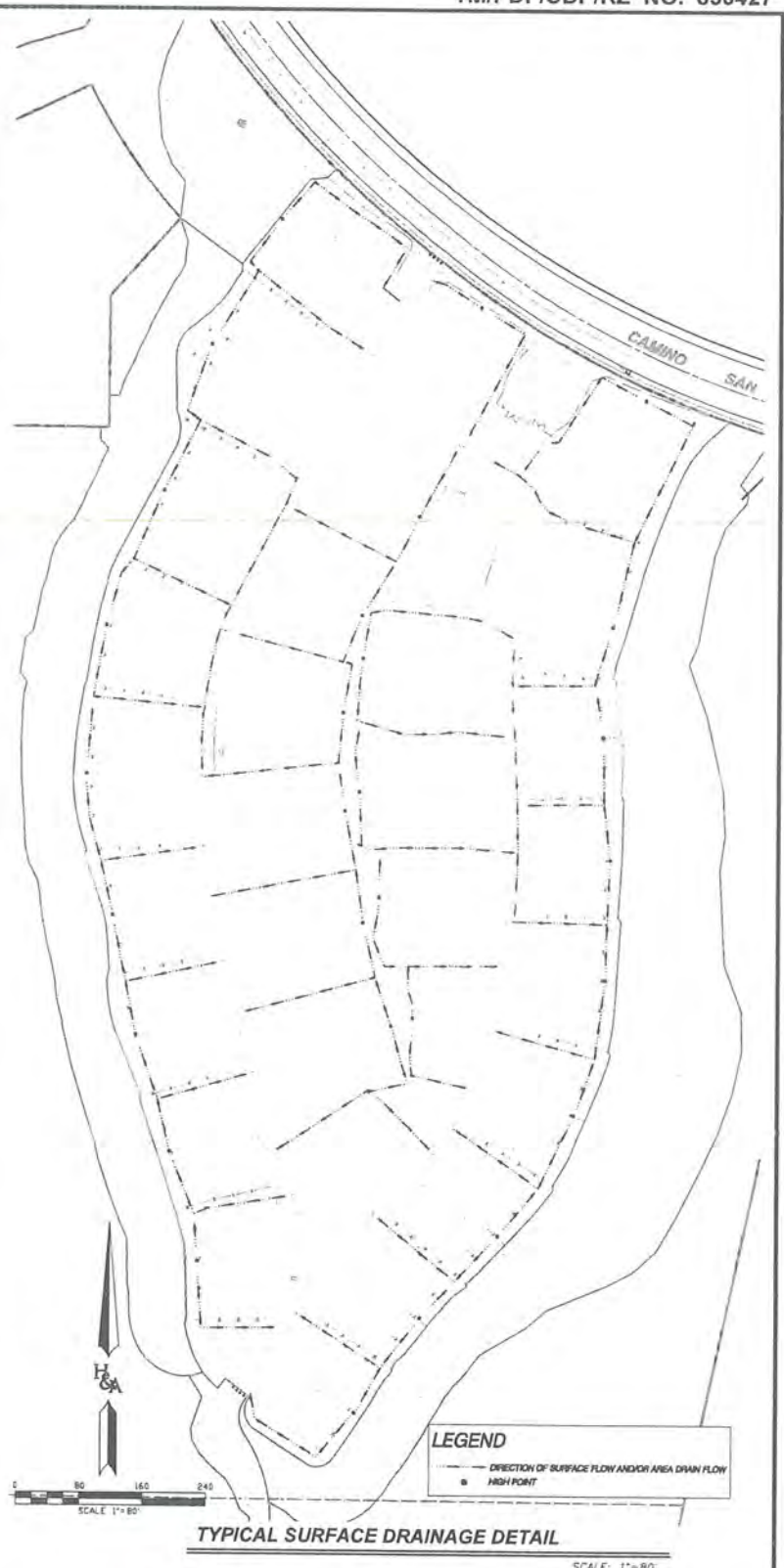
BLDGS 2-17
REAR YARDS FOR 100 UNITS: 115,340 SF (PVT. EXT. OPEN SPACE)

BLDGS 1, 18-30
PORCHES/DECKS FOR 159 UNITS: 24,380 SF (PVT. EXT. OPEN SPACE)

REMAINING FUNCTIONAL COMMON AREA: 17,200 SF
TOTAL: 17,200 SF *

OVERALL TOTAL PROVIDED: 180,920 SF

* REMAINING FUNCTIONAL COMMON AREA IS THE USABLE OPEN SPACE WHICH EXCLUDES WALKWAYS TO INDIVIDUAL UNITS, SIDEWALKS ALONG PRIVATE DRIVES, CURBS, CUTTERS, PRIVATE DRIVES, PARKING STALLS, DRIVEWAYS TO INDIVIDUAL BUILDINGS, MODULAR WETLANDS AREAS & SLOPES OVER 10% GRADIENT.



EMERGENCY VEHICLE ACCESS DETAIL, TYP. SURFACE DRAINAGE DETAIL, PARKING SUMMARY & ARCHITECTURAL SUMMARY

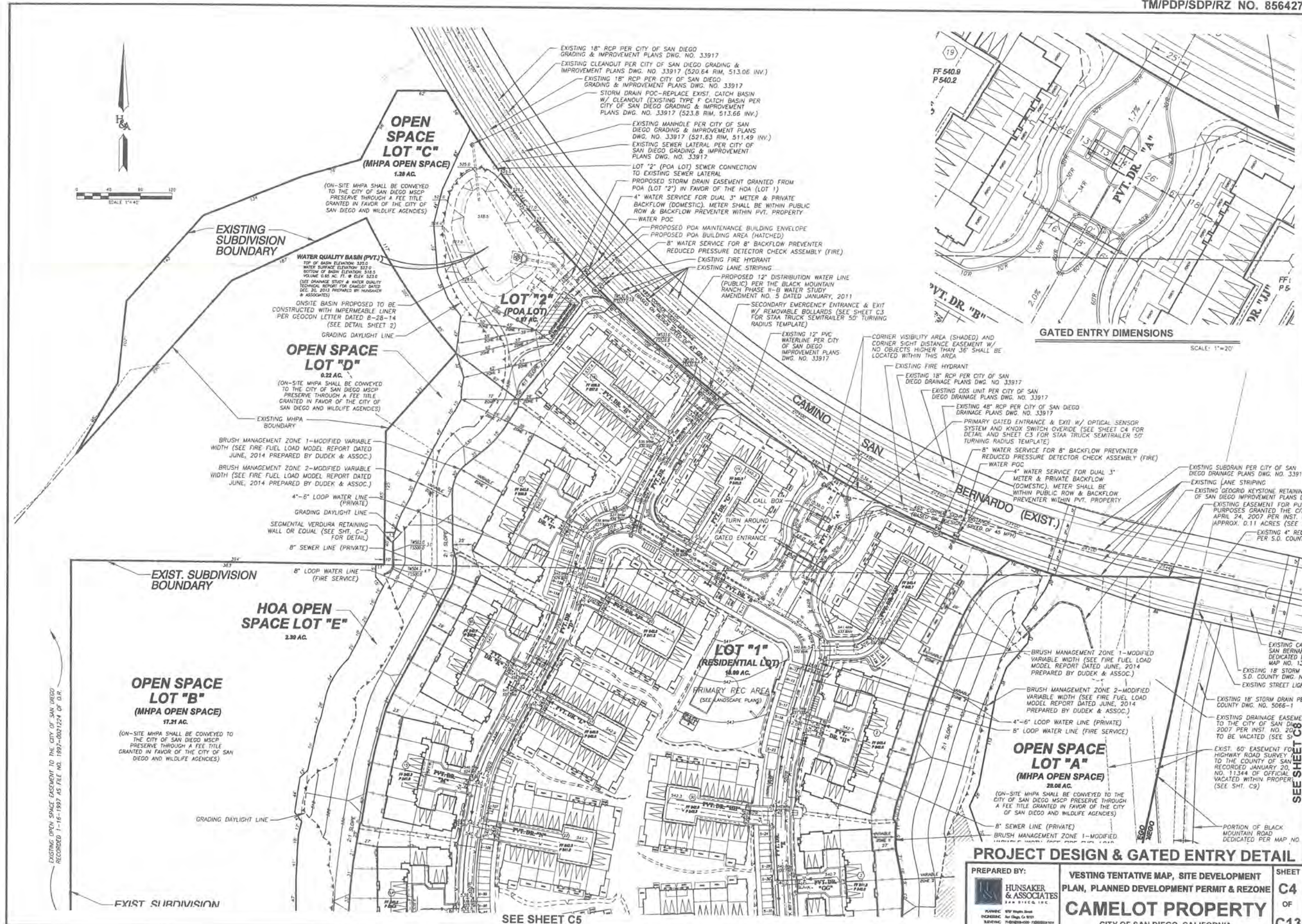
PREPARED BY: **HUNSAKER & ASSOCIATES**

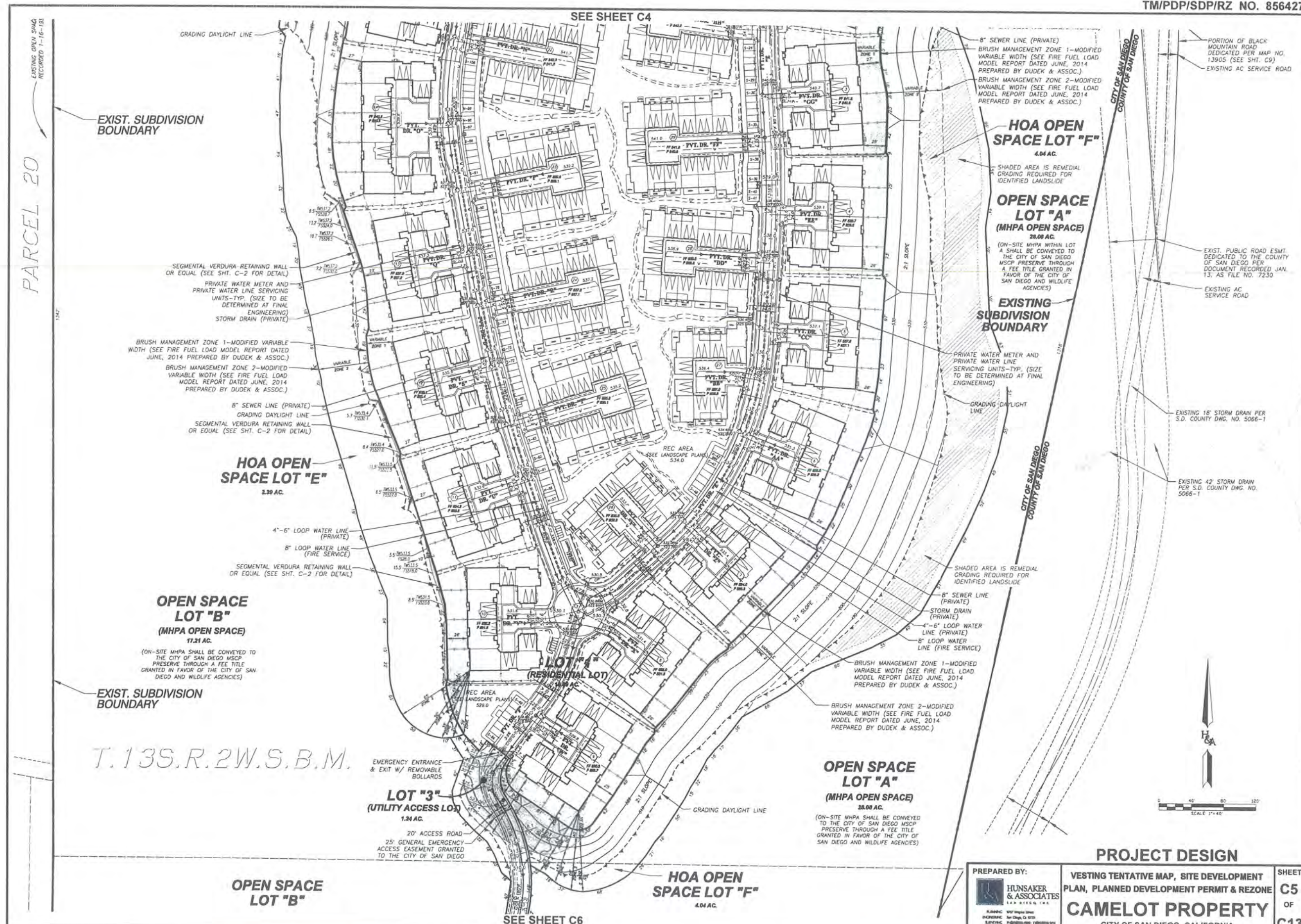
VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE

CAMELOT PROPERTY

CITY OF SAN DIEGO, CALIFORNIA

SHEET **C3** OF **C13**





ATTACHMENT 17

EXIST. SUBDIVISION BOUNDARY

T.135.R.2W.S.B.M.

SEE SHEET C5

BRUSH MANAGEMENT ZONE 2-MODIFIED VARIABLE WIDTH (SEE FIRE FUEL LOAD MODEL REPORT DATED JUNE, 2014 PREPARED BY DUDEK & ASSOC.)

OPEN SPACE LOT "A"
(MHPA OPEN SPACE)
28.98 AC.

(ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES)

EXIST. PUBLIC ROAD ESMT. DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JAN. 13, AS FILE NO. 7230 (SEE SHT. C9)

LOT "3"
(UTILITY ACCESS LOT)
1.34 AC.

EMERGENCY ENTRANCE & EXIT W/ REMOVABLE BOLLARDS
20' ACCESS ROAD
25' GENERAL EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

HOA OPEN SPACE LOT "F"
4.64 AC.

OPEN SPACE LOT "B"
(MHPA OPEN SPACE)
17.21 AC.

(ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES)

8" SEWER LINE (PRIVATE)
STORM DRAIN (PRIVATE) SEE DRAINAGE STUDY & WATER QUALITY TECHNICAL REPORT FOR CAMELOT DATED DEC. 20, 2013 PREPARED BY HUNSAKER & ASSOCIATES

20' ACCESS ROAD
25' GENERAL EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

PASSIVE REC AREA

OPEN SPACE LOT "B"
(MHPA OPEN SPACE)
17.21 AC.

(ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES)

STORM DRAIN (PRIVATE) SEE DRAINAGE STUDY & WATER QUALITY TECHNICAL REPORT FOR CAMELOT DATED DEC. 20, 2013 PREPARED BY HUNSAKER & ASSOCIATES

20' ACCESS ROAD
25' GENERAL EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

LOT "3"
(UTILITY ACCESS LOT)
1.34 AC.

(OWNED BY THE PROJECT HOA FOR THE GRADING, IMPROVEMENT & MAINTENANCE OF THE GENERAL EMERGENCY ACCESS EASEMENT)

PUBLIC SEWER MANHOLE (OFFSITE) & P.O.C. FOR CAMELOT PRIVATE SEWER
8" SEWER LINE (PUBLIC)

25' SEWER & ACCESS EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO (20' PAVED ON 25' GRADED WIDTH). ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT REQUIRED FOR PRIVATE STORM DRAIN.

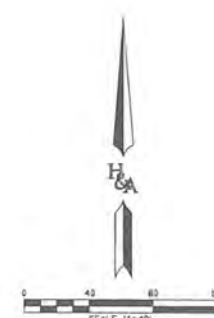
EXIST. SUBDIVISION BOUNDARY

LOT 8 SECTION 30

EXIST. SUBDIVISION BOUNDARY

CITY OF SAN DIEGO COUNTY OF SAN DIEGO
L.S. 333

50



SEE SHEET C7

SEE SHEET C7

SEE SHEET C7

SEE SHEET C7

PROJECT DESIGN

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, CA
PLANNING 607 W. Valley Road
DESIGN 1400 La Jolla Village Drive, Suite 200
SAN DIEGO, CA 92161

VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE

CAMELOT PROPERTY
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C6
OF
C13

SEE SHEET C6

OPEN SPACE LOT "B"
(MHPA OPEN SPACE)
17.21 AC.

(ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES)

20' ACCESS ROAD
25' GENERAL EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

STORM DRAIN (PRIVATE) SEE DRAINAGE STUDY & WATER QUALITY TECHNICAL REPORT FOR CAMELOT DATED DEC. 20, 2013 PREPARED BY HUNSAKER & ASSOCIATES

LOT 8 SECTION 30

LOT "3"
(UTILITY ACCESS LOT)
1.24 AC.

(OWNED BY THE PROJECT HOA FOR THE GRADING, IMPROVEMENT & MAINTENANCE OF THE GENERAL EMERGENCY ACCESS EASEMENT)

PUBLIC SEWER MANHOLE (OFFSITE) & P.O.C. FOR CAMELOT PRIVATE SEWER
8" SEWER LINE (PUBLIC)

25' SEWER & ACCESS EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO (20' PAVED ON 25' GRADED WIDTH). ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT REQUIRED FOR PRIVATE STORM DRAIN.

EXIST. SUBDIVISION BOUNDARY

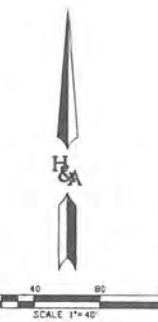
OPEN SPACE LOT "A"
(MHPA OPEN SPACE)
28.08 AC.

(ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES)

EXIST. SUBDIVISION BOUNDARY

PENASQUITOS

RANCHO



DETENTION BASIN, HYDROMODIFICATION BASIN & WATER QUALITY BASIN PROPOSED AS PART OF BLACK MOUNTAIN RANCH IMPROVEMENTS

TOP OF BASIN ELEVATION: 349.0
100 YEAR WATER SURFACE ELEVATION: 347.0
BOTTOM OF BASIN ELEVATION: 337.5
VOLUME 10.27 AC. FT. @ ELEV. 349.0
(SEE DRAINAGE STUDY & WATER QUALITY TECHNICAL REPORT FOR BLACK MOUNTAIN RANCH NORTH WILDLIFE UNITS 16-19 DATED REVISED OCTOBER 4, 2013 BY ZHANG MTO, DWG. # 37420-D, P78/315508 PREPARED BY ROCK ENGINEERING COMPANY AND DRAINAGE STUDY & WATER QUALITY TECHNICAL REPORT FOR CAMELOT DATED DEC. 20, 2013 PREPARED BY HUNSAKER & ASSOCIATES)

LETTER OF PERMISSION TO GRADE AND CONSTRUCT REQUIRED FOR OFFSITE UTILITIES FOR THE BENEFIT OF THE CAMELOT PROJECT

PROPOSED OFFSITE 20' PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF THE CAMELOT PROJECT (STORM DRAIN EXTENSION TO BASIN)

8" SEWER LINE (PUBLIC)
PROPOSED SEWER AND ACCESS EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO (20' PAVED ON 25' GRADED WIDTH)

LETTER OF PERMISSION TO GRADE AND CONSTRUCT REQUIRED FOR OFFSITE UTILITIES FOR THE BENEFIT OF THE CAMELOT PROJECT

OFFSITE PUBLIC SEWER POINT OF CONNECTION

OFFSITE IMPROVEMENTS PER BLACK MOUNTAIN RANCH UNIT NO. 16-19 GRADING AND IMPROVEMENT PLANS DWG. NO. 37420-D

12" DISTRIBUTION WATER LINE (PUBLIC) PER BMR UNIT NO. 16-19 GRADING AND IMPROVEMENT PLANS DWG. NO. 37420-D AND PER BLACK MOUNTAIN RANCH PHASE II-B WATER STUDY AMENDMENT NO. 5 DATED JANUARY, 2011

SEWER LINE PER BMR UNIT NO. 16-19 GRADING AND IMPROVEMENT PLANS DWG. NO. 37420-D

PARCEL 8
PARCEL 10

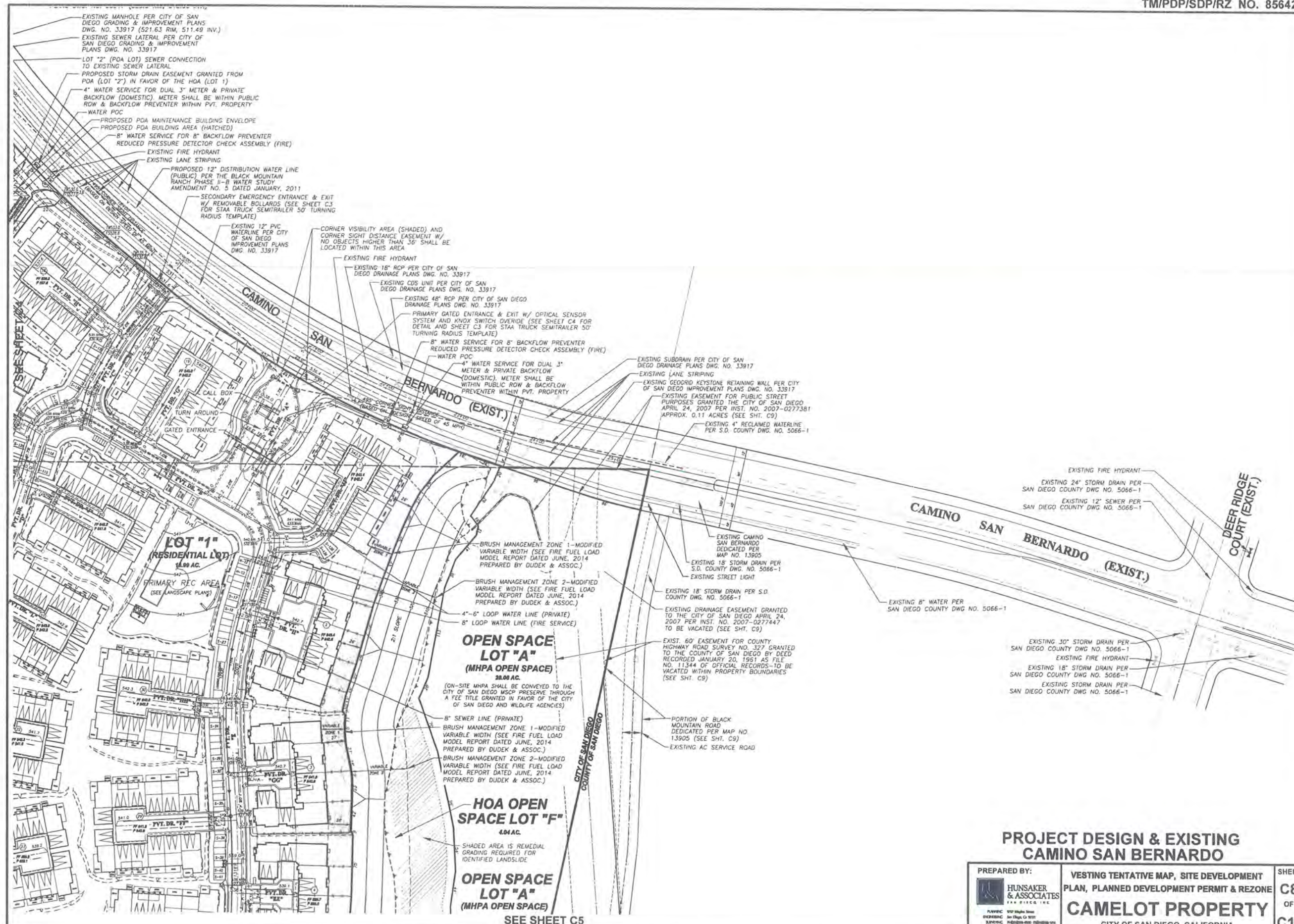
PARCEL 10
PARCEL 8

PROJECT DESIGN & PROPOSED OFFSITE IMPROVEMENTS

PREPARED BY:
HUNSAKER & ASSOCIATES
PLUMBING: 857 Maple Street, San Diego, CA 92101
ARCHITECT: 1440 B Street, San Diego, CA 92101
LANDSCAPE ARCHITECTURE: 7500 La Jolla Village Drive, San Diego, CA 92037

VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE
CAMELOT PROPERTY
CITY OF SAN DIEGO, CALIFORNIA

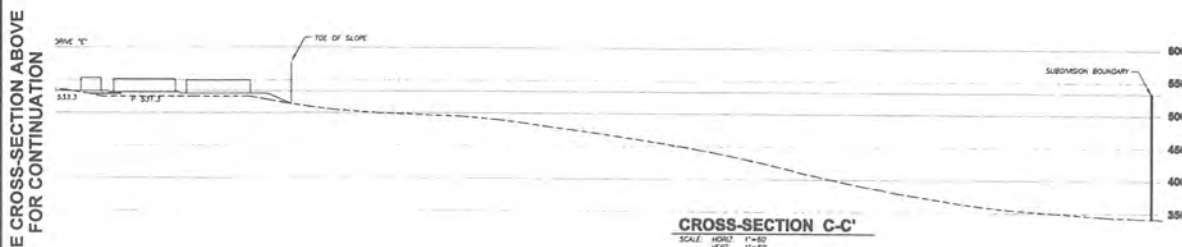
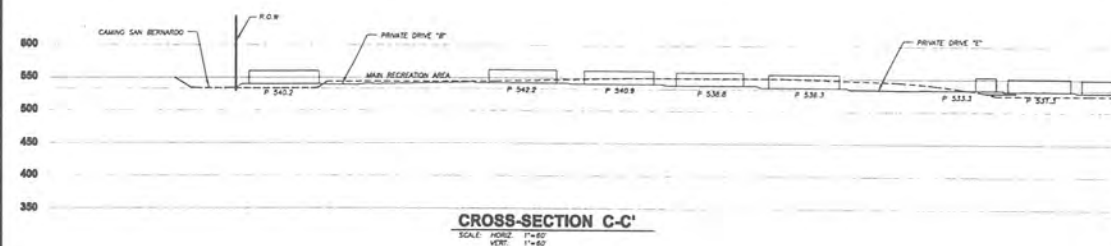
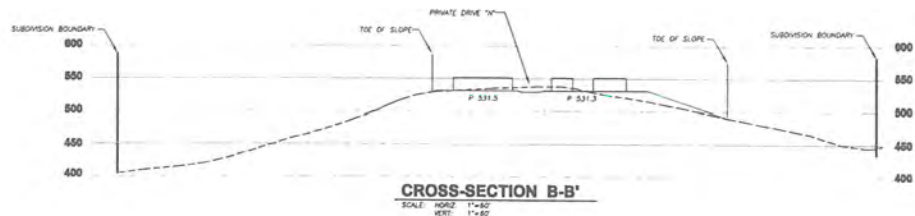
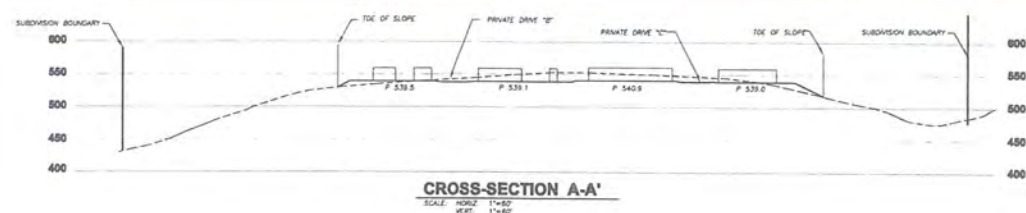
SHEET
C7
OF
C13



**PROJECT DESIGN & EXISTING
CAMINO SAN BERNARDO**

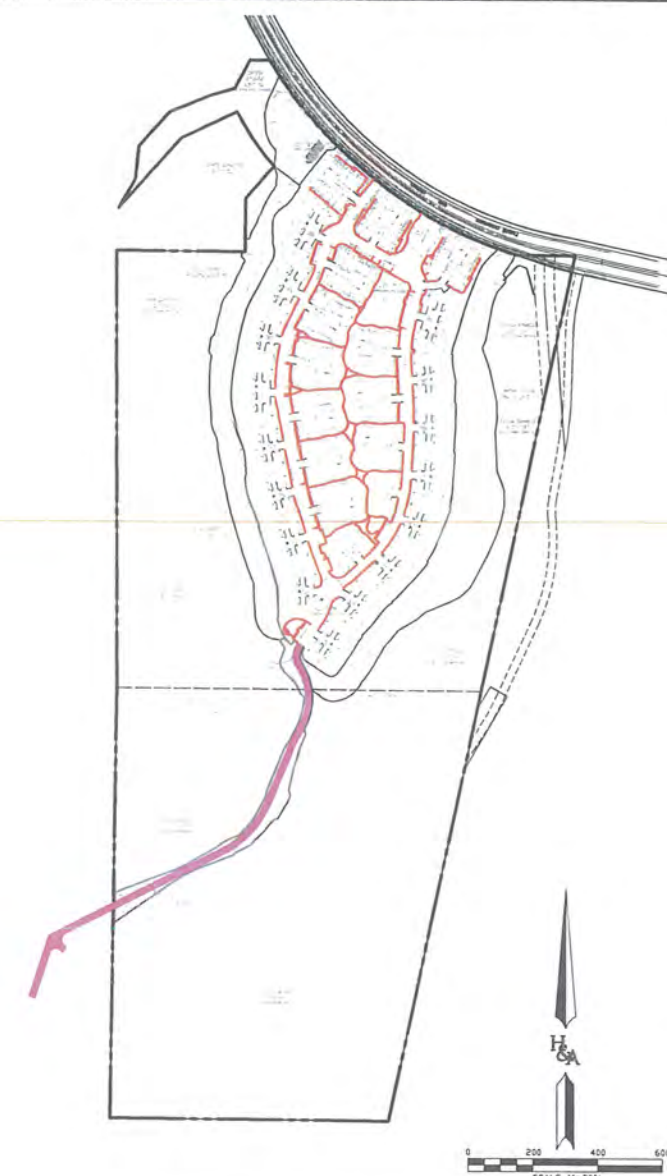
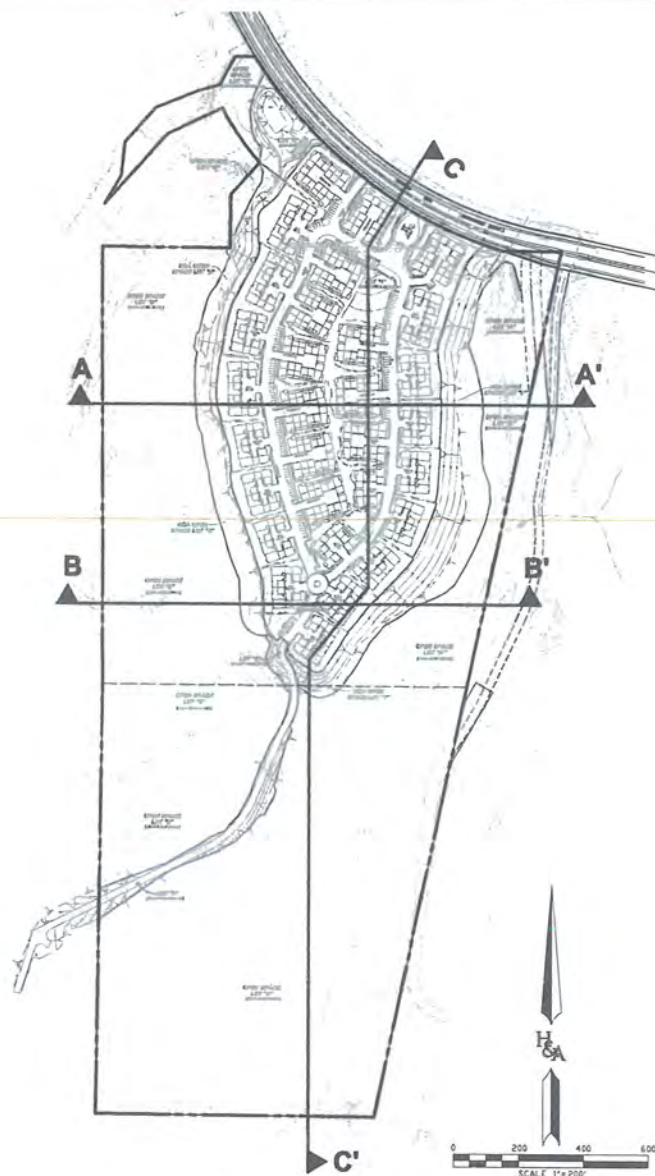
PREPARED BY: HUNSAKER & ASSOCIATES 11111 11111 PUBLIC DESIGN San Diego, CA 92101 619.444.4444	VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE CAMELOT PROPERTY CITY OF SAN DIEGO, CALIFORNIA	SHEET C8 OF C13
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SEE SHEET C5



SEE CROSS-SECTION BELOW FOR CONTINUATION

SEE CROSS-SECTION ABOVE FOR CONTINUATION



PEDESTRIAN CIRCULATION & TRAILS

CIRCULATION LEGEND

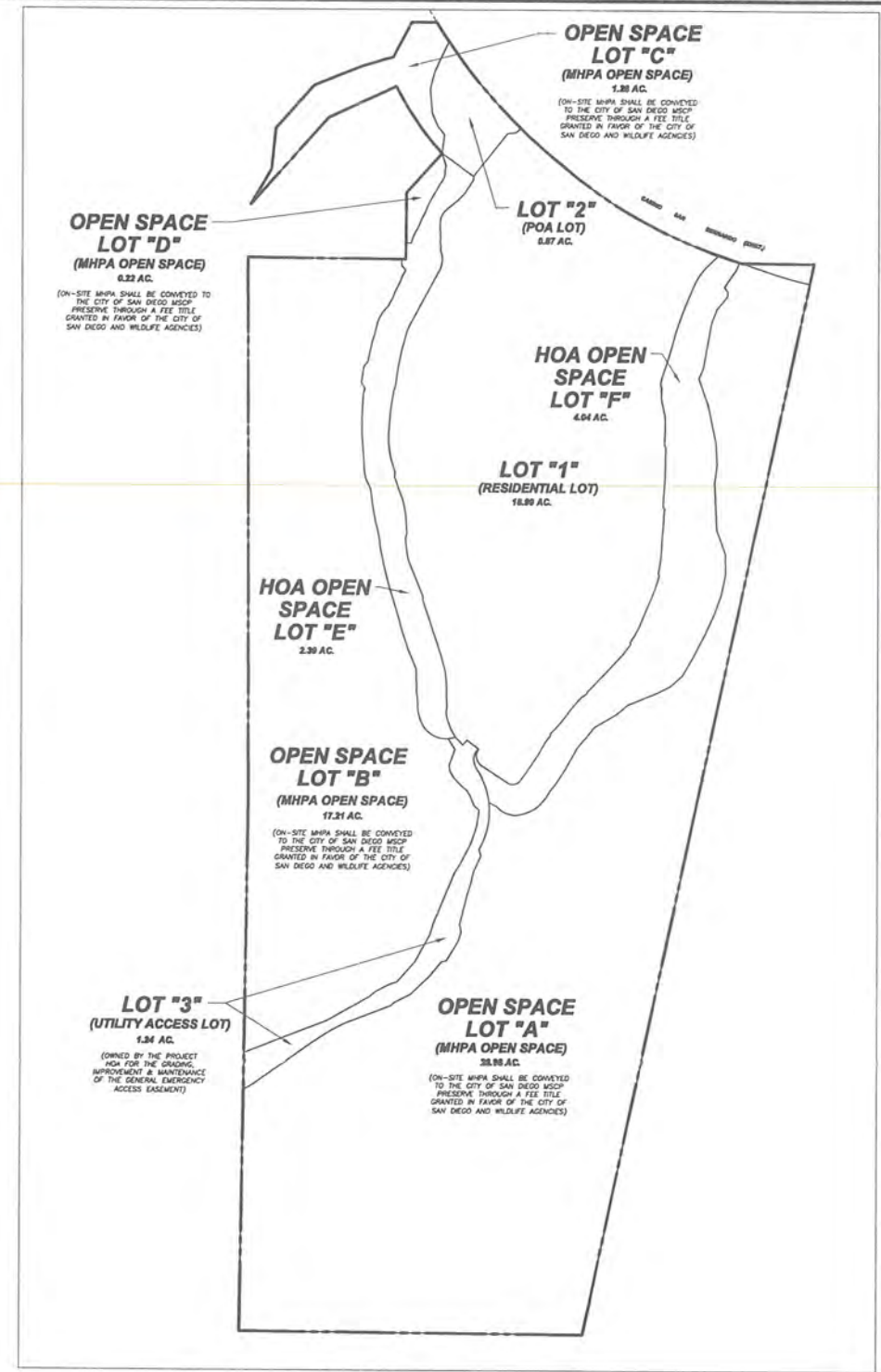
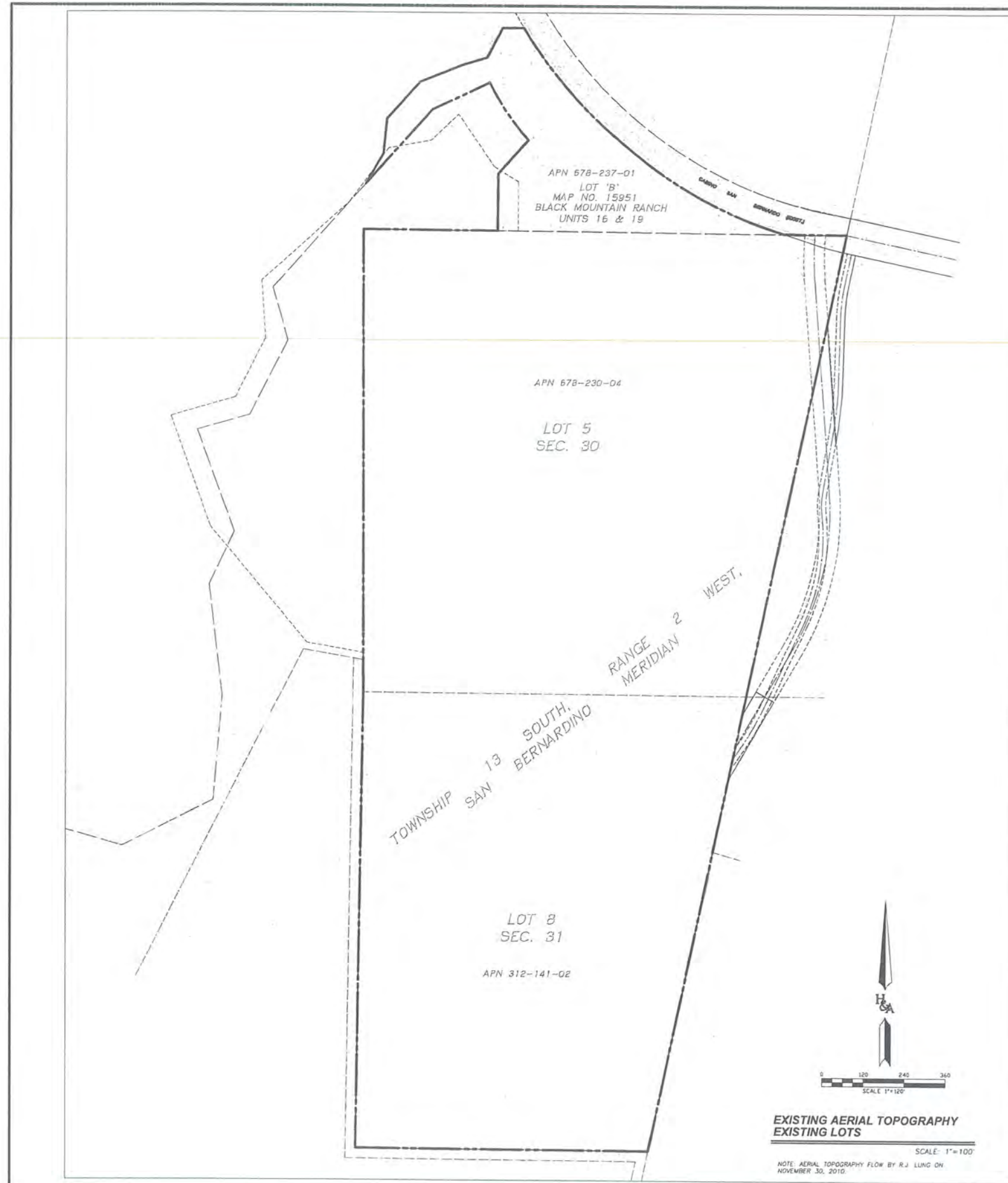
- PUBLIC PEDESTRIAN SIDEWALK
- PRIVATE PEDESTRIAN SIDEWALK
- PROPOSED PEDESTRIAN TRAIL/GENERAL EMERGENCY SERVICE ROAD

PROJECT CROSS SECTIONS, PEDESTRIAN CIRCULATION & TRAILS

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA	VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE CAMELOT PROPERTY CITY OF SAN DIEGO, CALIFORNIA	SHEET C9 OF C13
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NOTE:
SEE ARCHITECTURAL PLANS FOR
DETAILED BUILDING ELEVATIONS

TM/PDP/SDP/RZ NO. 856427



EXISTING AERIAL TOPOGRAPHY
AND EXISTING AND PROPOSED LOTS

PREPARED BY:	VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE	SHEET
HUNSAKER & ASSOCIATES LAND SURVEYING, INC.	CAMELOT PROPERTY	C10
PLANNING: [Signature]	CITY OF SAN DIEGO, CALIFORNIA	OF
DRAWING: [Signature]		C13
SERVING: [Signature]		

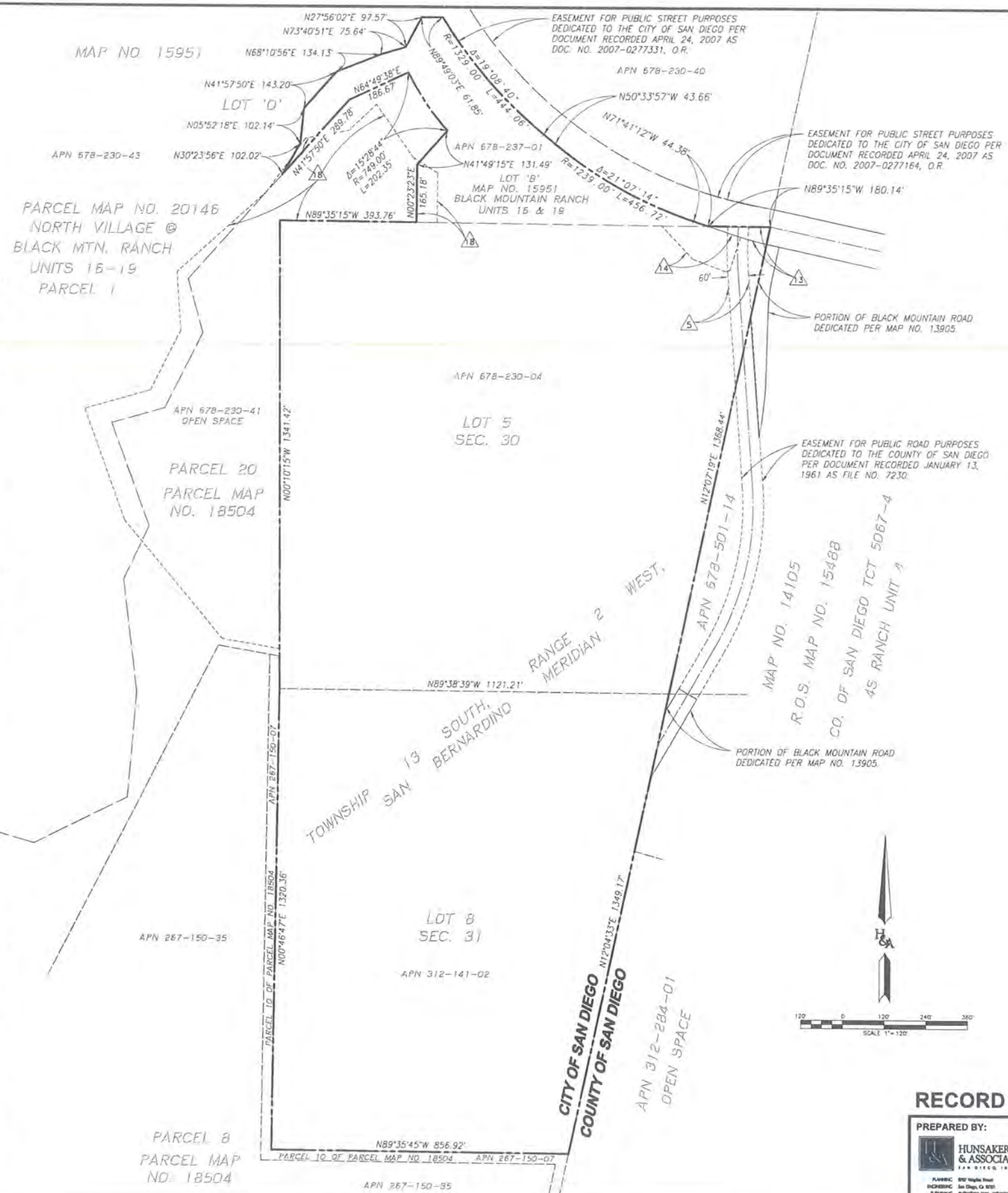
TITLE REPORT:
BASED ON A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. HASC-1771311 DATED SEPTEMBER 19, 2014

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 67B-230-04 AND 312-141-02-00)
LOT 8 OF SECTION 30 AND LOT 8 OF SECTION 31 IN TOWNSHIP 13 SOUTH OF RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAN OF THE SURVEY OF THE SAID LAND.
PARCEL 2: (APN 67B-237-01-00)
LOT 8 OF BLACK MOUNTAIN RANCH UNITS 15-19 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, NO. 15951 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 2013

ENCUMBRANCES:
THE FOLLOWING IS A LIST OF ENCUMBRANCES FOR A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. HASC-1771311 DATED SEPTEMBER 19, 2014

- GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2014-2015. A LIEB NOT YET DUE OR PAYABLE
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND. RECORDED FEBRUARY 7, 2008 AS INSTRUMENT NO. 2008-030555 OF OFFICIAL RECORDS. NOTICE OF ASSESSMENT LIEN RECORDED FEBRUARY 7, 2008 AS INSTRUMENT NO. 2008-030557 OF OFFICIAL RECORDS AFFECTS: PARCEL 2.
- THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 15 (D.G. SUR EAST), AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 27, 2012 AS INSTRUMENT NO. 2012-0818721 OF OFFICIAL RECORDS AFFECTS: PARCEL 2.
- THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 15 (D.G. SUR EAST), AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED DECEMBER 27, 2012 AS INSTRUMENT NO. 2012-0818724 OF OFFICIAL RECORDS AFFECTS: PARCEL 2.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 725 OF THE CALIFORNIA REVENUE AND TAXATION CODE
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1961 AS INSTRUMENT NO. 11344 OF OFFICIAL RECORDS IN FAVOR OF THE COUNTY OF SAN DIEGO AFFECTS: ROAD SURVEY MAP 327 SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- INTENTIONALLY DELETED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBAREA I PERIMETER PROPERTIES SCHOOL IMPACT MITIGATION AGREEMENT" RECORDED OCTOBER 29, 1998 AS INSTRUMENT NO. 1998-0040404 OF OFFICIAL RECORDS EXECUTED BY AND BETWEEN POINT UNIFIED SCHOOL DISTRICT AND SUBAREA I PERIMETER PROPERTY OWNERS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SETTLEMENT AGREEMENT BY AND BETWEEN BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP AND CAMELOT INVESTMENTS COMPANY" RECORDED MARCH 3, 2000 AS INSTRUMENT NO. 00-0110260 OF OFFICIAL RECORDS. SAID INSTRUMENT IS SUBJECT TO AN ASSIGNMENT AGREEMENT, RECORDED JUNE 19, 2003 AS INSTRUMENT NO. 03-0724456 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSESSMENT DISTRICT DIAGRAM OF BLACK MOUNTAIN RANCH PHASE 1 (BLACK MOUNTAIN RANCH PHASE 1) RECORDED OCTOBER 18, 2000 AS INSTRUMENT NO. 2000-0506992 AND AS AMENDED BY INSTRUMENT RECORDED MAY 30, 2003 AS INSTRUMENT NO. 2003-0639833, AND FEBRUARY 7, 2006 AS INSTRUMENT NO. 06-0090365 ALL OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UNIFIED BOYDENSES POINT UNIFIED COMMUNITY FACILITIES DISTRICT NO. 8 (BLACK MOUNTAIN RANCH PHASE 1) RECORDED NOVEMBER 19, 2000 AS INSTRUMENT NO. 2000-0627247 OF OFFICIAL RECORDS.
- AN AGREEMENT REGARDING PURCHASE AND SALE DATED JANUARY 31, 2001. UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN, EXECUTED BY AND BETWEEN CAMELOT INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, AND WESTERN PACIFIC HOUSING, INC., A DELAWARE CORPORATION. RECORDED AUGUST 4, 2003 AS FILE NO. 2003-0267691 OF OFFICIAL RECORDS. SAID INSTRUMENT WAS AMENDED BY INSTRUMENTS RECORDED NOVEMBER 4, 2003 AS FILE NO. 2003-1326055 OF OFFICIAL RECORDS, WHICH REPEAL THE LEGAL DESCRIPTION ATTACHED TO SAID INSTRUMENT TO DESCRIBE THE LAND HEREBY DESCRIBED, AND BY AMENDMENT RECORDED FEBRUARY 11, 2005 AS INSTRUMENT NO. 05-0118137 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF ASSESSMENT LIEN - FACILITIES BENEFIT ASSESSMENT" RECORDED FEBRUARY 7, 2008 AS INSTRUMENT NO. 08-0090367 OF OFFICIAL RECORDS.
- A PERMANENT EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 2007 AS INSTRUMENT NO. 2007-0277427 OF OFFICIAL RECORDS IN FAVOR OF: CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AFFECTS: LOT 5.
- A PERMANENT EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 2007 AS INSTRUMENT NO. 2007-0277427 OF OFFICIAL RECORDS IN FAVOR OF: CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AFFECTS: LOT 5.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF PURCHASE AGREEMENT" RECORDED NOVEMBER 13, 2010 AS INSTRUMENT NO. 2010-0818064 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 21, 2012 AS INSTRUMENT NO. 2012-0804471 OF OFFICIAL RECORDS.
- INTENTIONALLY DELETED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT RUNNING WITH LAND" RECORDED JANUARY 5, 1998 AS INSTRUMENT 1998-0006055 OF OFFICIAL RECORDS.
- AN EASEMENT FOR NEGATIVE OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1997 AS INSTRUMENT NO. 1997-0021224 OF OFFICIAL RECORDS IN FAVOR OF: CITY OF SAN DIEGO AFFECTS: AS DESCRIBED THEREIN.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT" RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 1997-0397724 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE AGREEMENT" RECORDED JULY 2, 1998 AS INSTRUMENT NO. 1998-0411481 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE AGREEMENT" RECORDED JULY 2, 1998 AS INSTRUMENT NO. 1998-0411482 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT" RECORDED JANUARY 12, 2002 AS INSTRUMENT NO. 2002-0042111 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE AGREEMENT" RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 2003-0498275 AND RE-RECORDED JUNE 17, 2003 AS INSTRUMENT NO. 2003-0747486 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE AGREEMENT (SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT)" RECORDED JUNE 19, 2003 AS INSTRUMENT NO. 2003-0724450 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INSTALLING ANY TRUNK OR BACKBONE SENEER LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1988 AS INSTRUMENT NO. 1988-0367009 AND RE-RECORDED JANUARY 26, 1999 AS INSTRUMENT NO. 1999-0044583 OF OFFICIAL RECORDS IN FAVOR OF BLACK MOUNTAIN RANCH DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AFFECTS: AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBAREA I BLACK MOUNTAIN RANCH PHASE 1 SCHOOL IMPACT MITIGATION AGREEMENT" RECORDED OCTOBER 29, 1998 AS INSTRUMENT NO. 1998-0040404 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDMENT TO SUBAREA I BLACK MOUNTAIN RANCH PHASE 1 SCHOOL IMPACT MITIGATION AGREEMENT" RECORDED MARCH 24, 2003 AS INSTRUMENT NO. 2003-0323123 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT (SCHOOL IMPACT MITIGATION AGREEMENT) (BLACK MOUNTAIN RANCH PHASE 1)" RECORDED APRIL 26, 2003 AS INSTRUMENT NO. 2003-0486463 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT REGARDING ENCROACHMENT REMOVAL AGREEMENT NO. 84-804P" RECORDED FEBRUARY 10, 2000 AS INSTRUMENT NO. 2000-0070139 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 7, 2000 AS INSTRUMENT NO. 2000-0480032 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED FEBRUARY 7, 2003 AS INSTRUMENT NO. 2003-0145392 OF OFFICIAL RECORDS.

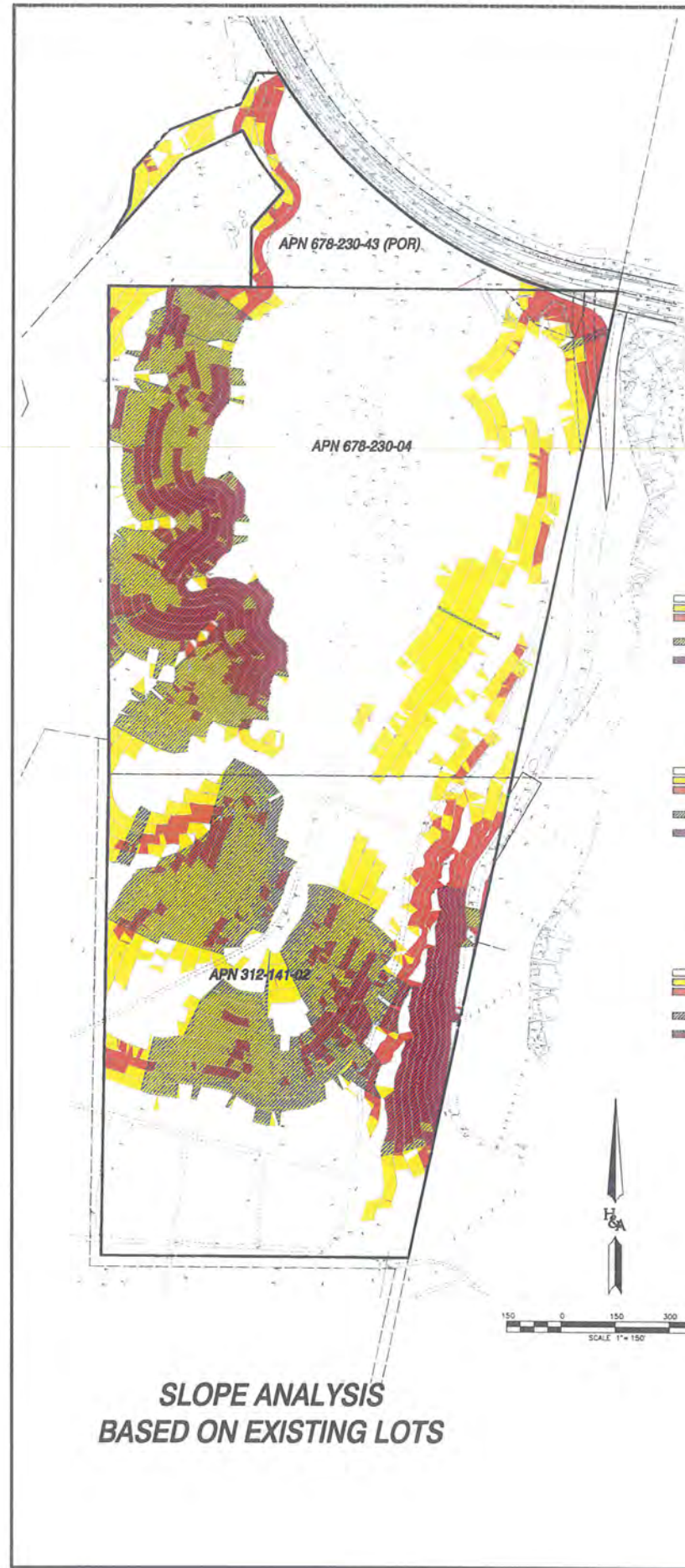


ENCUMBRANCES (CONT):

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 40-0525 (NORTH VILLAGE AT BLACK MOUNTAIN RANCH) RECORDED APRIL 1, 2003 AS INSTRUMENT NO. 2003-0261158 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED DEVELOPMENT PERMIT NO. 437483/SITE DEVELOPMENT PERMIT NO. 457484 MULTIPLE HABITAT PLANNING AREA (HAP) BOUNDARY LINE ADJUSTMENT NO. 843484 BLACK MOUNTAIN RANCH NORTH VILLAGE (NVRP) ALIENING PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 40-0528" RECORDED SEPTEMBER 23, 2009 AS INSTRUMENT NO. 2009-0529772 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRANSPORTATION FACILITIES IMPROVEMENT AND RIGHT-OF-WAY AGREEMENT" RECORDED APRIL 11, 2003 AS INSTRUMENT NO. 2003-0412862 OF OFFICIAL RECORDS.
- PLANNED DEVELOPMENT PERMIT NO. 4385 NORTH CLUSTERS AT BLACK MOUNTAIN RANCH (NMRP), RECORDED AUGUST 12, 2004 AS FILE NO. 2004-0787060 OF OFFICIAL RECORDS.
- THE CONDITION THAT THE PROPERTY SHALL BE USED FOR THE SOLE PURPOSE OF PROMOTING, CONSTRUCTION AND MAINTAINING AFFORDABLE HOUSING, AS MORE FULLY DEFINED THEREIN, AND UPON THE TERMS, COVENANTS AND CONDITIONS IN THAT CERTAIN DOCUMENT RECORDED JUNE 21, 2005 AS INSTRUMENT NO. 2005-0518440 OF OFFICIAL RECORDS. NOTE: A WRITTEN CONSENT OR WAIVER MAY BE NECESSARY FROM THE PUBLIC AGENCY FOR ANY SALE OR REFINANCE.
- RIGHTS OF PARTIES IN POSSESSION
- PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE, WITH RESPECT TO CAMELOT INVESTMENTS, A GENERAL PARTNERSHIP: A THAT A CERTIFIED COPY OF A STATEMENT OF PARTNERSHIP AUTHORITY PURSUANT TO SECTION 16303 OF THE CALIFORNIA CORPORATIONS CODE (FORM GP-1), EXECUTED BY AT LEAST TWO PARTNERS, AND A CERTIFIED COPY OF ANY AMENDMENTS TO SUCH STATEMENT (FORM GP-2), BE RECORDED IN THE PUBLIC RECORDS; B A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS; C OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
- WITH RESPECT TO BLACK MOUNTAIN RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY: A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THEREOF; B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-1C), CERTIFICATE OF AMENDMENT (LLC-2), OR STATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS; C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-3) BE RECORDED IN THE PUBLIC RECORDS; D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR REGISTRATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE: (i) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO (2) ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER; (ii) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO (2) SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER; E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

RECORD BOUNDARY & ENCUMBRANCES

PREPARED BY: HUNSAKER & ASSOCIATES PLANNING DIVISION	VESTING TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT & REZONE	SHEET C11 OF C13
CAMELOT PROPERTY CITY OF SAN DIEGO, CALIFORNIA		



**SLOPE ANALYSIS
BASED ON EXISTING LOTS**

EXISTING NORTHERN LOT
(APN 678-230-43 (POR))
Analyze Slopes Report

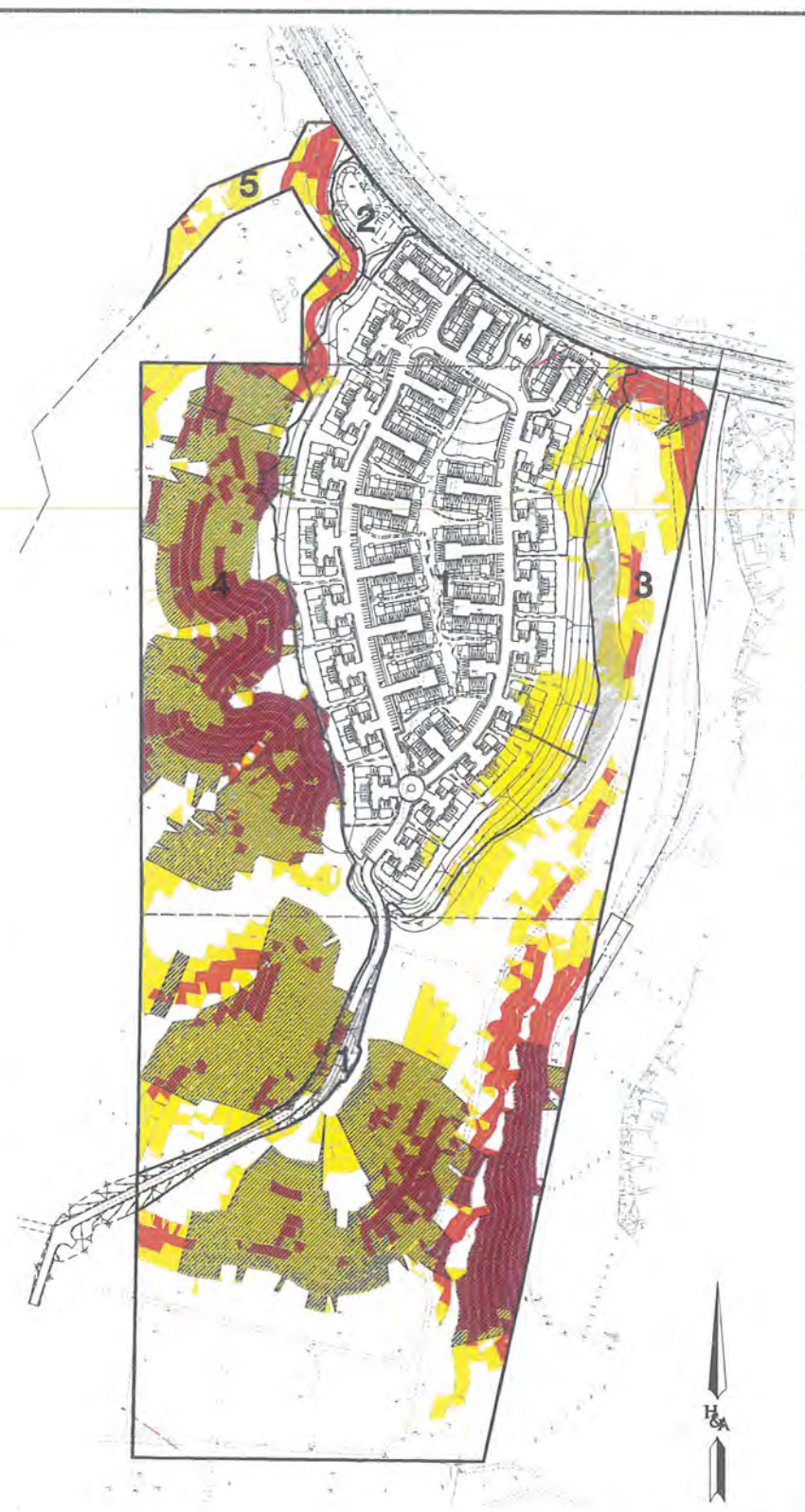
Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	178693	4.1	74.0
25 - 35	34367	0.8	14.2
35 - VERT	28388	0.6	11.8
Totals	241458	5.5	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT			

EXISTING NORTHERN LOT
(APN 678-230-04)
Analyze Slopes Report

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	1037194	23.8	61.0
25 - 35	427979	9.8	25.3
35 - VERT	233248	5.4	13.7
Totals	1698421	39.0	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT	390660	8.9	23.0

EXISTING SOUTHERN LOT
(APN 312-141-02)
Analyze Slopes Report

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	647297	14.8	49.5
25 - 35	429466	9.9	32.9
35 - VERT	232007	5.2	17.6
Totals	1308770	30.0	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT	464148	10.7	35.5



**SLOPE ANALYSIS
BASED ON PROPOSED LOTS**

Analyze Slopes Report Area "1"

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	911208	20.9	88.0
25 - 35	105892	2.4	10.2
35 - VERT	17506	0.4	1.8
Totals	1034706	23.7	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT	18292	0.4	1.7

Analyze Slopes Report Area "2"

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	31596	0.7	100.0
25 - 35	0	0.0	0.0
35 - VERT	11	0.7	100.0
Totals	31607	0.7	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT			

Analyze Slopes Report Area "3"

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	703927	16.2	54.8
25 - 35	351908	8.0	27.4
35 - VERT	228513	5.2	17.8
Totals	1284448	29.4	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT	318347	7.3	24.8

Analyze Slopes Report Area "4"

Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	187602	4.3	23.2
25 - 35	400506	9.2	49.8
35 - VERT	219260	5.0	27.0
Totals	807368	18.5	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT	518189	11.8	64.1

Analyze Slopes Report Area "5"

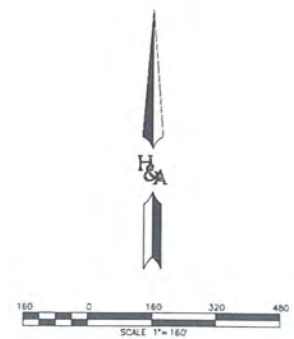
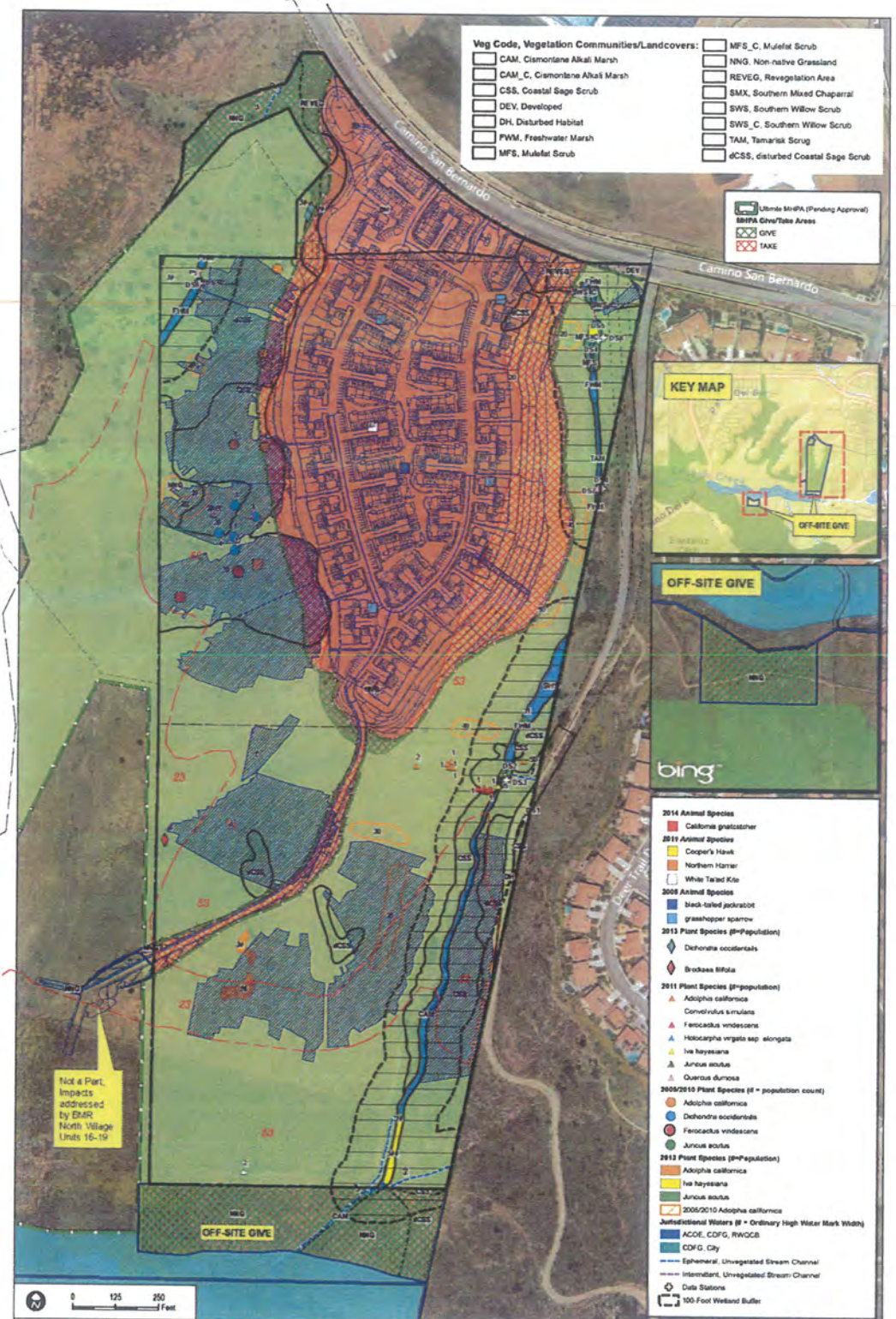
Slope Range (%)	Plan Area (sq ft)	Acres	% of Total Area
0 - 25	20714	0.5	25.8
25 - 35	33583	0.7	41.8
35 - VERT	25033	0.6	32.3
Totals	80230	1.8	100.0
25 - 35 OVER 50 FEET HT			
35 - VERT OVER 50 FEET HT			

PREPARED BY:
HUNSAKER & ASSOCIATES
1440 B STREET, SUITE 100
SAN DIEGO, CA 92108
TEL: 619-594-1100
WWW.HUNSAKER.COM

**SLOPE ANALYSIS
CAMELOT PROPERTY**
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C12
OF
C13

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- STEEP SLOPES (SEE SHEET C12)
- GEOLOGIC HAZARD LINE
- 53 GEOLOGIC HAZARD AREA

NOTES:

- PROJECT IS NOT WITHIN 100 YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP FIRM MAP NO. 06073C1088 F
- BIOLOGICAL RESOURCES INFORMATION SHOWN PER DUDEK AND ASSOCIATES BIOLOGICAL RESOURCES TECHNICAL REPORT (FIGURE 7) DATED MAY 2014.

DUDEK AERIAL SOURCE: BING MAPS/SERVICE

FIGURE 9
Biological Resources with Proposed Site Plan and New MHPA
 Biological Resources Technical Report for the Camelot Property

PREPARED BY:
HUNSAKER & ASSOCIATES
 ENGINEERING

ESL BIOLOGY/STEEP SLOPES OVERLAY
CAMELOT PROPERTY
 CITY OF SAN DIEGO, CALIFORNIA

SHEET
C13
 OF
C13

NOTE: ALL RETAINING WALLS WILL BE SCREENED WITH PLANT MATERIAL. SEE EXHIBIT ON SHEET L-08

WETLANDS MITIGATION - SEE CONCEPTUAL WETLANDS MITIGATION AND MONITORING PLAN FOR HABITAT RESTORATION AND TRANSITIONAL BUFFER PLANTING IN THIS AREA (TYP)

BRUSH MANAGEMENT ZONES 42 MODIFIED VARIABLE WIDTH SEE SHEETS L-06 & L-07 FOR BRUSH MANAGEMENT PLAN

REMEDIAL GRADING AREA REQUIRED FOR IDENTIFIED LANDSCAPE

SEE ENLARGEMENT ON SHEET L-03 TYPICAL 12-PILEX UNIT SEE ENLARGEMENT ON SHEET L-04

ALL FENCING WITHIN REAR YARDS SHALL BE ONE HOUR FIRE RATED AND/OR NON-COMBUSTIBLE PER THE CITY'S REQUIREMENTS

BRUSH MANAGEMENT ZONES 42 MODIFIED VARIABLE WIDTH SEE SHEETS L-06 & L-07 FOR BRUSH MANAGEMENT PLAN

ULTIMATE MFA BOUNDARY

TOT LOT RECREATION AREA - SEE ENLARGEMENT ON SHEET L-05

NOTE: CAMINO SAN BERNARDO EXISTING IMPROVEMENTS PER SAN DIEGO COUNTY DWS NO 8066-H. PROPOSED STREET TREES TO MATCH SPECIES FROM THIS DOCUMENT SET.

PRIMARY ENHANCED ENTRY - SEE ENLARGEMENT ON SHEET L-03

MAIN RECREATIONAL AREA - SEE ENLARGEMENT ON SHEET L-03

8" DIA PIN ELD

EXISTING STREET TREES TO REMAIN PROTECT IN PLACE

6" DIA PIN ELD

8" DIA PIN ELD

SECONDARY GATED EMERGENCY ENTRANCE/EXIT

4" DIA RHU LAN

3" DIA GUE ASR

6" DIA MULTI TRUNK RHU LAN

PROJECT PROPERTY LINE

3" DIA MULTI TRUNK RHU LAN

5" DIA MULTI TRUNK RHU LAN

4" DIA MULTI TRUNK RHU LAN

6" DIA PIN ELD

8" DIA PIN ELD

8" DIA PIN ELD

9" DIA PIN ELD

6" DIA PIN ELD

TYPICAL PLANT COMMUNITY AS PER BIO REPORT

ALL TREES LOCATED WITHIN THE LIMITS OF PRIVATE REAR YARDS SHALL BE MAINTAINED BY THE RESPECTIVE HOMEOWNER, TYP

PROJECT PROPERTY LINE

SEGMENTAL VERDURA WALL (OR EQUAL) PER CIVIL

ALL FENCING WITHIN ZONE 1 REAR YARDS SHALL BE ONE HOUR FIRE RATED AND/OR NON-COMBUSTIBLE PER THE CITY'S REQUIREMENTS

GATHERING AREA WITH BBQ UNITS & SEATWALLS

BRUSH MANAGEMENT ZONES 42 MODIFIED VARIABLE WIDTH SEE SHEETS L-06 & L-07 FOR BRUSH MANAGEMENT PLAN

ULTIMATE MFA BOUNDARY

TYPICAL 1-PILEX UNIT. SEE ENLARGEMENT ON SHEET L-04

SEGMENTAL VERDURA WALL (OR EQUAL) PER CIVIL

ULTIMATE MFA BOUNDARY



NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLANTED WITHIN 3 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALLS, CURBS, OR STREET PARAPETS OR WHERE NON PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE INSTALLED AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS SHALL USE AN APPROVED RAIN SENSITIVE SYSTEM OR THE IRRIGATION SYSTEM SHALL BE A DROPP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SET UP BY THE PROPERTY OWNER EXCEPT FOR TREES LOCATED WITHIN THE LIMITS OF PRIVATE REAR YARDS WHICH SHALL BE MAINTAINED BY THE HOMEOWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REMOVED PER THE CONDITIONS OF THE PERMIT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, ANY AND ALL REGULATIONS THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE SOIL SUB AREA DESIGN MANUAL, AND ALL OTHER CITY AND COUNTY STANDARDS.

IMPROVED PAVEMENT SHALL BE PROVIDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS OR PERMANENT PLANTING DOES NOT OCCUR WITHIN 30 DAYS OF PERMITTING. PROPOSED SHALL BE APPROVED OR REAPPROVED AS NECESSARY BY THE CITY ENGINEER.

SITE PLAN

NON-SITE MFA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCP PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES

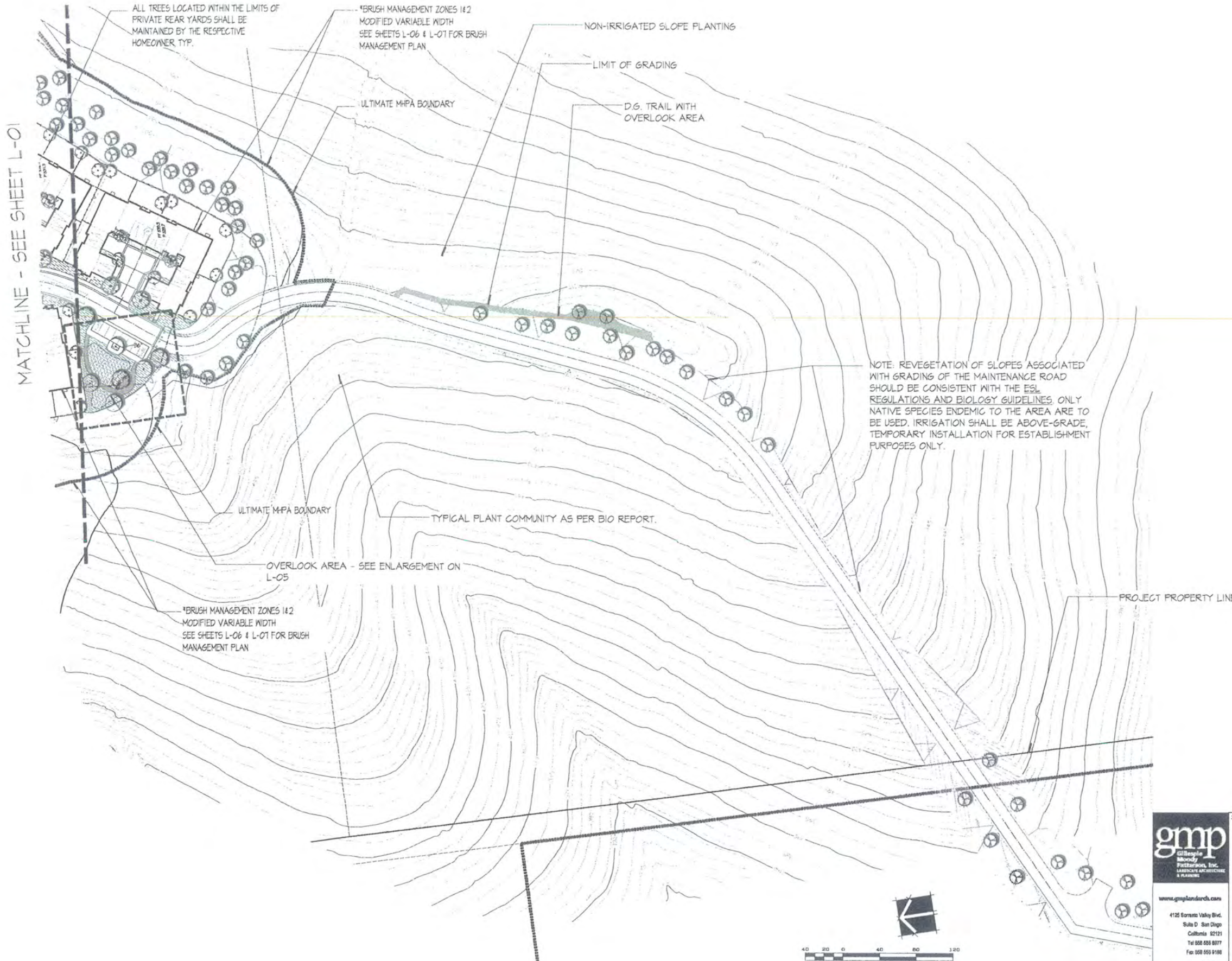
SEE FIRE FUEL LOAD MODEL REPORT AND ARCHITECTURAL PLANS FOR ADDITIONAL MEASURES REQUIRED AS PART OF THE EQUIVALENCY TO COMPENSATE FOR THE MODIFIED BRUSH MANAGEMENT ZONES

MATCHLINE - SEE SHEET L-02

gmp GILLESPIE MOODY PATTERSON ARCHITECTS, INC. LANDSCAPE ARCHITECTS & PLANNERS		SHEET #L-01	
Prepared By:	GILLESPIE MOODY PATTERSON	Revised 11:	
Name:	4125 SORRENTO VALLEY BLVD	Revised 12:	08-06-14
Address:	SUITE D	Revised 13:	05-05-14
City:	SAN DIEGO, CA 92121	Revised 14:	05-07-14
Phone #:	(858) 558-8977	Revised 15:	06-15-14
Project Address:		Revised 16:	08-28-13
City:	SAN DIEGO, CA 92101	Revised 17:	08-14-13
Project Name:	CAMELOT PROPERTY	Revised 18:	09-10-12
Scale:		Revised 19:	04-23-12
Drawn By:		Revised 20:	04-19-11
Checked By:		Revised 21:	01-01-10
Project No.:		Revised 22:	
Scale:		Revised 23:	
Scale:		Revised 24:	
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*ON-SITE MHPA SHALL BE CONVEYED TO THE CITY OF SAN DIEGO MSCF PRESERVE THROUGH A FEE TITLE GRANTED IN FAVOR OF THE CITY OF SAN DIEGO AND WILDLIFE AGENCIES.

* SEE FIRE FUEL LOAD MODEL REPORT AND ARCHITECTURAL PLANS FOR ADDITIONAL MEASURES REQUIRED AS PART OF THE EQUIVALENCY TO COMPENSATE FOR THE MODIFIED BRUSH MANAGEMENT ZONES.



NOTE: REVEGETATION OF SLOPES ASSOCIATED WITH GRADING OF THE MAINTENANCE ROAD SHOULD BE CONSISTENT WITH THE ESL REGULATIONS AND BIOLOGY GUIDELINES. ONLY NATIVE SPECIES ENDEMIC TO THE AREA ARE TO BE USED. IRRIGATION SHALL BE ABOVE-GRADE, TEMPORARY INSTALLATION FOR ESTABLISHMENT PURPOSES ONLY.



NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT PROTECT AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DROPP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AS SET UP BY THE PROPERTY OWNER EXCEPT FOR TREES LOCATED WITHIN THE LIMITS OF PRIVATE REAR YARDS WHICH SHALL BE MAINTAINED BY THE HOMEOWNER TYP. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF BUILDINGS OR PERMANENT PLANTING DOES NOT OCCUR WITHIN 30 DAYS OF GRADING, HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GRASS.

gmp
Gillespie
Moody
Patterson, Inc.
LANDSCAPE ARCHITECTURE
& PLANNING

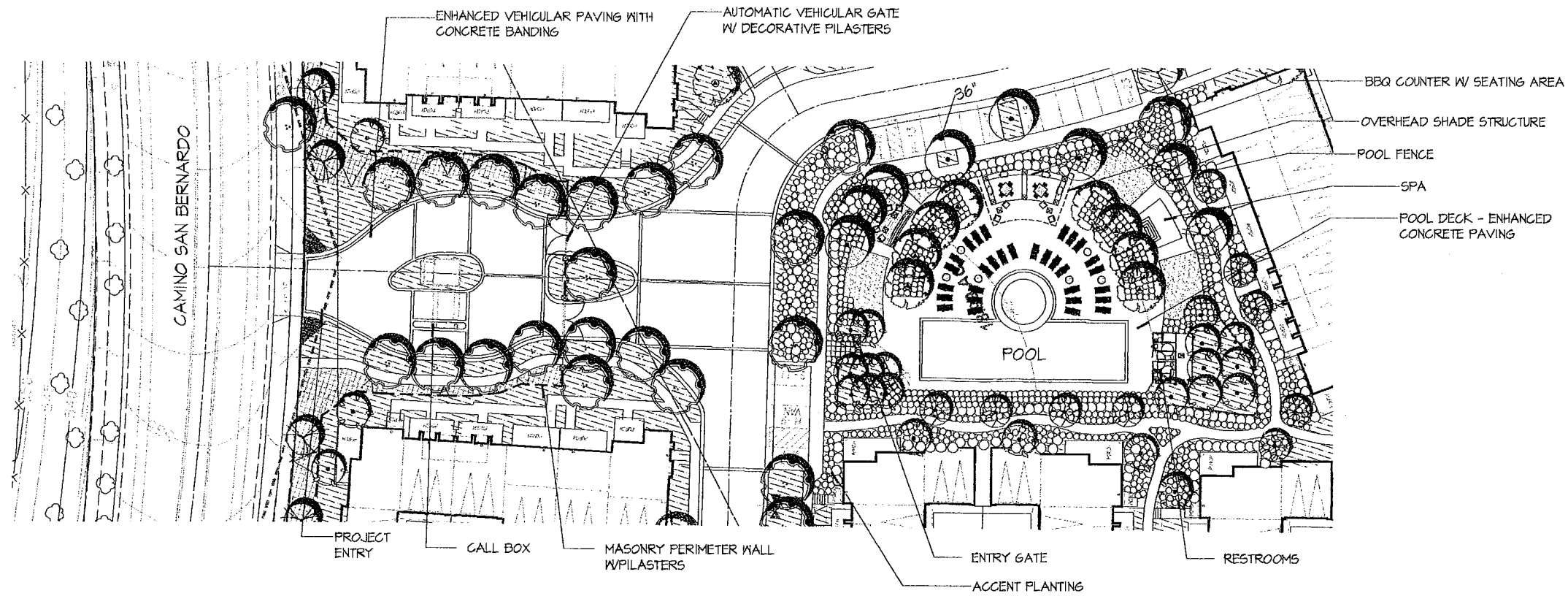
www.gmplandscape.com

4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 608 555 8977
Fax 608 555 9198

SHEET #L-02

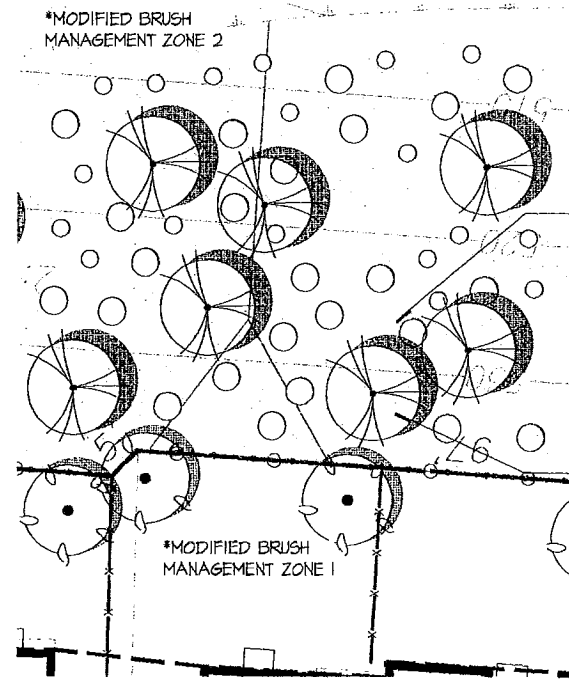
Prepared By:	GILLESPIE MOODY PATTERSON	Revision 11:	
Name:	4125 SORRENTO VALLEY BLVD.	Revision 10:	
Address:	SUITE D	Revision 9:	08-06-14
	SAN DIEGO, CA 92121	Revision 8:	06-05-14
Phone #:	(858) 558-8977	Revision 7:	05-07-14
		Revision 6:	04-15-14
Project Address:	SOUTH OF CAMINO SAN BERNARDINO	Revision 5:	11-21-13
	SAN DIEGO, CA 92101	Revision 4:	09-28-13
		Revision 3:	08-14-13
		Revision 2:	09-12-12
Project Name:	CAMELOT PROPERTY	Revision 1:	04-23-12
Sheet Title:	LANDSCAPE CONCEPT PLAN	Original Date:	04-19-11
		Sheet:	L-02 OF L-09
		DCP#:	PTS 138261

SITE PLAN



PROJECT ENTRY & MAIN RECREATION AREA

*SEE SHEETS L-06 & L-07 FOR BRUSH MANAGEMENT PLAN

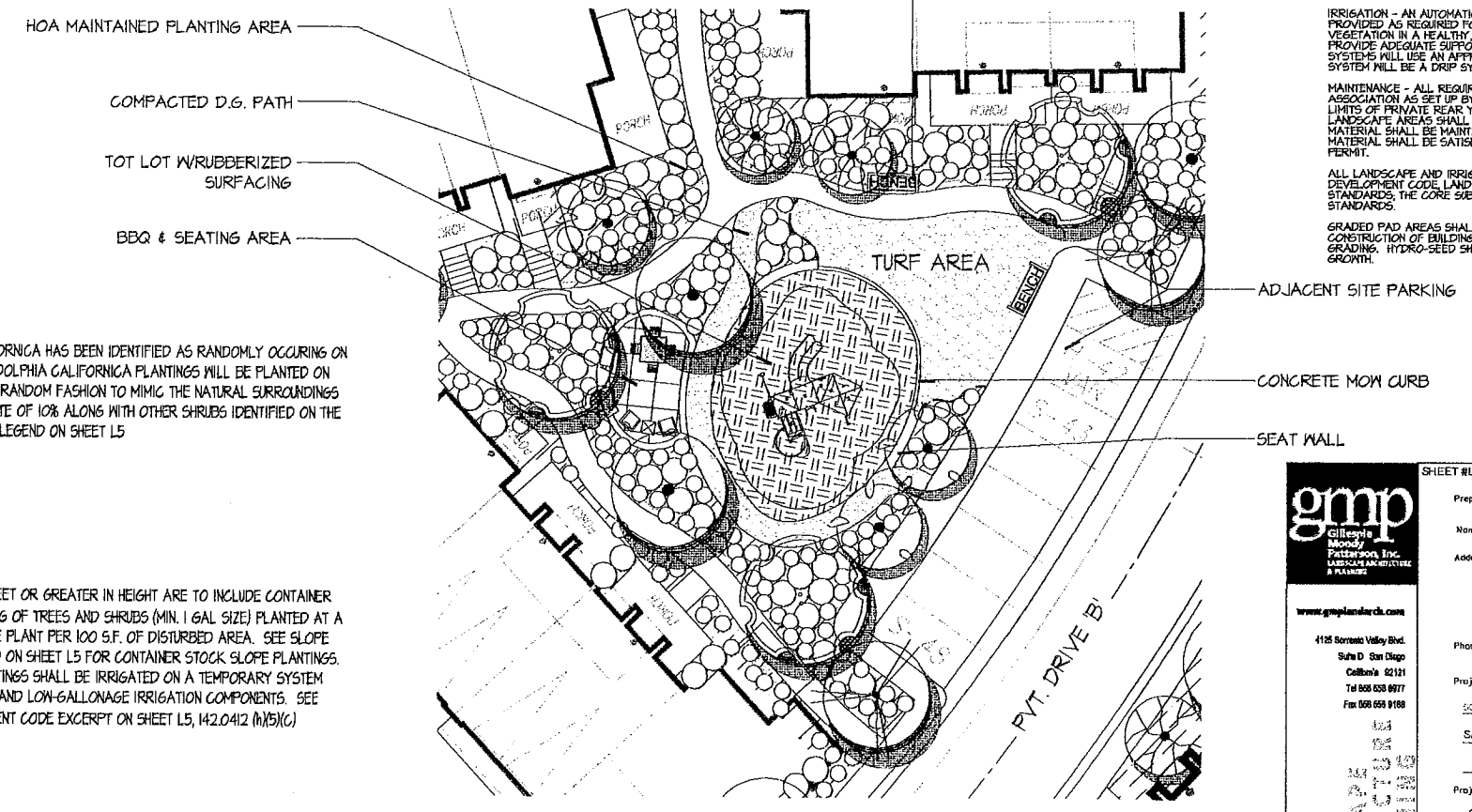
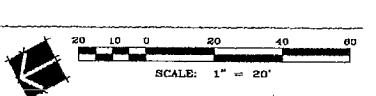


TYPICAL SLOPE PLANTING

SCALE: 1"=10'

ADOLPHIA CALIFORNICA HAS BEEN IDENTIFIED AS RANDOMLY OCCURRING ON THE SITE. NEW ADOLPHIA CALIFORNICA PLANTINGS WILL BE PLANTED ON THE SLOPES IN A RANDOM FASHION TO MIMIC THE NATURAL SURROUNDINGS AT A MINIMUM RATE OF 10% ALONG WITH OTHER SHRUBS IDENTIFIED ON THE SLOPE PLANTING LEGEND ON SHEET L5

ALL SLOPES 15 FEET OR GREATER IN HEIGHT ARE TO INCLUDE CONTAINER STOCK CONSISTING OF TREES AND SHRUBS (MIN. 1 GAL SIZE) PLANTED AT A MIN. RATE OF ONE PLANT PER 100 S.F. OF DISTURBED AREA. SEE SLOPE PLANTING LEGEND ON SHEET L5 FOR CONTAINER STOCK SLOPE PLANTINGS. ALL SLOPE PLANTINGS SHALL BE IRRIGATED ON A TEMPORARY SYSTEM USING LOW-FLOW AND LOW-GALLONAGE IRRIGATION COMPONENTS. SEE LAND DEVELOPMENT CODE EXCERPT ON SHEET L5, 142.0412 (M)(5)(C)



TOT LOT RECREATION AREA

SCALE: 1"=10'

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AS SET UP BY THE PROPERTY OWNER EXCEPT FOR TREES LOCATED WITHIN THE LIMITS OF PRIVATE REAR YARDS, WHICH SHALL BE MAINTAINED BY THE HOMEOWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

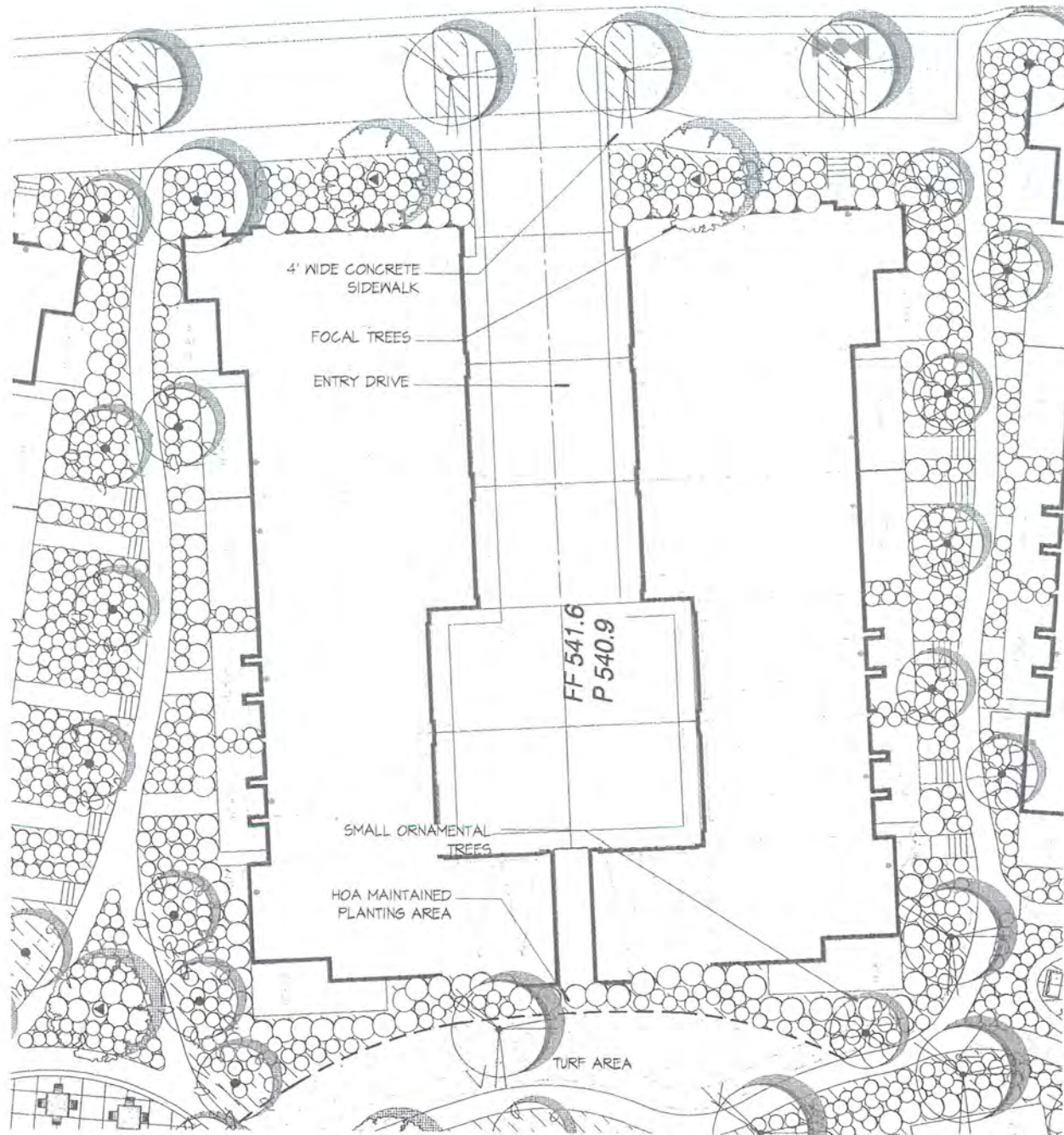
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

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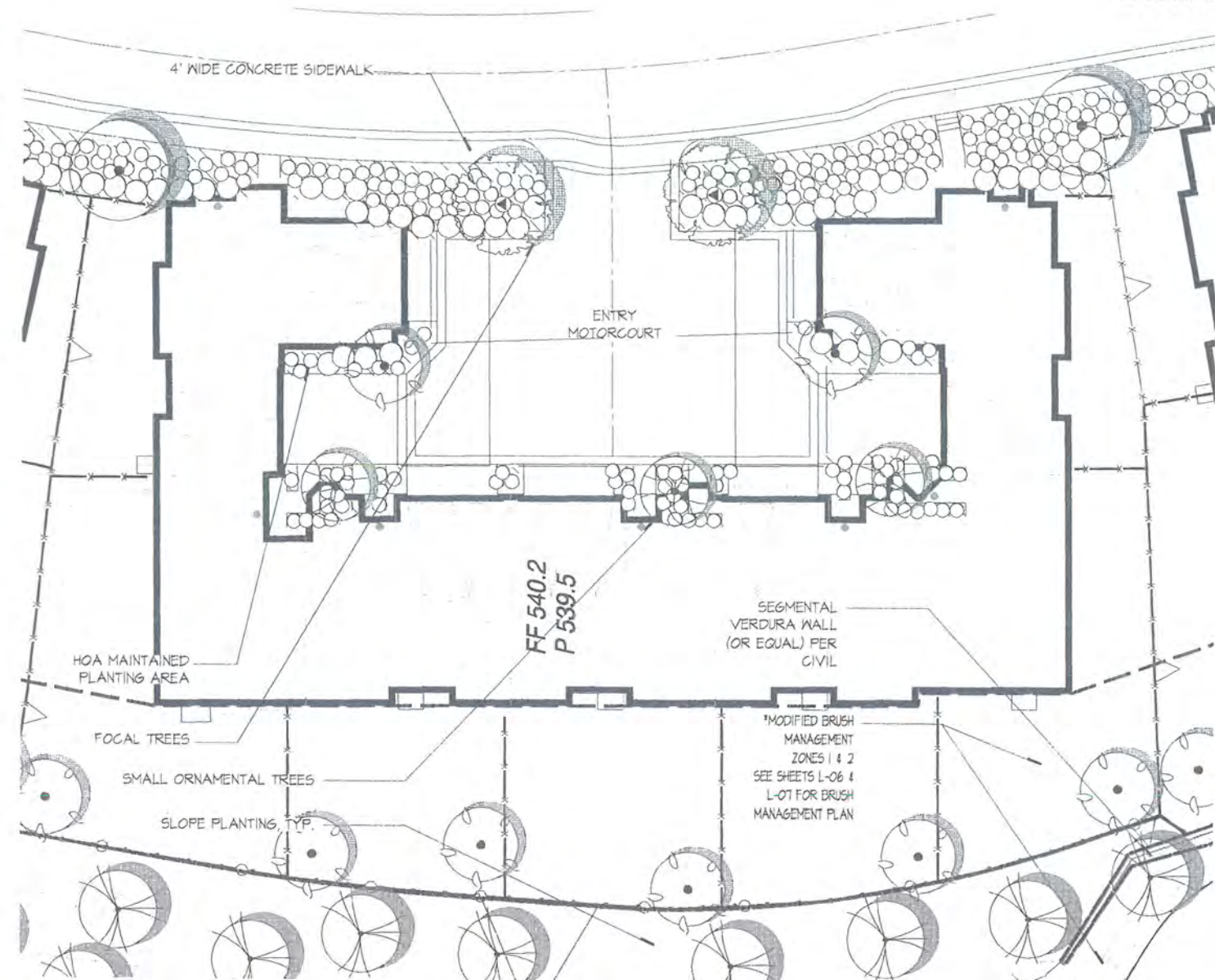


4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 602 558 8977
Fax 602 558 9188

SHEET #L-03	
Prepared By:	GILLESPIE MOODY PATTERSON
Name:	GILLESPIE MOODY PATTERSON
Address:	4125 SORRENTO VALLEY BLVD. SUITE D SAN DIEGO, CA 92121
Phone #:	(858) 558-8977
Project Address:	SOUTH OF CAMINO SAN BERNARDO SAN DIEGO, CA 92101
Project Name:	CAMELOT PROPERTY
Sheet Title:	LANDSCAPE DEVELOPMENT PLAN
Revision 11:	
Revision 10:	08-06-14
Revision 9:	06-05-14
Revision 8:	05-07-14
Revision 7:	04-15-14
Revision 6:	11-21-13
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Revision 4:	08-14-13
Revision 3:	09-12-12
Revision 2:	04-23-12
Revision 1:	04-19-11
Original Date:	
Sheet:	L-03 OF L-09
DEP:	PTS 238281



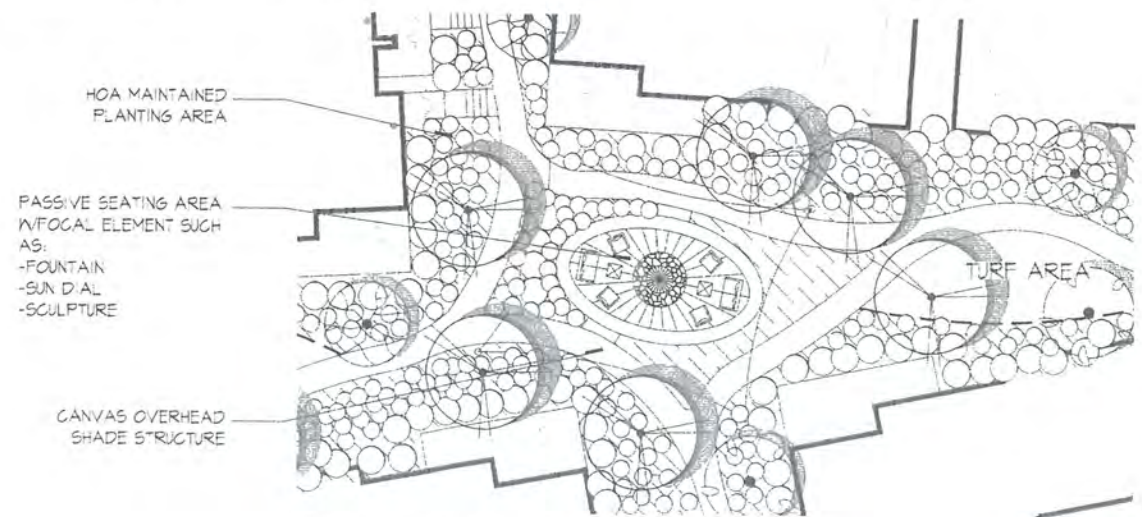
TYPICAL 12-PLEX ENLARGEMENT



TYPICAL SIXPLEX ENLARGEMENT

ESTIMATED WATER USE			
EWU (GPD) =	ETD x PI x HA x DZ	E	
EWU =	0.179	AVG DAILY ETC	100% per year
FF =	0.5	SHRUBS & GROUND COVER (SPRAY & ROTOR)	
	0.0	TURF (SPRAY & ROTOR)	
	0.0	SHRUBS, POINT SOURCE & DRAPINS	
HA =	SEE BELOW FOR SQUARE FOOTAGE		
DZ =	CONVERSION FACTOR OF UNITS TO GPD		
E =	0.85	ROTORS	
	0.6	SPRAYS	
	0.0	DRIP	
	0.0	BUBBLERS	
ZONE TYPE AREA (SQ FT) EWU x GPD			
SHRUB ROTORS	1017.00	EWU = 0.328 '12	GPD
		(ETC x 0.5 x HA x DZ) 80	
TURF ROTORS	1017.00	EWU = 277.11	GPD
		(ETC x 0.8 x HA x DZ) 80	
SHRUB SPRAYS	1017.00	EWU = 0.00	GPD
		(ETC x 0.5 x HA x DZ) 60	
TURF SPRAYS	1017.00	EWU = 515.64	GPD
		(ETC x 0.8 x HA x DZ) 60	
SHRUB DRIP	1017.00	EWU = 7.096 '12	GPD
		(ETC x 0.5 x HA x DZ) 60	
TREE BUBBLER	1017.00	EWU = 0.00	GPD
		(ETC x 0.5 x HA x DZ) 85	
TOTAL SQ. FEET, A.CAR	345,540	EWU = 18216.21	GPD
	7.84	AC FT/yr	12.84
		CU FT/yr	4,218,213
		CU FT/yr	50,927.63
		CU FT/yr	50,927.63
WATER USAGE			
		Estimated Annual Water Usage (cu ft/yr)	505,627.63
		Estimated Annual Water Usage (inch/yr)	3630,276.33
SUMMARY OF LANDSCAPE CALCULATIONS:			
AREA			
Total Area of Site (sq. ft.)		257,540	
Total Landscape Area (sq. ft.)		141,840	
Total Area Landscape to Turf (sq. ft.)		5,534	
Turf to Landscape Area Ratio		3%	
WATER USAGE			
		Estimated Annual Water Usage (cu ft/yr)	505,627.63
		Estimated Annual Water Usage (inch/yr)	3630,276.33
YEARLY WATERING SCHEDULE			
per week 52 weeks per year			
with no reflective mulch			
HA x ETD x DZ x AREA x DZ	240.5	10.57	
YEARLY MIN	7,094,444	31.63	
AC FT			

SUMMARY OF LANDSCAPE CALCULATIONS:			
AREA			
Total Area of Site (sq. ft.)		257,540	
Total Landscape Area (sq. ft.)		141,840	
Total Area Landscape to Turf (sq. ft.)		5,534	
Turf to Landscape Area Ratio		3%	
WATER USAGE			
		Estimated Annual Water Usage (cu ft/yr)	505,627.63
		Estimated Annual Water Usage (inch/yr)	3630,276.33



PASSIVE GATHERING AREA

gmp
Gillespie Moody Patterson, Inc.
Landscape Architecture & Planning

4125 Sorrento Valley Blvd
Suite D San Diego
California 92121
Tel: (658) 558-9177
Fax: (658) 558-9168

LANDSCAPE ARCHITECTURE & PLANNING

SHEET #L-04

Prepared By: GILLESPIE MOODY PATTERSON

Name: GILLESPIE MOODY PATTERSON

Address: 4125 SORRENTO VALLEY BLVD
SUITE D
SAN DIEGO, CA 92121

Phone #: (658) 558-9177

Project Address: SOUTH OF CAMINO SAN BERNARDINO
SAN DIEGO, CA 92101

Project Name: CAMELOT PROPERTY

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

Revision 11: _____

Revision 10: _____

Revision 9: 08-05-14

Revision 8: 06-05-14

Revision 7: 05-07-14

Revision 6: 04-15-14

Revision 5: 11-21-13

Revision 4: 08-26-13

Revision 3: 08-14-13

Revision 2: 09-12-12

Revision 1: 04-23-12

Original Date: 04-19-11

Sheet: L-04 OF L-09

DCP#: PTS-238281

GMP JOB NO. 13-033

CONCEPTUAL PLANTING LEGEND

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for INTERIORS with specimen trees and accent trees.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for SHRUBS & ACCENT FLOWERS, GRASSES & RUSHES.

Table with columns: BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for GROUNDCOVERS.

Table with columns: BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for PLANTING NOTES.

DESIGN INTENT STATEMENT: THE LANDSCAPE DESIGNER HAS TO PROVIDE PROTECTIVE AND DEFENSIVE PLANTING TO PROTECT NATURAL BIODIVERSITY THROUGH THE PLANTING OF APPROPRIATE SPECIES...

MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE

TRAFFIC SIGNALS (TOP SIGN) - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY ENTRANCES - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

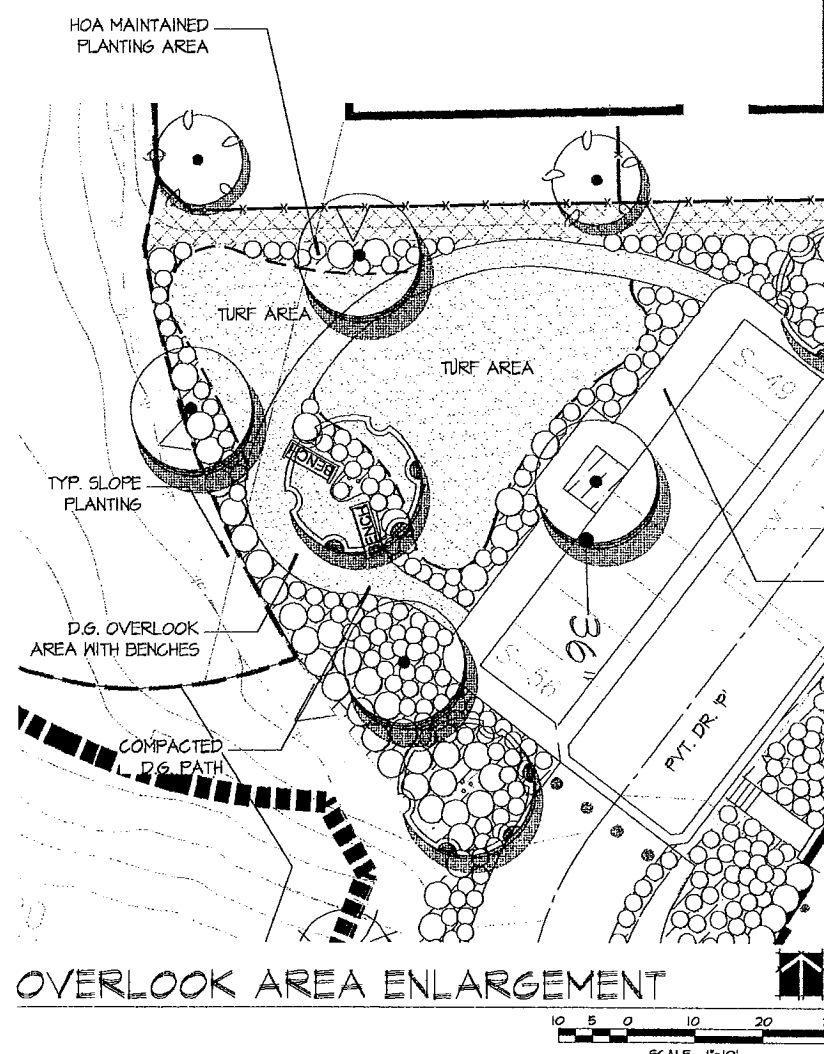


Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for FOUNDATION PLANTING, ENTRY DRIVE & PERIMETER.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for STREET TREES.

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for FOCAL TREES, LARGE SHRUBS & PALMS.

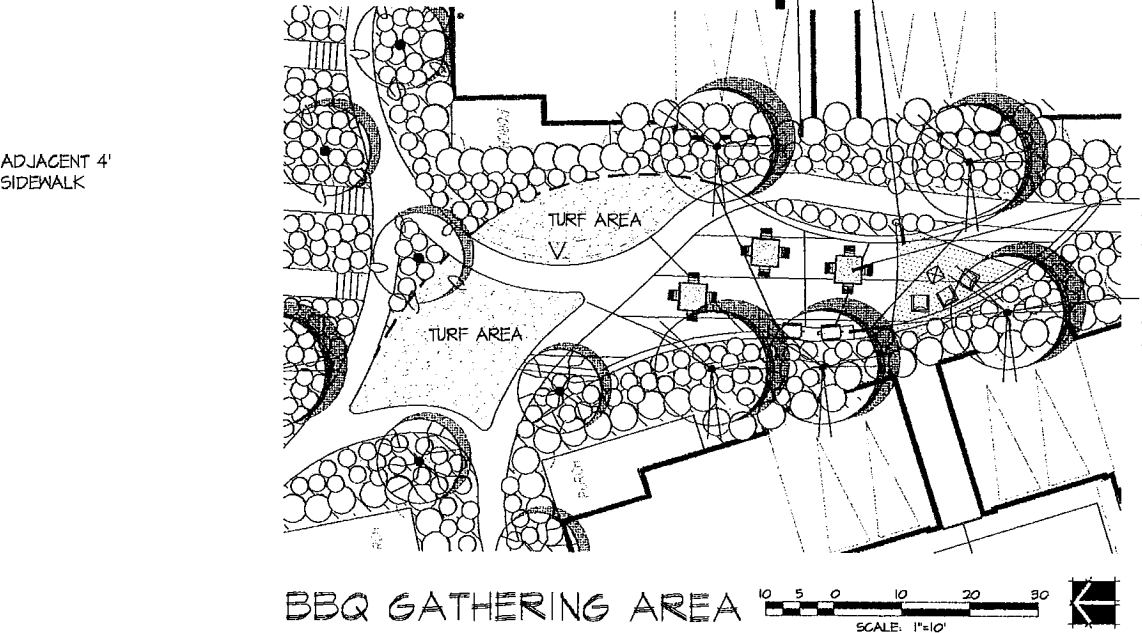
Table with columns: BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for SHRUBS & ACCENT FLOWERS, GRASSES & RUSHES.

Table with columns: BOTANICAL NAME, COMMON NAME, FORM/FUNCTION, MATURE SIZE. Includes sub-section for BRUSH MANAGEMENT ZONE 1 and SLOPE TREES.

Table with columns: BOTANICAL NAME, COMMON NAME, LBS. / ACRE. Includes sub-section for BRUSH MANAGEMENT ZONE 2 and SLOPE SHRUBS & GROUNDCOVERS.

Table with columns: BOTANICAL NAME, COMMON NAME, MIN. PURITY / GERMINATION, LBS. / ACRE. Includes sub-section for NATIVE HYDROSEED MIX.

THE SPECIFICATIONS FOR THE APPLICATION OF THE HYDROSEED MIX SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPING STANDARDS.



BRUSH MANAGEMENT

ALL PLANTS SHALL COMPLY WITH THE CITY OF SAN DIEGO BRUSH MANAGEMENT REGULATIONS & LANDSCAPE STANDARDS

SECTION III: BRUSH MANAGEMENT

- 5-1 BRUSH MANAGEMENT - DESCRIPTION
5-2 BRUSH MANAGEMENT - REQUIREMENTS
5-2.1 BASIC REQUIREMENTS-ALL ZONES
5-2.1.1 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES
5-2.1.2 DEBRIS AND TRIMMING PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE...
5-2.1.3 TREES AND LARGE TREE FORM SHRUBS (E.G. OAKS, SIKKIM, TONTO) WHICH ARE BEING RETAINED...
5-2.1.4 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS...
5-2.1.5 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS...
5-2.2 ZONE 1 REQUIREMENTS-ALL STRUCTURES
5-2.2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX B).
5-2.2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE...
5-2.2.03 MAINTAIN ALL PLANTINGS IN A SUFFICIENT CONDITION.
5-2.2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO...
5-2.3 ZONE 2 REQUIREMENTS-ALL STRUCTURES
5-2.3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED...

NOTE: ALL TREES WITHIN 30' OF ANY PARKING STALL SHALL BE OF 24" BOX SIZE.

LANDSCAPE DEVELOPMENT CODE EXCERPTS



- SECTION 142.0412
(a) THE REQUIRED ZONE TWO WIDTH SHALL BE DECREASED BY 1 1/2 FEET FOR EACH FOOT OF INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.
(b) ZONE ONE REQUIREMENTS
(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE...
(2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES...
(3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES...
(4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET...
(5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
(a) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT...
(b) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT...
(6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
(7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
(c) ZONE TWO REQUIREMENTS
(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE...
(2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
(3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
(4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT SHALL BE PRUNED TO REDUCE FUEL LOADING...
(5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY...
(a) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE RESISTIVE...
(b) WHERE PLANTS ARE PLANTED WITHIN A PERMANENT BURN PROTECTION AREA...
(c) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE DEGREE THAT THEY ARE ABLE TO SURVIVE WITHOUT IRRIGATION...
(d) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0412(b) REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL...
(6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
(f) EXCEPT AS PROVIDED IN SECTION 142.0412(b) WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142.0412 CANNOT BE PROVIDED ON PRECINCTS WITH IRREGULAR SHAPES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.




OUTLINE FOR PREPARING BRUSH MANAGEMENT EXHIBITS LOG 142.0412

- 1. THE DESIGNER SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL THE BRUSH MANAGEMENT PLAN...
2. BRUSH MANAGEMENT ZONE 1 - THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY...
3. BRUSH MANAGEMENT ZONE 2 - THE DESIGNER SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL THE BRUSH MANAGEMENT PLAN...
4. LONG-TERM MAINTENANCE RESPONSIBILITY - ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONES AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE HOA... THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

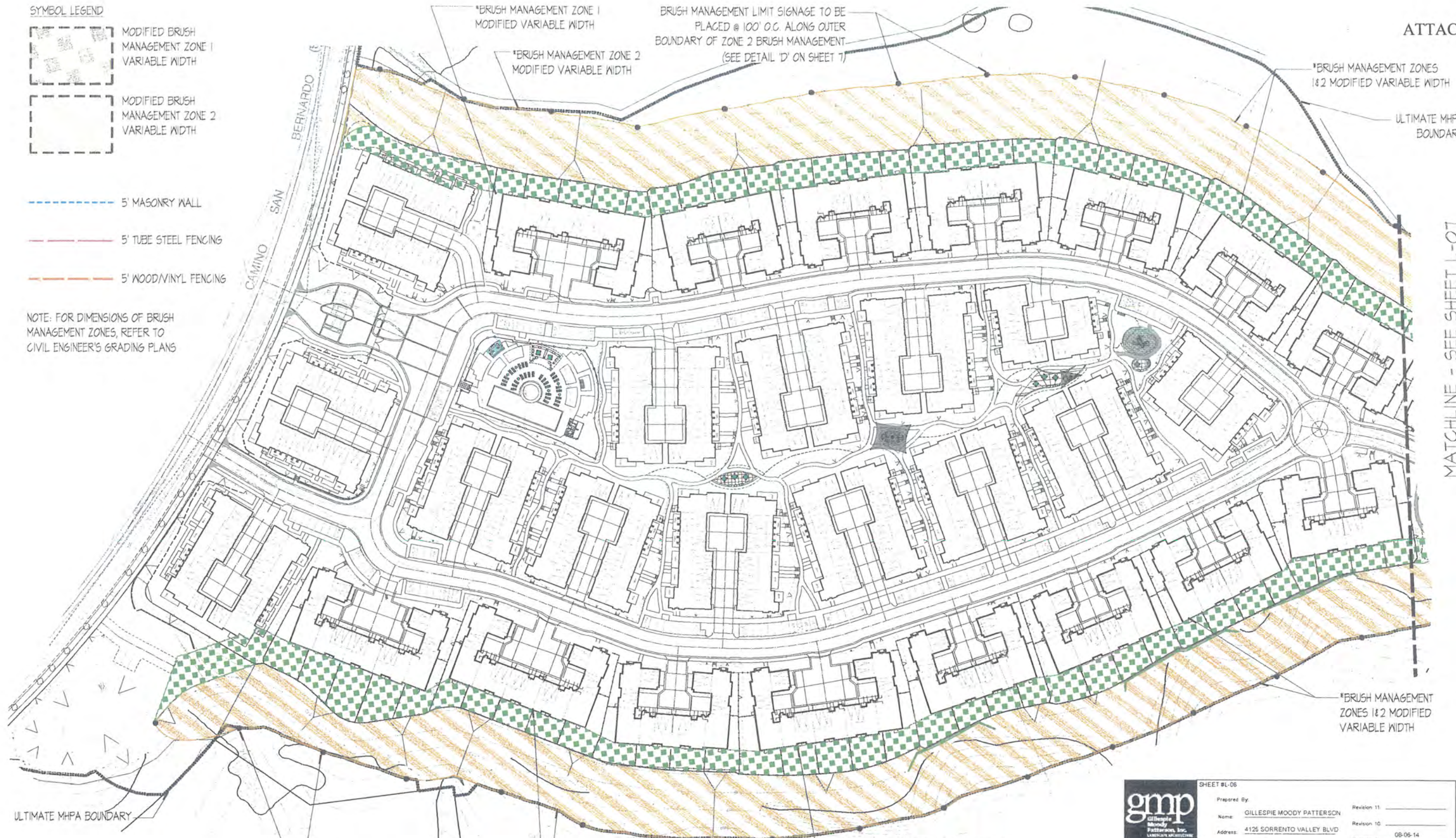
gmp Gillespie Moody Patterson, Inc. SHEET #1-05 Prepared By: GILLESPIE MOODY PATTERSON... Address: 4125 SORRENTO VALLEY BLVD... Project Name: CA/MELOT PROPERTY

SYMBOL LEGEND

-  MODIFIED BRUSH MANAGEMENT ZONE 1 VARIABLE WIDTH
-  MODIFIED BRUSH MANAGEMENT ZONE 2 VARIABLE WIDTH

-  5' MASONRY WALL
-  5' TUBE STEEL FENCING
-  5' WOOD/VINYL FENCING

NOTE: FOR DIMENSIONS OF BRUSH MANAGEMENT ZONES, REFER TO CIVIL ENGINEER'S GRADING PLANS



MATCHLINE - SEE SHEET L-07

 <p>Gillespie Moody Patterson, Inc. LANDSCAPE ARCHITECTURE & PLANNING</p> <p>www.gmpstandards.com</p> <p>4126 Sorrento Valley Blvd. Suite D San Diego California 92121 Tel 602 888 0877 Fax 602 888 9188</p>		<p>SHEET #L-06</p> <p>Prepared By: GILLESPIE MOODY PATTERSON</p> <p>Name: SUITE D</p> <p>Address: 4126 SORRENTO VALLEY BLVD SAN DIEGO CA 92121</p> <p>Phone #: (656) 558-8977</p> <p>Project Address: SUITE D OF CAMINO SAN BERNARDO</p> <p>SAN DIEGO CA 92101</p> <p>Project Name: CAMELOT PROPERTY</p> <p>Sheet Title: LANDSCAPE CONCEPT PLAN</p>	<table border="0"> <tr><td>Revision 11:</td><td>_____</td></tr> <tr><td>Revision 10:</td><td>_____</td></tr> <tr><td>Revision 9:</td><td>08-06-14</td></tr> <tr><td>Revision 8:</td><td>06-05-14</td></tr> <tr><td>Revision 7:</td><td>05-07-14</td></tr> <tr><td>Revision 6:</td><td>04-15-14</td></tr> <tr><td>Revision 5:</td><td>11-21-13</td></tr> <tr><td>Revision 4:</td><td>08-29-13</td></tr> <tr><td>Revision 3:</td><td>08-14-13</td></tr> <tr><td>Revision 2:</td><td>09-12-12</td></tr> <tr><td>Revision 1:</td><td>04-23-12</td></tr> <tr><td>Original Date:</td><td>04-19-11</td></tr> <tr><td>Sheet:</td><td>L-06 OF L-09</td></tr> <tr><td>DEP:</td><td>PTS 178241</td></tr> </table>	Revision 11:	_____	Revision 10:	_____	Revision 9:	08-06-14	Revision 8:	06-05-14	Revision 7:	05-07-14	Revision 6:	04-15-14	Revision 5:	11-21-13	Revision 4:	08-29-13	Revision 3:	08-14-13	Revision 2:	09-12-12	Revision 1:	04-23-12	Original Date:	04-19-11	Sheet:	L-06 OF L-09	DEP:	PTS 178241
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BRUSH MANAGEMENT & FENCE & WALL PLAN

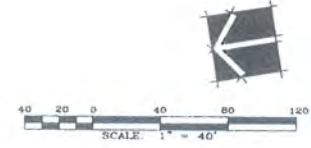
X
SIGNATURE OF DEPUTY FIRE MARSHALL,
CITY OF SAN DIEGO

NOTE: DEPUTY FIRE MARSHALL MUST SIGN UNDER AUTHORITY OF SECTION 142.0412(1)

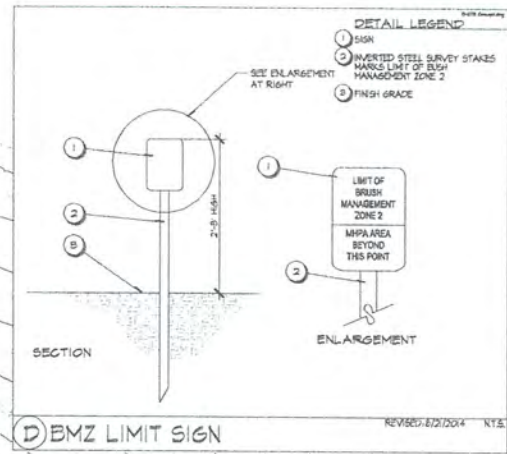
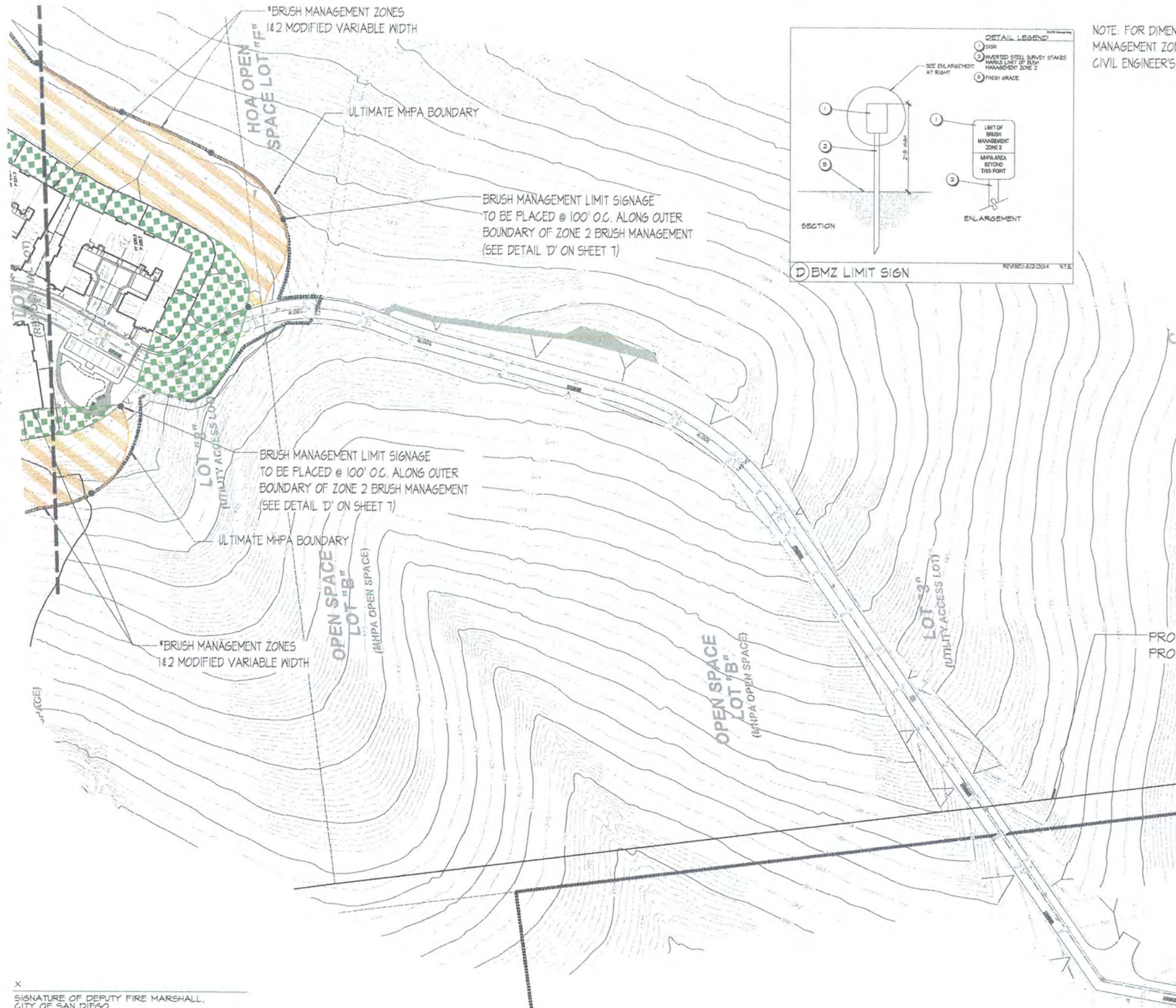
BRUSH MANAGEMENT LIMIT SIGNAGE TO BE PLACED @ 100' O.C. ALONG OUTER BOUNDARY OF ZONE 2 BRUSH MANAGEMENT (SEE DETAIL 'D' ON SHEET 1)

*BRUSH MANAGEMENT ZONES 1&2 MODIFIED VARIABLE WIDTH

* SEE FIRE FUEL LOAD MODEL REPORT AND ARCHITECTURAL PLANS FOR ADDITIONAL MEASURES REQUIRED AS PART OF THE EQUIVALENCY TO COMPENSATE FOR THE MODIFIED BRUSH MANAGEMENT ZONES.

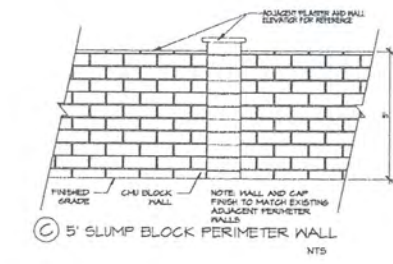
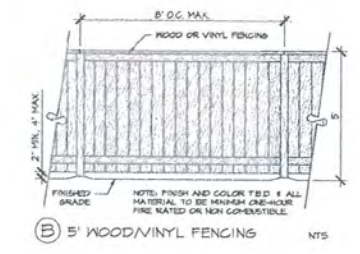
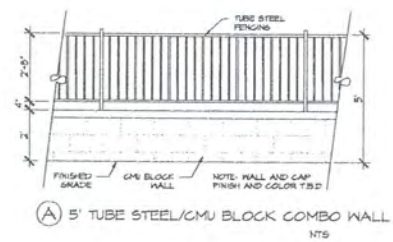
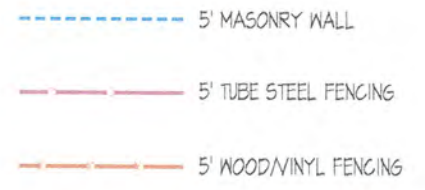
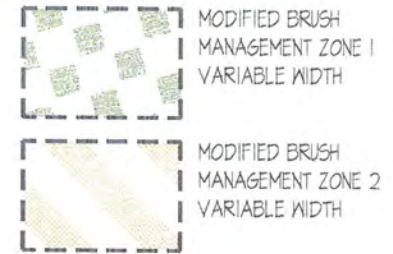


MATCHLINE - SEE SHEET L-06



NOTE: FOR DIMENSIONS OF BRUSH MANAGEMENT ZONES, REFER TO CIVIL ENGINEER'S GRADING PLANS

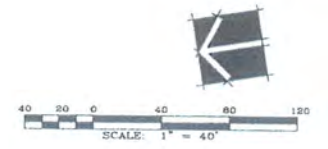
SYMBOL LEGEND



X
SIGNATURE OF DEPUTY FIRE MARSHALL,
CITY OF SAN DIEGO

NOTE: DEPUTY FIRE MARSHALL MUST SIGN UNDER AUTHORITY OF SECTION 142.0412(1)

BRUSH MANAGEMENT & FENCE & WALL PLAN



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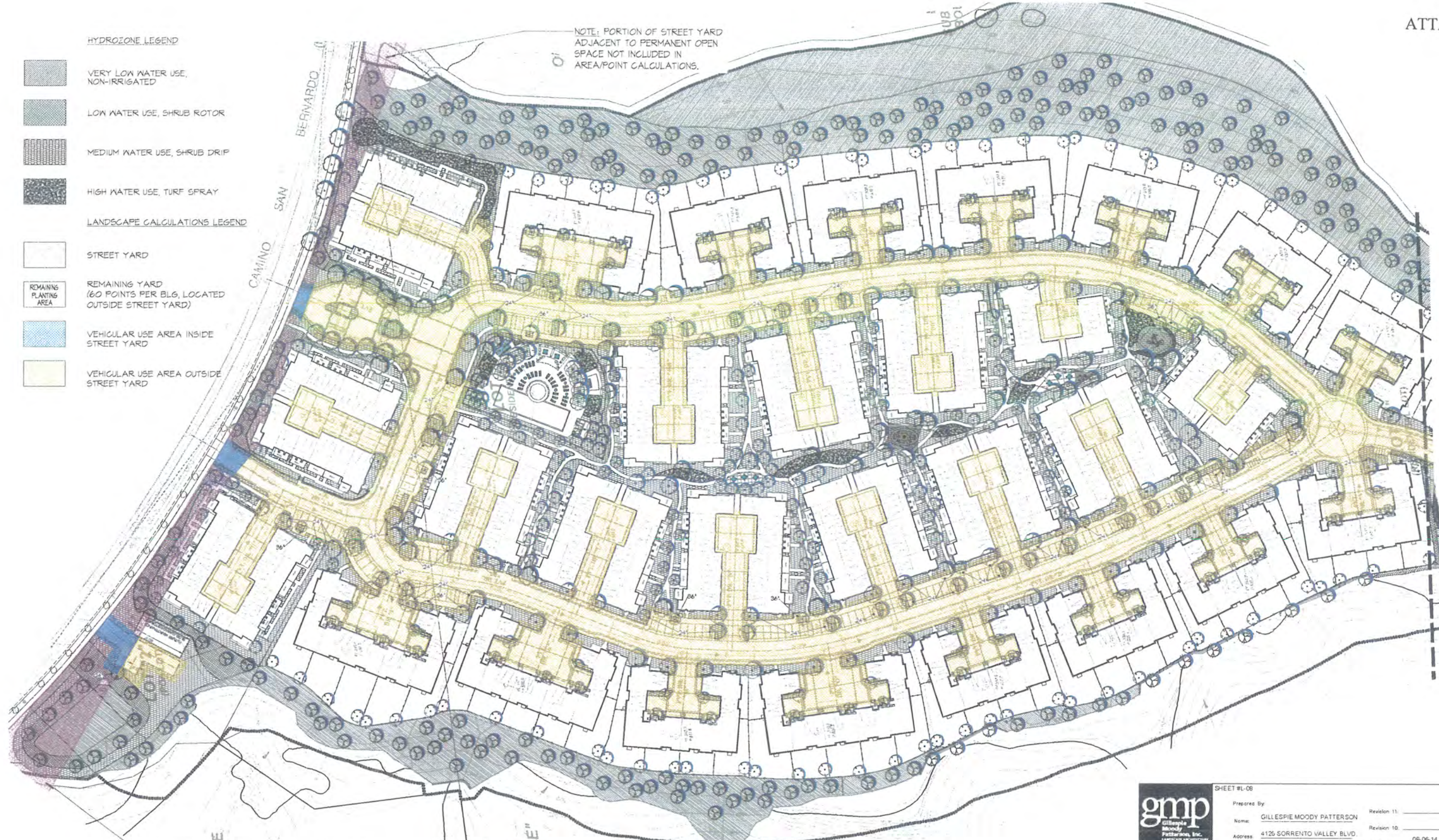
4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 858 555 8377
Fax 858 555 9198

SHEET #L-07

Prepared By:	GILLESPIE MOODY PATTERSON	Revision 11:	
Name:	4125 SORRENTO VALLEY BLVD	Revision 10:	08-06-14
Address:	SUITE D	Revision 9:	06-05-14
	SAN DIEGO, CA 92121	Revision 8:	05-07-14
Phone #:	(858) 556-8977	Revision 7:	04-15-14
Project Address:	SOUTH OF CAMINO SAN BERNABEO RD	Revision 6:	11-21-13
	SAN DIEGO, CA 92101	Revision 5:	08-28-13
Project Name:	CAMELOT PROPERTY	Revision 4:	08-14-13
		Revision 3:	06-12-12
Sheet Title:	LANDSCAPE CONCEPT PLAN	Revision 2:	04-23-12
		Original Date:	04-19-11
		Sheet:	L-07 OF L-08
		DEP:	PTS 234281

GMP JOB NO. 13-03

MATCHLINE - SEE SHEET L-09



HYDROZONE LEGEND

- VERY LOW WATER USE, NON-IRRIGATED
- LOW WATER USE, SHRUB ROTOR
- MEDIUM WATER USE, SHRUB DRIF
- HIGH WATER USE, TURF SPRAY

LANDSCAPE CALCULATIONS LEGEND

- STREET YARD
- REMAINING YARD (60 POINTS PER BLDG, LOCATED OUTSIDE STREET YARD)
- VEHICULAR USE AREA INSIDE STREET YARD
- VEHICULAR USE AREA OUTSIDE STREET YARD

NOTE: PORTION OF STREET YARD ADJACENT TO PERMANENT OPEN SPACE NOT INCLUDED IN AREA/POINT CALCULATIONS.

NOTE: PORTION OF STREET YARD ADJACENT TO PERMANENT OPEN SPACE NOT INCLUDED IN AREA/POINT CALCULATIONS.

NOTE: SELECTED CANOPY TREES WITHIN 5-FT OF PARKING AREAS HAVE BEEN NOTED AS 36-IN BOX SIZE AS AN ALTERNATIVE MEANS OF ACHIEVING COMPLIANCE WITH THE LANDSCAPE CALCULATIONS FOR VEHICULAR USE AREAS (VUA). LINEAR CONFIGURATION OF PARKING BAYS COMBINED WITH LARGER CANOPY SPREADS SHALL MEET THE INTENT OF THE SHADE-OVER-PAVEMENT REQUIREMENT.

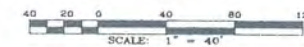
NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIR OR RGR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SET UP BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE TERMS.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS OR PERMANENT PLANTING DOES NOT OCCUR WITHIN 90 DAYS OF GRADING. HYDRO-SEED SHALL BE NORMATED OR REPLACED AS NECESSARY TO ESTABLISH GRASS.



*SEE LANDSCAPE CALCULATIONS WORKSHEETS ON SHEET L-09

LANDSCAPE CALCULATIONS & HYDROZONE EXHIBIT



Gillette
Moody
Patterson, Inc.
LANDSCAPE ARCHITECTURE
& PLANNING

www.gmplandarch.com

4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 658 555 9977
Fax 658 555 9198

SHEET #L-08

Prepared By: GILLESPIE MOODY PATTERSON
 Name: GILLESPIE MOODY PATTERSON
 Address: 4125 SORRENTO VALLEY BLVD.
 SUITE D
 SAN DIEGO, CA 92121
 Phone #: (658) 555-9977
 Project Address: 4125 SORRENTO VALLEY BLVD. (SUNNYVALE)
 SAN DIEGO, CA 92101
 Project Name: CAMELOT PROPERTY
 Sheet Title: LANDSCAPE CONCEPT PLAN

Revision 11:	
Revision 10:	08-06-14
Revision 9:	06-05-14
Revision 8:	05-07-14
Revision 7:	04-15-14
Revision 6:	11-21-13
Revision 5:	08-28-13
Revision 4:	06-14-13
Revision 3:	09-12-12
Revision 2:	04-23-12
Original Date:	04-19-11
Sheet:	L-08 OF L-09
DCP:	PTS 238291

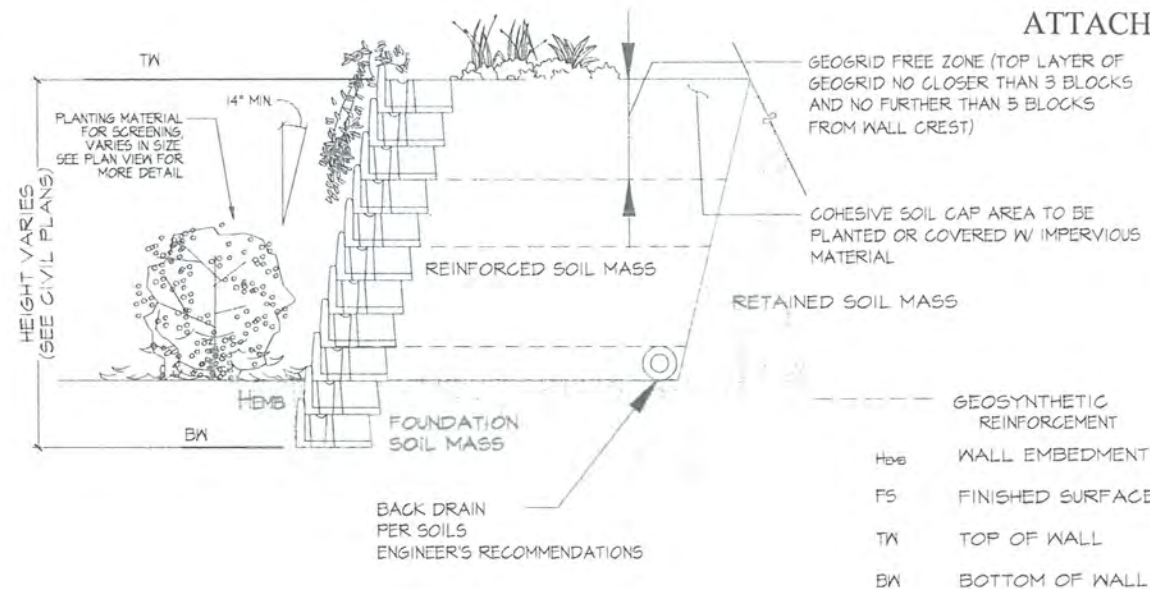
MATCHLINE - SEE SHEET L-08

HYDROZONE LEGEND

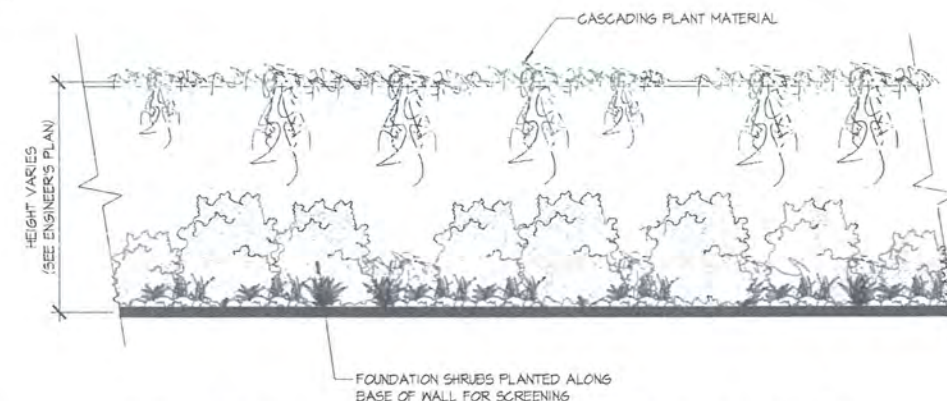
- VERY LOW WATER USE, NON-IRRIGATED
- LOW WATER USE, SHRUB ROTOR
- MEDIUM WATER USE, SHRUB DRIP
- HIGH WATER USE, TURF SPRAY

LANDSCAPE CALCULATIONS LEGEND

- STREET YARD
- REMAINING PLANTING AREA
- REMAINING YARD (60 POINTS PER BLG, LOCATED OUTSIDE STREET YARD)
- VEHICULAR USE AREA INSIDE STREET YARD
- VEHICULAR USE AREA OUTSIDE STREET YARD

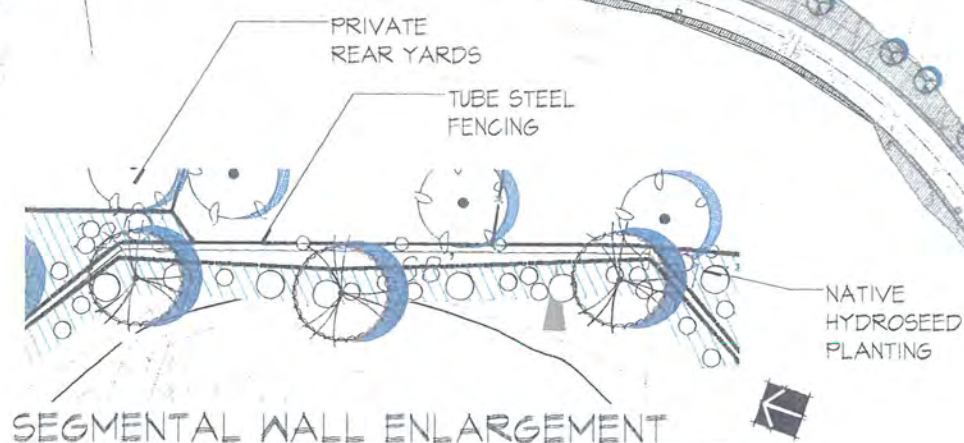


(A) SEGMENTAL WALL WITH SCREENING



(B) RETAINING WALL PLANTING SCREEN ELEVATION

NOTE: ALL FINAL TREE AND SHRUB LOCATIONS AND SELECTION OF PLANT MATERIAL FOR WALL SCREENING SHALL BE BASED ON REQUIREMENTS FOR BRUSH MANAGEMENT ZONES 1 AND 2 RESPECTIVELY. SEE SHEETS L-06 & L-07 FOR BRUSH MANAGEMENT PLAN.



SEGMENTAL WALL ENLARGEMENT

NOTE: SELECTED CANOPY TREES WITHIN 5-FT OF PARKING AREAS HAVE BEEN NOTED AS 36-IN BOX SIZE AS AN ALTERNATIVE MEANS OF ACHIEVING COMPLIANCE WITH THE LANDSCAPE CALCULATIONS FOR VEHICULAR USE AREAS (VUA). LINEAR CONFIGURATION OF PARKING BAYS COMBINED WITH LARGER CANOPY SPREADS SHALL MEET THE INTENT OF THE SHADE-OVER-PAVEMENT REQUIREMENT.

City of San Diego Development Services
1227 First Ave. 16th Fl. San Diego, CA 92101-4154 (619) 688-9200

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Section 4 of the Land Development Code.

One-foot minimum (with tree size) is required within 20 ft of street property line. (If plan shows an existing tree that is 18" or greater trunk diameter, it is exempt from the 20 ft rule.)

Planting Area Required (142.0406)	Planting Area Provided	Excess Area Provided
5,000 sq ft ± 132%	25,505 sq ft	20,505 sq ft

Planting Points Required (142.0406)	Planting Points Provided	Excess Points Provided
5,000 sq ft ± 132%	2,551 points	4,254 points

Points achieved with trees: 090 points

Planting Area Allocation as per regulation (142.0406.1.08)

Planting Points Required	Planting Points Provided	Points Achieved with Trees (at least 20%)
10 points in the remaining yard	10 points	10 points

REMAINING YARD (2-Dwelling Units)

Planting Points Required	Planting Points Provided	Points Achieved with Trees (at least 20%)
30 points in the remaining yard	59,208 points	11,540 points

REMAINING YARD (2-Dwelling Units)

Planting Points Required: 30 points in the remaining yard

Planting Points Provided: 59,208 points

Points Achieved with Trees (at least 20%): 11,540 points

REMAINING YARD PLANTING AREA AND POINT REQUIREMENTS

75% of the requirements of Landscape Regulations, Section 142.0406 (a) 1, 2 or 3 apply to your project, provide a written narrative explaining how requirements are being met.

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City of San Diego Development Services
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Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Section 4 of the Land Development Code.

One-foot minimum (with tree size) is required within 20 ft of street property line. (If plan shows an existing tree that is 18" or greater trunk diameter, it is exempt from the 20 ft rule.)

Planting Area Required	Planting Area Provided	Excess Area Provided
265,982 sq ft ± 100%	1,860 sq ft	24,452 sq ft

Planting Points Required	Planting Points Provided	Excess Points Provided
265,982 sq ft ± 100%	1,860 points	2,460 points

Points achieved with trees: 143 points

Planting Area Allocation as per regulation (142.0406.1.08)

Planting Points Required	Planting Points Provided	Points Achieved with Trees (at least 20%)
143 points in the remaining yard	143 points	204 points

REMAINING YARD (2-Dwelling Units)

Planting Points Required: 143 points in the remaining yard

Planting Points Provided: 143 points

Points Achieved with Trees (at least 20%): 204 points

REMAINING YARD PLANTING AREA AND POINT REQUIREMENTS

75% of the requirements of Landscape Regulations, Section 142.0406 (a) 1, 2 or 3 apply to your project, provide a written narrative explaining how requirements are being met.

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LANDSCAPE CALCULATIONS & HYDROZONE EXHIBIT

gmp
GILLESPIE MOODY PATTERSON, INC.
LANDSCAPE ARCHITECTURE & PLANNING

4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 619 555 9877
Fax 619 555 9198
www.gmparchitect.com

SHEET #L-09

Prepared By: GILLESPIE MOODY PATTERSON

Name: 4125 SORRENTO VALLEY BLVD

Address: SUITE D

City: SAN DIEGO CA 92121

Phone #: (619) 555-9877

Project Address: 4125 SORRENTO VALLEY BLVD

City: SAN DIEGO CA 92101

Project Name: CAMELOT PROPERTY

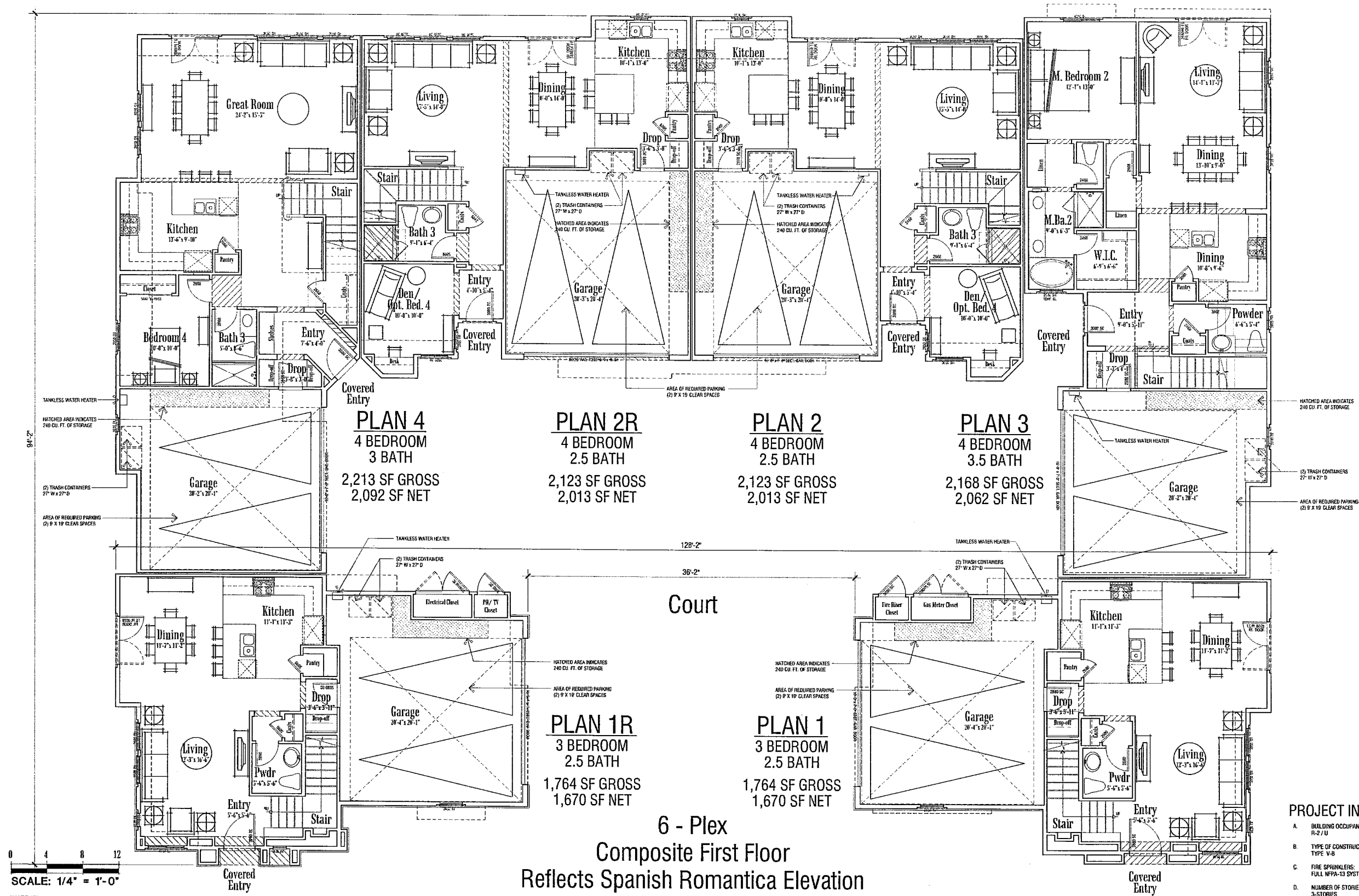
Sheet Title: LANDSCAPE CONCEPT PLAN

Revision	Date
Revision 11	
Revision 10	06-05-14
Revision 9	06-05-14
Revision 8	06-07-14
Revision 7	04-15-14
Revision 6	11-21-13
Revision 5	06-26-13
Revision 4	06-14-13
Revision 3	05-12-12
Revision 2	04-23-12
Original Date	03-19-11

Sheet: L-08 OF L-09
DCP
PTS 12/1/11

GMP JOB NO. 13203

ATTACHMENT 17



11-04-2013

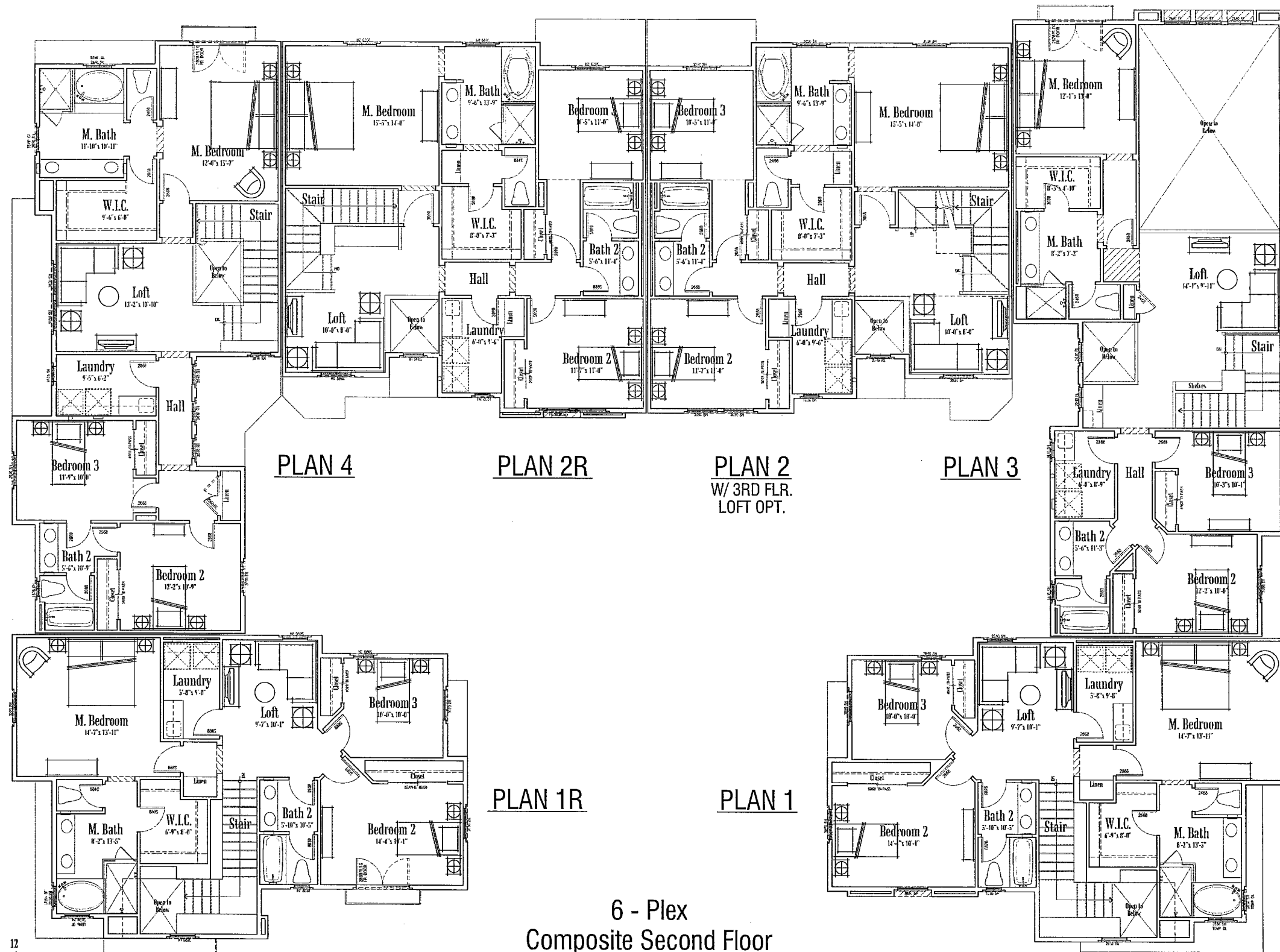


CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California

W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-8543
949 250 0607 www.wharchitects.com fax 949 250 1529

A-1
2013125



0 4 8 12
SCALE: 1/4" = 1'-0"

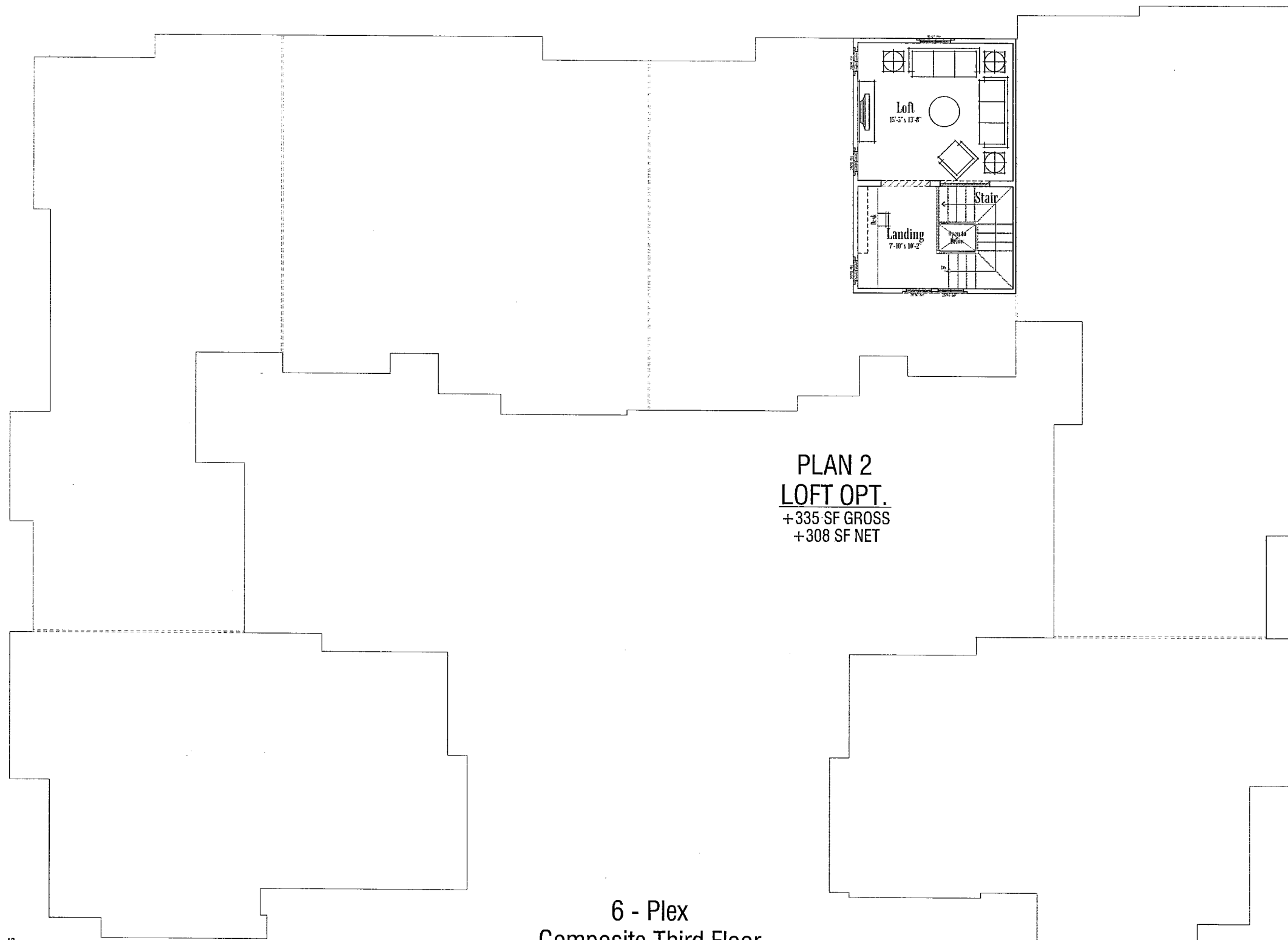
CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California



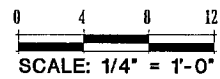
W
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A-2
2013125



PLAN 2
 LOFT OPT.
 +335 SF GROSS
 +308 SF NET

6 - Plex
 Composite Third Floor
 Reflects Spanish Romantica Elevation



11-04-2013



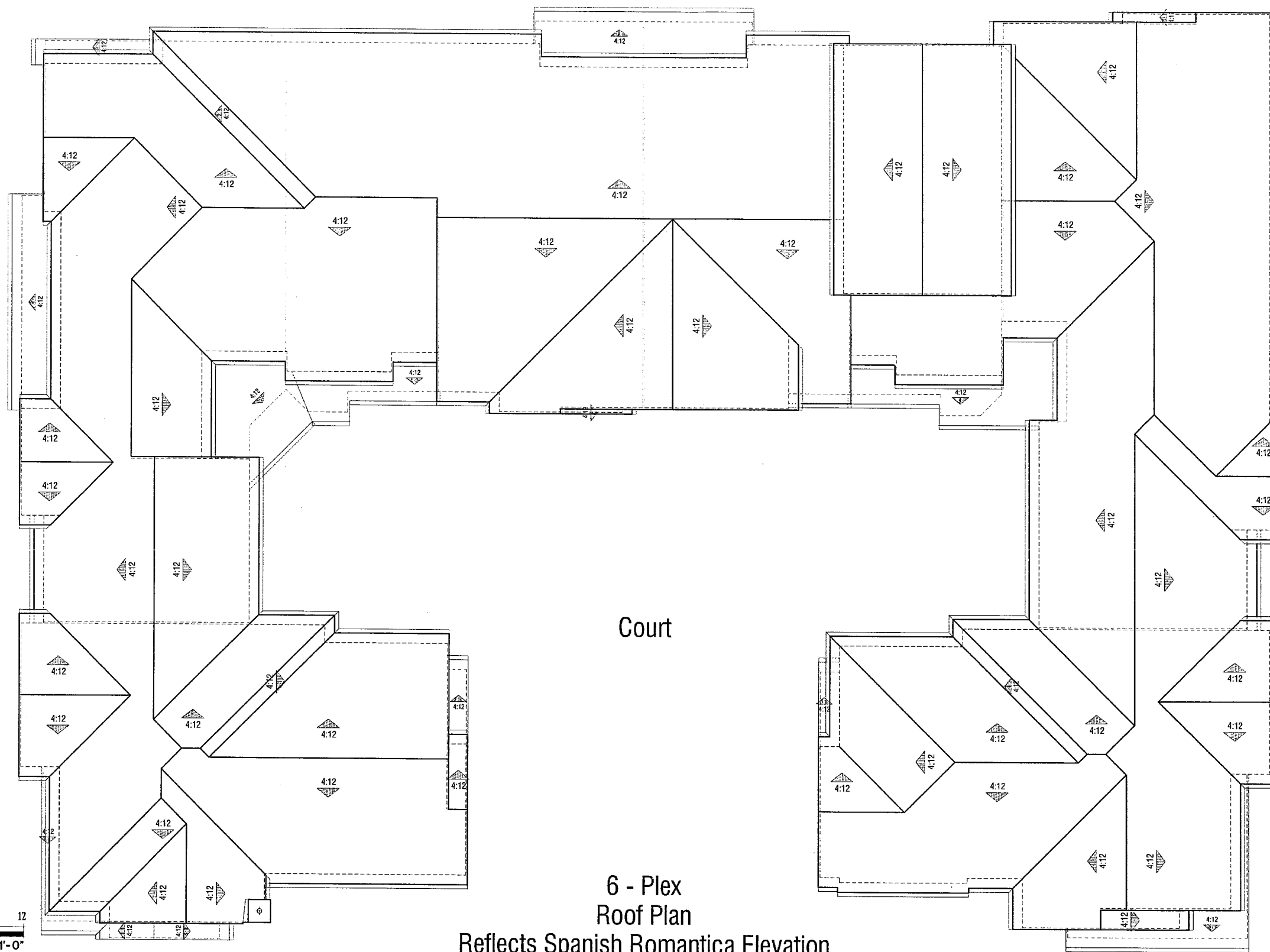
CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California



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A-3
2013125



6 - Plex
 Roof Plan
 Reflects Spanish Romantica Elevation

11-04-2013



CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

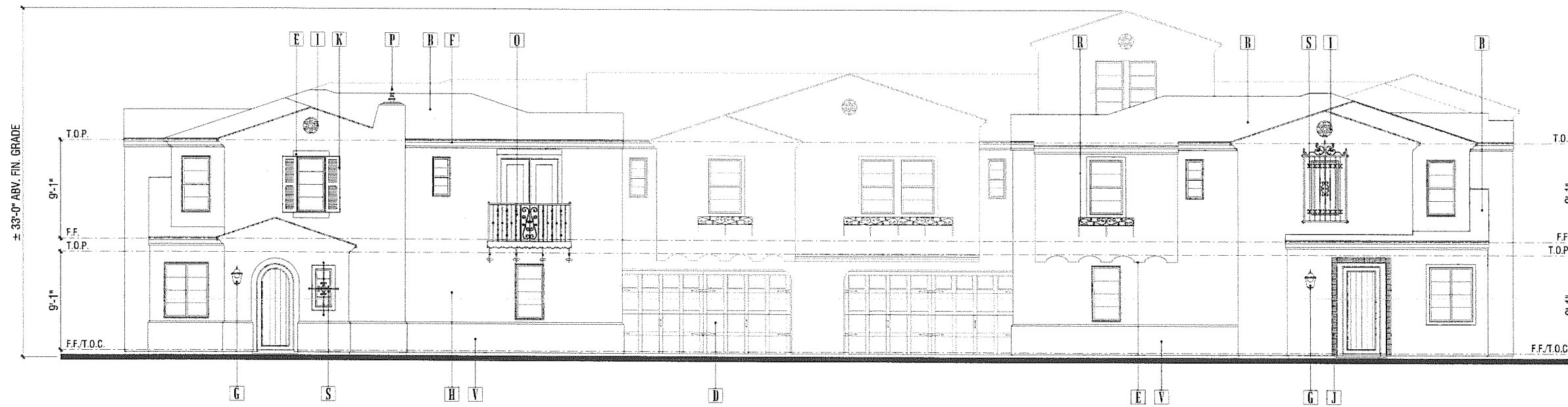
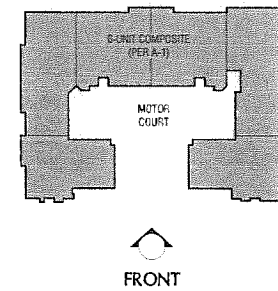
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A-4
 2013125

6 - PLEX BUILDING KEY



FRONT

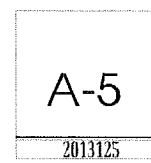
- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORDEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
| G - DECORATIVE LAMP | S - DECORATIVE WROUGHT IRON GRILLE |
| H - STUCCO | T - THIN-SET BRICK |
| I - DECORATIVE MEDALLION | U - SHAPED WOOD BEAM |
| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



6 - Plex
Spanish Romantica Elevation

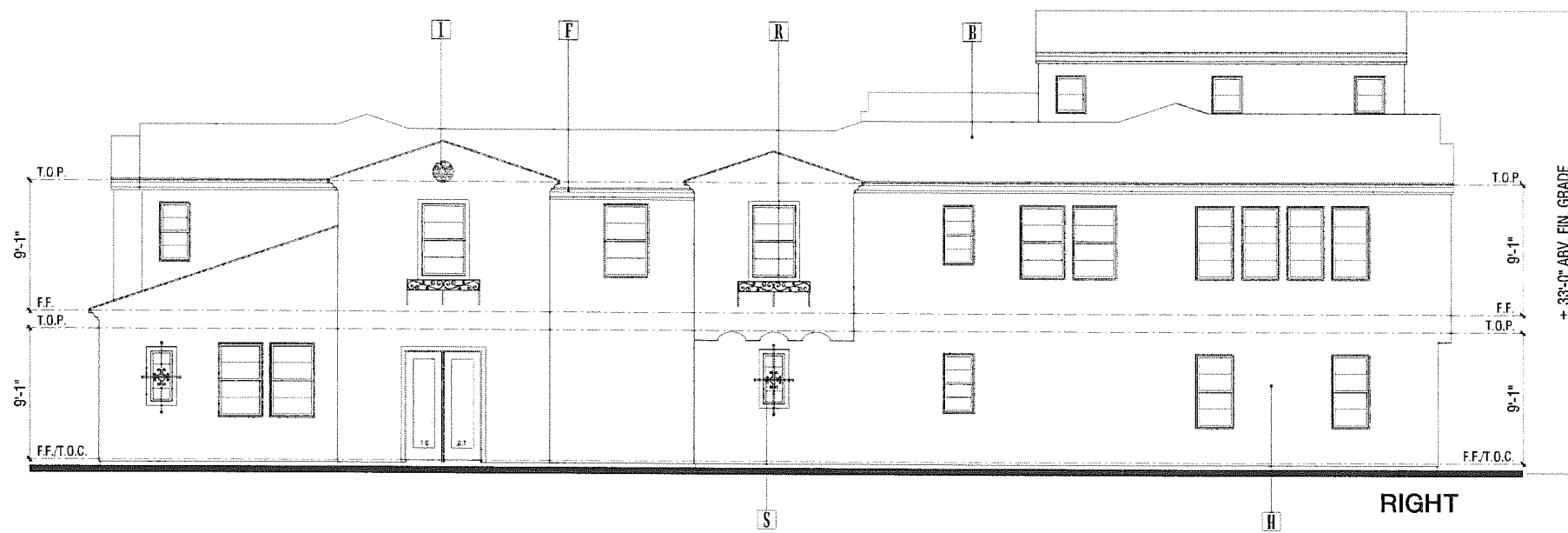
CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California



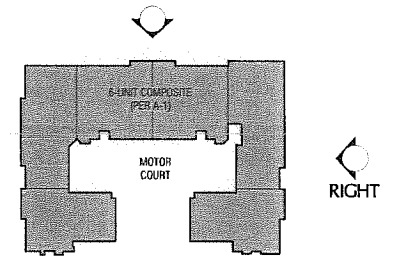


REAR



RIGHT

6 - PLEX BUILDING KEY
REAR



- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORDEL |
| C - WOOD POTSHLF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
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| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |

0 4 8 12
SCALE: 1/4" = 1'-0"

6 - Plex
Spanish Romantica Elevation

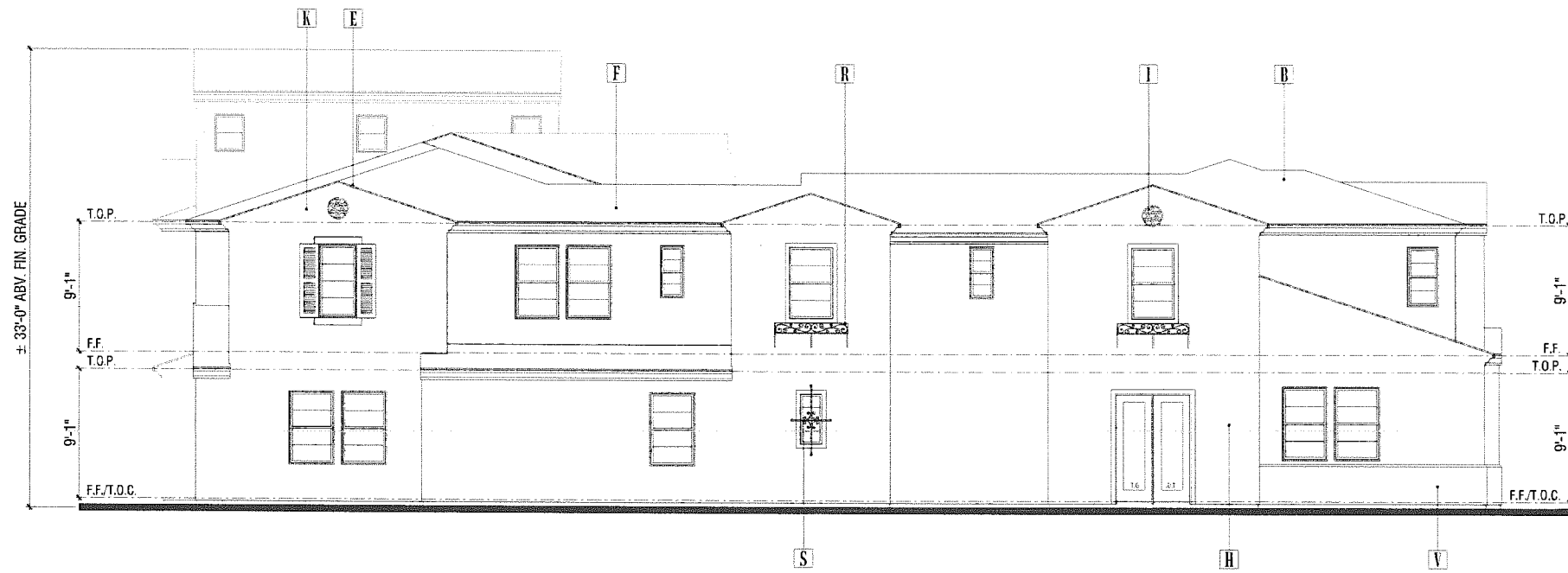
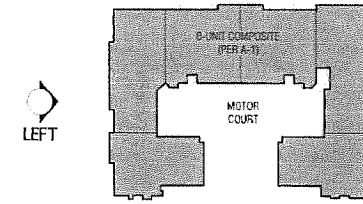
CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California



A-6
2013125

6 - PLEX BUILDING KEY



LEFT

- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
| G - DECORATIVE LAMP | S - DECORATIVE WROUGHT IRON GRILLE |
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| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



6 - Plex
Spanish Romantica Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California

11-04-2013



STANDARD PACIFIC
HOMES

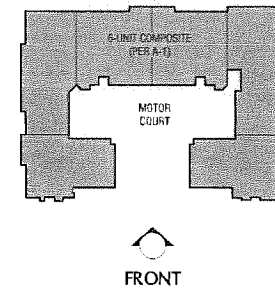


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ARCHITECTS INC.
2650 RED HILL AVENUE, SUITE 200, SANTA ANA, CA 92705-5543
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A-7

2013125

6 - PLEX BUILDING KEY



FRONT

- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
| G - DECORATIVE LAMP | S - DECORATIVE WROUGHT IRON GRILLE |
| H - STUCCO | T - THIN-SET BRICK |
| I - DECORATIVE MEDALLION | U - SHAPED WOOD BEAM |
| J - TILE SUBROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



6 - Plex
Rancho Adobe Elevation

11-04-2013



STANDARD PACIFIC
HOMES

CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California

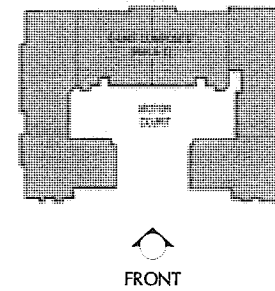


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A-8

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6 - PLEX BUILDING KEY



FRONT

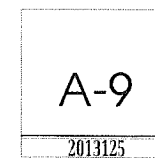
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| C - WOOD POTSHelf | O - WROUGHT IRON RAILING |
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| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



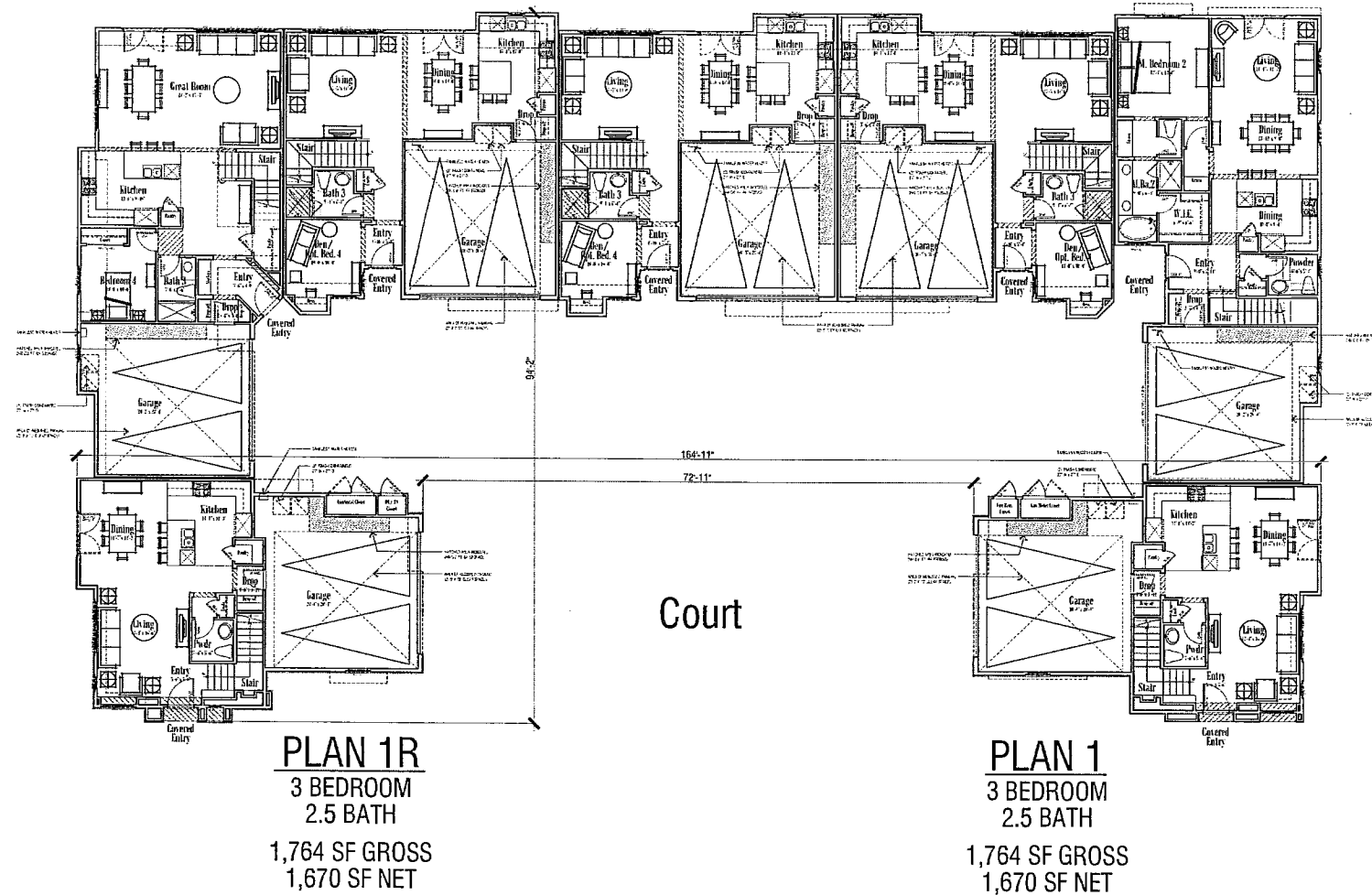
6 - Plex
Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

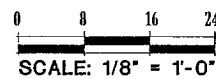
San Diego, California



<p>PLAN 4 4 BEDROOM 3 BATH 2,213 SF GROSS 2,092 SF NET</p>	<p>PLAN 2R 4 BEDROOM 2.5 BATH 2,123 SF GROSS 2,013 SF NET</p>	<p>PLAN 2R 4 BEDROOM 2.5 BATH 2,123 SF GROSS 2,013 SF NET</p>	<p>PLAN 2 4 BEDROOM 2.5 BATH 2,123 SF GROSS 2,013 SF NET</p>	<p>PLAN 3 4 BEDROOM 3.5 BATH 2,168 SF GROSS 2,062 SF NET</p>
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7 - Plex
Composite First Floor
Reflects Spanish Romantica Elevation



11-04-2013



CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California

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A-10
 2013125

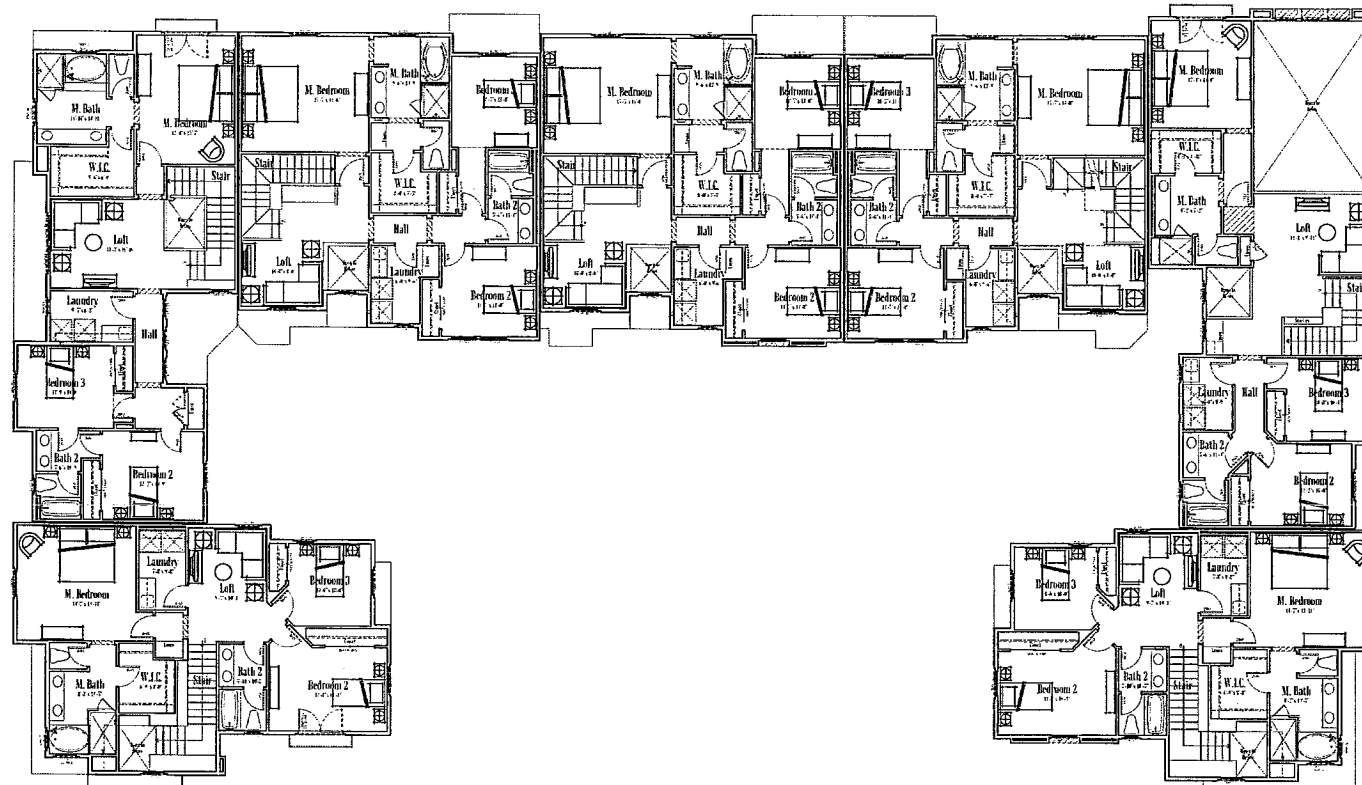
PLAN 4

PLAN 2R

PLAN 2R

PLAN 2
W/ 3RD FLR.
LOFT OPT.

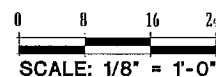
PLAN 3



PLAN 1R

PLAN 1

7 - Plex
 Composite Second Floor
 Reflects Spanish Romantica Elevation



11-04-2013



STANDARD PACIFIC
 HOMES

CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California

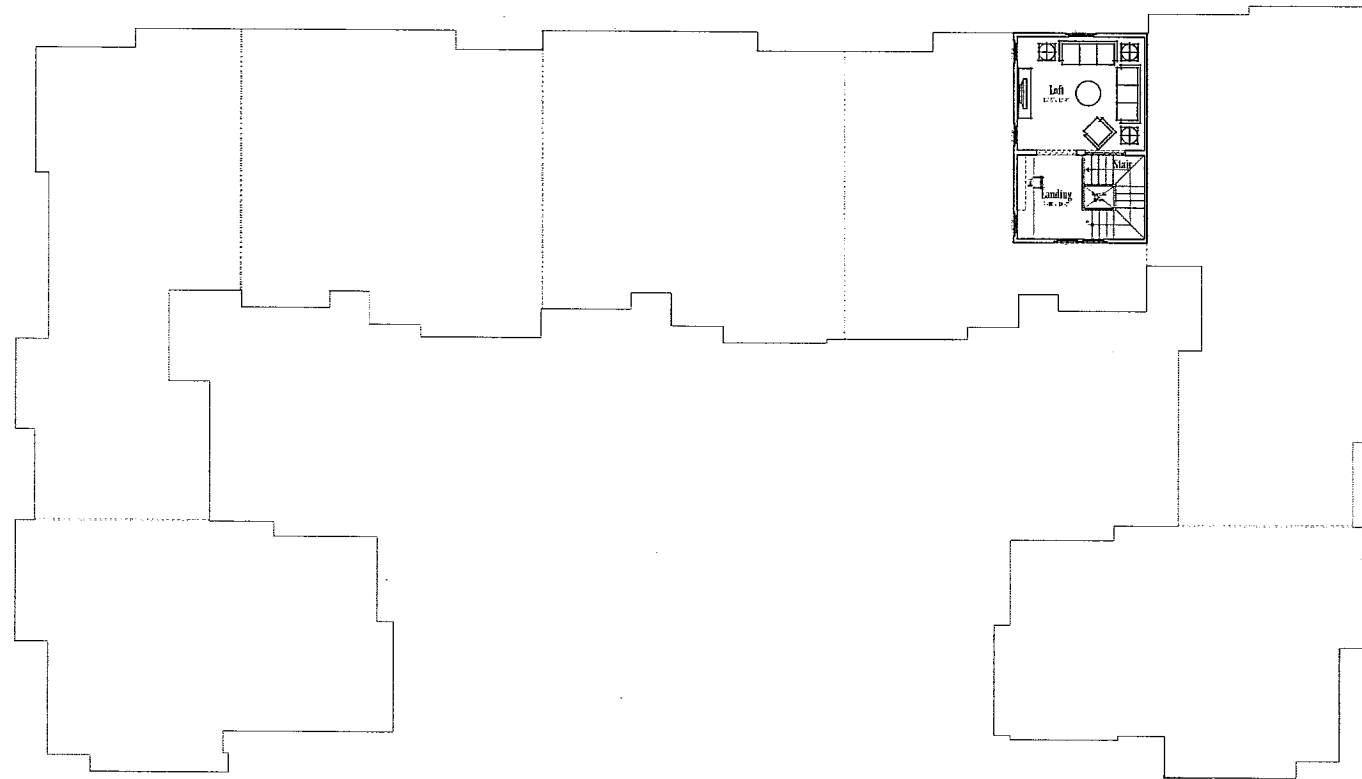


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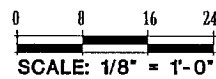
A-11

2013125

PLAN 2
LOFT OPT.
+335 SF GROSS
+308 SF NET

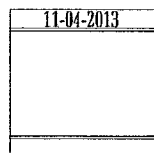


7 - Plex
Composite Third Floor
Reflects Spanish Romantica Elevation

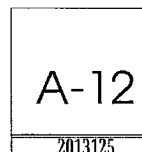


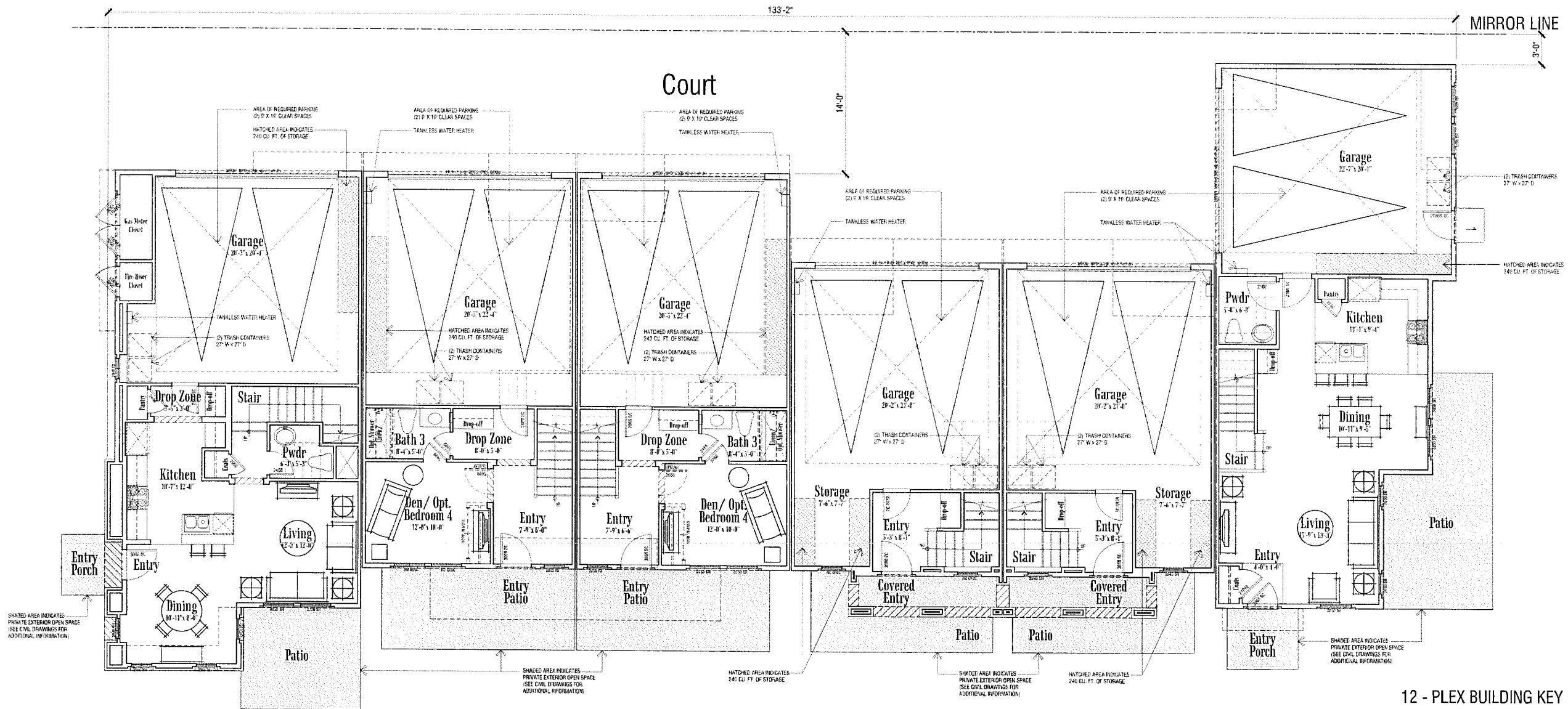
CAMELOT PROPERTY - VIEW TOWNHOMES (P-1)

San Diego, California



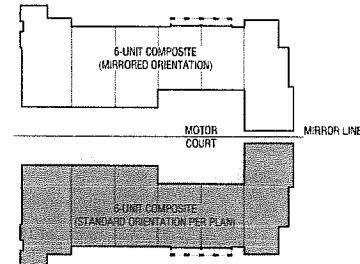
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- PLAN 3**
3 BEDROOM
2.5 BATH
1,941 SF GROSS
1,818 SF NET
- PLAN 2**
4 BEDROOM
3.5 BATH
1,833 SF GROSS
1,722 SF NET
- PLAN 2R**
4 BEDROOM
3.5 BATH
1,833 SF GROSS
1,722 SF NET
- PLAN 1**
2 BEDROOM
2.5 BATH
1,294 SF GROSS
1,202 SF NET
- PLAN 1R**
2 BEDROOM
2.5 BATH
1,294 SF GROSS
1,202 SF NET
- PLAN 4**
3 BEDROOM
2.5 BATH
2,048 SF GROSS
1,917 SF NET

12 - PLEX BUILDING KEY



PROJECT INFORMATION

A. BUILDING OCCUPANCY GROUP:	R-2 / U
B. TYPE OF CONSTRUCTION:	TYPE V-B
C. FIRE SPRINKLERS:	FULL MPA-13 SYSTEM
D. NUMBER OF STORES:	3-STORIES



**12 - Plex
6-Unit Composite First Floor
Reflects Monterey Elevation**

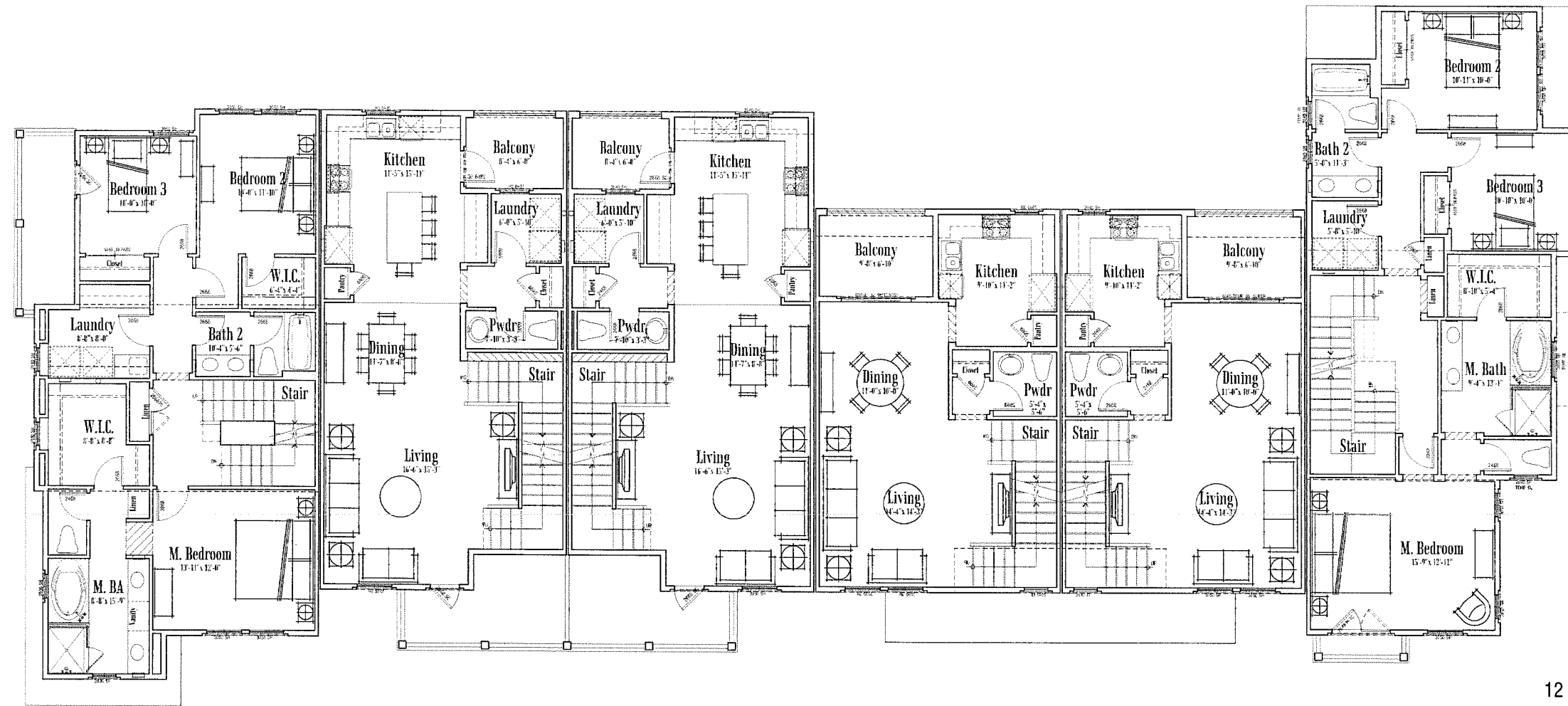
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CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)
San Diego, California

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ARCHITECTS INC.
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A-13
2013127



PLAN 3

PLAN 2

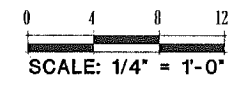
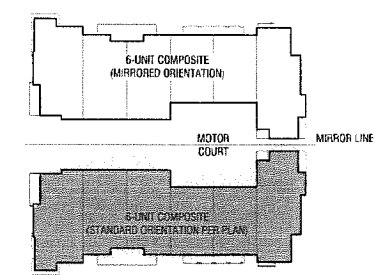
PLAN 2R

PLAN 1

PLAN 1R

PLAN 4

12 - PLEX BUILDING KEY



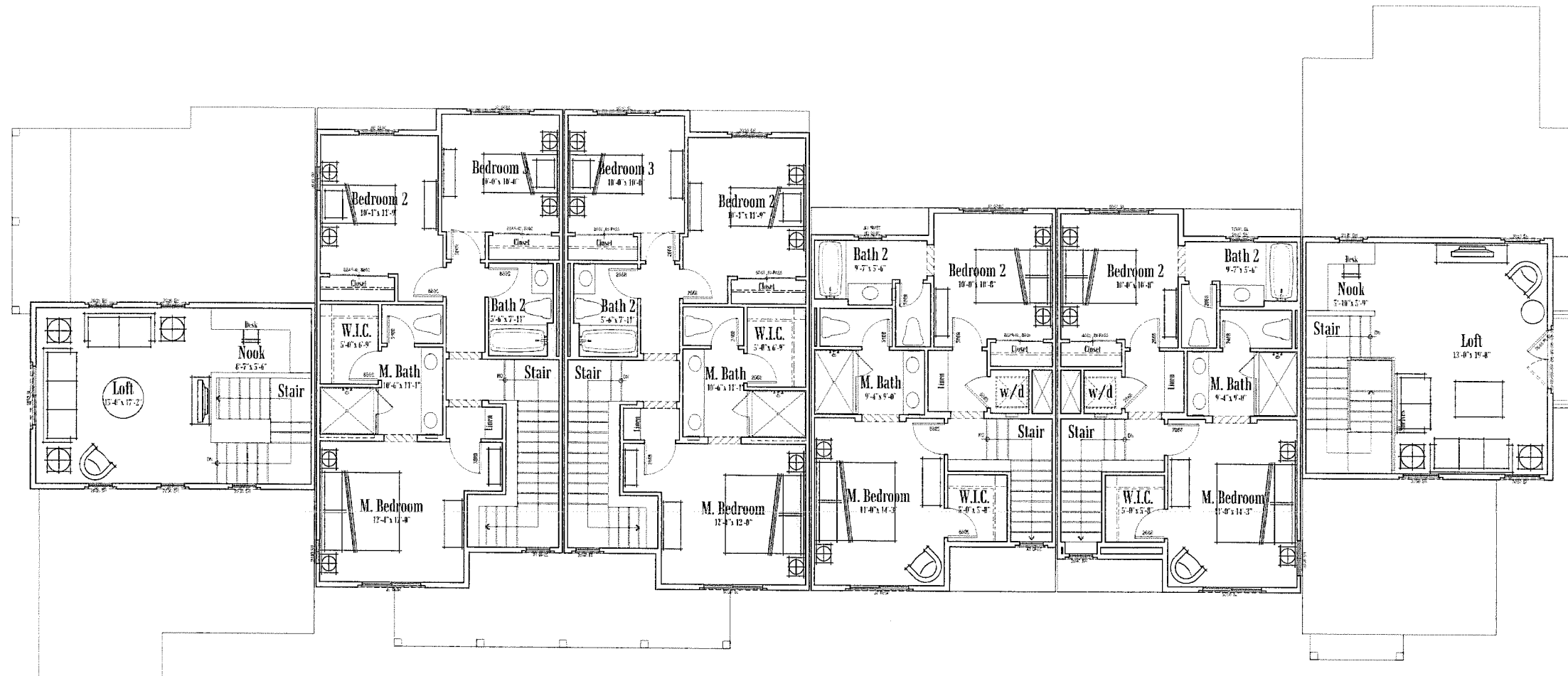
12 - Plex
6-Unit Composite Second Floor
Reflects Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California



A-14
2013127



PLAN 3

PLAN 2

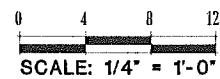
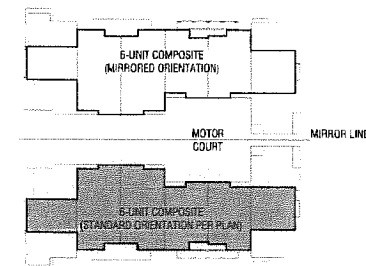
PLAN 2R

PLAN 1

PLAN 1R

PLAN 4

12 - PLEX BUILDING KEY



12 - Plex
6-Unit Composite Third Floor
Reflects Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California

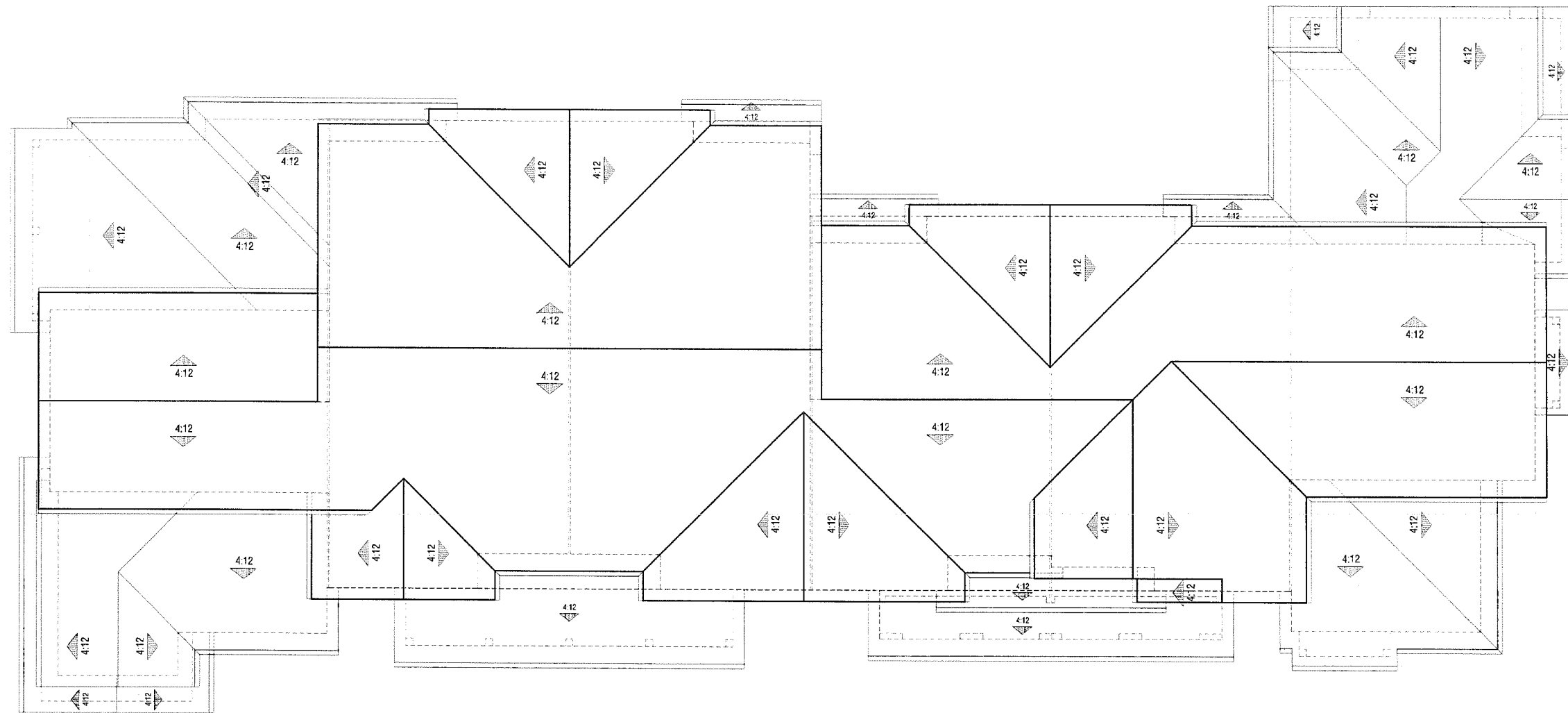
11-04-2013



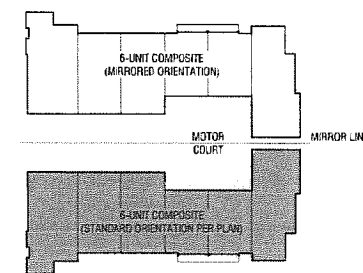
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ARCHITECTS INC.
2850 RECHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0637 www.wharchitects.com fax 949 250 1529

A-15

2013127



12 - PLEX BUILDING KEY



12 - Plex
6-Unit Composite Roof Plan
Reflects Monterey Elevation



11-04-2013



STANDARD PACIFIC
HOMES

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California

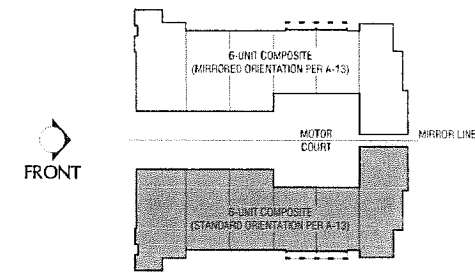


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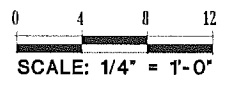
A-16

2013127

12 - PLEX BUILDING KEY



- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
| G - DECORATIVE LAMP | S - DECORATIVE WROUGHT IRON GRILLE |
| H - STUCCO | T - THIN-SET BRICK |
| I - DECORATIVE MEDALLION | U - SHAPED WOOD BEAM |
| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



12 - Plex
Monterey Elevation

11-04-2013

STANDARD PACIFIC
HOMES

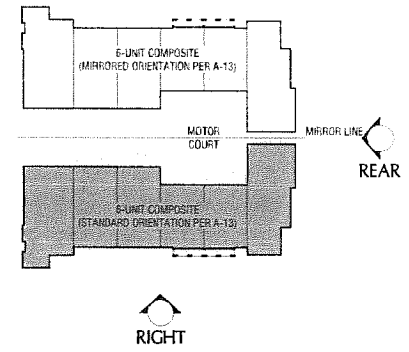
CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)
San Diego, California

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ARCHITECTS INC.
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949 250 0607 www.wharchitects.com fax 949 250 1529

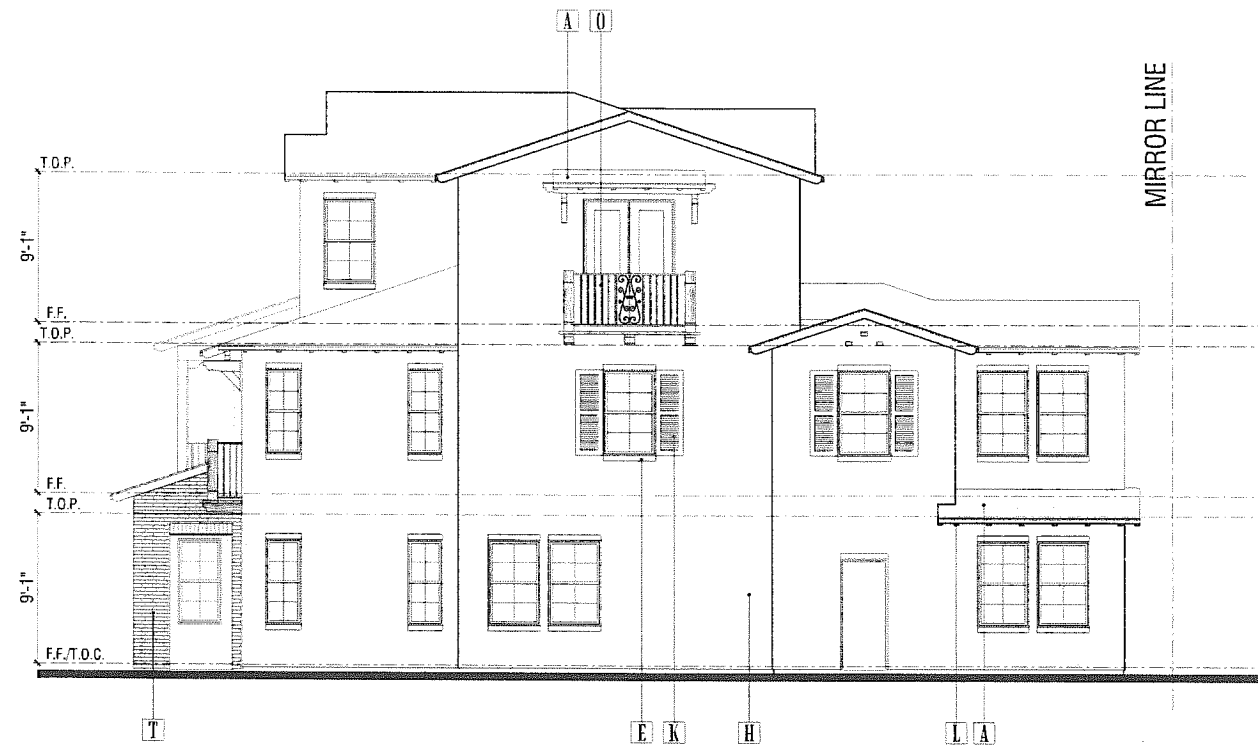
A-17

2013127

12 - PLEX BUILDING KEY



- A - FLAT TILE
- B - S-TILE
- C - WOOD POTSHELF
- D - ROLL-UP GARAGE DOOR
- E - FOAM TRIM
- F - GUTTER AND DOWNSPOUT
- G - DECORATIVE LAMP
- H - STUCCO
- I - DECORATIVE MEDALLION
- J - TILE SURROUND
- K - DECORATIVE WOOD SHUTTER
- L - EXPOSED WOOD TAILS
- M - TERRA COTTA TILE
- N - WOOD CORBEL
- O - WROUGHT IRON RAILING
- P - FINIAL
- Q - BRICK SURROUND
- R - WROUGHT IRON POTSHELF
- S - DECORATIVE WROUGHT IRON GRILLE
- T - THIN-SET BRICK
- U - SHAPED WOOD BEAM
- V - STUCCO OVER FURRING
- W - METAL UTILITY DOOR



12 - Plex
Monterey Elevation

RIGHT



ATTACHMENT 17

11-04-2013



CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California

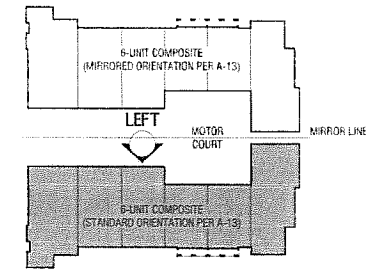


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ARCHITECTS INC.
2653 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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A-18

2013127

12 - PLEX BUILDING KEY



LEFT

- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
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| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



12 - Plex
Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California

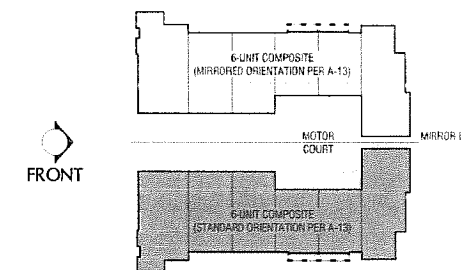


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ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200, SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

A-19

2013127

12 - PLEX BUILDING KEY



- | | |
|-----------------------------|------------------------------------|
| A - FLAT TILE | M - TERRA COTTA TILE |
| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHELF | O - WROUGHT IRON RAILING |
| D - ROLL-UP GARAGE DOOR | P - FINIAL |
| E - FOAM TRIM | Q - BRICK SURROUND |
| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHELF |
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| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |



12 - Plex
Spanish Romantica Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California

11-04-2013

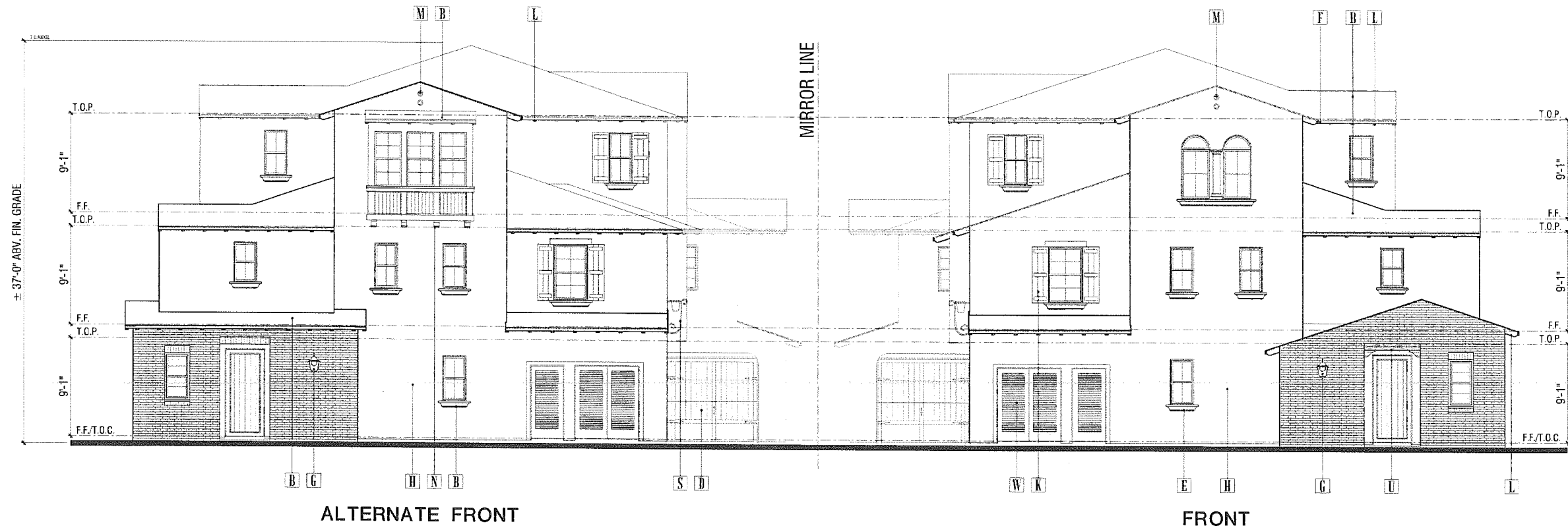
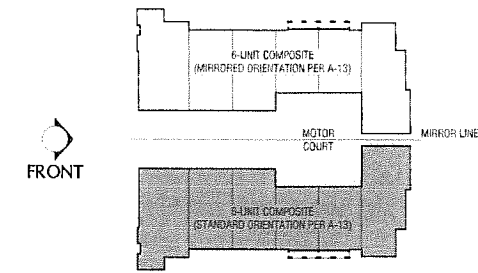


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ARCHITECTS INC.
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A-20

2013127

12 - PLEX BUILDING KEY



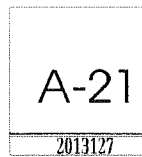
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|-----------------------------|------------------------------------|
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| B - S-TILE | N - WOOD CORBEL |
| C - WOOD POTSHIELD | O - WROUGHT IRON RAILING |
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| F - GUTTER AND DOWNSPOUT | R - WROUGHT IRON POTSHIELD |
| G - DECORATIVE LAMP | S - DECORATIVE WROUGHT IRON GRILLE |
| H - STUCCO | T - TRIN-SET BRICK |
| I - DECORATIVE MEDALLION | U - SHAPED WOOD BEAM |
| J - TILE SURROUND | V - STUCCO OVER FURRING |
| K - DECORATIVE WOOD SHUTTER | W - METAL UTILITY DOOR |
| L - EXPOSED WOOD TAILS | |

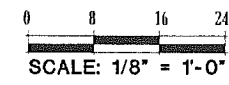
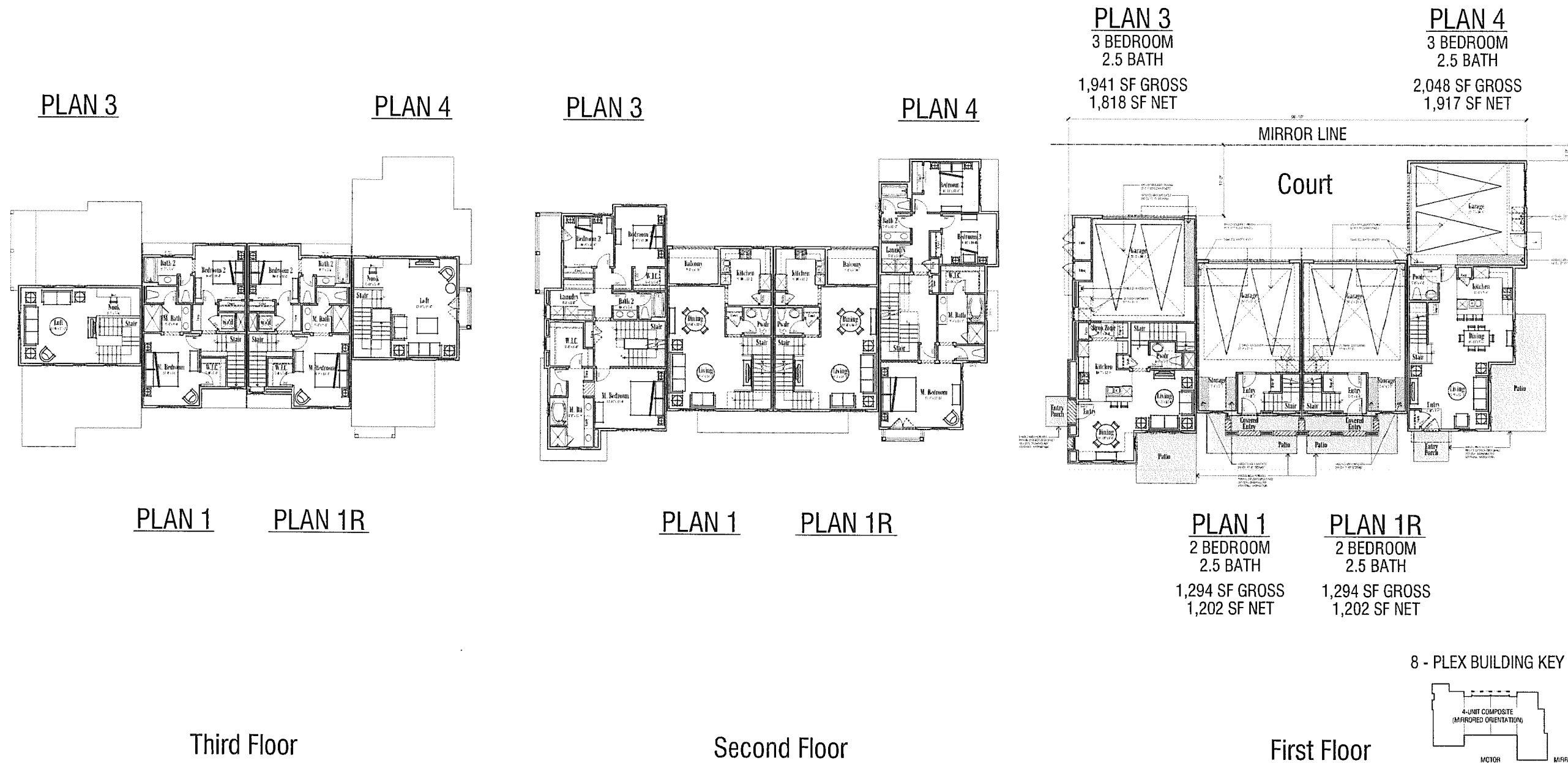


12 - Plex
Rancho Adobe Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California





8 - Plex
4-Unit Composite Floor Plans
Reflects Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

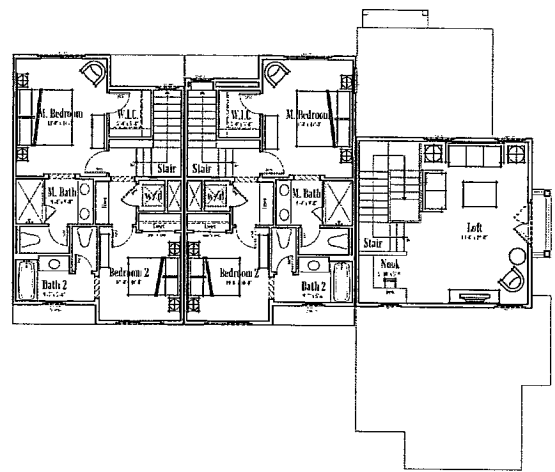
San Diego, California



PLAN 1
MIRRORED

PLAN 1R
MIRRORED

PLAN 4
MIRRORED

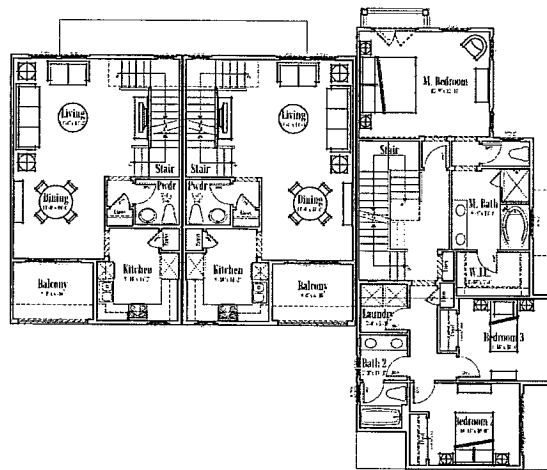


Third Floor

PLAN 1
MIRRORED

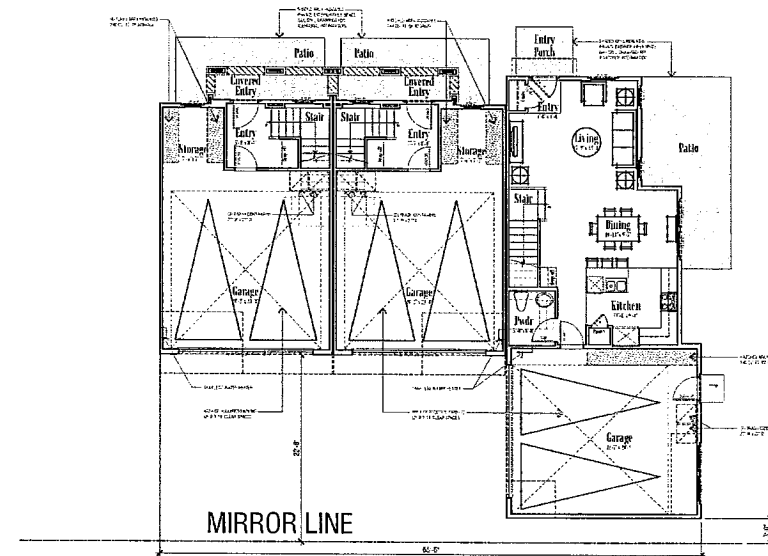
PLAN 1R
MIRRORED

PLAN 4
MIRRORED



Second Floor

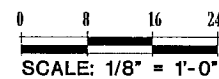
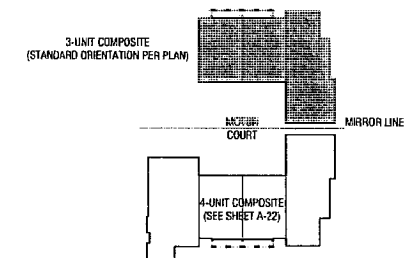
PLAN 1	PLAN 1R	PLAN 4
MIRRORED	MIRRORED	MIRRORED
2 BEDROOM	2 BEDROOM	3 BEDROOM
2.5 BATH	2.5 BATH	2.5 BATH
1,294 SF GROSS	1,294 SF GROSS	2,048 SF GROSS
1,202 SF NET	1,202 SF NET	1,917 SF NET



Court

First Floor

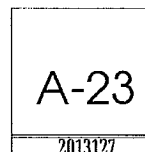
7 - PLEX BUILDING KEY



7 - Plex
3-Unit Composite Floor Plans
Reflects Monterey Elevation

CAMELOT PROPERTY - VIEW TOWNHOMES (P-2)

San Diego, California





Rancho Peñasquitos Planning Board Meeting Minutes

June 4, 2014

* SEE PG 10

Attendees: Jon Becker, Thom Clark, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Jeanine Politte, Keith Rhodes, Mike Shoecraft, Rod Simmons, Ramesses Surban

Absent: Bill Diehl, Darren Parker, Melinda Vasquez

Community Members & Guests (Voluntary Sign-in): Nancy Denen, Anne DeBevoise-Abel, Mary Ann Eisele, Jennifer Burstedt, Steve Staninger, Brian Eshelman, Harold Meza, Jack McGuire, Joost Bende, Linda Schulman

1. The meeting was called to order at 7:41 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. APPROVAL OF MINUTES: May 7, 2014
Motion: To approve the May 7, 2014 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Becker/Rhodes/Approved, 11 in favor – 0 against – 2 abstentions (Simmons & Loucks).
4. Public Safety Agencies: not present
5. Public Forum:
 - a. John Oleson was seeking RPPB's assistance getting a maintenance easement removed (see Attachment 1). RPPB previously approved the Torrey Glens Easement Vacation on 3/7/2012 and the City vacated the easement in June 2012. This easement was a temporary solution to provide a path for students from the adjacent Rancho Peñasquitos neighborhood to Westview High School. It was planned that once the new development to the north was built, that developer would provide a permanent route for students. The Torrey Glens HOA had been maintaining the easement since their development was built in 2002. The Olesons have been trying to get use of their property from the HOA since the easement vacation, but the HOA is not cooperative in giving the property back to any of the affected property owners whose property were temporarily taken to create the easement.
 - Becker asked Oleson if he had approached the HOA and if they possibly need 51% approval to vacate the maintenance easement? Oleson replied, the maintenance easement only came into existence because of the City easement and they were told that it would all go away once the permanent route was constructed. Oleson said they've been trying to get the HOA to take action since the City vacated the easement, but they've been told the HOA's CC&Rs contains language that limits how changes are approved and the HOA has received a legal opinion that they can't do it.
 - Politte asked Friedman if there is anything we can do through Council Office? She added, Scot Sandstrom was an RPPB member and represented the HOA as president when he brought forth the City easement vacation request. Politte said, it was her understanding from that meeting that the Olesons' would get the use of their property back once the City vacated the easement.

- Discussion: it may be a civil issue; there are other properties involved in the easement, but none are as impacted like the Olesons as the easement runs across their back yard and alongside their garage out to Calderon.
 - Politte will forward info to City Council Dist. 5 representatives (Lee Friedman & Garrett Hager) and Michael Prinz asking them to look into if the City can assist in solving this issue.
- b. Steve Staninger (PQ resident, real estate professor) said that the Rhodes Crossing project goes above and beyond what was originally proposed. He is against the changes being proposed for Rhodes Crossing.
 - c. Stephen Egbert commented that City Environmental Services is planning a Mini-Community Cleanup for a neighborhood in Rancho Peñasquitos on August 7th. The City will mail an announcement to only 250 homes/units. He would like to see the City do a bigger area cleanup similar to those done in the past on Sundevil Way. Egbert said he will ask the Town Council if there is a neighborhood that would benefit from this smaller collection.
 - d. Mary Ann Eisele (resident north of SR-56 off Carmel Mtn. Rd.) said she was against proposed density increases in Rhodes Crossing and the elimination of an open space which was intended to be an access-way for Park Village Elementary students. She likes the building uses created with Merge 56 with the commercial/office nearest the highway, to townhouse and then single family as it steps south from SR-56. She added that Rhodes Crossing's proposed 3-4 story multi-family buildings don't fit with the existing and planned single family homes or the neighborhood. asked RPPB to protect the Community Plan as is and not allow 3-4 story buildings to go in.
 - e. Brian Eshelman (lives on Dormouse Rd.) noted that he and some neighbors are opposed to the connection of Camino Del Sur north to SR-56; fearful of SR-56 traffic taking a shortcut through their neighborhood to get to I-15 and additional crime opportunities. He would like RPPB to consider making Camino del Sur an emergency access/exit only or limit uses.
 - f. Politte invited the community to attend PQ-NE Action Group's 8th Annual Neighborhood BBQ/Picnic; June 8th at Rolling Hills Park from 11am – 3pm.
 - g. Patricia (BMR) said the I-15 Express buses to downtown will begin operating on Monday from the new Transit Centers along I-15. Surban added that it will be free to ride in June. Keating noted, the last pickup for the Express buses on I-15 to downtown is the Sabre Springs Transit Center.
 - h. Linda Schulman (PQ resident for 20 years) said she is in favor of good development, but is against increased density in Rhodes Crossing adding that she doesn't want to see monstrous structures similar to those being built in Mira Mesa along I-15 (Casa Mira View).
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Development Services Dept. Report – Michael Prinz, not present
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - Presented certificates of appreciation to past RPPB members Mike Kenney and Joost Bende for their dedication and time to the board.
 - Distributed Councilmember Kersey newsletter and added that the Councilmember is hosting a Meet the Chief of Police event on June 25th at the Rancho Bernardo Library from 6:00-7:00pm.

- Friedman reported that he will be moving to the Infrastructure Committee as a consultant and introduced Garrett Hager who will be our new liaison for Councilmember Kersey.
- Hager shared his background, previously working with Councilmember Scott Sherman's office (Dist. 7); he can be reached at 619-236-7020 or at ghager@sandiego.gov.
- Politte inquired about the status of our request for additional stop signs, crosswalks and signage on Via Fiesta instead of the road humps that were requested by the HOA. Friedman asked if RPPB sent the request; Clark said the minutes were sent to staff.
 - Keating added, RPPB's motion was to use the alternative process {per CP 200-08} to request additional stop signs, crosswalks and speed signs in lieu of speed humps. Then Traffic Engineering could conduct the needed traffic studies.
 - Clark will resend our motion to Councilman Kersey's office.
 - Keating commented that Park Village residents need to have an evacuation plan and Park Village needs a second route out (referring to the completion of Camino del Sur between Park Village and SR-56). He asked if the Resource Agencies have issues and what is the Councilmember's office doing to get the road built.
 - Friedman said the resource (state & federal) agencies require approval of all aspects before permits are approved.
 - Keating followed up, what is the City doing to prod these agencies?
 - Friedman said that DSD's Kerry Santoro is working on these approvals and tracking progress but Friedman was unsure of what the hold ups are and with which agencies.
 - Clark thanked Friedman for his efforts to assist RPPB, and his work with the CIP & infrastructure processes.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report – Conrad Wear, not present
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza
 - It's snake season; contact: Dept. of Animal Control 619-236-2341.
 - Admittance to the San Diego Discovery Museum in Escondido is free to Military (Retired & Active) families through Labor Day.
 - Sign up for Supervisor Roberts' Newsletter for weekly updates. www.supervisordaveroberts.com
 - Meza said that he is taking another position with the Supervisor's office; Tighe Jaffe will be attending RPPB meetings.
- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman
 - Lieberman thanked Becker for taking some time a few weeks back to attend a meeting regarding the east-west connection through the Del Mar Mesa Preserve of which Becker also attended.
 - Any state legislation that was not approved or signed by the Governor is now dead and next week is budget week.
 - If anyone needs help with State issues – let them know.
 - Becker asked if the Assembly member's office had reached out to other agencies, Rangers, etc?
 - Lieberman said their main contact will be California Fish and Game on the Del Mar Mesa Preserve issues.

- Becker thanked Lieberman for their assistance on getting things moving forward.
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona, not present
- 7. BUSINESS.
 - a. **Perez Residence Project #317517, Site Development Permit No. 1109334; 11506 Alamazon St.** – Juan Noe, Engineering Design & Studio (Action Item)
Noe distributed plan handouts.
Juan Quemado said the project is a single family home located at 11506 Alamazon St. with 4 Bedrooms, 2 Baths and 2,100 sq. ft. (2,800 sq. ft. including the garage), on a 24,000 sq. ft. lot (4% lot coverage, footprint is only 1,000 sq. ft.). They have cleared all City requirements and attended the LUC meeting earlier this evening.
 - Surban reported that the Land Use Committee (LUC) reviewed the project and the following concerns were discussed:
 - Initial plans and cycle issues reports included environmental concerns and the lack of grading or brush management plans which are no longer an issue. According to staff, environmental requirements will be per original Mitigated Negative Declaration (MND 6107), no grading plan is required because they are not grading the property and the brush management plan has been added to their submittal and approved by staff.
 - New issues:
 - The Staff Report to the Hearing Officer was inaccurate; concern that the applicant was circumventing the planning board process due the applicant not showing up for the December 2013 LUC meeting and was late for the regular meeting, and then did not show up to present at either the January 2014 LUC or regular meetings as scheduled. The Hearing in front of the Hearing Officer was postponed so the applicant could present tonight.
 - 2 stories over a basement garage is still a 3 story structure.
 - Concern that an additional structure or granny flat could be build on the rear of the property were discussed. It was noted that a conservation easement on the rear of the property is required and will be tied to the property in perpetuity so the owner will not be able to build on the rear of the lot.
 - Surban added that the overall sentiment from LUC was that the Plans are nice, and the LUC approved the project as presented 8-0-0.
 - Loucks asked about the distance from the sidewalk to the retaining wall referencing the elevation drawings.
 - Noe replied, they are trying to be sensitive to the community by setting the garage into the hill; the retaining wall is minimal.
 - Loucks restated her question referencing the plans provided.
 - Becker noted that the plans show a 3' high retaining wall which is set 10' back from the curb.
 - Rhodes asked if they are excavating for the garage, but it isn't considered grading; Noe confirmed.
 - Shoecraft recommended that they provide 100' of defensible space around the house; work with the neighbors to protect their building. He wouldn't want them to experience a fire.

- Macshane inquired about the rear slope and suggested that they include swales or some way to divert heavy rainwater around the house; it didn't look like they were changing any contours.
- No audience questions were offered, other than those discussed during the LUC meeting.

Motion: To approve the Perez Residence Project #317517, Site Development Permit No. 1109334, 11506 Alamazon St., as presented. M/S/C – Becker/Gore/Discussion.

- Clark reported that he has spoken with Glenn Gargas about the language in his report to the Hearing Officer pertaining to inaccuracy on the applicants attendance at RPPB. He would like the report be modified.
- Politte said that she did not want the incorrect language to go the Hearing officer either and proposed an amendment to the motion directing staff to correct the Report to the Hearing Officer to accurately account for the applicant's attendance at RPPB meetings.
- Becker & Gore agreed to the amendment.
- With no further discussion, Clark called for a vote on the amended motion as follows:

Motion: To approve the Perez Residence Project #317517, Site Development Permit No. 1109334, 11506 Alamazon St., as presented with the following condition: Staff correct the Report to the Hearing Officer to accurately account for the applicant's attendance at RPPB meetings. M/S/C – Becker/Gore/Approved, 13 in favor – 0 against – 0 recusals/abstentions.

- Clark noted that he will forward our motion and Distribution Forms to staff.
 - Brief discussion on when the applicant was rescheduled in front of the Hearing Officer; applicant could not confirm.
- b. **Proposal to Install Speed Humps on Via Fiesta between Via Inez and Camino de la Rosa, San Diego City Traffic Engineering** – Shannon Matwiyoff (Action Item)
- Mike Kenney, who presented this item at LUC, asked the LUC Chair to recap discussion from LUC.
 - Surban reported that previously RPPB approved using the alternative process for installing additional stop signs, crosswalks and speed signage. LUC would like staff to go through the alternative process and study installing our alternatives to speed humps.
 - Keating added that we thought our recommendation went to the City Council office and was in process to determine if our solution would be approved. We will resubmit our request and should have an answer with a plan of action before the new school year begins.
 - Kenney asked if they could be on the June 25, 2014 agenda to revisit speed humps if the studies are completed in time; Clark said yes.
 - Matwiyoff assured RPPB that she personally spoke with all homeowners facing Via Fiesta and showed them the plans from Verazanno, Sycamore Walk, Bella Rosa and has signatures from those owners on a petition. She also spoke with the Director of the Montessori School and the Bella Rosa & Sycamore Walk HOAs and they like the speed hump plan. She added, that the person who commented previously that the owners did not know about this proposal is from Cristamar which is a development not located on Via Fiesta.

- Loucks asked if adjacent street's residents were noticed as they will be impacted by the shifting traffic.
 - Matwiyoff said they have circulated the speed hump proposal on their 'Next Door' webpage and didn't have any objections. She referenced the speed studies done by staff on Via Fiesta and Via Azul which are conducive to speeding.
 - Loucks also added that she drove down Via Fiesta and found that it was easy to gain speed on the straight away.
 - Matwiyoff added that with increased enrollment at the Montessori School, there would be additional traffic on Via Fiesta.
 - Becker asked if there was an effort to reach out to the community- did they have consensus of all neighbors not just those fronting?
 - Matwiyoff said that staff asked if they would get signatures of all owners who fronted Via Fiesta. Kenney said that Matwiyoff has spoken with the HOA boards.
 - Keating reported that he spoke with City staff in January and asked if they required all residents be contacted, not just those fronting Via Fiesta and staff's response was no. He is concerned that they are not talking with all residents and said that they should not rely on the HOAs to speak for the property owners. He added that he did not believe the City did enough; there is a disconnect on the communication.
 - Matwiyoff asked if Keating thought stop signs would divert drivers to other streets?
 - Keating replied, not as much as speed humps would. RPPB wants to calm traffic on Via Fiesta but also wants to work through the processes available and study the impacts on other streets.
 - Becker asked if Via Fiesta has Class 2 bike lane or striping; Kenney said it is Class 3. Keating added that striping would dual benefits and provide the additional benefit for students.
 - Politte said that if this comes back to us on speed humps again, she would like all the neighbors be noticed about the meeting and potential decision to be made (all residents on Via Fiesta and the adjacent streets, and all residents who drive to and from the schools) so we can hear directly from them if they are in favor or not. They will all be impacted by our decision whether it's noise, delays, diverted traffic.
 - Keating said that staff has not completed all City requirements in the process to install speed humps and our recommendation will cause staff to do so.
 - RPPB will send an email to Lee Friedman & Garrett Hager (Council Office) formally requesting the Council member to direct Traffic Engineering to conduct the studies needed for our recommendation to install stop signs and the additional items (crosswalks, additional speed limit signage, etc.) on Via Fiesta using the alternative process.
- c. **BMR Site Development Permit No. 24004156 and Amendment to BMR North Village Design Guidelines to Construct 171,437 sq. ft. of Retail Space at Camino Del Sur and Paseo Del Sur – Bill Dumka, BMR (Action Item)**
- Dumka and Becker recused.

- Dumka reviewed the site location and surrounding areas/uses on the Del Sur map. He noted that they have worked with the community over the last two years to determine what the residents wanted in the center. Their input helped create a more friendly facility with friendly pedestrian entrances/accesses and uses including plazas, gathering places for the community. He added, the anchor store is below grade due to slope of parcel.
- Clark asked him to mention parking spaces which came up at LUC. Dumka noted that they are required to provide approximately 170 parking spaces. The project provides 450-470 parking spaces.
- Surban reviewed the LUC meeting discussion and deviations being requested:
 - City typically requires that 50% of the elevation be transparent, open or glass, to the sidewalk/street. This deviation is for the large anchor store portion of the plan. The purpose of transparency is to make pedestrian use more interesting, but in this case the building is separated from the pedestrian experience; additionally, the building is 20' below grade.
 - Dumka said that it is a typical deviation for this type of large box store.
 - Surban said, there is a 25% setback (10' maximum) deviation that was previously approved for 75% of the site so they are only asking for the remaining 25% of the site.
 - Dumka confirmed, they are asking for the same accommodation for the rest of the site.
 - Could parking lot spaces be converted to additional retail space or other uses.
 - Dumka said the site was originally approved for 220,000 sq. ft. of retail space, but only 205,000 is planned. The anchor store tenant will not want to lose the parking spaces so it was not believed that the remaining 15,000 sq. ft. would be proposed for use down the road.
 - Pedestrian experience which Clark will speak about.
 - Potential for incompatible land uses due to adjacency to the K-8 school across the street.
 - Dumka said the school is under construction. There is a substantial grade change between the 2 properties and BMR is not anticipating any conflicts.
 - Mechanical roof elements will be screened from residential view.
 - Could parking be used for park & ride or transit? There is an adjacent property which is being considered for that use.
 - The property has easy access for motorized wheelchairs.
 - There was a gentleman who spoke in favor of the project.
 - Surban reported that the LUC approved the project as presented with assurance that all identified issues in City Cycle report #4 dated May 15th, 2014 be resolved and RPPB be noticed of those resolutions; 6-0-2 (recusals).
- Loucks reported that she lives in the community and participated in the process providing input to what the community would like in the center. She has spoken with her neighbors and friends about the project. She feels the pedestrian issues have been addressed. Del Sur sidewalks are very accessible and feels this is exactly what Del Sur residents are looking for.

- Gore is very familiar, selling homes in the Del Sur community. Del Sur is family friendly, a great community with people pushing strollers, lots of parks and it's an amazing place. He inquired about what store/brand would be in the anchor store; Dumka said, Target.
- Rhodes noted that this plan is very similar to what Rhodes Crossing had originally planned; he likes the project.
- Shoecraft inquired if there are designated walkways through the parking lot; Dumka said, yes there is a main pedestrian walkway that runs through with connections to the perimeter walkways; walkways include pergolas and pedestrian nodes. They had a deep level of conversation with the community on this aspect of the plan.
- Keating said he likes the sidewalks in the parking field.
- Surban noted that Dumka had previously stated, there is a retention basin under the parking lot for storm runoff.
 - Dumka added that the water is treated, detained and slowly released into the storm drains. Some of the landscape areas are used as low impact detention areas.
- Macshane asked about the rooftop mechanical parapets on the large box store, adding that may not be enough to hide the mechanical.
 - Dumka noted that they have had many conversations about the screening; BMR owns the adjacent residential site.
- Egbert asked if there would be crosswalks and types from the school east of the site?
 - Dumka noted that the main entrance to the school will be on the south side of the school site at a signalized intersection. There is a second entry (cul-de-sac drop off) for student pedestrians.
 - Brief discussion that the school will probably be a closed campus.
 - Politte noted that if the school is not fenced, they will need to provide safe crossing from the campus to the retail center.
- Clark noted City planner's comments pertaining to "traditional village" and Clark felt that BMR explained the limitations to his satisfaction. He asked Dumka how he defines "traditional village".
 - Dumka said the issue was to get City staff to look at the North Village in whole as the "village" not just the Retail Center.
- Dumka added that staff has boiled down the issues to 5 remaining issues; BMR understands that staff is satisfied with their response to those issues but are waiting for City staff's reply.
- Clark, referring to pedestrians, noted the concepts being used to strengthen pedestrian use include tree lined streets, pedestrian nodes, etc.
 - Dumka said it starts with the basic grid system used, provides access with lots of pedestrian options in a pleasant environment as demonstrated elsewhere in the community. The project includes 2 external pedestrian accesses into the interior pedestrian routes. The concept includes non-contiguous sidewalks, double rows of trees to canopy sidewalk areas of enhanced paving with benches in widened sidewalks with different treatments like trellises or arbors creating little enclaves where pedestrians can sit and enjoy.

- Clark applauded the plan's perimeter. Page 13 of the old Design Guidelines showed smaller buildings instead of a large building with smaller components. How does he look at the original guidelines to evaluate the proposed design solution and does the developed space have the intended ambiance? Clark made a comparison to San Antonio's River Walk; adding that the interior space, as a parking lot, becomes more bare and not as friendly. Will pedestrians take the time to enjoy the areas and will they know that this isn't your average parking lot.
 - Dumka said that new parking lots are very different from the old that tended to be heat islands. New lots require more exterior tree coverage, trees circulating through the lot, and enhanced paving.
 - Clark said he believes that BMR has the talent on their team to pull it off; some people will like it and others won't.
- Jack McGuire (Del Sur resident and HOA board member) gave BMR accolades adding that they solicited input from the residents. Del Sur is friendly families of all ages. He added that he likes Target as the anchor store which he did not believe is a big box store. BMR has lowered the grade of the Target so that pedestrians can push their carts, strollers, etc into the center.
- Joost Bende said was still unsure if pedestrians would use the interior circulation (pedestrian walkways) or just walk directly to their destination across the lot (from a corner shop over to Target). He mentioned 4S Ranch Town Center's layout of buildings noting the inconvenient routes pedestrians have to take to get from one building to another (example: the shortest route walking from Bath, Bed & Beyond to World Market is across the parking lot and not pedestrian friendly). He suggested that a circular pinwheel design centered on the Target that would connect to the corners and provide better access to pedestrians. Likes what he sees, but believes they could provide a better pedestrian solution.
 - Dumka said they have looked at other alternatives, but they keep coming back to the solution in the plan.
 - Bende suggested that boots on the ground who want to go from point A to point B will go in a straight line.
 - McGuire suggested that shoppers will park nearest their destination.
- Rhodes noted that pedestrians will have a number of routes to get to their destination within the retail center, but you can't accommodate everyone.
- Tony Hsu (Del Sur resident) said the Del Sur is an amazing place to live but there is one thing missing – a destination where parents and kids can enjoy themselves. The destination may not satisfy everyone but with the hundreds of people he has spoken with – they can't wait. He added, there are a lot of entrepreneurs in Del Sur who will love the future commercial.
- Craig Loucks (Del Sur resident) said that he also provided input on the project, supports the proposal, and was amazed with BMR's cooperation with the community.

Motion: To approve the BMR Retail Center Project #344042, SDP Permit # 24004156 and amendment to the BMR North Village Design Guidelines as presented with assurance that all identified issues in City Cycle report #4 dated May 15th, 2014 be resolved and RPPB be noticed of those resolutions. M/S/C – Surban/Politte/Approved, 11 in favor – 0 against – 2 recusals (Dumka, Becker).

d. **Camelot Project No. 238281, Application for a Vesting Tentative Map, PDP, SDP and Rezone for 259 attached dwelling units on 74.4 acres – Bill Dumka, BMR (Action Item)**

- Dumka and Becker recused themselves.
- Clark noted that this item was the same project we reviewed at RPPB's May 7, 2014 meeting. RPPB members wanted to wait to approve the project after we had a chance to review the elevations, architecture and floor plans.
- Politte commented on some of the interior corner garage locations being so close, maybe 10' away from the optional Dens/Bedrooms; concerned with space that drivers would have backing out of their garages. It was suggested that the drivers would back straight out until they were able to turn out to the driveway to exit.
- Politte commented on the width of the driveway into the 7-Plex building courts (approx. 72' wide) and asked what the surface would be.
 - Dumka said they would like to do pavers, but not promised.
 - Politte asked if there is room for an island to separate the in and out drivers.
 - Dumka replied, no adding that there are four 7-Plex planned.
 - Politte pointed out that the units in the perimeter buildings that will have private yards, and Dumka pointed out the locations for recreation (recreation/pool area, tot-lot and grassy areas between the interior buildings). Politte commented that with 3-4+ bedrooms, they would need plenty of play areas for children and mentioned that residents may want to illegally install portable basketball hoops in the courts.
- Becker asked if the exterior walls are screened and planted.
 - Dumka said they would be primarily from below.
- Clark inquired if the drawings intentionally show white structures with no color.
 - Dumka said they are nondescript CAD drawings.

Motion: To approve the Camelot Project # 238281, application for a Vesting Tentative Map, PDP, SDP and Rezone as presented. M/S/C – Surban/Loucks/Approved, 10 in favor – 0 against – 2 recusals (Dumka, Becker).

e. **Vacancies & Appointments –**

- Clark noted the following seats are vacant: BMR 2, TH 2, Rancho Peñasquitos District 8 and Renter-at-Large.
- Politte added that we had received an application for Dist. 8, but the resident pulled his application.
- Rhodes questioned whether a resident who makes public comments stating that a specific project will devalue their property and is or becomes an RPPB member, would they need to recuse themselves due to financial interest?
 - Politte suggested that we get the City Attorney's office opinion on this. It is too early, the comments being made right now are based on hypothetical plans because we haven't seen anything yet.
 - Clark noted his concern that vacancies or new board members may only be on the board for one issue.
 - Discussion on bylaws, removal from the board for absences, etc.
 - Clark will check with City Attorney's office for their opinion.
- Brief discussion on getting the word out about the vacancies, our bylaws and leaving the seats vacant if there are no qualified applicants to fill the seats.

- Politte will notify our email distribution list when sending out the June 25th meeting agenda. If no applicants come forward, we will wait to publicize the seats until we send out our election information with the January meeting agenda.
- Patricia (BMR) suggested that we get RPPB's information in the 92127 Magazine in addition to 92129 Magazine.
 - Politte will contact 92127 Magazine about posting our meetings and where people can get the agendas.
- Macshane agreed to share our meeting dates with the Town Council web person to post it on their website.

8. REPORTS.

a. Chair Report – Thom Clark

- Clark reported receiving Notice of Right to Appeal the Environmental Determination for emergency porch repair to the Mohnike Adobe. The project will include design and installation of emergency shoring to support the porch roof and flooring until long term stabilization/rehabilitation can be implemented. Stabilization will be done through the City; an emergency project for a historical resource is exempt from CEQA. Clark will email to the members.
- Clark noted that he received a offer from Anne Fage with the San Diego Regional Urban Forest Council to make a presentation at an upcoming meeting on San Diego City's Urban Forest Management plan.
 - Becker added that it would be a 10 minute overview on the urban forest, local green assets and additional need in our community. One of the City's studies has noted that southwestern cities should have a forestry coverage between 20-25% of the land and San Diego's is less than 14%
- September agenda will include BMR Public Facilities Financing Plan (PFFP).
- Kilroy (Santa Fe Summit IV) may be ready to come back in September.
- Clark asked the members to review Ryan Smith's email about Rhodes Crossing that he forwarded.
- Clark noted that he had emailed to members, the letter he received regarding the speed limit increase to 45 mph on Carmel Mtn. Rd. between Twin Trails Drive and Black Mtn. Rd.
- CPC has set up a committee to review the admin piece for CP 600-24 and Clark is on the committee. He asked the members to reread and send him our comments to report at CPC.

b. Vice-Chair Report – Jon Becker

- Becker referring to Lieberman's comments about the meeting on the east-west connection through Del Mar Mesa, added that the Carmel Valley and Del Mar Mesa Planning Groups spearheaded the connection. Issues are related to multiple owners which include state and federal agencies. By going through Assembly Member Maienschein's office, the hope is to get all parties on board with a solution that works.
 - Politte asked if the connection is the same property (dirt road, easement) that we talked about last month that is owned by the agencies.
 - Becker said they are both being discussed, as part of the NRMP trails plan.
 - Simmons asked if the Los Peñasquitos Canyon Preserve CAC is involved in the conversation.

- Becker was unsure, but noted that Carmel Valley Planning Group and the Del Mar Mesa Planning Group have another proposal for the Del Mar Mesa Preserve.
- Becker reported that the Palomar Pomerado Health (PPH) site on Black Mtn. Rd. at SR-56 was on the market; the property is a Commercial Zone which would allow residential and commercial, but the Community Plan identifies the property for Wellness or Health/Medical use.
- c. Secretary Report – Jeanine Politte
 - Approximately 28 new email addresses have been added to our community distribution list over the last couple weeks due to the Rhodes Crossing project. Some of the residents have shared their viewpoint against the proposed density increase in the emails. They are organizing, have set up a Facebook page and contacted the PQ-NE Action Group that organized when the Doubletree and Cresta Bella redevelopment was previously on RPPB's agenda. Politte said that as a member of the Action Group also, she will be staying out of it and let the Action Group's Chair communicate with them.
 - Granny Flat – Neighbors of the property have complained about a granny flat that is being rented to one party and the main home is being rented to another party. The problem is the owner works for the Life Guard Service. Politte is forwarding info the City Council reps.
 - RCFs - The property on Del Diablo Way that we were previous watching for license approval has sold the property. The neighbors have been told that the new owner wants to operate an RCF. Politte will continue watching the California Community Care Licensing website for a new application.
 - Politte added that she was fielding numerous emails and calls about construction along SR-56 and based on the maps, it looks to be in Pacific Highlands Ranch. She has directed the residents to contact the Carmel Valley Planning Group for info. Gore confirmed that the construction is part of Pacific Highlands Ranch and there is no undeveloped Torrey Highlands land on the western end.
 - SDPD has been informed of an increase in speeding vehicles on Northeastern Rancho Peñasquitos neighborhood streets (Rolling Hills neighborhood, The Glens).
- d. Standing Committee Reports:
 - Land Use (Ramesses Surban)
 - Surban would like the members to consider extending the time allowed for LUC to start earlier.
 - Becker questioned, starting LUC meeting earlier based on the agenda? Clark said yes.
 - Politte added, we would need to be sure that we can have the room starting earlier and we would need to contact the Doubletree much earlier in the month to confirm.
 - Clark said that the earlier start would allow more time to delve into the details of individual projects and take additional comments before reporting at the regular meeting.
 - Rhodes said by doing that, we are basically making the full board attend the LUC also.
 - Surban added that the projects we will be reviewing are generating a lot of interest and will require more time to allow all the questions/comments.

- o Politte noted that Ad-Hoc committees have already been set up for these projects and could do some of the early work prior to the applicant coming before LUC but added that it won't reduce the amount of comments during the LUC & regular meetings from the board or the public when they do make presentations.
 - o Simmons asked why there are LUC meetings?
 - o Becker said that the LUC usually works with the applicant, sometimes hearing the project multiple times before a project gets to the full board; in an open and public meeting.
 - o Politte noted that if we were to change our standing committees which are called out in the bylaws, we would need to change our bylaws also.
 - o Surban said the LUC report could call out all comments or concerns brought forth in committee.
 - o Politte said that attendees will still want to speak at the full board and it is RPPB's formal record of all comments made about the project and we cannot require the attendees to sign in. It is also the record that staff uses in their reports.
 - Telecomm (Darren Parker) – absent, no report
- e. Ad Hoc Committee Reports:
- Doubletree Resort (Jeanine Politte) – no news to report
 - Santa Fe Summit II & III (Darren Parker) – absent, no report
 - Santa Fe Summit IV (Thom Clark)
 - Clark reported that Robin Madaffer has said they may be ready to present at RPPB's September meeting. He added that Kilroy doesn't seem to want to meet with the Ad-Hoc committee prior to coming to LUC. – too many groups/meetings. Clark will check in with Madaffer again prior to September.
 - Merge 56 Development (Jon Becker)
 - Becker reported that Merge 56 may want to present on June 25th, asking RPPB to author a letter encouraging the completion of Camino de Sur and Carmel Mtn. Rd. The US Fish and Wildlife and the Army Corp of Engineers are holding up the road permits.
 - Rhodes said that the US Fish and Wildlife are key to get a biological opinion to get approval due to the vernal pools; it's a task.
 - Rhodes Crossing (Jon Becker)
 - Becker noted there is no new information, but there seems to be a lot of interest.
 - Black Mtn. Rd. Reclassification (John Keating) – no report
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Bill Diehl)
 - Simmons reported the meeting was canceled.
 - Community Funds (Bill Diehl) – absent, no report
 - MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - April program discussed set aside environmental areas which cause troops to train in other areas. May's meeting was canceled due to the fires.
 - Clark confirmed, Egbert to be RPPB's liaison and report on Miramar activities.
 - PQ Fire Safe Council (Mike Shoecraft)

- June 21st at South Village Park in BMR will be a First Responders Thank You event sponsored by Councilman Kersey and PERC; 11:00am- 2:00pm.
- PERC Classes - June 10th at 6:00pm at the Library will be presented by the Office of Emergency Services and the canceled class on Surviving an Outage is rescheduled for June 30th at the Library at 6:00pm.
- Fire Safe Council meeting at Fire Station 40 to discuss Fire Watch 2014 was cut short and another is scheduled this Friday to discuss having two Fire Watches.
- Fire Watch Volunteer Training will be on 6/19/14 at the Doubletree; 7:00pm. (passive watch in the community, Black Mtn. Open Space and PQ Preserve; what to report and to whom).
- PQ Town Council (Cynthia Macshane)
 - Macshane asked if Clark has received the letter of TC appointment yet; Clark said he has not and will follow up.
 - Town Council will be electing the new President and Board this month.
 - June 22nd is PQ Day at the Fair. Stop by and check out the 20 PQ Booths.
 - Macshane noted the new banners around the community advertising the County Fair; Fair pays for the ads on the banners.
 - Flag day ceremonies will be on June 14th at Hilltop Park.
- PQ Recreation Council (Steve Gore) – no report
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
 - Becker said the recycled water is still being planned for the LMAD and the LMAD is looking at other 2014 projects.
- Peñasquitos East LMAD (Bill Diehl) – absent, no report
- Torrey Highlands LMAD (Darren Parker) – absent no report
- Transportation Agencies (John Keating) – no report

New Business:

1. Website – Clark

- Because of all the inquiries about the projects, it would be nice to direct people to our website. We need to upload documents.
- Brief discussion about Google Drive.
- Gore said the site was set up with the Chair in control under the gmail address.
- Politte reminded Clark that she had previously offered to help load the documents. She also noted that in the past she has been told not to include specific proprietary documents in the minutes as they are not public.
- Gore offered to train Clark and Politte on how to set up permissions and upload files so we can begin to do that. Gore also offered to populate the site.
- Group discussion on what should be posted, what can be posted, when does it become public, copyright issues, # of emails we'll be inundated with, the additional time, potential lack of public participation at our meetings, etc:
 - Dumka said the City usually doesn't want documents distributed until there is an action made/approved.

- o Politte suggested, we really need confirmation from DSD on what can be made public especially while the project is in process and potentially changing; ownership of the information may determine. Politte said that posting our agendas, approved minutes, bylaws, election/candidate eligibility and applications, links to community plan on City website, polls for CIP/community input, etc. should be fine.
- o Clark noted specific emails that he has received requesting all documents received (hard copy or electronically) on specific projects when there are none. He is also getting questions asking for his opinion on the project.
- o Rhodes suggested that the residents should attend the meetings to get the info they are requesting, otherwise the Chair and other members, who are volunteers, will be inundated with requests.
- o Gore noted that the idea for the website came out of discussion on transparency during our CIP prioritization process. Gore suggested using a disclaimer on the website stating that project documents are fluid and could change.
- o Surban said that if the chair receives the document and has a chance to review, why can't the documents be made public.
- o It was suggested that we ask applicants for pdf of all their documents and ask them if they would like the documents posted.
- o Rhodes said that the documents sent to the Chair should be shared with the board members; does the Chair have the responsibility to distribute it to everyone who asks?
- o Surban questioned are we discussing that if the Chair has been sent documents are they public?
- o Becker has ability to scan large (paper sized) documents.
- o Patricia (BMR) asked if the website would be searchable; Gore said, yes. Patricia added there might be privacy issues if the website broadcasts private information contained in those documents to the public. Who will redact the documents?
- Clark reviewed the amount of time he spent over the past month responding to inquiries about pending projects and the Community Plan Amendments by email and phone.
 - o The board had a brief discussion about responding to inquiries about specific projects, or to those who are making specific demands of RPPB members for information and pushing members to comment outside of the public forum. Concerned residents should attend our meetings to ask questions about projects in a public meeting (under the Brown-Act) or read our approved minutes.
 - o Surban suggested that if people have the information, it should reduce their inquiries.
 - (i) Some in the group said it would open up more inquiries outside of the public meetings.

- Becker recommended that we get input from DSD on which documents can be posted on the website and then establish our own policy. The policy and automated response could say something to the effect of “ By standard policy, we have determined to come to these meetings, these public forums, for the purpose of the Brown Act, and for the confidentiality of other’s privacy.” Then send the auto response to inquiries about projects and everyone is treated equally.
- Gore asked if we have decided what we are putting on the website, adding that we had a similar debate when we were in the process of creating the website.
- Politte replied, at a minimum we can post our agendas, approved minutes, and then as we start working through this we will determine what else can be added.
- Clark will check with DSD (Michael Prinz) and/or the City Attorney for advice on what we can post to our website.

The meeting was adjourned at 11:05 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 6/25/2014, 10 in favor – 0 against – 1 abstention (Diehl).

Attachment # 1

The Rancho Penasquitos Planning Board was part of a process that removed a pedestrian easement that ran directly down the side of our home. The understanding and purpose of the Board's assistance was to restore all of our property with no easements of any kind. Despite working directly with the HOA over many years and with the presentation to the Planning Board, the Torrey Glenn Homeowners Association (TG HOA) has refused to remove their easements despite the fact that the City did remove the pedestrian easement in June 2012. We are seeking support in compelling the TG HOA to do what was presented to the Planning Board.

We purchased our home 12/2002 with the knowledge our property was encumbered by a temporary City of San Diego Pedestrian path easement. Within this easement was a Torrey Glenn HOA Landscape maintenance easement (LME). This LME was born out of necessity to allow TG HOA the access to maintain the pedestrian easement.

Adjacent to our new home was a large parcel of land. This land was owned by Pardee Homes which had approval on a new residential development. Within this new development would be the permanent pedestrian path that would meet the City of SD requirements which meant our temporary easement would be vacated.

No one ever expected Pardee Homes to take 10 years to complete their development. So for this 10 year period a significant portion of our home starting in the front yard at sidewalk and running the entire length of our side yard into the back yard to the end of our property. To be clear this meant there was nothing separating our home from the easement. The public at large had the right to walk up our driveway cross over on to the side yard all the while free to touch the side of our home and continue on down the path. We were unable to use the man door in our garage for access as it opened to the easement.

Sometime early 2012 the process to vacate the easement began. The HOA president as well as planning committee board member Scot Sandstrom laid out the proposal. We were asked by Scot to attend meeting as a show of support for vacating this easement since our home was adversely affected by the easement. We eagerly attended meeting. After 10 long years we were more than anxious to regain full use of our entire lot.

During the presentation by Scot, board member Spurr asked the question, "Will the Olesons regain full use of their lot?" Board member Becker answered, in Scot's presence obviously, that the use would be unencumbered. This statement is documented in the March 7, 2012 RPPB Meeting Minutes.

The truthful answer is no, our home is encumbered by a Landscape Maintenance Easement. The HOA has failed to release the landscape easement on our property. We are unable to use or enjoy our property.

That is why we are here today seeking your help.

Sincerely, John and Cheryl Oleson



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other REZONE

Project Title **Project No. For City Use Only**
 CAMELOT 238281

Project Address:
 South of Camino San Bernardo btw Nighthawk Lane & Deer Ridge Road San Diego, California 92127

Part I - To be completed when property is held by individual(s)

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 owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names 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 individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: CAMELOT	Project No. (For City Use Only) 238281
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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? DE Corporate Identification No. _____
 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):
SPIC Del Sur, LLC

Owner Tenant/Lessee


Street Address:
c/o Black Mountain Ranch LLC 16010 Camino Del Sur

City/State/Zip:
San Diego, California 92127

Phone No: (858) 618-4914 Fax No: (858) 618-4911

Name of Corporate Officer/Partner (type or print):
William M. Dumka

Title (type or print):
Authorized Representative

Signature :  Date: 3/4/2015

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:

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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:

**SECRETARY'S CERTIFICATE
OF
STANDARD PACIFIC INVESTMENT CORP.**

I, the undersigned, hereby certify that I am John P. Babel, Secretary of Standard Pacific Investment Corp., a company duly organized and existing under the laws of the State of Delaware (the "Company"). I further certify as follows:

1. The Company is the sole and managing member of SPIC Del Sur, LLC, and, as such, is authorized to act on its behalf.

2. The following Resolutions were duly adopted by the Board of Directors of the Company on March 3, 2015, are now in full force and effect, and have not been amended, modified or revoked:

ELECTION OF OFFICERS

RESOLVED, that the following persons hereby are elected as officers of this Corporation, to such office as appears opposite their respective names, their terms of office to commence immediately and to continue until their successors shall be duly chosen and qualified or until their earlier resignation or removal:

Scott D. Stowell	Chief Executive Officer & President
Jeffrey J. McCall	Principal Financial & Accounting Officer & Treasurer
John P. Babel	Secretary
David Vazquez	Assistant Treasurer
Alan V. Vitug	Corporate Controller
Bryan Kakimoto	Assistant Corporate Controller

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as designated officers of the Corporation, land purchase and option agreements, joint venture agreements, financing agreements, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation (including in its capacity as a partner in a partnership or member of a limited liability company), and

RESOLVED FURTHER, that the foregoing persons and positions are the only officers of the Corporation at this time and any other officers of the Corporation are hereby removed from office.

AUTHORIZED REPRESENTATIVES


RESOLVED FURTHER, that the following persons are elected as authorized representatives of this Corporation for the limited purpose of executing real estate development and construction related documents.

<u>Name</u>	<u>Title</u>	<u>Geographic Assignment</u>
Todd J. Palmaer	Regional President	No. Cal., Colorado, Texas
Edward T. McKibbin	Regional President	So. Cal., Arizona, Nevada
Elliot A. Mann	Division President	Southern California Coastal
Michael C. Battaglia	Vice President - Project Development	Southern California Coastal
Suzanne Ek	Vice President - Sales & Marketing	Southern California Coastal
Gary A. Jones	Vice President - Land Acquisition	Southern California Coastal
David R. Prolo	Vice President - Operations	Southern California Coastal
Ken W. Melvin	Vice President - Project Development	Southern California Coastal
Douglas G. Campbell	Vice President - Customer Care	Southern California Coastal
Leslie A. Goodale	Escrow Manager	Southern California Coastal
Sean Doyle	Director - Project Planning	Southern California Coastal
Richard Whitt Hollis	Director - Land Acquisition	Southern California Coastal
Crystal Burckle	Project Manager	Southern California Coastal
Dana Bieber	Project Manager	Southern California Coastal
Martin P. Langpap	Division President	Southern California Inland
Jeffrey Buffington	Director - Customer Service	Southern California Inland
Steven Seibert	Vice President - Construction	Southern California Inland
Rick M. Wood	Vice President - Project Development	Southern California Inland
Matthew S. Schemenauer	Director - Sales & Marketing	Southern California Inland
Penny S. Roper	Closing Manager	Southern California Inland
Wendy L. Fisher	Area Sales Manager	Southern California Inland
Brandon Sharp	Vice President - Finance	Southern California Region
Jon A. Willingham	Regional Vice President - Purchasing	Southern California Region
Brian K. Benz	Regional Vice President - Land Operations	Southern California Region
Salvador Carlos	Purchasing Manager	Southern California Region
Sandra D. Mindt	Senior Purchasing Agent	Southern California Region
Kimberly A. Hooper	Purchasing Manager	Southern California Region
Heidi Pasinli	Options Manager	Southern California Region
Connie Phillips	Regional Purchasing Agent	Southern California Region
Stephanie Yee	Offsite Purchasing Agent	Southern California Region
Jaren Nuzman	Regional Purchasing Agent	Southern California Region
Yessenia Santana	Regional Purchasing Agent	Southern California Region
Johnna Dalby	Offsite Purchasing Agent	Southern California Region
Ryan Cummins	Offsite Purchasing Agent	Southern California Region
William Ostrem	Division President	San Diego
Thomas Atkin	Vice President - Finance	San Diego
William Dumka	Vice President - Forward Planning	San Diego
Kurt Bruskotter	Vice President - Construction	San Diego

David L. James	Vice President - Construction	San Diego
Laura D. Massas	Vice President - Sales & Marketing	San Diego
Alexander L. Plishner	Vice President - Project Management	San Diego
Heidi McBroom	Project Manager	San Diego
Jessica Damschen	Project Manager	San Diego
Richard Keller	Purchasing Agent	San Diego
Dorothy S. Willingham	Escrow Manager	San Diego
Erin Harden	Area Sales Manager	San Diego

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as authorized representatives of the Corporation, deeds, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix the seal of the Company on this 4th day of March, 2015.


 John P. Babel, Secretary

3/4/15
BMR LLC

**SECRETARY'S CERTIFICATE
OF
STANDARD PACIFIC INVESTMENT CORP.**

I, the undersigned, hereby certify that I am John P. Babel, Secretary of Standard Pacific Investment Corp., a company duly organized and existing under the laws of the State of Delaware (the "Company"). I further certify as follows:

- (1) That the Company owns 100% of the membership interests of BMR Communities, LLC, a California limited liability company ("BMR Communities").
- (2) That BMR Communities owns 100% of the membership interests of Black Mountain Ranch, LLC, a California limited liability company ("BMR").
- (3) That the officers of the Company are authorized to act on behalf of BMR Communities and BMR.
- (4) That the following Resolutions were duly adopted by the Board of Directors of the Company on March 3, 2015 are now in full force and effect, and have not been amended, modified or revoked:

RESOLVED, that the following persons hereby are elected as officers of this Company, to such office as appears opposite their respective names, their terms of office to commence immediately and to continue until their successors shall be duly chosen and qualified or until their earlier resignation or removal:

OFFICERS

Name	Title
Scott D. Stowell	Chief Executive Officer & President
Jeffrey J. McCall	Principal Financial & Accounting Officer & Treasurer
John P. Babel	Secretary
David Vazquez	Assistant Treasurer
Alan V. Vitug	Corporate Controller
Bryan Kakimoto	Assistant Corporate Controller

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as designated officers of the Company, land purchase and option agreements, joint venture agreements, financing agreements, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Company (including in its capacity as a partner in a partnership or member of a limited liability company), and

RESOLVED FURTHER, that the foregoing persons and positions are the only officers of the Company at this time and any other officers of the Company are hereby removed from office.

RESOLVED FURTHER, that the following persons are elected as authorized representatives of this Company:

AUTHORIZED REPRESENTATIVES

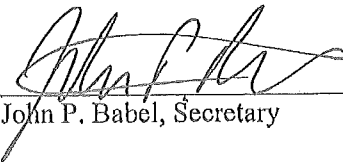
<u>Name</u>	<u>Title</u>	<u>Geographic Assignment</u>
Todd J. Palmaer	Regional President	No. Cal., Colorado, Texas
Edward T. McKibbin	Regional President	So. Cal., Arizona, Nevada
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Michael C. Battaglia	Vice President - Project Development	Southern California Coastal
Suzanne Ek	Vice President - Sales & Marketing	Southern California Coastal
Gary A. Jones	Vice President - Land Acquisition	Southern California Coastal
David R. Prolo	Vice President - Operations	Southern California Coastal
Ken W. Melvin	Vice President - Project Development	Southern California Coastal
Douglas G. Campbell	Vice President - Customer Care	Southern California Coastal
Leslie A. Goodale	Escrow Manager	Southern California Coastal
Sean Doyle	Director - Project Planning	Southern California Coastal
Richard Whitt Hollis	Director - Land Acquisition	Southern California Coastal
Crystal Burekle	Project Manager	Southern California Coastal
Dana Bieber	Project Manager	Southern California Coastal
Martin P. Langpap	Division President	Southern California Inland
Jeffrey Buffington	Director - Customer Service	Southern California Inland
Steven Seibert	Vice President - Construction	Southern California Inland
Rick M. Wood	Vice President - Project Development	Southern California Inland
Matthew S. Schemenauer	Director - Sales & Marketing	Southern California Inland
Penny S. Roper	Closing Manager	Southern California Inland
Wendy L. Fisher	Area Sales Manager	Southern California Inland
Brandon Sharp	Vice President - Finance	Southern California Region
Jon A. Willingham	Regional Vice President - Purchasing	Southern California Region
Brian K. Benz	Regional Vice President - Land Operations	Southern California Region
Salvador Carlos	Purchasing Manager	Southern California Region
Sandra D. Mindt	Senior Purchasing Agent	Southern California Region
Kimberly A. Hooper	Purchasing Manager	Southern California Region
Heidi Pasinli	Options Manager	Southern California Region
Connie Phillips	Regional Purchasing Agent	Southern California Region
Stephanie Yee	Offsite Purchasing Agent	Southern California Region
Jaren Nuzman	Regional Purchasing Agent	Southern California Region
Yessenla Santana	Regional Purchasing Agent	Southern California Region
Johnna Dalby	Offsite Purchasing Agent	Southern California Region
Ryan Cummins	Offsite Purchasing Agent	Southern California Region
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David L. James	Vice President - Construction	San Diego
Laura D. Massas	Vice President - Sales & Marketing	San Diego
Alexander L. Plishner	Vice President - Project Management	San Diego
Heidi McBroom	Project Manager	San Diego

BMR LLC

Jessica Damschen	Project Manager	San Diego
Richard Keller	Purchasing Agent	San Diego
Dorothy S. Willingham	Escrow Manager	San Diego
Erin Harden	Area Sales Manager	San Diego

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as authorized representatives of the Company, real estate development and construction related documents including, without limitation, deeds, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Company (including in its capacity as a partner in a partnership or member of a limited liability company).

IN WITNESS WHEREOF, I hereunto subscribe my name on this 4th day of March, 2015.



John P. Babel, Secretary

**UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
STANDARD PACIFIC INVESTMENT CORP.**

The undersigned, constituting all of the directors of Standard Pacific Investment Corp., a Delaware corporation (the "Corporation"), take the following action by written consent in lieu of a meeting of the Board of Directors pursuant to Section 141(f) of the General Corporation Law of the State of Delaware:

ELECTION OF OFFICERS

RESOLVED, that the following persons hereby are elected as officers of this Corporation, to such office as appears opposite their respective names, their terms of office to commence immediately and to continue until their successors shall be duly chosen and qualified or until their earlier resignation or removal:

Scott D. Stowell	Chief Executive Officer & President
Jeffrey J. McCall	Principal Financial & Accounting Officer & Treasurer
John P. Babel	Secretary
David Vazquez	Assistant Treasurer
Alan V. Vitug	Corporate Controller
Bryan Kakimoto	Assistant Corporate Controller

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as designated officers of the Corporation, land purchase and option agreements, joint venture agreements, financing agreements, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation (including in its capacity as a partner in a partnership or member of a limited liability company), and

RESOLVED FURTHER, that the foregoing persons and positions are the only officers of the Corporation at this time and any other officers of the Corporation are hereby removed from office.

AUTHORIZED REPRESENTATIVES

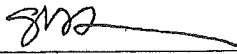
RESOLVED FURTHER, that the following persons are elected as authorized representatives of this Corporation for the limited purpose of executing real estate development and construction related documents.

<u>Name</u>	<u>Title</u>	<u>Geographic Assignment</u>
Todd J. Palmaer	Regional President	No. Cal., Colorado, Texas
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Ken W. Melvin	Vice President - Project Development	Southern California Coastal
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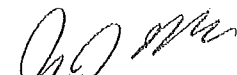
Jeffrey Buffington	Director - Customer Service	Southern California Inland
Steven Seibert	Vice President - Construction	Southern California Inland
Rick M. Wood	Vice President - Project Development	Southern California Inland
Matthew S. Schemenauer	Director - Sales & Marketing	Southern California Inland
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Dorothy S. Willingham	Escrow Manager	San Diego
Erin Harden	Area Sales Manager	San Diego

RESOLVED FURTHER, that the above-listed persons be, and each of them hereby is, authorized to negotiate, approve, execute and deliver, as authorized representatives of the Corporation, deeds, development, land use and other entitlement applications and agreements, and all other agreements and documents relating to the real estate development and construction business conducted by this Corporation.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of the 3rd day of March, 2015.



 Scott D. Stowell



 Jeff J. McCall

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
CAMELOT - PROJECT NO. 238281

Date	Action	Description	City Review Time (Working Days)	Applicant Response
4/24/2012	First Submittal	Project Deemed Complete	-	-
5/24/2012	First Assessment Letter		22 days	
10/2/2012	Second Submittal			90 days
10/17/2012	Second Assessment Letter		11 days	
8/29/2013	Third Submittal	New Design and New Applicant		214 days
9/27/2013	Third Assessment Letter		20 days	
12/20/2013	Fourth Submittal			59 days
1/13/2014	Fourth Assessment Letter		10 days	
5/9/2014	Fifth Submittal			93 days
5/27/2014	Fifth Assessment Letter		11 days	
8/7/2014	Sixth Submittal			51 days
8/25/2014	Sixth Assessment Letter		12 days	
9/10/2014	Seventh Submittal			11 days
9/29/2014	Seventh Assessment Letter		13 days	
10/8/2014	Eight Submittal			7 days
10/22/2014	Eight Assessment Letter		10 days	

11/21/2014	Ninth Submittal	MSCP		21 days
12/9/2014	Ninth Assessment Letter		11 days	
1/5/2015	Tenth Submittal	MSCP		13 days
1/14/2015	Tenth Review Completed		7 days	
2/18/2015	MHPA BLA	Wildlife Agencies concurred with the MHPA BLA		23 days
3/11/2015	MND	Distributed for Public Review	15 days	
4/10/2015	MND	End of Public Review		20 days
4/13/2015	MND	Finalized	1 day	
4/30/2015	Public Hearing	First available date	13 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	156 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		602 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	758 working days (1099 calendar days)	