The City of Carlsbad Planning Department

A REPORT TO THE PLANNING COMMISSION

Item No. 2

P.C. AGENDA OF: September 19, 2007

Application complete date:	July 2, 2007
Project Planner:	Barbara Kennedy
Project Engineer:	Jeremy Riddle

SUBJECT: **CT 00-18x1/SDP 01-10x1/HDP 00-09x1/SUP 00-09x1 – CANTARINI RANCH and CT 00-21x1/HDP 00-12x1 – HOLLY SPRINGS** – Request for approval of a retroactive two-year extension for: 1) a Tentative Tract Map (CT 00-18), Site Development Plan (SDP 01-10), Hillside Development Permit (HDP 00-09), and Special Use Permit (SUP 00-09) for Cantarini Ranch; and, 2) a Tentative Tract Map (CT 00-21) and Hillside Development Permit (HDP 00-12) for Holly Springs. The projects consist of a 105-lot single-family residential subdivision, associated open space lots, and an 80-unit mixed-rate apartment project for Cantarini Ranch and a 42-lot single-family residential subdivision and associated open space lots for Holly Springs. The projects are generally located north of El Camino Real and east of the intersection of College Boulevard and Cannon Road within Local Facilities Management Zone 15.

I. RECOMMENDATION

That the Planning Commission **ADOPT** Planning Commission Resolutions No. 6330, 6331, 6332, 6333, 6334 and 6335 **APPROVING** a retroactive two-year extension for: 1) a Tentative Tract Map (CT 00-18), Site Development Plan (SDP 01-10), Hillside Development Permit (HDP 00-09), and Special Use Permit (SUP 00-09) for Cantarini Ranch; and, 2) a Tentative Tract Map (CT 00-21) and Hillside Development Permit (HDP 00-12) for Holly Springs based upon the findings and subject to the conditions contained therein.

II. INTRODUCTION

The applicant, Bent-West, LLC, has requested a retroactive two-year extension for: 1) a Tentative Tract Map (CT 00-18), Site Development Plan (SDP 01-10), Hillside Development Permit (HDP 00-09) and Special Use Permit (SUP 00-09) for Cantarini Ranch; and, 2) a Tentative Tract Map (CT 00-21) and Hillside Development Permit (HDP 00-12) for Holly Springs. The projects consist of a 105-lot single-family residential subdivision, associated open space lots, and an 80-unit mixed-rate apartment project for Cantarini Ranch and a 42-lot single-family residential subdivision and associated open space lots for Holly Springs on approximately 276.58 acres generally located north of El Camino Real and east of the intersection of College Boulevard and Cannon Road. The proposed two-year extension will allow the property owners to preserve existing property entitlements, while processing grading and improvement plans and final map approval.

III. PROJECT DESCRIPTION AND BACKGROUND

The subject properties are located north of El Camino Real and east of the intersection of College Boulevard and Cannon Road within the Sunny Creek Specific Plan (SP 191). SP 191 was approved in 1985 to establish standards for development which promote a rural estate atmosphere. The projects consist of the subdivision and grading of two adjacent residential properties on a total of 276.58 acres. The 156.72 acre Cantarini Ranch project includes 105 single-family residential lots of ½ acre or larger, numerous open space lots, and a multi-family lot which includes the construction of an 80-unit mixed-rate apartment project. The 119.86 Holly Springs project consists of 42 single-family residential lots of ½ acre or greater and a number of open space lots. The Cantarini Ranch apartment project will satisfy the inclusionary housing requirements for both development proposals. The two tentative maps were considered as a single project under CEQA due to the proximity of the sites to each other, timing of development and the similarity of the environmental impacts.

The projects were recommended for approval by the Planning Commission on October 20, 2004. The projects received approval by the City Council on December 7, 2004 subject to the condition that the final map approvals would occur within 24 months. In January 2005, a CEQA challenge was filed by Preserve Calavera, "tolling" the maps until the legal challenge could be settled. The settlement was reported out by the City Council in September 2005 and the maps were "tolled" to July 4, 2005.

Since that time, the applicant has been working to obtain the necessary permits from the US Army Corps of Engineers (USACE) and the California Department of Fish and Game (CDFG) collectively referred to as the "Agencies". The Agencies informed the applicant in September 2005 that they did not concur with the City of Carlsbad's Hardline Equivalency determination. The project was delayed through September 2006 while the applicant resolved the Habitat Management Plan (HMP) hardline issues. Resolution of the HMP issues required a number of project design modifications including more open space, larger wetland setbacks, and revisions to the lot configurations. Additionally, the projects had to be modified to include vegetated swales to satisfy the new water quality regulations/Best Management Practices (BMPs) required by the Regional Water Quality Control Board (RWQCB). These revisions required the submittal of Substantial Conformance Exhibits (SCE) to the Engineering Department to document the required revisions. The SCEs for these projects were approved by the Planning and Engineering Departments in June 2007.

The applicant anticipates that the final map, grading plans, improvement plans, and landscape plans will be submitted in September 2007. The Engineering Department is meeting bi-weekly with the applicant to discuss final design details for project features such as the bridge over Agua Hedionda Creek (AKA Sunny Creek), waterline designs, and methods for reimbursements. The applicant anticipates that it could take over a year to formulate a feasible finance plan for the required off-site improvements which include College Boulevard Reach A, Sunny Creek Bridge, Basin BJ, the Rancho Carlsbad RV storage and garden relocation, and the Cannon Road Reach 4A right of way. Therefore, the requested extension is for a two-year time frame.

The project approvals expired on July 4, 2007. However, the applicant made a timely filing for an extension of the projects on April 18, 2007 and may therefore be considered for the extension

requests. The request is that CT 00-18, SDP 01-10, HDP 00-09 and SUP 00-09, for Cantarini Ranch, and CT 00-21 and HDP 00-12 for Holly Springs be extended for two years to July 4, 2009.

Staff recommends that the Planning Commission approve the requested two (2) year Tentative Map extensions retroactively from July 4, 2007 resulting in a new expiration date of July 4, 2009. Additionally, it is recommended that the Site Development Plan, Hillside Development Permits and Special Use Permit be extended concurrently with the Tentative Maps.

IV. ANALYSIS

According to Section 20.12.110(a)(2) of the Carlsbad Municipal Code (CMC), no Tentative Map extension shall be granted or conditionally granted unless the Planning Commission (or City Council on appeal) finds:

1. that the design and improvements of the subdivision are consistent with the General Plan, Title 20 and 21, and any public facility or growth management policies in existence at the time the extension is approved;

2. that the subdivider is diligently pursuing those acts required to obtain a final map for the subdivision;

3. that all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the tentative map; and

4. that such permits and approvals as extended are consistent with the requirements of Title 21 of this code at the time of the extension of the tentative map.

The project remains in compliance with the General Plan, current codes, policies and Growth Management Ordinance requirements as conditioned. The Cantarini Ranch's former financial partner was replaced recently with a private investor/developer and the applicant indicates that the recapitalization will allow the projects to begin to move forward through the final map process. Market and economic concerns may continue to have a substantial effect on development timing. Additionally, coordinating the timing for development of these projects with other Zone 15 projects could help in financing the off-site cost burdens. It is anticipated that development of the financing plan together with the approval of the final map, grading plans, improvement plans, and landscape/revegetation plans and programs will be completed by May 2008.

The original conditions of approval for Cantarini Ranch and Holly Springs are contained, respectively, within City Council Resolution No. 2004-387 which incorporates Planning Commission Resolutions 5753 (CT 00-18), 5754 (SDP 01-10), 5755 (HDP 00-09), and 5756 (SUP 00-09); and City Council Resolution No. 2004-388 which incorporates Planning Commission Resolutions 5759 (CT 00-21) and 5760 (HDP 00-12). These conditions of approval are still applicable to the project, with the exception of the following:

1) A condition establishing the new expiration date of the Cantarini Ranch tentative map has been added to Resolution No. 6330 (CT 00-18x1).
2) A condition establishing the new expiration date of the Holly Springs tentative map has been added to Resolution No. 6334 (CT 00-21x1).
3) A new Engineering Department condition will be added to Resolution No. 6330 (CT 00-18x1) and Resolution No. 6334 (CT 00-21x1) requiring the developer/owner to execute an agreement with the City of Carlsbad to assure perpetual maintenance of all treatment BMPs:

   New Condition:

   "Developer shall cause property owner to execute and submit to the City Engineer for recordation a City standard Best Management Practice Maintenance Agreement for the perpetual maintenance of all treatment control, applicable site design and source control, post-construction permanent BMPs prior to the issuance of the grading permit or building permit, or the recordation of the final map, whichever occurs first."

V. ENVIRONMENTAL REVIEW

On December 7, 2004 the City Council certified the Cantarini Ranch/Holly Springs Project Environmental Impact Report EIR 02-02. EIR 02-02 evaluates the potential environmental effects of the development proposals and associated actions described herein. Staff has reviewed the request for extensions and the Planning Director has determined that the project complies with and remains within the scope of the prior environmental documents, the project has no new significant environmental effect not analyzed in the prior Project EIR, and none of the circumstances requiring a subsequent EIR or Negative Declaration under CEQA Guidelines Section 15162 exist. No further CEQA analysis or action is required.

ATTACHMENTS:

1. Planning Commission Resolution No. 6330 (CT 00-18x1)
2. Planning Commission Resolution No. 6331 (SDP 01-10x1)
3. Planning Commission Resolution No. 6332 (HDP 00-09x1)
4. Planning Commission Resolution No. 6333 (SUP 00-09x1)
5. Planning Commission Resolution No. 6334 (CT 00-21x1)
6. Planning Commission Resolution No. 6335 (HDP 00-12x1)
7. Location Map
8. Request for Tentative Map Extensions
9. Disclosure Statements
10. Background Data Sheets
11. Local Facilities Impact Forms
12. City Council Resolution No. 2004-387
13. City Council Resolution No. 2004-388
14. Planning Commission Resolution No. 5753 (CT 00-18)
15. Planning Commission Resolution No. 5754 (SDP 01-10)
16. Planning Commission Resolution No. 5755 (HDP 00-09)
17. Planning Commission Resolution No. 5756 (SUP 00-09)
18. Planning Commission Resolution No. 5759 (CT 00-21)

19. Planning Commission Resolution No. 5760 (HDP 00-12)
20. Reduced Exhibits for Cantarini Ranch SCE 00-18
21. Reduced Exhibits for Holly Springs SCE 00-21
22. Reduced Exhibits for Cantarini Ranch Multi-Family Project (SDP 01-10)

PLANNING COMMISSION RESOLUTION NO. 6330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION OF TENTATIVE TRACT MAP CT 00-18 TO SUBDIVIDE A 156.72 ACRE SITE INTO 105 RESIDENTIAL LOTS, ONE MULTI-FAMILY LOT, SEVEN OPEN SPACE LOTS, SIX HOA MAINTAINED LOTS, AND TWO REMAINDER PARCELS ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: CT 00-18x1

WHEREAS, **Bent-West, LLC**, "Owner/Developer," has filed a verified application with the City of Carlsbad regarding property described as

Parcel A of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205872 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"

("the Property"); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map Extension as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Planning Department **CANTARINI RANCH – CT 00-18,** as provided by **Chapter 20.12** of the Carlsbad Municipal Code **and as modified by Substantial Conformance Exhibits SCE 00-18**; and

WHEREAS, on **December 7, 2004**, the **City Council** approved, **CT 00-18**, as described and conditioned in **City Council Resolution 2004-387 and** Planning Commission Resolution No. **5753**; and

WHEREAS, the Planning Commission did, on the **19th** day of **September, 2007**, hold a duly noticed public hearing as prescribed by law to consider **CT 00-18x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map Extension.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES CANTARINI RANCH – CT 00-18x1,** based on the following findings and subject to the following conditions:

Findings:

1. All the findings contained in **City Council Resolution No. 2004-387 dated December 7, 2004 for CT 00-18, and referenced in Planning Commission Resolution No. 5753,** are incorporated herein by reference and remain in effect.

2. That the design and improvement of the subdivision are consistent with the general plan, Titles 20 and 21 of this code, and any public facility or growth management policies in existence at the time the extension is approved.

3. That the subdivider is diligently pursuing those acts required to obtain a final map for the subdivision in that **the first submittal of the final map, grading plans, improvement plans and landscape plans is anticipated to occur in September 2007 and the developer is in the process of developing a finance plan for the off-site improvements.**

4. That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the tentative map.

5. That such permits and approvals as extended are consistent with the requirements of Title 21 of this code at the time of the extension of the tentative map.

6. The Planning Director has determined that

   a. the project is a residential project consistent with a Community Plan, General Plan, or Zoning for which an EIR **(EIR 02-02 – Cantarini Ranch/Holly Springs EIR)** certified by the lead agency for the zoning action or the General Plan [15183]; and

   b. this project is consistent with the **Cantarini Ranch/Holly Springs EIR** cited above;

   c. EIR **02-02** was certified in connection with the prior project or plan;

d. the project has no new significant environmental effect not analyzed as significant in the prior **EIR**;

e. none of the circumstances requiring a Subsequent **EIR** or a Supplemental EIR under CEQA Guidelines Sections 15162 or 15163 exist.

7. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditons:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of a grading permit, whichever occurs first**.

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted;. record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Tentative Tract Map Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Tentative Tract Map Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map Extension**, (b) City's approval or issuance of any permit or action, whether discretionary

or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **SDP 01-10x1, HDP 00-09x1 and SUP 00-09x1** and is subject to all conditions contained in Planning Commission Resolutions No. **6331, 6332 and 6333** for these other approvals.

7. **All the conditions contained in City Council Resolution 2004-387 dated December 7, 2004 and referenced in Planning Commission Resolution No. 5753 dated October 20, 2004 for CT 00-18 are incorporated herein by reference and remain in effect.**

8. **Developer shall cause property owner to execute and submit to the City Engineer for recordation a City standard Best Management Practice Maintenance Agreement for the perpetual maintenance of all treatment control, applicable site design and source control, post-construction permanent BMPs prior to the issuance of the grading permit or building permit, or the recordation of the final map, whichever occurs first.**

9. **This Tentative Map extension is granted for a period of two (2) years retroactively from July 4, 2007 through July 4, 2009.**

NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

. . .

. . .

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

THOSE PORTIONS OF LOTS "B", "D" AND "E" OF RANCHO AGUA HEDIONDA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 823, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 16, 1896, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF COLLEGE BOULEVARD, 102.00 FEET WIDE, WITH THE NORTHEASTERLY LINE OF CARLSBAD TRACT NO. 83-36 ACCORDING TO MAP THEREOF NO. 11242 FILED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 23, 1985 AS FILE NO. 85-183223 OF OFFICIAL RECORDS, SAID CENTERLINE HAVING A COURSE OF NORTH 22°55'15" EAST 957.43 FEET AS SHOWN ON RECORD OF SURVEY MAP NO. 17348 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 12, 2002 AS FILE NO. 2002-0308511 OF OFFICIAL RECORDS (NORTH 22°49'22" EAST 957.16 FEET RECORD PER MAP NO. 11242); THENCE, CONTINUING NORTHEASTERLY ALONG THE PROLONGATION OF SAID CENTERLINE OF COLLEGE BOULEVARD, NORTH 22°55'15" EAST 379.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY 630.38 FEET ALONG

SAID CURVE THROUGH A CENTRAL ANGLE OF 25°47'55" TO THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NOS. 89-561719 AND 2001-0167132 RECORDED OCTOBER 17, 1989 AND MARCH 22, 2001, RESPECTIVELY, IN OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE, CONTINUING NORTHERLY AND NORTHWESTERLY 522.46 FEET ALONG SAID CURVE AND CENTERLINE OF COLLEGE BOULEVARD THROUGH A CENTRAL ANGLE OF 21°22'55"; THENCE NORTH 24°15'35" WEST 249.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHWESTERLY 779.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°19'27"; THENCE NORTH 46°35'02" WEST 381.96 FEET; THENCE, LEAVING SAID CENTERLINE OF COLLEGE BOULEVARD, NORTH 53°21'51" EAST 352.46 FEET; THENCE NORTH 54°34'45" EAST 101.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 630.00 FEET; THENCE EASTERLY 646.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°47'19"; THENCE SOUTH 66°37'56" EAST 246.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET WHICH IS ALSO TANGENT TO A LINE THAT IS PARALLEL WITH AND DISTANT 30.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT "E" OF RANCHO AGUA HEDIONDA ACCORDING TO MAP THEREOF NO. 823 AND SOUTHERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NO. 1995-0100176 RECORDED MARCH 9, 1995 IN OFFICIAL RECORDS AND SHOWN ON RECORD OF SURVEY NO. 7918 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 10, 1974, SAID DOCUMENT NO. 1995-0100176 AND RECORD OF SURVEY NO. 7918 ARE COLLECTIVELY HEREINAFTER

REFERRED TO AS REFERENCE NO. 1; THENCE SOUTHEASTERLY AND EASTERLY 187.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°48'59"; THENCE SOUTH 89°26'55" EAST 300.78 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY 39.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'28"; THENCE SOUTH 82°38'27" EAST 233.40 FEET TO SAID SOUTHERLY LINE OF LOT "E" AND SAID SOUTHERLY LINE OF REFERENCE NO. 1; THENCE SOUTH 89°26'55" EAST 678.35 FEET ALONG SAID SOUTHERLY LINE TO THE CORNER COMMON TO SAID LOTS "B", "D" AND "E"; THENCE SOUTH 89°26'55" EAST 469.46 FEET ALONG THE SOUTHERLY LINE OF SAID LOT "D" AND SAID SOUTHERLY LINE OF REFERENCE NO. 1 TO A POINT DISTANT NORTH 89°26'55" WEST 1073.97 FEET FROM THE SOUTHEAST CORNER OF SAID LOT "D" AND SOUTHEAST CORNER OF SAID REFERENCE NO. 1; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 02°24'17" EAST 41.76 FEET; THENCE SOUTH 80°25'24" EAST 96.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY 91.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°53'20" TO SAID SOUTHERLY LINE OF LOT "D" AND SAID SOUTHERLY LINE OF REFERENCE NO. 1; THENCE SOUTH 89°26'55" EAST 890.19 FEET TO SAID SOUTHEAST CORNER; SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1 DESCRIBED IN DOCUMENT NO. 89-561719 AND 2001-0167132; THENCE, FOLLOWING THE BOUNDARY OF SAID PARCEL 1, SOUTH 20°20'08" WEST 2268.50 FEET TO THE SOUTHEAST CORNER OF PARCEL 1; THENCE, CONTINUING ALONG SAID

BOUNDARY, NORTH 81°36'39" WEST 1193.96 FEET; THENCE NORTH 81°34'45" WEST 1275.62 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS AN AREA OF 149.180 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
No. 32014
Exp. 12/31/06
CIVIL
STATE OF CALIFORNIA

PREPARED BY: George O'Day
GEORGE O'DAY, RCE 32014

DATE NOV. 22, 2006

12174

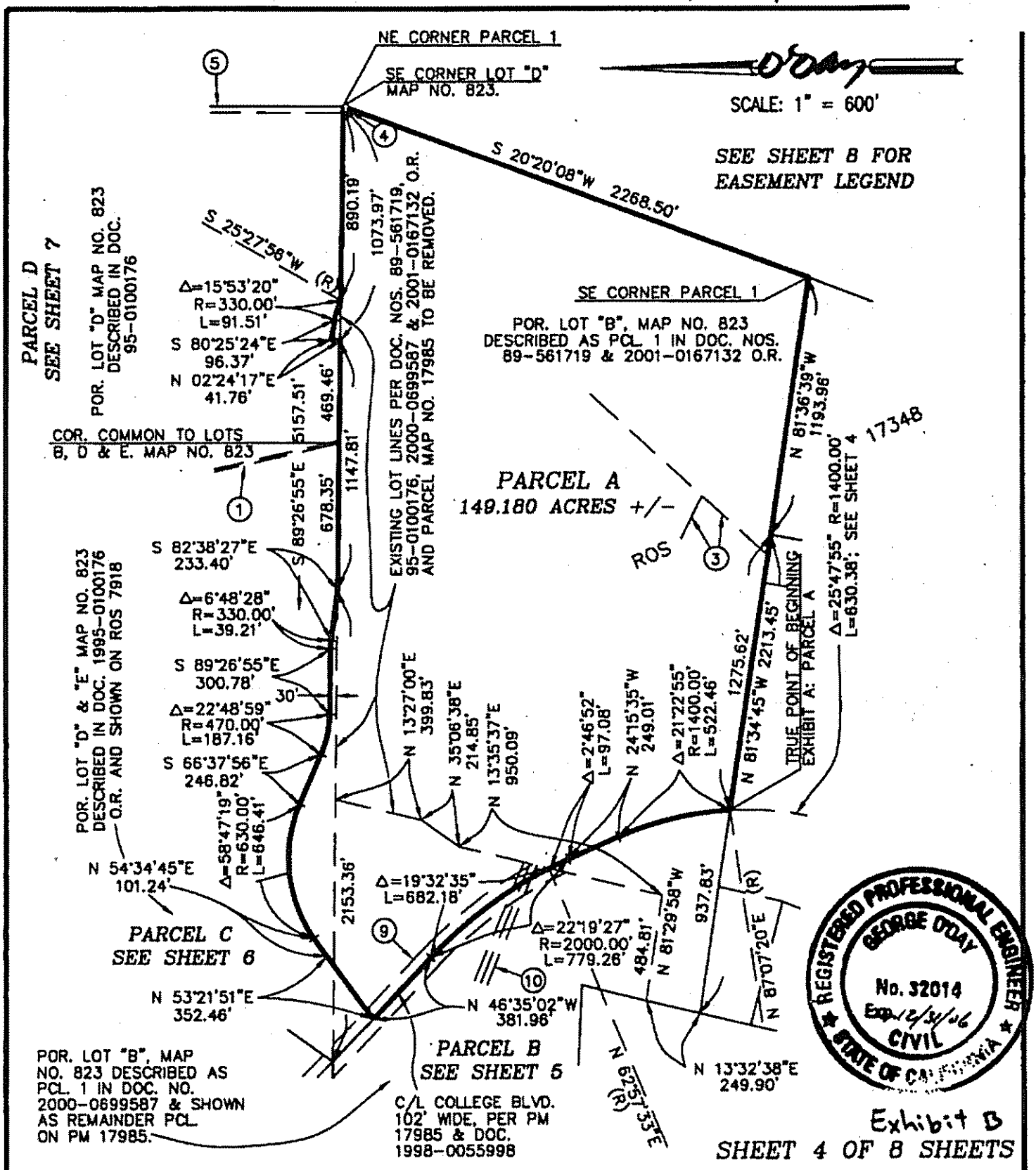

Exhibit B

SHEET 4 OF 8 SHEETS

	ADJUSTMENT PLAT – CITY OF CARLSBAD		No. 00-14
APPLICANT: THE BENTLEY-MONARCH JOINT VENTURE 7449 MAGELLAN ST. CARLSBAD, CA 92009	PREPARED BY: George O'Day 10/4/06 GEORGE O'DAY R.C.E. 32014 EXPIRES: 12-31-06	APPROVED BY: CONRAD C. HAMMANN R.C.E. 33069 EXPIRES: 6-30-08	APN 209-070-01 & 02 APN 209-060-60 APN 168-050-49 & 51 APN 168-050-06 & 07

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O:\031074\0374PADJ04.dwg Oct 03, 2006 3:15pm
Xrefs: 0374PADJ; 0374PADJ-MAP

PLANNING COMMISSION RESOLUTION NO. 6331

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION FOR SITE DEVELOPMENT PLAN SDP 01-10 TO ALLOW THE CONSTRUCTION OF AN 80-UNIT MIXED-RATE APARTMENT PROJECT ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF CANNON ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: SDP 01-10x1

WHEREAS, **Bent-West, LLC**, "Owner/Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Holly Springs, LTD**, "Owner," described as

> **Parcel D of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document # 2007-0205875 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Site Development Plan **Extension** as shown on Exhibits **"A" – "M"** dated **October 20, 2004**, on file in the Planning Department, **CANTARINI RANCH – SDP 01-10** as provided by Chapter 21.06/Section 21.53.120 of the Carlsbad Municipal Code **and as modified by Substantial Conformance Exhibits SCE 00-18**; and

WHEREAS, on **December 7, 2004**, the **City Council** approved, **SDP 01-10**, as described and conditioned in **City Council Resolution 2004-387 and** Planning Commission Resolution No. **5754**; and

WHEREAS, the Planning Commission did, on the **19th** day of **September, 2007**, hold a duly noticed public hearing as prescribed by law to consider **SDP 01-10x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the **Site Development Plan Extension**.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Planning Commission **APPROVES CANTARINI RANCH – SDP 01-10x1** based on the following findings and subject to the following conditions:

Findings:

1. All the findings contained in **City Council Resolution No. 2004-387 dated December 7, 2004 for SDP 01-10, and referenced in Planning Commission Resolution No. 5754,** are incorporated herein by reference and remain in effect.

2. **That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the Tentative Map.**

3. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Site Development Plan Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Site Development Plan Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Site Development Plan Extension**, (b) City's approval or issuance of any permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **CT 00-18x1, HDP 00-09x1 and SUP 00-09x1** and is subject to all conditions contained in Planning Commission Resolutions No. **6330, 6332 and 6333** for these other approvals.

7. **All the conditions contained in Planning Commission Resolution No. 5754 dated October 20, 2004 for SDP 01-10 are incorporated herein by reference and remain in effect.**

8. **This approval shall become null and void upon the expiration of Tentative Map CT 00-18x1.**

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NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED AND ADOPTED at a regular meeting of the planning Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director

EXHIBIT A

LEGAL DESCRIPTION

12207

PARCEL D

THOSE PORTIONS OF LOTS "E" AND "B" OF RANCHO AGUA HEDIONDA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 823, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 16, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DOCUMENT NO. 1995-0100176 RECORDED MARCH 9, 1995 IN OFFICIAL RECORDS AND SHOWN ON RECORD OF SURVEY NO. 7918 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 10, 1974; THENCE NORTH 34°43'32" EAST 664.30 FEET (NORTH 34°43'55" EAST 664.30 FEET RECORD PER DOCUMENT NO. 1995-0100176 AND RECORD OF SURVEY NO. 7918, WHICH ARE COLLECTIVELY HEREINAFTER REFERRED TO AS REFERENCE NO. 1); THENCE LEAVING THE WESTERLY LINE OF REFERENCE NO. 1, SOUTH 84°25'10" EAST 394.34 FEET; THENCE SOUTH 15°47'25" EAST 320.23 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 630.00 FEET, CONCAVE SOUTHERLY, A RADIAL THROUGH SAID POINT BEARS NORTH 05°56'44" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28'31" AN ARC DISTANCE OF 324.10 FEET; THENCE SOUTH 54°34'45" WEST 101.24 FEET;

THENCE SOUTH 53°21'51" WEST 352.46 FEET TO A POINT ON THE CENTERLINE OF COLLEGE BOULEVARD, 102.00 FEET WIDE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, NORTH 46°35'02" WEST 265.86 FEET TO THE SOUTHERLY LINE OF SAID LOT "E" OF RANCHO AGUA HEDIONDA ACCORDING TO MAP THEREOF NO. 823; THENCE LEAVING SAID CENTERLINE OF COLLEGE BOULEVARD, SOUTH 89°26'55" EAST 0.29 FEET ALONG SAID SOUTHERLY LINE OF LOT "E" TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS AN AREA OF 7.540 ACRES, MORE OR LESS.

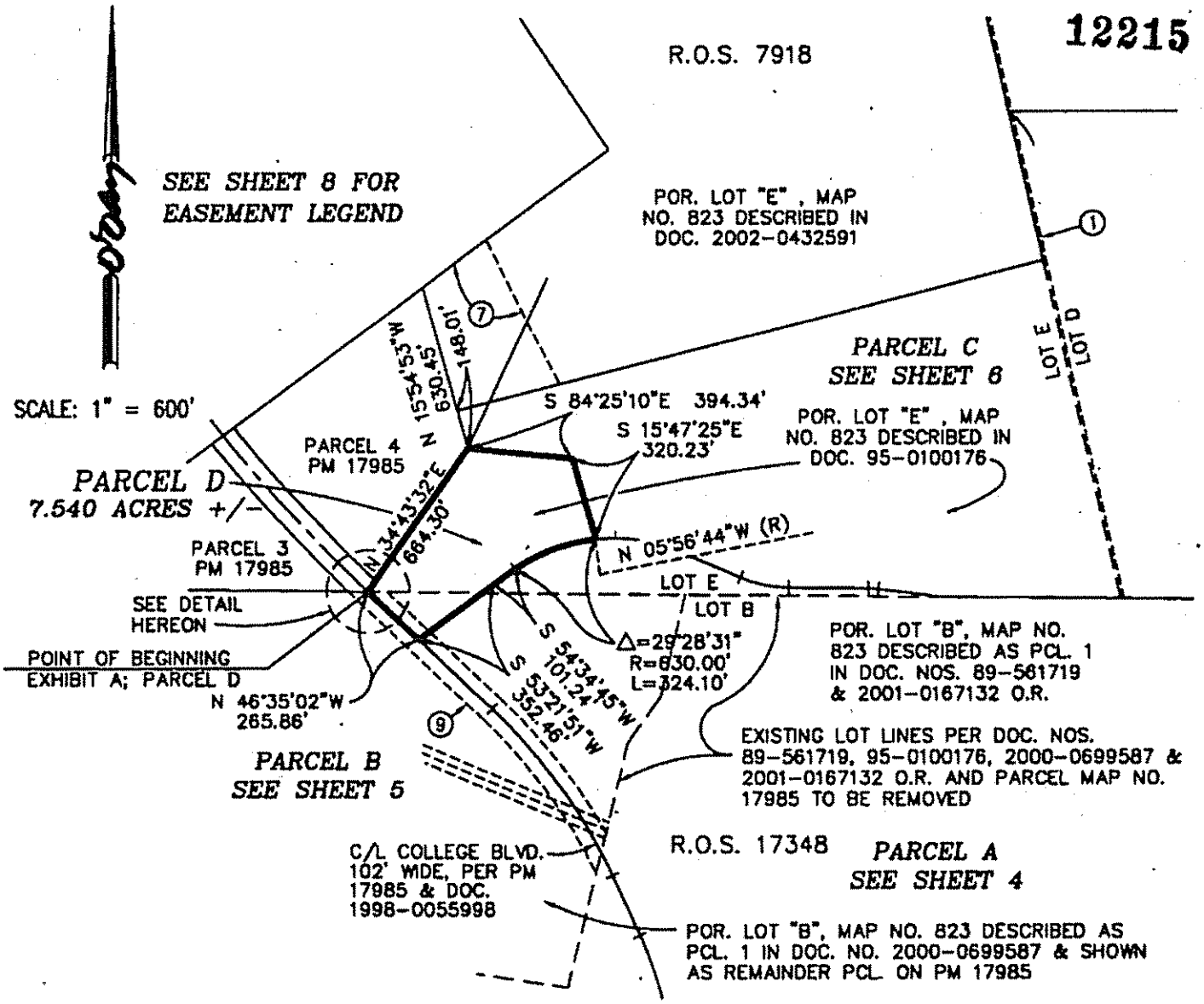
REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
No. 32014
Exp. 12/31/06
CIVIL
STATE OF CALIFORNIA

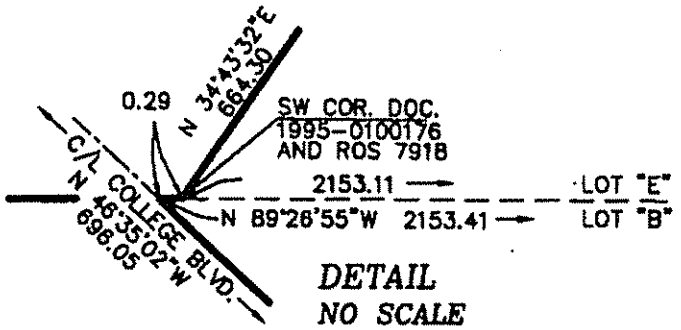
PREPARED BY: George O'Day
GEORGE O'DAY, RCE 32014

DATE NOV. 22, 2006

O:\Legal_Descriptions\031074\EXHIBIT A_LOT LINE ADJ_ODAY.LGL.DOC

12215





DETAIL
NO SCALE

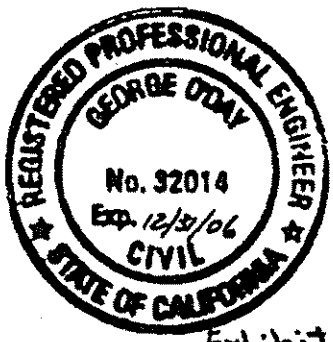


Exhibit B

SHEET 7 OF 8 SHEETS

	ADJUSTMENT PLAT – CITY OF CARLSBAD		No. 00-14
APPLICANT: THE BENTLEY-MONARCH JOINT VENTURE 7449 MAGELLAN ST. CARLSBAD, CA 92009	PREPARED BY: George O'Day 10/4/06 GEORGE O'DAY R.C.E. 32014 EXPIRES: 12-31-06	APPROVED BY: for CONRAD C. HAMMANN R.C.E. 33069 EXPIRES: 6-30-08	APN 209-070-01 & 02 APN 209-060-60 APN 168-050-49 & 51 APN 168-050-06 & 07

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G:\031074\0374PADJ07.dwg Oct 03, 2006 3:20pm
Xrefs: 0374PADJ; 0374PADJ-MAP

PLANNING COMMISSION RESOLUTION NO. 6332

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION FOR HILLSIDE DEVELOPMENT PERMIT HDP 00-09 ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: HDP 00-09x1

WHEREAS, **Bent-West, LLC**, "Owner/Developer," has filed a verified application with the City of Carlsbad regarding property described as

> **Parcel A of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205872 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Hillside Development Permit **Extension** as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Planning Department **CANTARINI RANCH – HDP 00-09,** as provided by Chapter **21.95** of the Carlsbad Municipal Code **and as modified by Substantial Conformance Exhibits SCE 00-18**; and

WHEREAS, on **December 7, 2004**, the **City Council** approved **HDP 00-09**, as described and conditioned in City Council Resolution No. **2004-387 and** Planning Commission Resolution No. **5755**; and

WHEREAS, the Planning Commission did on the **19th** day of **September 2007**, hold a duly noticed public hearing as prescribed by law to consider **HDP 00-09x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the **Hillside Development Permit Extension**.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES CANTARINI RANCH – HDP 00-09x1** based on the following findings and subject to the following conditions:

Findings:

1. **All the findings contained in City Council Resolution No. 2004-387 dated December 7, 2004 for HDP 00-09, and referenced in Planning Commission Resolution No. 5755,** are incorporated herein by reference and remain in effect.

2. **That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the Tentative Map.**

3. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Hillside Development Permit Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Hillside Development Permit Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code

Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Hillside Development Permit Extension**, (b) City's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **CT 00-18x1, SDP 01-10x1 and SUP 00-09x1** and is subject to all conditions contained in Planning Commission Resolutions No. **6330, 6331, and 6333** for these other approvals.

7. **All the conditions contained in Planning Commission Resolution No. 5755 dated October 20, 2004 for HDP 00-09 are incorporated herein by reference and remain in effect.**

8. **This approval shall become null and void upon the expiration of Tentative Map CT 00-18x1.**

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NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading, or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September, 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director

PLANNING COMMISSION RESOLUTION NO. 6333

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION FOR FLOODPLAIN SPECIAL USE PERMIT SUP 00-09 TO CONSTRUCT OFF-SITE ROADWAY, BRIDGE, AND DRAINAGE IMPROVEMENTS ON PROPERTY GENERALLY LOCATED EAST OF THE COLLEGE BOULEVARD/CANNON ROAD INTERSECTION AND NORTH OF THE COLLEGE BOULEVARD/SUNNY CREEK ROAD INTERSECTION IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO: SUP 00-09x1

WHEREAS, **Bent-West, LLC**, "Owner/Developer," has filed a verified application with the City of Carlsbad regarding property described as

> **Parcel A of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205872 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhbit "A"**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Floodplain Special Use Permit **Extension** as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Planning Department **CANTARINI RANCH – SUP 00-09**, as provided by Chapter 21.110 of the Carlsbad Municipal Code; **and as modified by Substantial Conformance Exhibits SCE 00-18;** and

WHEREAS, on **October 20, 2004**, the **Planning Commission** approved **SUP 00-09**, as described and conditioned in Planning Commission Resolution No. **5756**; and

WHEREAS, the Planning Commission did, on the **19th** day of **September, 2007**, hold a duly noticed public hearing as prescribed by law to consider **SUP 00-09x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Floodplain Special Use Permit **Extension.**

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES CANTARINI RANCH – SUP 00-09x1**, based on the following findings and subject to the following conditions:

Findings:

1. **All the findings contained in Planning Commission Resolution No. 5766 dated October 20, 2004 for SUP 00-09** are incorporated herein by reference and remain in effect.

2. **That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the Tentative Map.**

3. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Floodplain Special Use Permit Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Floodplain Special Use Permit Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits.

Any proposed development, different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Floodplain Special Use Permit Extension**, (b) City's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **CT 00-18x1, SDP 01-10x1, and HDP 00-09x1** and is subject to all conditions contained in Planning Commission Resolutions No. **6330, 6331, and 6332** for these other approvals.

7. **All the conditions contained in Planning Commission Resolution No. 5756 dated October 20, 2004 for SUP 00-09 are incorporated herein by reference and remain in effect.**

8. **This approval shall become null and void upon the expiration of Tentative Map CT 00-18x1.**

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NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director

PLANNING COMMISSION RESOLUTION NO. 6334

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION OF TENTATIVE TRACT MAP CT 00-21 TO SUBDIVIDE A 119.86 ACRE SITE INTO 42 RESIDENTIAL LOTS, FOUR OPEN SPACE LOTS, AND FOUR HOA MAINTAINED LOTS ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND SOUTH OF FUTURE CANNON ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: HOLLY SPRINGS
CASE NO.: CT 00-21x1

WHEREAS, **Bent-West, LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Holly Springs, LTD**, "Owner," described as

> **Parcel C of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205874 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map Extension as shown on Exhibits **"A" – "O"** dated **October 20, 2004**, on file in the Planning Department **HOLLY SPRINGS – CT 00-21,** as provided by **Chapter 20.12** of the Carlsbad Municipal Code **and as modified by Substantial Conformance Exhibits SCE 00-21**; and

WHEREAS, on **December 7, 2004**, the **City Council** approved, **CT 00-21**, as described and conditioned in **City Council Resolution 2004-388 and** Planning Commission Resolution No. **5759**; and

WHEREAS, the Planning Commission did, on the **19th** day of **September, 2007**, hold a duly noticed public hearing as prescribed by law to consider **CT 00-21x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map Extension.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES HOLLY SPRINGS – CT 00-21x1,** based on the following findings and subject to the following conditions:

Findings:

1. All the findings contained in **City Council Resolution No. 2004-388 dated December 7, 2004 for CT 00-21, and referenced in Planning Commission Resolution No. 5759,** are incorporated herein by reference and remain in effect.

2. That the design and improvement of the subdivision are consistent with the general plan, Titles 20 and 21 of this code, and any public facility or growth management policies in existence at the time the extension is approved.

3. That the subdivider is diligently pursuing those acts required to obtain a final map for the subdivision in that **the first submittal of the final map, grading plans, improvement plans and landscape plans is anticipated to occur in September 2007 and the developer is in the process of developing a finance plan for the off-site improvements.**

4. That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the tentative map.

5. That such permits and approvals as extended are consistent with the requirements of Title 21 of this code at the time of the extension of the tentative map.

6. The Planning Director has determined that

   a. The project is a residential project consistent with a Community Plan, General Plan, or Zoning for which an EIR **(EIR 02-02 - Cantarini Ranch/Holly Springs EIR)** certified by the lead agency for the zoning action or the General Plan [15183]; and

   b. this project is consistent with the **Cantarini Ranch/Holly Springs EIR** cited above;

   c. EIR **02-02** was certified in connection with the prior project or plan;

   d. the project has no new significant environmental effect not analyzed as significant in the prior **EIR**;

   e. none of the circumstances requiring a Subsequent **EIR** or a Supplemental EIR under CEQA Guidelines Sections 15162 or 15163 exist;

7. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditons:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of a grading permit, whichever occurs first**.

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Tentative Tract Map Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Tentative Tract Map Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map Extension**, (b) City's approval or issuance of any permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **HDP 00-12x1** and is subject to all conditions contained in Planning Commission Resolution No. **6335** for these other approvals.

7. **All the conditions contained in City Council Resolution 2004-388 dated December 7, 2004 and referenced in Planning Commission Resolution No. 5759 dated October 20, 2004 for CT 00-21 are incorporated herein by reference and remain in effect.**

8. **Developer shall cause property owner to execute and submit to the City Engineer for recordation a City standard Best Management Practice Maintenance Agreement for the perpetual maintenance of all treatment control, applicable site design and source control, post-construction permanent BMPs prior to the issuance of the grading permit or building permit, or the recordation of the final map, whichever occurs first.**

9. **This Tentative Map extension is granted for a period of two (2) years retroactively from July 4, 2007 through July 4, 2009.**

NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

. . .

. . .

. . .

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director

EXHIBIT A

12194

LEGAL DESCRIPTION

PARCEL C

THOSE PORTIONS OF LOTS "D" AND "E" OF RANCHO AGUA HEDIONDA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 823, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 16, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NO. 1995-0100176 RECORDED MARCH 9, 1995 IN OFFICIAL RECORDS AND SHOWN ON RECORD OF SURVEY NO. 7918 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 10, 1974 DISTANT NORTH 34°43'32" EAST 664.30 FEET (NORTH 34°43'55" EAST 664.30 FEET RECORD PER DOCUMENT NO. 1995-0100176 AND RECORD OF SURVEY NO. 7918) FROM THE SOUTHWEST CORNER THEREOF, SAID DOCUMENT NO. 1995-0100176 AND RECORD OF SURVEY NO. 7918 ARE COLLECTIVELY HEREINAFTER REFERRED TO AS REFERENCE NO. 1; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN REFERENCE NO. 1, NORTH 15°54'53" WEST (NORTH 15°54'30" WEST RECORD PER REFERENCE NO. 1) 148.01 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN A GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MAY 22, 2002 AS DOCUMENT

NO. 2002-0432591 OF OFFICIAL RECORDS; THENCE NORTH 75°34'37" EAST 2270.27 FEET (NORTH 75°35'00" EAST 2270.27 FEET RECORD PER DOC. NO. 2002-0432591) TO THE WESTERLY LINE OF SAID LOT "D" AND THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DOC. NO. 2002-0432591; THENCE NORTH 12°57'25" WEST 576.81 FEET TO AN ANGLE POINT IN SAID REFERENCE NO. 1; THENCE FOLLOWING ALONG THE BOUNDARY OF SAID REFERENCE NO. 1, NORTH 89°55'27" EAST 1965.10 FEET; THENCE SOUTH 00°04'18" EAST 1860.62 FEET; THENCE NORTH 89°26'55" WEST (NORTH 89°26'32" WEST RECORD PER REFERENCE NO. 1) 890.19 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID REFERENCE NO. 1 AND THE SOUTHERLY LINE OF SAID LOT "D" TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 330.00 FEET, CONCAVE SOUTHERLY, A RADIAL THROUGH SAID POINT BEARS NORTH 25°27'56" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°53'20" AN ARC DISTANCE OF 91.51 FEET; THENCE NORTH 80°25'24" WEST 96.37 FEET; THENCE SOUTH 02°24'17" WEST 41.76 FEET TO THE SOUTHERLY LINE OF REFERENCE NO. 1; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°26'55" WEST 1147.81 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 82°38'27" WEST 233.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 330.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'28" AN ARC DISTANCE OF 39.21 FEET; THENCE NORTH 89°26'55" WEST 300.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL

ANGLE OF 22°48'59" AN ARC DISTANCE OF 187.16 FEET; THENCE NORTH 66°37'56" WEST 246.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°18'48" AN ARC DISTANCE OF 322.32 FEET; THENCE NORTH 15°47'25" WEST 320.23 FEET; THENCE NORTH 84°25'10" WEST 394.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS AN AREA OF 119.863 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
No. 32014
Exp. 12/31/06
CIVIL
STATE OF CALIFORNIA

PREPARED BY: George O'Day
GEORGE O'DAY, RCE 32014

DATE Nov. 22, 2006

12202

APN 168-050-46
OWNER: CARLSBAD UNIFIED SCHOOL DISTRICT
DOC. 1998-0543227 & 1998-0543228

SEE SHEET 8 FOR EASEMENT LEGEND

CMWD RESERVOIR PER FILE NO. 1851 REC. JAN. 4, 1963

R.O.S. 7918

SCALE: 1" = 600'

CITY OF CARLSBAD
CITY OF OCEANSIDE

N 89°55'27"E 1965.10'

1734.65'

3625.96'

N 12°57'25"W

576.81'

POR. LOT "D" & "E", MAP NO. 823 DESCRIBED IN DOC. 2002-043259

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
No. 32014
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA

POINT OF BEGINNING
EXHIBIT A; PARCEL C

2270.27'

N 75°34'37"E

PARCEL C
119.863 ACRES +/-

LOT E
LOT D

POR. LOT "D" & "E", MAP NO. 823 DESCRIBED IN DOC. 95-0100176

S 00°04'18"E 1860.62'

PARCEL 4 PM 17985

N 15°54'53"W 630.45'

148.01'

N 84°25'10"W 394.34'

N 15°47'25"W 320.23'

N 66°37'56"W 246.82'

N 89°26'55"W 300.78'

1314.51'

S 02°24'17"W 41.76'

N 80°25'24"W 96.37'

Δ=22°48'59"
R=470.00'
L=187.16'

Δ=15°53'20"
R=330.00'
L=91.51'

N 34°43'32"E 664.30'

Δ=29°18'48"
R=630.00'
L=322.32'

N 82°38'27"W 233.40'

LOT E

678.35'

469.46'

890.19'

N 05°56'44"W (R)

LOT B

30'

1147.81'

1073.97'

N 89°26'55"W 5157.51'

N 25°27'56"E (R)

PARCEL D
SEE SHEET 7

Δ=6°48'28"
R=330.00'
L=39.21'

COR. COMMON TO LOTS B, D & E MAP NO. 823

PARCEL B
SEE SHEET 5

EXISTING LOT LINES PER DOC. NOS. 89-561719, 95-0100176, 2000-0699587 & 2001-0167132 O.R. AND PARCEL MAP NO. 17985 TO BE REMOVED

POR. LOT "B", MAP NO. 823 DESCRIBED AS PCL. 1 IN DOC. NOS. 89-561719 & 2001-0167132 O.R.

C/L COLLEGE BLVD. 102' WIDE, PER PM 17985 & DOC. 1998-0055998

R.O.S. 17348

PARCEL A SEE SHEET 4

POR. LOT "B", MAP NO. 823 DESCRIBED AS PCL. 1 IN DOC. NO. 2000-0699587 & SHOWN AS REMAINDER PCL. ON PM 17985

Exhibit B

SHEET 6 OF 8 SHEETS

	ADJUSTMENT PLAT - CITY OF CARLSBAD		No. 00-14
APPLICANT: THE BENTLEY-MONARCH JOINT VENTURE 7449 MAGELLAN ST. CARLSBAD, CA 92009	PREPARED BY: George O'Day 10/4/06 GEORGE O'DAY R.C.E. 32014 EXPIRES: 12-31-06	APPROVED BY: CONRAD C. HAMMANN R.C.E. 33069 EXPIRES: 6-30-08	APN 209-070-01 & 02 APN 209-060-60 APN 168-050-49 & 51 APN 168-050-06 & 07

© 2006 O'Day Consultants, Inc.

G:\031074\0374PADJ06.dwg Oct 03, 2006 3:19pm
Xrefs: 0374PADJ; 0374PADJ-MAP

PLANNING COMMISSION RESOLUTION NO. 6335

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A RETROACTIVE TWO YEAR EXTENSION FOR HILLSIDE DEVELOPMENT PERMIT HDP 00-12 ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND SOUTH OF FUTURE CANNON ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: HOLLY SPRINGS
CASE NO.: HDP 00-12x1

WHEREAS, **Bent-West, LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Holly Springs, LTD**, "Owner," described as

> **Parcel C of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205874 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Hillside Development Permit **Extension** as shown on Exhibits **"A" – "O"** dated **October 20, 2004**, on file in the Planning Department **HOLLY SPRINGS – HDP 00-12x1,** as provided by Chapter **21.95** of the Carlsbad Municipal Code **and as modified by Substantial Conformance Exhibits SCE 00-21**; and

WHEREAS, on **December 7, 2004**, the **City Council** approved **HDP 00-12**, as described and conditioned in City Council Resolution No. **2004-388 and** Planning Commission Resolution No. **5760**; and

WHEREAS, the Planning Commission did on the **19th** day of **September 2007**, hold a duly noticed public hearing as prescribed by law to consider **HDP 00-12x1**; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the **Hillside Development Permit Extension**.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES HOLLY SPRINGS – HDP 00-12x1** based on the following findings and subject to the following conditions:

Findings:

1. **All the findings contained in City Council Resolution No. 2004-388 dated December 7, 2004 for HDP 00-12, and referenced in Planning Commission Resolution No. 5760,** are incorporated herein by reference and remain in effect.

2. **That all related permits or approvals issued pursuant to Title 21 have been extended to expire concurrent with the Tentative Map.**

3. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

1. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Hillside Development Permit Extension.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Hillside Development Permit Extension** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development, different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code

Section 66020. If any such condition is determined to be invalid, this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend, and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Hillside Development Permit Extension**, (b) City's approval or issuance of any permit or action, whether discretionary or nondiscretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. This approval is granted subject to the approval of **CT 00-21x1** and is subject to all conditions contained in Planning Commission Resolution No. **6334** for these other approvals.

7. **All the conditions contained in Planning Commission Resolution No. 5760 dated October 20, 2004 for HDP 00-12 are incorporated herein by reference and remain in effect.**

8. **This approval shall become null and void upon the expiration of Tentative Map CT 00-21x1.**

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NOTICE

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You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September, 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

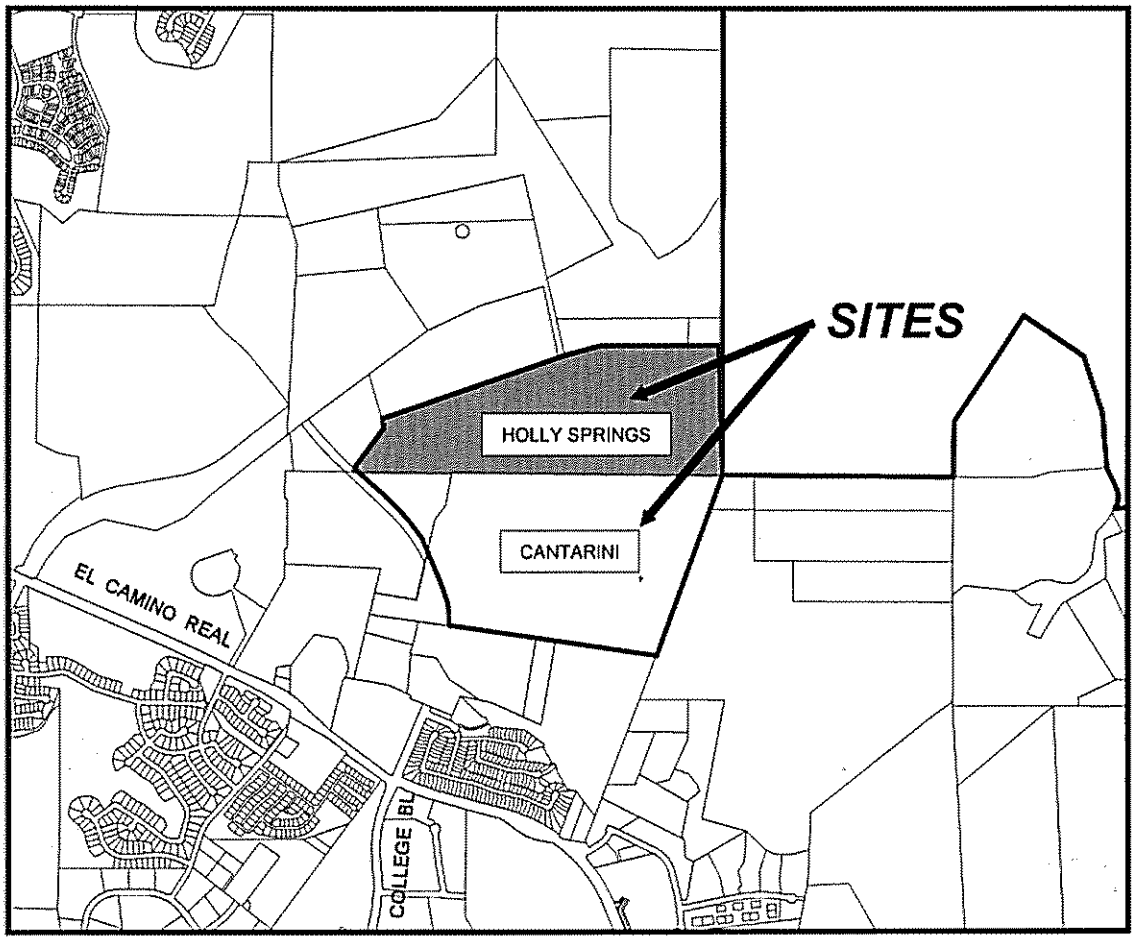
_____

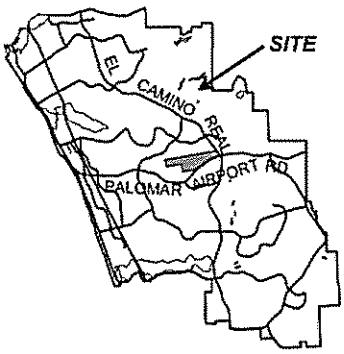
JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

_____

DON NEU
Planning Director





CANTARINI RANCH – CT 00-18x1/ SDP 01-10x1/HDP 00-09x1/SUP 00-09x1 and HOLLY SPRINGS – CT 00-21x1/HDP 00-12x1

CANTARINI RANCH

DATE: May 25, 2007

TO: City of Carlsbad

FROM: David M. Bentley, Member / Project Manager
Bent-West, LLC / Cantarini Ranch

RE: Justification for Extensions; Cantarini Ranch & Holly Springs

Regulatory Delays/Interruptions

CEQA Lawsuit. After more than 6 years in the staff review process, which included a re-circulated EIR, the Cantarini-Holly Springs projects were approved by Planning Commission and City Council in October and December 2004, respectively. In January 2005, a CEQA challenge was filed by Preserve Calavera; the settlement was reported out by Council in September 2005. The maps were "tolled" to July 4, 2005.

HMP. In addition to extraordinary delays caused during the original project review process (1998-2004) by the new and evolving HMP, in September 2005 the applicant was informed by the USF&WS and CA DF&G that they did **not** concur with the City of Carlsbad's HMP hardline equivalency determination/certified EIR. The project was delayed through September 2006 while the applicant resolved the HMP hardline issues. Resolution of the HMP issues required various project design modifications, including more open space exactions/dedications, larger wetland setbacks, lot reconfiguration and elimination.

USACE 404 & CDF&G 1602. Although applications were filed in 2003, the wetland agency permit process (Army Corps, Fish & Game) was extremely slow. Although the substantive issues were agreed to long ago, the CDF&G permit (1602) is still "in process".

RWQCB-401. As a result of new water quality regulations/BMPs, which were unknown/in process during the original project review and approval process, the projects had to be modified and retrofitted with vegetated swales to satisfy the new policies and standards. The substantial conformance exhibits for these project TMs were just completed (May 2007).

Economic & Financial

Extraordinary Off-Site Costs. Because the Cantarini Ranch & Holly Springs projects were held to an old Sunny Creek Plan (SP191) development yield (half-acre lots), which is about 1/3 of the Growth Management lot yield, and because Zone 15 is providing a disproportionately higher share of the city-wide HMP preserve area, the per-unit infrastructure burden for these projects is onerous. Accordingly, additional time is required to (1) formulate a feasible finance plan, and (2) coordinate additional concurrent development in Zone 15 to timely share the large off-site cost burden (College Blvd. Reach A, Sunny Creek Bridge, BJ Basin, RCOA relocation, Cannon 4A right-of-way/CUSD, etc.).

Market Downturn. The severe downturn in the residential market, which began in mid 2005, substantially and negatively affected the value of residential land, thereby exacerbating the financial infeasibility problems associated with these lower density/large lot projects. The Cantarini Ranch project's former financial partner (a publicly traded homebuilder) was replaced last month with a private investor/developer. The recapitalization will enable us to move the projects through the final map process more aggressively, but the broader market and economic concerns will continue to have a substantial effect on development timing.

City of Carlsbad
Planning Department

DISCLOSURE STATEMENT

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information MUST be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:
Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)
Provide the COMPLETE, LEGAL names and addresses of ALL persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person_____ Corp/Part_____
Title_____ Title_____
Address_____ Address_____

2. **OWNER** (Not the owner's agent)
Provide the COMPLETE, LEGAL names and addresses of ALL persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e, partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person DAVID BENTLEY Corp/Part BENT-WEST, LLC
Title_____ Title_____
Address 7449 MAGELLAN ST Address_____
CARLSBAD, CA. 92011

1 -104F

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust_____ Non Profit/Trust_____

Title_____ Title_____

Address_____ Address_____

_____ _____

4. Have you had more than $500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☒ No If yes, please indicate person(s):_____

_____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

5/24/07

Signature of owner/date Signature of applicant/date

DAVID BENTLEY

Print or type name of owner Print or type name of applicant

_____

Signature of owner/applicant's agent if applicable/date

_____

Print or type name of owner/applicant's agent

City of Carlsbad
Planning Department

DISCLOSURE STATEMENT

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:
Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)
Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person_____ Corp/Part_____
Title_____ Title_____
Address_____ Address_____

2. **OWNER** (Not the owner's agent)
Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e, partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person LUCIA SIPPEL Corp/Part HOLLY SPRINGS, LTD. A CA. LIMITED PARTNERSHIP
Title_____ Title_____
Address 5200 HEMINGWAY Address_____
CARLSBAD, CA. 92008

104B

3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust_____ Non Profit/Trust_____

Title_____ Title_____

Address_____ Address_____

_____ _____

4. Have you had more than $500 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☒ No If yes, please indicate person(s):_____

_____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.

Lucia Sippel
Signature of owner/date

_____
Signature of applicant/date

LUCIA SIPPEL
Print or type name of owner

_____
Print or type name of applicant

_____
Signature of owner/applicant's agent if applicable/date

_____
Print or type name of owner/applicant's agent

CITY OF CARLSBAD

GROWTH MANAGEMENT PROGRAM

LOCAL FACILITIES IMPACTS ASSESSMENT FORM
(To be Submitted with Development Application)

PROJECT IDENTITY AND IMPACT ASSESSMENT:

FILE NAME AND NO: CANTARINI RANCH - CT 00-18x1/SDP 01-10x1/HDP 00-09x1/SUP 00-09x1

LOCAL FACILITY MANAGEMENT ZONE: 15 GENERAL PLAN: RLM, RMH & OS

ZONING: R-1-0.5-Q, RD-M & O-S

DEVELOPER'S NAME: Bent-West, LLC

ADDRESS: 7449 Magellan St. Carlsbad, CA 92009

PHONE NO.: (760) 476-9572 ASSESSOR'S PARCEL NO.: 207-070-01, 02, Por. 168-060-60 & Por. 168-050-51

QUANTITY OF LAND USE/DEVELOPMENT (AC., SQ. FT., DU): 105 SFR lots, 1 MF lot w/ 80 units, 7 OS lots, 6 HOA lots and two remainder parcels.

ESTIMATED COMPLETION DATE:

A.	City Administrative Facilities:	Demand in Square Footage =	643.19 s.f.
B.	Library:	Demand in Square Footage =	343.03 s.f.
C.	Wastewater Treatment Capacity (Calculate with J. Sewer)		185 EDU
D.	Park:	Demand in Acreage =	1.29 acres
E.	Drainage:	Demand in CFS =	304 CFS
		Identify Drainage Basin =	Agua Hedionda Lagoon
	(Identify master plan facilities on site plan)		
F.	Circulation:	Demand in ADT =	1,690 ADT
	(Identify Trip Distribution on site plan)		
G.	Fire:	Served by Fire Station No. =	No. 3 & 5
H.	Open Space:	Acreage Provided =	59.23 acres OS
I.	Schools:		Carlsbad Unified
	Elementary – 31.74 students, Middle School- 15.48 students, High School – 19.08 students		
	(Demands to be determined by staff)		
J.	Sewer:	Demands in EDU	185 EDU
		Identify Sub Basin =	15 B
	(Identify trunk line(s) impacted on site plan)		
K.	Water:	Demand in GPD =	40,700 GPD

L. The project is 139 units under the Growth Management Dwelling unit allowance.

CITY OF CARLSBAD

GROWTH MANAGEMENT PROGRAM

LOCAL FACILITIES IMPACTS ASSESSMENT FORM
(To be Submitted with Development Application)

PROJECT IDENTITY AND IMPACT ASSESSMENT:

FILE NAME AND NO: HOLLY SPRINGS - CT 00-21x1/HDP 00-12x1

LOCAL FACILITY MANAGEMENT ZONE: 15 GENERAL PLAN: RLM & OS

ZONING: R-1-0.5-Q & O-S

DEVELOPER'S NAME: Bent-West, LLC

ADDRESS: 7449 Magellan St. Carlsbad, CA 92009

PHONE NO.: (760) 476-9572 ASSESSOR'S PARCEL NO.: 168-050-06, 07, 49 & 51

QUANTITY OF LAND USE/DEVELOPMENT (AC., SQ. FT., DU): 42 SFR lots, 4 OS lots and 4 HOA lots.

ESTIMATED COMPLETION DATE:

A.	City Administrative Facilities:	Demand in Square Footage =	146.02 s.f.
B.	Library:	Demand in Square Footage =	77.08 s.f.
C.	Wastewater Treatment Capacity (Calculate with J. Sewer)		185 EDU
D.	Park:	Demand in Acreage =	0.29 acres
E.	Drainage:	Demand in CFS =	58 CFS
		Identify Drainage Basin =	Agua Hedionda Lagoon
	(Identify master plan facilities on site plan)		
F.	Circulation:	Demand in ADT =	420 ADT
	(Identify Trip Distribution on site plan)		
G.	Fire:	Served by Fire Station No. =	No. 3 & 5
H.	Open Space:	Acreage Provided =	80.18 acres OS
I.	Schools:		Carlsbad Unified
	Elementary – 9.82 students, Middle School- 4.92 students, High School – 6.05 students		
	(Demands to be determined by staff)		
J.	Sewer:	Demands in EDU	42 EDU
		Identify Sub Basin =	15 B
	(Identify trunk line(s) impacted on site plan)		
K.	Water:	Demand in GPD =	9,240 GPD

L. The project is 236 units under the Growth Management Dwelling unit allowance.

BACKGROUND DATA SHEET

CASE NO: CT 00-18x1/SDP 01-10x1/HDP 00-09x1/SUP 00-09x1

CASE NAME: CANTARINI RANCH

APPLICANT: Bent-West, LLC

REQUEST AND LOCATION: Request for approval of a retroactive two-year extension of a Tentative Tract Map, Site Development Plan, Hillside Development Permit and Floodplain Special Use Permit for the development of the Cantarini Ranch project which includes a 105 single-family residential lot subdivision, associated open space lots, and an 80-unit mixed-rate apartment project generally located north of El Camino Real and east of the intersection of College Boulevard and Cannon Road in the Sunny Creek Specific Plan Area SP-191, and within Local Facilities Management Zone 15.

LEGAL DESCRIPTION: Parcel A and D of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205872 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"

APN: 207-070-01, 02, Por. 168-060-60 & Por. 168-050-51 Acres: 156.72 acres
Proposed No. of Lots/Units: 105 SFR lots, 1 MF lot w/ 80 units, 7 OS lots, 6 HOA lots and two remainder parcels.

GENERAL PLAN AND ZONING

Land Use Designation: RLM, RMH & OS Proposed Land Use Designation: N/A

Density Allowed: 2.88 – 3.2 du/ac Density Proposed: SFR: 0.93 du/ac MF: 12.88 du/ac

Existing Zone: R-1-0.5-Q, RD-M & O-S Proposed Zone: N/A

Surrounding Zoning, General Plan and Land Use:

	Zoning	General Plan	Current Land Use
Site	R-1-0.5-Q, RD-M & O-S	RLM, RMH and OS	Vacant/Agriculture
North	R-1-0.5-Q & O-S	RLM and OS	Vacant/Agriculture
South	L-C	RLM	Residential/Horse Stables
East	L-C and R-E	RL	Vacant/Agriculture
West	L-C	RLM	Vacant

PUBLIC FACILITIES

School District: Carlsbad Unified Water District: Carlsbad Sewer District: Carlsbad

Equivalent Dwelling Units (Sewer Capacity): 185

ENVIRONMENTAL IMPACT ASSESSMENT

☐ Mitigated Negative Declaration, issued

☒ Certified Environmental Impact Report, dated December 7, 2004

☐ Other,

BACKGROUND DATA SHEET

CASE NO: CT 00-21x1/HDP 00-12x1

CASE NAME: HOLLY SPRINGS

APPLICANT: Bent-West, LLC

REQUEST AND LOCATION: Request for approval of a retroactive two-year extension of a Tentative Tract Map and Hillside Development Permit for the development of the Holly Springs project which includes a 42 single-family residential lot subdivision and associated open space lots. The project is generally located east of College Boulevard and south of future Cannon Road Reach 4 in the Sunny Creek Specific Plan Area SP-191, and within Local Facilities Management Zone 15.

LEGAL DESCRIPTION: Parcel C of Adjustment Plat AJD 00-14 in the City of Carlsbad, County of San Diego, State of California, according to Certificate of Compliance for Adjustment Plat Document# 2007-0205874 filed in the Office of the County Recorder of San Diego County on March 27, 2007 as described in Exhibit "A"

APN: 168-050-06, 07, 49 & 51 Acres: 119.86 acres
Proposed No. of Lots/Units: 42 SFR lots, 4 OS lots, and 4 HOA lots

GENERAL PLAN AND ZONING

Land Use Designation: RLM & OS Proposed Land Use Designation: N/A

Density Allowed: 2.88 – 3.2 du/ac Density Proposed: 0.47 du/ac

Existing Zone: R-1-0.5-Q and OS Proposed Zone: N/A

Surrounding Zoning, General Plan and Land Use:

	Zoning	General Plan	Current Land Use
Site	R-1-0.5-Q and OS	RLM & OS	Vacant/Agriculture
North	L-C & R-A-10,000	RLM	Vacant
South	RD-M, R-1-0.5-Q and OS	RMH, RLM and OS	Vacant/Agriculture
East	RMHP	RLM	Rancho Carlsbad Mobile Home Park RV Storage & Garden Area
West	Outside City Limits	Outside City Limits	Ocean Hills residential development in Oceanside

PUBLIC FACILITIES

School District: Carlsbad Unified Water District: Carlsbad Sewer District: Carlsbad

Equivalent Dwelling Units (Sewer Capacity): 42

ENVIRONMENTAL IMPACT ASSESSMENT

☐ Mitigated Negative Declaration, issued

☒ Certified Environmental Impact Report, dated December 7, 2004

☐ Other,

RESOLUTION NO. 2004-387

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT, TENTATIVE TRACT MAP, SITE DEVELOPMENT PLAN, AND HILLSIDE DEVELOPMENT PERMIT FOR THE CANTARINI RANCH PROJECT GENERALLY LOCATED NORTH OF EL CAMINO REAL AND EAST OF THE COLLEGE BOULEVARD AND CANNON ROAD INTERSECTION WITHIN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: GPA 01-09/CT 00-18/SDP 01-10/ HDP 00-09

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, on October 20, 2004, the Carlsbad Planning Commission held a duly noticed public hearing to consider a proposed General Plan Amendment (GPA 01-09), Tentative Tract Map (CT 00-18), Site Development Plan (SDP 01-10), Hillside Development Permit (HDP 00-09), and adopted Planning Commission Resolutions No. 5751, 5752, 5753, 5754, and 5755 respectively, recommending to the City Council that GPA 01-09, CT 00-18, SDP 01-10, and HDP 00-09 be approved; and

WHEREAS, the City Council of the City of Carlsbad, did on the 7th, day of December, 2004, hold a public hearing to consider the recommendations and heard all persons interested in or opposed to GPA 01-09, CT 00-18, SDP 01-10, and HDP 00-09; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.

2. That the recommendation of the Planning Commission for the approval of the General Plan Amendment (GPA 01-09) as shown in Planning Commission Resolution No. 5751, is hereby accepted, approved in concept and shall be formally approved in connection with General Plan Amendment Batch No.3 comprised of GPA 00-06, GPA 01-09, and GPA 04-16.

3. That the recommendation of the Planning Commission for the approval of the Tentative Tract Map, Site Development Plan, and Hillside Development Permit is approved and that the findings and conditions of the Planning Commission contained in Planning Commission Resolutions No. 5753, 5754, and 5755, on file with the City Clerk and made a part hereof by reference, are the findings and conditions of the City Council.

....

"NOTICE TO APPLICANT"

"The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure, Section 1094.6, which has been made applicable in the City of Carlsbad by Carlsbad Municipal Code Chapter 1.16. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than the ninetieth day following the date on which this decision becomes final; however, if within ten days after the decision becomes final a request for the record of the proceedings accompanied by the required deposit in an amount sufficient to cover the estimated cost of preparation of such record, the time within which such petition may be filed in court is extended to not later than the thirtieth day following the date on which the record is either personally delivered or mailed to the party, or his attorney of record, if he has one. A written request for the preparation of the record of proceedings shall be filed with the City Clerk, City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, California 92008."

EFFECTIVE DATE: This resolution shall be effective upon its adoption, except as to the General Plan Amendment, which shall be effective thirty (30) days following its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the 7th day of December, 2004, by the following vote, to wit:

AYES: Council Members Lewis, Finnila, Hall and Packard.

NOES: None

ABSENT: Council Member Kulchin.

CLAUDE A. LEWIS, Mayor

ATTEST:

LORRAINE M. WOOD, City Clerk

(SEAL)

RESOLUTION NO. 2004-388

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT, TENTATIVE TRACT MAP, AND HILLSIDE DEVELOPMENT PERMIT FOR THE HOLLY SPRINGS PROJECT GENERALLY LOCATED NORTH OF EL CAMINO REAL AND EAST OF THE COLLEGE BOULEVARD AND CANNON ROAD INTERSECTION WITHIN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: HOLLY SPRINGS
CASE NO.: GPA 00-06/CT 00-21/HDP 00-12

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, on October 20, 2004, the Carlsbad Planning Commission held a duly noticed public hearing to consider a proposed General Plan Amendment (GPA 00-06), Tentative Tract Map (CT 00-21), and Hillside Development Permit (HDP 00-12), and adopted Planning Commission Resolutions No. 5757, 5759, and 5760 respectively, recommending to the City Council that GPA 00-06, CT 00-21, and HDP 00-12 be approved; and

WHEREAS, the City Council of the City of Carlsbad, did on the 7th, day of December, 2004, hold a public hearing to consider the recommendations and heard all persons interested in or opposed to GPA 00-06, CT 00-21, and HDP 00-12; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.

2. That the recommendation of the Planning Commission for the approval of the General Plan Amendment (GPA 00-06) as shown in Planning Commission Resolution No. 5757, is hereby accepted, approved in concept and shall be formally approved in connection with General Plan Amendment Batch No. 3 comprised of GPA 00-06, GPA 01-09, and GPA 04-16.

3. That the recommendation of the Planning Commission for the approval of the Tentative Tract Map and Hillside Development Permit is approved and that the findings and conditions of the Planning Commission contained in Planning Commission Resolutions No. 5759 and 5760, on file with the City Clerk and made a part hereof by reference, are the findings and conditions of the City Council.

....

....

"NOTICE TO APPLICANT"

"The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure, Section 1094.6, which has been made applicable in the City of Carlsbad by Carlsbad Municipal Code Chapter 1.16. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than the ninetieth day following the date on which this decision becomes final; however, if within ten days after the decision becomes final a request for the record of the proceedings accompanied by the required deposit in an amount sufficient to cover the estimated cost of preparation of such record, the time within which such petition may be filed in court is extended to not later than the thirtieth day following the date on which the record is either personally delivered or mailed to the party, or his attorney of record, if he has one. A written request for the preparation of the record of proceedings shall be filed with the City Clerk, City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, California 92008."

EFFECTIVE DATE: This resolution shall be effective upon its adoption, except as to the General Plan Amendment, which shall be effective thirty (30) days following its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the 7th day of December, 2004, by the following vote, to wit:

AYES: Council Members Lewis, Finnila, Hall and Packard.

NOES: None

ABSENT: Council Member Kulchin.

CLAUDE A. LEWIS, Mayor

ATTEST:

LORRAINE M. WOOD, City Clerk

(SEAL)

PLANNING COMMISSION RESOLUTION NO. 5753

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF CARLSBAD TRACT CT 00-18 TO SUBDIVIDE A 156.72 ACRE SITE INTO 105 RESIDENTIAL LOTS, ONE MULTI-FAMILY LOT, SEVEN OPEN SPACE LOTS, SIX HOA-MAINTAINED LOTS, AND TWO REMAINDER PARCELS TOTALING APPROXIMATELY ONE ACRE ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO: CT 00-18

WHEREAS, **Bentley Monarch LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **The Bentley-Monarch Joint Venture; Holly Springs, Ltd.; and Rancho Carlsbad Partners** "Owners," described as

> **That portion of Lot "B" in Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to Map thereof No. 823, filed in the Office of the County Recorder of San Diego County on November 16, 1896, described in a Grant Deed recorded July 9, 1962 as File/Page No. 116406 of Official Records. Except therefrom that portion thereof described in a Grant Deed recorded November 19, 1965 as File/Page No. 210231 of Official Records. Also including portions of Lot "D" and "E" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-00100176 of Official Records. Also including a portion of Lot "B" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-0398027 of Official Records**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Planning Department **CANTARINI RANCH – CT 00-18,** as provided by **Chapter 20.12** of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did, on the **20th** day of **October, 2004**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **CANTARINI RANCH – CT 00-18,** based on the following findings and subject to the following conditions:

Findings:

1. That the proposed map and the proposed design and improvement of the subdivision as conditioned, is consistent with and satisfies all requirements of the General Plan, any applicable specific plans, Titles 20 and 21 of the Carlsbad Municipal Code, and the State Subdivision Map Act, and will not cause serious public health problems, in that **the project is consistent with all requirements of Titles 20 and 21 governing lot size and configuration and has been designed to comply with all applicable City regulations, including the General Plan and the Sunny Creek Specific Plan (SP 191).**

2. That the proposed project is compatible with the surrounding future land uses since surrounding properties are designated for **open space and residential** development on the General Plan **with a comparable density.**

3. That the site is physically suitable for the type and density of the development since the site is adequate in size and shape to accommodate residential development at the density proposed, in that **all required development standards and design criteria required by the applicable zoning ordinances are incorporated into the project without the need for variances from development standards.**

4. That the design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, or acquired by the public at large, for access through or use of property within the proposed subdivision, in that **the project has been designed and conditioned such that there are no conflicts with established easements.**

5. That the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act).

6. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, in that **the lots** are oriented **to allow for solar exposure and take advantage of prevailing breezes.**

7. That the Planning Commission has considered, in connection with the housing proposed by this subdivision, the housing needs of the region, and balanced those housing needs against the public service needs of the City and available fiscal and environmental resources.

8. That the design of the subdivision and improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, in that **the project will implement all required mitigation measures contained in EIR 02-02 and the Mitigation Monitoring and Reporting Program for the Cantarini Ranch/Holly Springs Joint EIR.**

9. That the discharge of waste from the subdivision will not result in violation of existing California Regional Water Quality Control Board requirements, in that **the project has been designed in accordance with the Best Management Practices for water quality protection in accordance with the City's sewer and drainage standards and the project is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) requirements.**

10. The **Planning Commission** finds that the project, as conditioned herein, is in conformance with the Elements of the City's General Plan and Specific Plan **SP-191** based on the facts set forth in the staff report dated **October 20, 2004, incorporated herein by reference.**

    a. Land Use - **The project is consistent with the City's General Plan since the proposed density of 0.93 du/ac for the single-family residential development is within the density range of 0 - 4 du/ac (RLM) and the proposed density of 12.88 du/ac for the multi-family site is within the density range of 8-15 du/ac (RMH) specified for the site as indicated in the Land Use Element of the General Plan. The Open Space (OS) land use designation is being applied to the hardline preserve areas, consistent with the City's draft Habitat Management Plan.**

       The proposed density of the project's single-family component is below the Growth Management Control Point (GMCP) of 2.88 assigned to properties within SP 191 and 3.2 du/ac for other RLM designated properties used for the purpose of calculating the City's compliance with Government Code Section 65584. However, consistent with Program 3.8 of the City's certified Housing Element, all of the dwelling units which were anticipated toward achieving the City's share of the regional housing need that are not utilized by developers in approved projects are deposited in the City's Excess Dwelling Unit Bank. These excess dwelling units are available for allocation to other projects and some units have been transferred to the multi-family site. Accordingly, there is no net loss of residential unit capacity and there are adequate properties identified in the Housing Element allowing residential development with a unit capacity, including second dwelling units, adequate to satisfy the City's share of the regional housing need.

The density of the multi-family site (12.88 du/ac) is above the GMCP of 11.5 du/ac allocated to the RMH land use designation. However, transferring the allowable project density to the multi-family site is consistent with the City's Housing Element provisions to allocate excess dwelling units to other properties for the purpose of providing affordable housing.

b. Circulation – **The project will be required to construct College Boulevard Reach "A" and new public streets from College Boulevard in order to provide access to the site.**

c. Housing – **The project is consistent with the Housing Element of the General Plan and the Inclusionary Housing Ordinance as the developer has been conditioned to enter into an Affordable Housing Agreement to provide 19 affordable housing units in the Cantarini Ranch combined off-site affordable housing project in order to satisfy its 15% inclusionary housing requirement.**

d. Open Space and Conservation – **The proposed open space preserve areas are "equal to or better" than the "hardline areas" identified in the City's draft Habitat Management Plan and these open space areas will be managed by an appropriate conservation entity with adequate funds for long-term biological management consistent with the HMP.**

11. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **15 as amended herewith** and all City public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding: sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.

b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44, and will be collected prior to issuance of building permit.

c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

12. The project has been conditioned to pay any increase in public facility fee, or new construction tax, or development fees, and has agreed to abide by any additional requirements established by a Local Facilities Management Plan prepared pursuant to Chapter 21.90 of the Carlsbad Municipal Code. This will ensure continued availability of public facilities and will mitigate any cumulative impacts created by the project.

13. This project has been conditioned to comply with any requirement approved as part of the Local Facilities Management Plan for Zone **15**.

14. That the project is consistent with the City's Landscape Manual (Carlsbad Municipal Code Section 14.28.020 and Landscape Manual Section I B).

15. That all necessary public facilities required by the Growth Management Ordinance will be constructed or are guaranteed to be constructed concurrently with the need for them created by this project and in compliance with adopted City standards.

16. The Planning Commission hereby finds that all development in Carlsbad benefits from the Habitat Management Plan, which is a comprehensive conservation plan and implementation program that will facilitate the preservation of biological diversity and provide for effective protection and conservation of wildlife and plant species while continuing to allow compatible development in accordance with Carlsbad's Growth Management Plan. Preservation of wildlife habitats and sensitive species is required by the Open Space and Conservation Element of the City's General Plan which provides for the realization of the social, economic, aesthetic and environmental benefits from the preservation of open space within an increasingly urban environment. Moreover, each new development will contribute to the need for additional regional infrastructure that, in turn, will adversely impact species and habitats. The In-Lieu Mitigation Fee imposed on all new development within the City is essential to fund implementation of the City's Habitat Management Plan.

17. That the City has adopted a Citywide Trails Program and a segment of the trail network is associated with this project. The applicant shall prepare and submit a trail plan for approval by the Park and Recreation Director prior to construction. Construction shall be inspected to ensure conformity with the Standards for Design and Construction of Public Works Improvements in the City of Carlsbad ("Standards"); Trail Construction Standards; and the approved plans.

18. That the property cannot be served adequately with a public street without panhandle lots due to unfavorable conditions resulting from unusual topography, surrounding land development, or lot configuration, in that **the panhandle lot configuration is desired to reduce grading impacts to sensitive vegetation communities, to maintain the natural topography and ridgelines of the property, and to provide a rural estate character in accordance with the Sunny Creek Specific Plan.**

19. That subdivision with panhandle lots will not preclude or adversely affect the ability to provide full public street access to other properties within the same block of the subject property, in that **the proposed public streets provide access to adjacent properties and the lot sizes are such that no future subdivisions will occur.**

20. That the buildable portion of **Lots 27, 38, 43, 60, 71, 75, 76, 104, 108 and 109, excluding the panhandle**, consists of **over one-half acre**, which meets the requirements of Section 21.10.080(c) of the Carlsbad Municipal Code.

21. That the front, side, and rear property lines of the buildable lot, for purposes of determining required yards, are as shown on Exhibits **"E, K, M, N and P."**

22. That any panhandle lot hereby approved satisfies all the requirements of Section 21.10.080(d) of the Carlsbad Municipal Code.

23. **That the subdivision is consistent with the development standards of SP 191 including: 1) preserving the rural and natural characteristics of the area; 2) designing property lines in keeping with the natural terrain by following natural drainage courses, ridge lines and tops of graded slopes, wherever practicable; and 3) by creating buildable lots with usable access without undue alteration of the terrain.**

24. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of grading permit, whichever occurs first.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Tentative Tract Map.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Tentative Tract Map** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer shall implement, or cause the implementation of, the **Cantarini Ranch/Holly Springs Joint EIR (EIR 02-02)** Project Mitigation Monitoring and Reporting Program.

6. Developer shall implement, or cause the implementation of, the **Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4, & Detention Basins EIR (EIR 98-02)** Project Mitigation Monitoring and Reporting Program **for the construction**

of College Boulevard Reach A, bridge over Agua Hedionda Creek, Basin BJ, and associated drainage improvements.

7. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map**, (b) City's approval or issuance of any permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

8. Developer shall submit to **Planning Department** a reproducible 24" x 36" mylar copy of the **Tentative Map** reflecting the conditions approved by the final decision making body.

9. Prior to the issuance of a building permit, the Developer shall provide proof to the Director from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

10. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **15** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the City that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy. **A note to this effect shall be placed on the Final Map.**

12. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 01-09, ZC 00-05, SDP 01-10, HDP 00-09, and SUP 00-09,** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5751, 5752, 5754, 5755 and 5756** for those other approvals incorporated herein by reference.

13. As a condition of this approval, applicant must comply with the requirements of all regulatory agencies having jurisdiction over the project and any mitigation requirements of the environmental documents for the project. Pursuant to Government Code section 65871 and Carlsbad Municipal Code Title 20, Chapter 20.04, section 20.04.140 applicant shall grant a conservation easement for the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable

populations of certain species thereof, in accordance with the City's adopted Habitat Management Plan.

14. Prior to the recordation of the Final Map(s), the Developer shall execute a document or documents, to the satisfaction of the Planning Director and the City Attorney, in relation to the open space habitat **Lots 15, 56, 79, 116, 117, 118 and 119** to ensure the following:

    a. Select a conservation entity, subject to the approval by the Planning Director, that possesses the necessary qualifications to hold title to the open space lots and ensure management of the open space lots for conservation purposes.

    b. Prepare a Property Analysis Record (PAR) or other method acceptable to the Planning Director for estimating the costs of management and monitoring of the open space lots in perpetuity.

    c. Based on the results of the PAR, provide a non-wasting endowment, or other financial mechanism acceptable to the Planning Director and Wildlife Agencies, to the selected conservation entity in an amount sufficient for management and monitoring of the open space lots in perpetuity.

    d. Transfer fee title to the open space lots to the selected conservation entity, or execute a document to ensure the future transfer of ownership of the open space lots along with the non-wasting endowment, to the City or its designee, to provide for the management, monitoring, and conservation of the open space lots in perpetuity consistent with the Carlsbad HMP.

15. This project has been found to result in impacts to wildlife habitat or other lands, such as agricultural land, which provide some benefits to wildlife, as documented in the City's Habitat Management Plan and the environmental analysis for this project. Developer is aware that the City has adopted an In-lieu Mitigation Fee consistent with Section E.6 of the Habitat Management Plan and City Council Resolution No. 2000-223 to fund mitigation for impacts to certain categories of vegetation and animal species. The Developer is further aware that the City has determined that all projects will be required to pay the fee in order to be found consistent with the Habitat Management Plan and the Open Space and Conservation Element of the General Plan. The fee becomes effective following final approval of the Habitat Management Plan. The City is currently updating the fee study, which is expected to result in an increase in the amount of the fee. If the Habitat Management Plan is approved, then the Developer or Developer's successor(s) in interest shall pay the adjusted amount of the fee. The fee shall be paid prior to recordation of a final map, or issuance of a grading permit or building permit, whichever occurs first. If the In-lieu Mitigation Fee for this project is not paid, this project will not be consistent with the Habitat Management Plan and the General Plan and any an all approvals for this project shall become null and void.

16. Prior to the approval of the final map for any phase of this project, or where a map is not being processed, prior to the issuance of building permits for any lots or units, the Developer shall enter into an Affordable Housing Agreement with the City **to provide nineteen (19) affordable housing units** in the **Cantarini Ranch 80-unit apartment** project in accordance with the requirements and process set forth in Chapter 21.85 of the

Carlsbad Municipal Code. The draft Affordable Housing Agreement shall be submitted to the Planning Director no later than 60 days prior to the request to final the map. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.

17. Developer shall submit and obtain Planning Director approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the City's Landscape Manual. Developer shall construct and install all landscaping as shown on the approved Final Plans, and maintain all landscaping in a healthy and thriving condition, free from weeds, trash, and debris. **Native plants shall be used adjacent to the open space areas to the greatest extent feasible.**

18. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Department and accompanied by the project's building, improvement, and grading plans.

19. Developer shall establish a homeowner's association and corresponding covenants, conditions and restrictions **for the single-family residential development**. Said CC&Rs shall be submitted to and approved by the Planning Director prior to final map approval. Prior to issuance of a building permit the Developer shall provide the Planning Department with a recorded copy of the official CC&Rs that have been approved by the Department of Real Estate and the Planning Director. At a minimum, the CC&Rs shall contain the following provisions:

    a. General Enforcement by the City. The City shall have the right, but not the obligation, to enforce those Protective Covenants set forth in this Declaration in favor of, or in which the City has an interest.

    b. Notice and Amendment. A copy of any proposed amendment shall be provided to the City in advance. If the proposed amendment affects the City, City shall have the right to disapprove. A copy of the final approved amendment shall be transmitted to City within 30 days for the official record.

    c. Failure of Association to Maintain Common Area Lots and Easements. In the event that the Association fails to maintain the "Common Area Lots and/or the Association's Easements" as provided in Article_____, Section _____ the City shall have the right, but not the duty, to perform the necessary maintenance. If the City elects to perform such maintenance, the City shall give written notice to the Association, with a copy thereof to the Owners in the Project, setting forth with particularity the maintenance which the City finds to be required and requesting the same be carried out by the Association within a period of thirty (30) days from the giving of such notice. In the event that the Association fails to carry out such maintenance of the Common Area Lots and/or Association's Easements within the period specified by the City's notice, the City shall be entitled to cause such work to be completed and shall be entitled to reimbursement with respect thereto from the Owners as provided herein.

d. Special Assessments Levied by the City. In the event the City has performed the necessary maintenance to either Common Area Lots and/or Association's Easements, the City shall submit a written invoice to the Association for all costs incurred by the City to perform such maintenance of the Common Area Lots and or Association's Easements. The City shall provide a copy of such invoice to each Owner in the Project, together with a statement that if the Association fails to pay such invoice in full within the time specified, the City will pursue collection against the Owners in the Project pursuant to the provisions of this Section. Said invoice shall be due and payable by the Association within twenty (20) days of receipt by the Association. If the Association shall fail to pay such invoice in full within the period specified, payment shall be deemed delinquent and shall be subject to a late charge in an amount equal to six percent (6%) of the amount of the invoice. Thereafter the City may pursue collection from the Association by means of any remedies available at law or in equity. Without limiting the generality of the foregoing, in addition to all other rights and remedies available to the City, the City may levy a special assessment against the Owners of each Lot in the Project for an equal prorata share of the invoice, plus the late charge. Such special assessment shall constitute a charge on the land and shall be a continuing lien upon each Lot against which the special assessment is levied. Each Owner in the Project hereby vests the City with the right and power to levy such special assessment, to impose a lien upon their respective Lot and to bring all legal actions and/or to pursue lien foreclosure procedures against any Owner and his/her respective Lot for purposes of collecting such special assessment in accordance with the procedures set forth in Article _____ of this Declaration.

e. Landscape Maintenance Responsibilities. The HOAs and individual lot or unit owner landscape maintenance responsibilities shall be as set forth in Exhibit ___.

f. **An exhibit shall be provided to each property owner showing the fire suppression zones, approved fence locations, and maintenance responsibility area for their lot.**

20. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **15**, pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.

21. Developer shall display a current Zoning and Land Use Map, or an alternative, suitable to the Planning Director, in the **future** sales office at all times. All sales maps that are distributed or made available to the public shall include but not be limited to trails, future and existing schools, parks and streets.

22. Developer shall post a sign in the **future** sales office in a prominent location that discloses which special districts and school district provide service to the project. Said sign shall remain posted until ALL of the units are sold.

23. Prior to the recordation of the first final tract map, the Developer shall prepare and record a Notice that this property may be subject to noise impacts from the proposed or existing Transportation Corridor **(College Boulevard)**, in a form meeting the approval of the Planning Director and City Attorney (see Noise Form #1 on file in the Planning Department).

24. Prior to the recordation of the first final tract map, the Developer shall prepare and record a Notice that this property is subject to overflight, sight and sound of aircraft operating from McClellan-Palomar Airport, in a form meeting the approval of the Planning Director and the City Attorney (see Noise Form #2 on file in the Planning Department).

25. Developer shall post aircraft noise notification signs in all **future** sales and/or rental offices associated with the new development. The number and locations of said signs shall be approved by the Planning Director (see Noise Form #3 on file in the Planning Department).

26. **Prior to the recordation of the first final tract map, the Developer shall prepare and record a notice that this property is in proximity to Carlsbad Unified School District land, located at the northeast intersection of College Boulevard and Cannon Road, and that this property may be developed as a future school facility. Such notice shall be prepared in a form meeting the approval of the Planning Director and City Attorney.**

27. Developer shall submit to the City a Notice of Restriction to be filed in the office of the County Recorder, subject to the satisfaction of the Planning Director, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Tentative Tract Map, Site Development Plan, Hillside Development Permit and Special Use Permit** by Resolutions No. **5753, 5754, 5755 and 5756** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The Planning Director has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

28. Developer shall dedicate on the final maps, an open space easement for those portions of Lots **15, 56, 79, 116, 117, 118 and 119** which are (in slopes, wetlands, coastal sage scrub or other constrained land plus all other lands set aside as part of the Citywide Open Space System) to prohibit any encroachment or development, including but not limited to fences, walls, decks, storage buildings, pools, spas, stairways and landscaping, as shown on Exhibits **"A" – "II."**

29. Removal of native vegetation and development of Open Space Lots **15, 56, 79, 116, 117, 118 and 119**, including but not limited to fences, walls, decks, storage buildings, pools, spas, stairways and landscaping, other than that approved as part of **this approval**, as shown on **the Tentative Tract Map and Landscape Concept Plan and as recommended in the Cantarini Ranch/Holly Springs Joint EIR (EIR 02-02) and Mitigation and Monitoring Report**, is specifically prohibited, except upon written order

of the Carlsbad Fire Department for fire prevention purposes, or upon written approval of the Planning Director, based upon a request from the Homeowners Association accompanied by a report from a qualified arborist/botanist indicating the need to remove specified trees and/or plants because of disease or impending danger to adjacent habitable dwelling units. For areas containing native vegetation the report required to accompany the request shall be prepared by a qualified biologist.

30. Prior to approval of the final map, the Developer shall provide an irrevocable offer of dedication to the City of Carlsbad for a trail easement for trail(s) shown on the **Pedestrian Circulation and Trail Plan** within Open Space Lots **15, 117 and 119.** If the City of Carlsbad accepts dedication of the trail easement, the trail shall be constructed as a ***public trail*** and will be the maintenance and liability responsibility of the City of Carlsbad. If the City of Carlsbad does not accept dedication of the trail easement, the trail shall still be constructed but it shall be constructed as a ***private trail for public use*** and the **obligation for acceptance, construction,** maintenance and liability shall be the responsibility of the **Homeowners Association or selected open space conservation entity**.

31. **Concurrent with recordation of the final maps, the Developer shall record a permanent easement for public use of all community trails, including DG trails, asphalt walkways, and meandering sidewalks which occur on privately owned lots or HOA lots.**

32. Prior to the approval of a **final map** the Developer shall pay to the City a Trail Plan Check fee and inspection fee in accordance with the current city fee schedule.

33. **Concurrent with recordation of the final map, the developer shall record a covenant of easement for private landscape purposes on the privately owned lots to allow HOA maintenance of landscape slope areas and fire suppression zones as shown on the Tentative Map and Maintenance Responsibility exhibit, subject to approval of the Planning Director and City Engineer.**

34. **The location of the sidewalks and DG trails shown on the conceptual Pedestrian Circulation and Trail Plan may be modified, subject to the approval of the Planning Director, City Engineer, and Trails Manager, for the purpose of providing a continuous DG loop trail throughout the Cantarini Ranch and Holly Springs developments and leading to future developments to the east and south of Cantarini Ranch, provided that sidewalks are located on one side of the street.**

35. **A deed restriction shall be recorded on all lots bordering protected open space prohibiting direct access and restricting the use of any invasive plants adjacent to the open space area.**

36. **Prior to the issuance of building permits, a Site Development Plan shall be approved for the architecture and plotting of units.**

37. **Fence and wall locations may be modified, subject to the approval of the Planning Director and Fire Marshall. Modified rear-yard fence locations shall not extend into Fire Suppression Zones 2 or 3.**

38. **All predation fencing and theme wall fencing shall be installed concurrently with development.**

39. Developer shall provide bus stops to service this development at locations and with reasonable facilities to the satisfaction of the North County Transit District and the Planning Director. Said facilities, if required, shall be free from advertising and shall include at a minimum include a bench and a pole for the bus stop sign. The facilities shall be designed to enhance or be consistent with basic architectural theme of the project.

Engineering

General

40. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, Developer shall apply for and obtain approval from, the City Engineer for the proposed haul route.

41. Prior to issuance of any building permit, Developer shall comply with the requirements of the City's anti-graffiti program for wall treatments if and when such a program is formally established by the City.

42. Developer shall provide to the City Engineer, an acceptable means, CC&Rs or/and other recorded document, for maintaining the private easements within the subdivision and all the private improvements: **storm water quality units, drainage swales/concrete-lined ditches, trails, and pollution control basin** facilities located therein and to distribute the costs of such maintenance in an equitable manner among the owners of the properties within the subdivision.

43. This project is approved for up to four (4) Final Maps for the purposes of recordation in the order of phasing shown on the tentative map. **All final maps shall be submitted, processed and recorded concurrently, unless otherwise approved by the City Engineer and the Planning Director.**

44. If Developer desires to record a Final Map out of the phase approved on the tentative map, the new phasing may be approved or conditionally approved by the City Engineer and Planning Director if they are satisfied **that public infrastructure necessary to support each phase of development is in place or secured to the satisfaction of the City Engineer.**

45. **Developer shall cause property owner to submit for, process and receive approval of a Lot Line Adjustment (ADJ 00-14) that adjusts the boundary of the subdivision to match that as shown on the Tentative Map. The Lot Line Adjustment shall be recorded prior to submittal of the first Final Map for this project. The Lot Line Adjustment shall be prepared to the satisfaction of the City Engineer.**

46. **In accordance with the Zone 15 LFMP, Developer shall provide for the relocation of the existing Rancho Carlsbad RV storage lot, maintenance facilities and community garden (collectively the "Rancho Carlsbad Facilities") impacted by the College Boulevard and Basin BJ improvements. The Developer obligation includes, but is not limited to, securing an alternate site for relocating the Rancho Carlsbad Facilities, obtaining a Conditional Use Permit (CUP) and/or other discretionary permits necessary for the relocation and constructing replacement improvements for the Rancho Carlsbad Partners property. The relocation shall be processed to the satisfaction of the Planning Director and the City Engineer. Developer shall enter into a secured agreement with the City guaranteeing construction of the Rancho Carlsbad Facilities in a form acceptable to the City Engineer.**

47. **Developer shall provide written approval from NCTD that this project provides adequate facilities for bus transit services. Such evidence shall be provided to the satisfaction of the City Engineer.**

Fees/Agreements

48. Developer shall cause property owner to execute and submit to the City Engineer for recordation, the City's standard form Geologic Failure Hold Harmless Agreement.

49. Developer shall cause property owner to execute and submit to the City Engineer for recordation the City's standard form Drainage Hold Harmless Agreement regarding drainage across the adjacent property.

50. **Developer shall construct street improvements to College Boulevard approximately 4,200-feet from its existing northerly terminus near El Camino Real to the intersection of Cannon Road. These improvements shall consist of 'Core' Improvements. 'Core' improvements include design and construction costs for full-width grading, two 18-foot wide paved lanes, median curb, and road drainage crossings (Improvements). The Developer has proposed the 'Core' Improvements be funded by a private financing program with participating property owners. Prior to final map approval, Developer shall provide evidence of a private financing program, necessary to design and construct the Core Improvements, executed by all participating property owners to the satisfaction of the City Engineer.**

51. **If Developer is unable to obtain property owner approval of a private financing program necessary to construct those street improvements identified in the condition above, the 'Core' Improvements may be funded by a public Financing Program (Public Program) subject to City Council approval. This Public Program request shall be processed and initiated to the satisfaction of the City Engineer prior to final map approval. If funded by a Public Program, Developer may be eligible for reimbursement for constructing the 'Core' Improvements. If a Public Program is approved, Developer shall enter into a Reimbursement Agreement prior to Final Map approval. The Reimbursement Agreement shall be prepared to the satisfaction of the City Engineer and City Attorney.**

52. **If a Public Program is approved to fund the 'Core' Improvements for College Boulevard, Developer shall cause property owner to execute a Prepayment Agreement that requires the Developer secure its fair-share costs toward the Public Program. The Prepayment Agreement shall be prepared, processed and approved to the satisfaction of the City Engineer, Finance Director, and City Attorney prior to Final Map approval.**

53. **Prior to final map approval, the Developer shall develop and agree to the formation of a comprehensive financing program guaranteeing the construction of the core improvements for Cannon Road Reach 4A in accordance with the requirements of the amended Zone 15 Local Facilities Management Plan (LFMP). Cannon Road Reach 4A extends east from the intersection with College Boulevard approximately 900 feet. The core improvements consist of full width grading, two 18-ft paved lanes, median curbs, drainage facilities required to protect the roadbed, and transition improvements to full City standard intersection improvements at the intersection with College Boulevard. The financing program guarantee must also address the acquisition of the right-of-way (ROW) for the road, slope and drainage easement in addition to the design, construction and environmental mitigation measures.**

54. **Developer shall construct the bridge supporting College Boulevard as shown on the Tentative Map. The Developer, by constructing the bridge, may be eligible for reimbursement and/or credit against payment of the Planned Area Drainage Fees (Area B) in accordance with the City Drainage Fee Program. Prior to final map approval, Developer shall enter into a reimbursement and/or fee credit agreement to the satisfaction of the City Engineer and City Attorney.**

55. **Developer shall construct Detention Basin 'BJ' just east of the intersection of College Boulevard and Cannon Road as shown on the Tentative Map, including the box culvert outlet structure crossing College Boulevard. The Developer, by constructing the basin and box culvert, may be eligible for reimbursement and/or credit against payment of the Planned Area Drainage Fees (Area B) in accordance with the City Drainage Fee Program. Prior to final map approval, Developer shall enter into a reimbursement and/or fee credit agreement to the satisfaction of the City Engineer and City Attorney.**

56. **Developer shall install a 36" potable waterline (490 zone) and appurtenances in College Boulevard from its existing northerly terminus near El Camino Real to the intersection of Street 'A' and extending in 'A' Street to the easterly subdivision boundary as shown on the Tentative Map. Developer shall also install a 16" potable waterline (490 zone) in College Boulevard from 'A" Street to Cannon Road. The Developer, by constructing these improvements, may be eligible for reimbursement by the water collection fee program. Prior to final map approval, Developer shall enter into a reimbursement agreement to the satisfaction of the City Engineer and City Attorney.**

57. **This project shall be annexed into City of Carlsbad Street Lighting and Landscaping District No. 2 (SL & LD #2).** Prior to approval of any grading, building permits **or final map** for this project, Developer shall cause Owner to execute an

Agreement to annex the subject property into City of SL & LD #2. **The Agreement shall be in a form approved by the Assistant City Finance Director and the City Attorney. Developer shall pay all fees necessary to annex the property into SL & LD #2.**

58. **In accordance with the Zone 15 LFMP, Developer shall bear all responsibility and costs associated with installing the sound wall along the west side of College Boulevard just south of Cannon Road. No reimbursement shall be available for Developer from any Public Financing Program on this item.**

59. **The City is currently in the process of updating its Master Drainage and Water Quality Management Plan (Master Drainage Plan) and associated Planned Local Drainage Area (PLDA) fees. Prior to final map approval the developer shall pay the current PLDA fee, and/or receive appropriate credits for any Master Drainage Plan facility improvements installed by Developer as a condition of this project, and enter into an agreement with the City to pay the increase in the PLDA fee, if any, at the time City Council approves the updated Master Drainage Plan and associated PLDA fee.**

60. **Developer is responsible to pay prevailing wage on all work that is subject to reimbursement by public funds in accordance with State Law.**

Grading

61. Based upon a review of the proposed grading and the grading quantities shown on the Tentative Map, a grading permit for this project is required. Developer shall apply for and obtain a grading permit from the City Engineer prior to issuance of a building permit for the project.

62. **Developer shall obtain a precise grading permit(s) within this subdivision to the satisfaction of the City Engineer.**

63. Prior to the issuance of a grading permit or building permit, whichever occurs first, Developer shall submit to the City Engineer proof that a Notice of Intention for the start of work has been submitted to the State Water Resources Control Board.

64. Upon completion of grading, Developer shall file an "as-graded" geologic plan with the City Engineer. The plan shall clearly show all the geology as exposed by the grading operation, all geologic corrective measures as actually constructed and must be based on a contour map which represents both the pre and post site grading. The plan shall be signed by both the soils engineer and the engineering geologist, and shall be submitted on a 24" x 36" mylar or similar drafting film format suitable for a permanent record.

65. This project requires off site grading. No grading for improvements shall occur outside the limits of this approval unless Developer obtains, records and submits a recorded copy to the City Engineer a grading or slope easement or agreement from the owners of the affected properties. If Developer is unable to obtain the grading or slope easement, or agreement, no grading permit will be issued. In that case Developer must either apply for

and obtain an amendment of this approval or modify the plans so grading will not occur outside the project and apply for and obtain a finding of substantial conformance from both the City Engineer and Planning Director.

Dedications/Improvements

66. Developer shall cause Owner to execute a covenant of easement **for private ingress, egress and private underground utilities over the pairs of lots that share common driveways including Lots 10 and 11, 12 and 13, 29 and 30, 34 and 35, 42 and 43, 47 and 48, 49 and 50, 51 and 52, 61 and 62, 66 and 67, 68 and 69, 70 and 71, 88 and 89, 90 and 91, 108 and 109** as shown on the Tentative Map. The obligation to execute and record the covenant of easement shall be shown and recording information called out on the Final Maps.

67. **Developer shall dedicate emergency access and fire lane easements over the common shared driveways on the final map to the satisfaction of the Fire Marshal and City Engineer.**

68. **Prior to the first Final Map approval, all public infrastructure, including but not limited to public streets and underground utilities as shown on the Tentative Map, shall be designed, processed and approved to the satisfaction of the City Engineer with security posted.**

69. **Developer shall construct all shared common driveways, including underground service laterals, concurrent with the construction of public streets within this subdivision.**

70. Developer shall cause Owner to dedicate to the City and/or other appropriate entities for all public streets and other easements shown on the Tentative Map. The offer shall be made by a certificate on the Final Maps. All land so offered shall be offered free and clear of all liens and encumbrances and without cost. Streets that already public are not required to be rededicated.

71. Developer shall cause Owner to make an irrevocable offer of dedication **(IOD)** to the City for **the trail** easements **necessary to encompass the proposed trails as** shown on the Tentative Map **and Pedestrian Circulation and Trails Plan**. The offer shall be made by a certificate on the final maps. All land so offered shall be offered free and clear of all liens and encumbrances and without cost. Streets that are already public are not required to be rededicated. **The City Trails Manager shall decide whether the IOD for trails will be accepted or rejected prior to approval of the final map.**

72. Additional drainage easements may be required. Developer shall dedicate and provide or install drainage structures, as may be required by the City Engineer, prior to or concurrent with any grading or building permit.

73. Developer shall execute a City standard Subdivision Improvement Agreement to install and secure with appropriate security as provided by law, public improvements shown on the Tentative Map and the following improvements including, but not limited to paving,

base, sidewalks, curbs and gutters, medians, signing and striping, traffic control, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, retaining walls and reclaimed water, constructed to City Standards and to the satisfaction of the City Engineer. The improvements are:

a. **Core Improvements to College Boulevard street improvements from its existing northerly terminus just north of El Camino Real extended to Cannon Road. Core Improvements consist of full-width grading, two 18-ft lanes, median curbs, and road drainage crossings, drainage facilities required to protect the roadbed, full-width bridge crossing for College Boulevard over Agua Hedionda Creek, erosion control, landscape, irrigation, and transition improvements to full City standard street improvements with Cannon Road and Sunny Creek Road.**

b. **In addition to core improvements, complete half-street improvements for College Boulevard are required along the project frontage per City Standards. Complete half-street improvements include a 32-ft paved half-street width consisting of two 12-foot lanes and an 8-foot bike lane, curb, gutter, streetlights, fire hydrants, median hardscape, median landscaping and irrigation, parkway landscaping and irrigation, and street drainage facilities.**

c. **Street and utility improvements for 'A' Street, 'B' Street, 'C' Street, 'D' Street, 'E' Street, 'F' Street, 'G' Street, 'H' Street, 'I' Street, 'J' Street, 'K' Street, 'L' Street, 'M' Street, 'N' Street, 'O' Street, 'P' Street as shown on the Tentative Map.**

d. **Construct a new 36" potable waterline (490 zone) and appurtenances in College Boulevard to 'A' Street from the existing terminus just north of El Camino Real to 'A' Street continuing in 'A' Street to the easterly subdivision boundary.**

e. **Construct a new 16" potable waterline (490 zone) and appurtenances in College Boulevard from 'A' Street to Cannon Road intersection.**

f. **Construct a new 12" recycled waterline (384 zone) and appurtenances in College Boulevard from its existing terminus near El Camino Real to Cannon Road.**

g. **Potable Pressure Reducing Stations as shown on the Tentative Map.**

A list of the above shall be placed on an additional map sheet on the Final Map per the provisions of Sections 66434.2 of the Subdivision Map Act. Improvements listed above shall be constructed within 18 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement.

74. Developer shall execute a **separate** City standard Subdivision Improvement Agreements **(one for each item below)** to install and secure with appropriate security as provided by

law, public improvements shown on the Tentative Map and the following improvements including, but not limited to paving, base, sidewalks, curbs and gutters, medians, signing and striping, traffic control, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, retaining walls and reclaimed water, constructed to City Standards and to the satisfaction of the City Engineer. The improvements are:

a. **Developer shall design and install a fully actuated traffic signal, including all appurtenances at the intersection of College Boulevard and Cannon Road and traffic signal interconnect conduit and cable in College Boulevard from Cannon Road to El Camino Real. The Traffic signal shall not be installed until such time that written approval is received from the City Engineer.**

b. **In accordance with the Zone 15 LFMP, the Developer shall design and install a fully actuated traffic signal, including all appurtenances and traffic signal interconnect conduit and cable, at the intersection of College Boulevard and 'A' Street. The Traffic signal shall not be installed until such time that written approval is received from the City Engineer.**

c. **In accordance with the Zone 15 LFMP, the Developer shall design and install a fully actuated traffic signal, including all appurtenances and traffic signal interconnect conduit and cable, at the intersection of College Boulevard and 'C' Street. The Traffic signal shall not be installed until such time that written approval is received from the City Engineer.**

A list of the above shall be placed on an additional map sheet on the Final Map per the provisions of Sections 66434.2 of the Subdivision Map Act. Improvements listed above shall be constructed within 18 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement.

75. Developer shall execute a City standard Subdivision Improvement Agreement to install and secure with appropriate security as provided by law, public improvements shown on the Tentative Map and the following improvements including, but not limited to paving, base, sidewalks, curbs and gutters, medians, signing and striping, traffic control, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, retaining walls and reclaimed water, constructed to City Standards and to the satisfaction of the City Engineer. The improvements are:

a. **Design and construction costs for future 'M' Street from the intersection of 'J' Street to the eastern subdivision boundary as shown on the Tentative Map.**

A list of the above shall be placed on an additional map sheet on the Final Map per the provisions of Sections 66434.2 of the Subdivision Map Act. **Developer shall post security for these improvements, in perpetuity, or until the improvements are required for construction as directed by the City Engineer. Developer may opt to post with the City, a cash deposit covering Developer's obligation to design and construct the improvements.**

76. Developer shall cause Owner to waive direct access rights on the final map for all lots abutting **College Boulevard, excepting the access points for 'A' Street and 'C' Street to the satisfaction of the City Engineer.**

77. **For all lots containing dual frontage to a public roadway, Developer shall cause Owner to waive direct access rights on the final map for that frontage not serving as the physical access for the property. Thru lot access is not permitted. Access rights shall be waived to the satisfaction of the City Engineer.**

78. **College Boulevard** shall be dedicated by Owner along the project frontage based on a right-of-way width of **102**-feet and in conformance with City of Carlsbad Standards. **Developer shall provide all necessary temporary grading and construction easements and drainage easements necessary to construct College Boulevard as shown on the Tentative Map.**

79. Prior to issuance of building permits, Developer shall underground all existing overhead utilities within the subdivision boundary.

80. Developer shall comply with the City's requirements of the National Pollutant Discharge Elimination System (NPDES) permit, **latest version.** Developer shall provide improvements constructed pursuant to best management practices as referenced in the "California Storm Water Best Management Practices Handbook" to reduce surface pollutants to an acceptable level prior to discharge to sensitive areas. Plans for such improvements shall be submitted to and subject to the approval of the City Engineer. Said plans shall include but not be limited to notifying prospective owners and tenants of the following:

    a. All owners and tenants shall coordinate efforts to establish or work with established disposal programs to remove and properly dispose of toxic and hazardous waste products.

    b. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, and other such fluids shall not be discharged into any street, public or private, or into storm drain or storm water conveyance systems. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, County and City requirements as prescribed in their respective containers.

    c. Best Management Practices shall be used to eliminate or reduce surface pollutants when planning any changes to the landscaping and surface improvements.

81. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Pollution Prevention Plan (SWPPP)." The SWPPP shall be in compliance with current requirements and provisions established by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Requirements. The SWPPP shall address measures to reduce

to the maximum extent practicable storm water pollutant runoff during construction of the project. At a minimum, the SWPPP shall:

a. include all content as established by the California Regional Water Quality Control Board requirements;
b. include the receipt of "Notice of Intent" issued by the California Regional Water Quality Control Board;
c. recommend source control and treatment control Best Management Practices (BMPs) that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way or natural drainage course; and
d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to employee education on the proper procedures for handling clean up and disposal of pollutants.

82. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Management Plan (SWMP)." The SWMP shall demonstrate compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), Order 2001-01 issued by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Municipal Code. The SWMP shall address measures to avoid contact or filter said pollutants from storm water, to the maximum extent practicable, for the post-construction stage of the project. At a minimum, the SWMP shall:

a. identify existing and post-development on-site pollutants-of-concern;
b. identify the hydrologic unit this project contributes to and impaired water bodies that could be impacted by this project;
c. recommend source controls and treatment controls that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way;
d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to resident education on the proper procedures for handling clean up and disposal of pollutants;
e. provide calculations to verify numeric sizing criteria is met.
f. ensure long-term maintenance of all post construct BMPs in perpetuity; and
g. identify how post-development runoff rates and velocities from the site will not exceed the pre-development runoff rates and velocities to the maximum extent practicable.

83. Developer shall incorporate into the grading/improvement plans the design for the project drainage outfall end treatments for any drainage outlets where a direct access road for maintenance purposes is not practical. These end treatments shall be designed so as to prevent vegetation growth from obstructing the pipe outfall. Designs may consist of a San Diego Regional Standard Drawing D-41 energy dissipator, or other means deemed appropriate, to the satisfaction of the City Engineer.

84. **That portion of existing right-of-way for College Boulevard that is proposed to be vacated (and rededicated) shall be vacated via the summary street vacation**

procedure pursuant to the California Streets and Highway Code and to the satisfaction of the City Engineer.

Final Map Notes

85. Notes to the following effects shall be placed on the map as non-mapping data:

a. All improvements are privately owned and are to be privately maintained with the exception of the following:

1. College Boulevard;
2. 'A' Streets through 'O' Street;
3. Potable Water mains and appurtenances;
4. Sewer mains and appurtenances;
5. Basin 'BJ';
6. Potable water pressure reducing stations;
7. Recycled Water; and
8. Drainage Facilites.

b. This subdivision contains **two** remainder lots. No building permit shall be issued for **any** remainder lot until it is further subdivided pursuant to the provisions of Title 20 of the Carlsbad Municipal Code.

c. Building permits will not be issued for development of the subject property unless the appropriate agency determines that sewer and water facilities are available.

d. Geotechnical Caution:

The owner of this property on behalf of itself and all of its successors in interest has agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any geological failure, ground water seepage or land subsidence and subsequent damage that may occur on, or adjacent to, this subdivision due to its construction, operation or maintenance.

Water

86. Prior to approval of improvement plans or final map, Developer shall meet with the Fire Marshal to verify all fire protection measures (fire flows, fire hydrant locations, building sprinklers) required to serve the project. All fire hydrants shall be served by public water mains to the satisfaction of the District Engineer.

87. The Developer shall design and construct public facilities within public right-of-way or within minimum 20-feet wide easements granted to the District or the City of Carlsbad. At the discretion of the District Engineer, wider easements may be required for adequate maintenance, access and/or joint utility purposes.

88. Prior to issuance of building permits, Developer shall pay all fees, deposits, and charges for connection to public facilities. Developer shall pay the San Diego County Water Authority capacity charge(s) prior to issuance of Building Permits.

89. **Concurrent with the submittal of the improvement plans,** Developer shall prepare a colored recycled water use map and submit this map to the District Engineer for approval.

90. The Developer shall design landscape and irrigation plans utilizing recycled water as a source. Said plans shall be submitted to the satisfaction of the District Engineer and the Planning Director.

91. The Developer shall install potable water and recycled water services and meters at a location approved by the District Engineer. The locations of said services shall be reflected on public improvement plans.

92. The Developer shall install sewer laterals and clean-outs at a location approved by the District Engineer. The locations of sewer laterals shall be reflected on public improvement plans.

93. The Developer shall design and construct public water, sewer, and recycled water facilities substantially as shown on the Tentative Map to the satisfaction of the District Engineer. Proposed public facilities shall be reflected on public improvement plans.

94. The Developer shall provide separate potable water meters for each lot.

95. **Developer shall submit design drawings prepared by a Registered Engineer for the construction of potable water mains service laterals and meters, appurtenances, and pressure-reducing stations required to serve the project. Said plans shall be prepared to the satisfaction of the District Engineer.**

Fire

96. **Future homes impacted by the Fire Protection Zones shall be required to be constructed to 1-hour fire rated exterior walls and features, in conformance with the Building Code, subject to Fire Marshall approval. Please contact the Carlsbad Fire Department for approved materials and methods. The lots are identified as: Lots 8 through 13, 36 through 38, 42, 43, 58 through 61, 81, 82, 85 through 102, and 107 through 112.**

All subsequent submittals shall indicate that these lots are conditioned by adding the suffix "FR" to the lot designator and shall be noted by lot numbers on the title page of the working drawings.

97. **The following lots shall be required to have installed an approved automatic fire sprinkler system. This condition is set forth as the Fire Department access is in excess of the established limits of CFC Article 9. The lots to be conditioned are identified as: Lots 27, 31, 34 through 36, 38 through 44, 47 through 52, 60 through 62, 66 through 71, 75, 76, 81, 82, 88 through 94, 104, 108, and 109.**

All subsequent submittal Title Sheets shall indicate that these lot numbers are conditioned and state "Fire Sprinkled."

98. **Fire sprinklers are required under the following conditions:**

In accordance with Chapter 9 of the California Fire Code, the centermost portion of the rear first floor of any residence, measured in an approved manner from the nearest public street exceeding one-hundred and fifty (150) feet shall be protected with an approved automatic fire sprinkler system in conformance with NFPA Standard 13D.

99. **The following item shall be included in the CC&Rs:**

The maintenance of common areas and fuel modification areas shall be submitted to the Fire Department for review and approval.

100. **Strict adherence to the adopted City of Carlsbad Landscape Manual for the 60-foot clearance from combustible vegetation is required. There shall be no combustible or wood fencing within 100 feet of native undisturbed vegetation (F.3-6).**

101. **No patio covers, decks or similar structures to homes shall occur within the first twenty (20) – feet of the sixty (60) - foot fuel modification zone unless fire rated or heavy timber materials are utilized and approval of said materials shall be obtained prior to installation from the Building Department.**

102. **In accordance with the City's adopted landscape manual, unless the 60- foot fuel modification zone begins at the property line, Section F.3-2 prohibits tree and shrubs in the first twenty (20) - feet of the sixty (60) - foot zone.**

103. **No more than 20 units may be constructed in any phase without providing two points of access, unless otherwise approved by the Fire Chief or his/her designee.**

<u>Code Reminders</u>

104. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable City ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.

105. Developer shall pay park-in-lieu fees to the City, prior to the approval of the final map as required by Chapter 20.44 of the Carlsbad Municipal Code.

106. Developer shall pay a landscape plan check and inspection fee as required by Section 20.08.050 of the Carlsbad Municipal Code.

107. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal Code Section 18.04.320.

    a. Any signs proposed for this development shall at a minimum be designed in conformance with the City's Sign Ordinance and shall require review and approval of the Planning Director prior to installation of such signs.

108. **The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the Tentative Map are for planning purposes only.** Developer shall pay traffic impact and sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively.

109. The tentative map shall expire twenty-four (24) months from the date this tentative map approval becomes final.

110. Developer shall exercise special care during the construction phase of this project to prevent offsite siltation. Planting and erosion control shall be provided in accordance with Carlsbad Municipal Code Chapter 15.16 (the Grading Ordinance) to the satisfaction of the City Engineer.Some improvements shown on the tentative parcel map and/or required by these conditions are located offsite on property which neither the City nor the owner has sufficient title or interest to permit the improvements to be made without acquisition of title or interest.

112. The Developer shall immediately initiate negotiations to acquire such property. The Developer shall use its best efforts to effectuate negotiated acquisition. If unsuccessful, Developer shall demonstrate to the City Engineer its best efforts, and comply with the requirements of the Carlsbad Municipal Code Section 20.16.095 to notify and enable the City to successfully acquire said property by condemnation.

NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

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PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **20th** day of **October, 2004**, by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITTON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

PLANNING COMMISSION RESOLUTION NO. 5754

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF SITE DEVELOPMENT PLAN SDP 01-10 TO ALLOW THE CONSTRUCTION OF AN 80-UNIT MIXED-RATE APARTMENT PROJECT ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: SDP 01-10

WHEREAS, **Bentley Monarch LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **The Bentley-Monarch Joint Venture; Holly Springs, Ltd.; and Rancho Carlsbad Partners** "Owners," described as

> **That portion of Lot "B" in Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to Map thereof No. 823, filed in the Office of the County Recorder of San Diego County on November 16, 1896, described in a Grant Deed recorded July 9, 1962 as File/Page No. 116406 of Official Records. Except therefrom that portion thereof described in a Grant Deed recorded November 19, 1965 as File/Page No. 210231 of Official Records. Also including portions of Lot "D" and "E" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-00100176 of Official Records. Also including a portion of Lot "B" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-0398027 of Official Records**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Site Development Plan as shown on Exhibits **"A" – "M"** dated **October 20, 2004**, on file in the Planning Department, **CANTARINI RANCH - SDP 01-10** as provided by Chapter 21.06/Section 21.53.120 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did, on the **20th** day of **October, 2004**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Site Development Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Planning Commission **RECOMMENDS APPROVAL of CANTARINI RANCH – SDP 01-10** based on the following findings and subject to the following conditions:

Findings:

1. That the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the General Plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation, in that:

   a. **The proposed 80-unit mixed-rate housing project is consistent with the Residential Medium-High (RMH, 8-15 du/ac) land use designation proposed in conjunction with the Cantarini Ranch development proposal and will help to meet the housing needs of the community.**

   b. **The project is consistent with all City policies and development standards and will be used to satisfy the affordable housing requirements of both the Cantarini Ranch and Holly Springs developments.**

   c. **The project's location adjacent to College Boulevard and the provision of two points of access from a collector street ("C" Street) would not adversely affect the surrounding properties.**

   d. **The site is appropriate for higher-density residential development and complies with the General Plan location criteria for affordable housing in that the site is adjacent to a major arterial (College Boulevard) and other transportation facilities are available (transit bus lines) which provide convenient access to nearby employment areas and commercial services.**

   e. **The project is proposed as a combined off-site project to meet the affordable housing requirements for the Cantarini Ranch and Holly Springs projects and other small projects within the vicinity.**

2. **That the provision of a combined off-site project, located outside of the boundaries of the Sunny Creek Specific Plan, is more feasible that an on-site option due to the**

difficulty in integrating an affordable housing product type within an area designated for residential estate type of development which would result in extreme differences in price and product type disparity.

3. That the site for the intended use is adequate in size and shape to accommodate the use, in that **the project complies with all City policies and standards including the RD-M Zone.**

4. That all yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained, in that **all required setbacks have been provided, a 40-foot average landscape buffer is provided along College Boulevard, two points of access are provided to the site to ensure for adequate emergency access, landscaping has been integrated throughout the site, parking spaces are located in close proximity to the apartments, and a variety of recreation facilities are integrated into the plan.**

5. That the street systems serving the proposed use is adequate to properly handle all traffic generated by the proposed use, in that **the public streets will be improved to full width with curbs, gutters, sidewalks, and that the proposed streets have been demonstrated to be adequate to accommodate the traffic generated by this project through approval of the Cantarini/Holly Springs Joint EIR – EIR 02-02.**

6. **That the project is consistent with the Housing Element of the General Plan and the Inclusionary Housing Ordinance as the Developer has been conditioned to enter into an Affordable Housing Agreement to provide and deed restrict 40 dwelling units as affordable to lower-income households.**

7. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **15** and all City public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding: sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

   a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.

   b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44, and will be collected prior to issuance of building permit.

   c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

8. That the project is consistent with the City's Landscape Manual (Carlsbad Municipal Code Section 14.28.020 and Landscape Manual Section I B).

9. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **issuance of a grading or building permit.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Site Development Plan.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Site Development Plan** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Site Development Plan**, (b) City's approval or issuance of any permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

6. Developer shall submit to **the Planning Director** a reproducible 24" x 36" mylar copy of the **Site Plan** reflecting the conditions approved by the final decision making body.

7. Developer shall include, as part of the plans submitted for any permit plan check, a reduced legible version of all approving resolutions in a 24" x 36" blueline drawing format (including any applicable Coastal Commission approvals).

8. Prior to the issuance of a building permit, the Developer shall provide proof to the Director from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

9. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **15** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

10. **Prior to issuance of a building permit, the Final Map for CT 00-18 shall be approved and recorded.**

11. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 01-09, ZC 00-05, CT 00-18, HDP 00-09 and SUP 00-09** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5751, 5752, 5753, 5755 and 5756** for those other approvals incorporated herein by reference.

12. This approval shall become null and void if building permits are not issued for this project within 18 months from the date of approval of the **Final Map for CT 00-18**.

13. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the City that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy.

14. Prior to the approval of the final map for any phase of this project, or where a map is not being processed, prior to the issuance of building permits for any lots or units, the Developer shall enter into an Affordable Housing Agreement with the City to provide and deed restrict **40** dwelling units as affordable to lower-income households **at 70% or lower AMI** for 55 years, in accordance with the requirements and process set forth in Chapter 21.85 of the Carlsbad Municipal Code. The draft Affordable Housing Agreement shall be submitted to the Planning Director no later than 60 days prior to the request to final the map. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.

15. **At least 10% of the units designated for low-income housing shall have three or more bedrooms.**

16. **The combined project is intended to satisfy the inclusionary housing requirements for the Cantarini Ranch and Holly Springs developments as follows:**

Cantarini Ranch – 19 units
Holly Springs – 8 units
Multi-family project – 8 units

Any excess low-income housing units may be used to satisfy the inclusionary housing requirements for other developments within the northeast quadrant, subject to City Council approval, as provided for in the Affordable Housing Agreement.

17. Developer shall construct the required inclusionary units concurrent with the project's market rate units, unless both the final decision making authority of the City and the Developer agree within an Affordable Housing Agreement to an alternate schedule for development.

18. Developer shall submit and obtain Planning Director approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the City's Landscape Manual. Developer shall construct and install all landscaping as shown on the approved Final Plans, and maintain all landscaping in a healthy and thriving condition, free from weeds, trash, and debris. **Native plants shall be used adjacent to the open space areas to the greatest extent feasible.**

19. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Department and accompanied by the project's building, improvement, and grading plans.

20. **Prior to approval of a building permit, the Developer shall record a permanent easement for public use of the community trail located on the northeast boundary of the site. The trail shall be constructed as a private trail for public use and the obligation for construction, maintenance and liability shall be the responsibility of the property owner.**

21. Developer shall provide bus stops to service this development at locations and with reasonable facilities to the satisfaction of the North County Transit District and the Planning Director. Said facilities, if required, shall be free from advertising and shall include at a minimum include a bench and a pole for the bus stop sign. The facilities shall be designed to enhance or be consistent with basic architectural theme of the project.

22. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **15,** pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.

23. All roof appurtenances, including air conditioners, shall be architecturally integrated and concealed from view and the sound buffered from adjacent properties and streets, in substance as provided in Building Department Policy No. 80-6, to the satisfaction of the Directors of Community Development and Planning.

24. Prior to occupancy of the first dwelling unit the Developer shall provide all required passive and active recreational areas per the approved plans, including landscaping and recreational facilities.

25. Developer shall report, in writing, to the Planning Director within 30 days, any address change from that which is shown on the permit application.

26. Prior to the issuance of the **building permit**, Developer shall submit to the City a Notice of Restriction to be filed in the office of the County Recorder, subject to the satisfaction of the Planning Director, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Site Development Plan** by Resolution No. **5754** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction. The Planning Director has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

27. Prior to the issuance of building permits, the Developer shall prepare and record a Notice that this property may be subject to noise impacts from the proposed or existing Transportation Corridor **(College Boulevard)**, in a form meeting the approval of the Planning Director and City Attorney (see Noise Form #1 on file in the Planning Department).

28. Prior to the issuance of building permits, the Developer shall prepare and record a Notice that this property is subject to overflight, sight and sound of aircraft operating from McClellan-Palomar Airport, in a form meeting the approval of the Planning Director and the City Attorney (see Noise Form #2 on file in the Planning Department).

29. Developer shall post aircraft noise notification signs in all **rental offices** associated with the new development. The number and locations of said signs shall be approved by the Planning Director (see Noise Form #3 on file in the Planning Department).

30. Developer shall construct trash receptacle and recycling areas enclosed by a six-foot high masonry wall with gates pursuant to City Engineering Standards and Carlsbad Municipal Code Chapter 21.105. Location of said receptacles shall be approved by the Planning Director. Enclosure shall be of similar colors and/or materials to the project to the satisfaction of the Planning Director.

31. No outdoor storage of materials shall occur onsite unless required by the Fire Chief. When so required, the Developer shall submit and obtain approval of the Fire Chief and the Planning Director of an Outdoor Storage Plan, and thereafter comply with the approved plan.

32. Developer shall submit and obtain Planning Director approval of an exterior lighting plan including parking areas. All lighting shall be designed to reflect downward and avoid any impacts on adjacent homes or property.

33. Developer shall construct, install and stripe not less than **175** parking spaces, as shown on **Exhibit "C."**

34. **All visitor parking spaces shall be striped a different color than the assigned resident parking spaces and shall be clearly marked in a manner approved by the Planning Director.**

35. **The management company shall ensure that there is no outdoor storage of household goods, sports equipment, etc. on balconies and/or patios except for barbeques, outdoor tables and chairs, or similar types of furniture commonly found on patios.**

36. **Architectural features needed to achieve the interior noise standard of 45 dBA CNEL shall be noted on the building plans. A statement certifying that the required architectural features have been incorporated into the building plans, signed by the acoustical analyst/acoustician shall be located on the building plans. The architect shall also include his registration stamp in addition to the required signature. All noise level reduction architectural components shall be shown on the architectural building plans, and shall be approved.**

Engineering:

General

37. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, Developer shall apply for and obtain approval from, the City Engineer for the proposed haul route.

38. Prior to issuance of any building permit, Developer shall comply with the requirements of the City's anti-graffiti program for wall treatments if and when such a program is formally established by the City.

Fees/Agreements

39. **Prior to issuance of grading permits or building permits for this project, whichever occurs first, improvements to College Boulevard and 'C' Street, pursuant to CT 00-18, shall be approved and substantially complete to the satisfaction of the City Engineer. This project shall be served by an improved roadway and operational underground facilities (sewer, water, dry utilities, etc.) prior to development permits.**

Grading

40. Based upon a review of the proposed grading and the grading quantities shown on the

Tentative Map, a grading permit for this project is required. Developer shall apply for and obtain a grading permit from the City Engineer prior to issuance of a building permit for the project.

41. **Developer shall obtain a precise grading permit to the satisfaction of the City Engineer.**

42. Prior to the issuance of a grading permit or building permit, whichever occurs first, Developer shall submit to the City Engineer proof that a Notice of Intention for the start of work has been submitted to the State Water Resources Control Board.

Dedications/Improvements

43. **All public infrastructure necessary to serve this project, including but not limited to public streets and underground utilities as shown on the Tentative Map, shall be constructed to the satisfaction of the City Engineer.**

44. Developer shall cause Owner to dedicate to the City and/or other appropriate entities for all public streets and other easements shown on the Tentative Map. The offer shall be made by a certificate on the Final Map. All land so offered shall be offered free and clear of all liens and encumbrances and without cost. Streets that already public are not required to be rededicated.

45. Additional drainage easements may be required. Developer shall dedicate and provide or install drainage structures, as may be required by the City Engineer, prior to or concurrent with any grading or building permit.

46. Developer shall execute a City standard Development Improvement Agreement to install and secure with appropriate security as provided by law, public improvements shown on the Tentative Map and the following improvements including, but not limited to paving, base, sidewalks, curbs and gutters, medians, signing and striping, traffic control, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, retaining walls and reclaimed water, constructed to City Standards and to the satisfaction of the City Engineer. The improvements are:

    a. **Public potable water lines and appurtenances as shown on the Site Plan.**
    b. **Public sewer lines and appurtenances as shown on the Site Plan.**

    Improvements listed above shall be constructed within 18 months of approval of the development improvement agreement or such other time as provided in said agreement.

47. Developer shall comply with the City's requirements of the National Pollutant Discharge Elimination System (NPDES) permit, **latest version**. Developer shall provide improvements constructed pursuant to best management practices as referenced in the "California Storm Water Best Management Practices Handbook" to reduce surface pollutants to an acceptable level prior to discharge to sensitive areas. Plans for such improvements shall be submitted to and subject to the approval of the City Engineer. Said plans shall include but not be limited to notifying prospective owners and tenants of

the following:

a. All owners and tenants shall coordinate efforts to establish or work with established disposal programs to remove and properly dispose of toxic and hazardous waste products.

b. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, and other such fluids shall not be discharged into any street, public or private, or into storm drain or storm water conveyance systems. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, County and City requirements as prescribed in their respective containers.

c. Best Management Practices shall be used to eliminate or reduce surface pollutants when planning any changes to the landscaping and surface improvements.

48. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Pollution Prevention Plan (SWPPP)." The SWPPP shall be in compliance with current requirements and provisions established by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Requirements. The SWPPP shall address measures to reduce to the maximum extent practicable storm water pollutant runoff during construction of the project. At a minimum, the SWPPP shall:

a. include all content as established by the California Regional Water Quality Control Board requirements;
b. include the receipt of "Notice of Intent" issued by the California Regional Water Quality Control Board;
c. recommend source control and treatment control Best Management Practices (BMPs) that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way or natural drainage course; and
d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to employee education on the proper procedures for handling clean up and disposal of pollutants.

49. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Management Plan (SWMP)." The SWMP shall demonstrate compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), Order 2001-01 issued by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Municipal Code. The SWMP shall address measures to avoid contact or filter said pollutants from storm water, to the maximum extent practicable, for the post-construction stage of the project. At a minimum, the SWMP shall:

a. identify existing and post-development on-site pollutants-of-concern;

b. identify the hydrologic unit this project contributes to and impaired water bodies that could be impacted by this project;

c. recommend source controls and treatment controls that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way;

d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to resident education on the proper procedures for handling clean up and disposal of pollutants;

e. provide calculations to verify numeric sizing criteria is met.

f. ensure long-term maintenance of all post construct BMPs in perpetuity; and

g. identify how post-development runoff rates and velocities from the site will not exceed the pre-development runoff rates and velocities to the maximum extent practicable.

50. Developer shall design, to the satisfaction of the City Engineer, for the structural section for the access aisles with a traffic index of 5.0 in accordance with City Standards due to truck access through the parking area and/or aisles with an ADT greater than 500. The structural pavement design of the aisle ways shall be submitted together with required R-value soil test information and approved by the City Engineer as part of the building or grading plan review whichever occurs first.

Water

51. Prior to approval of improvement plans or final map, Developer shall meet with the Fire Marshal to verify all fire protection measures (fire flows, fire hydrant locations, building sprinklers) required to serve the project. All fire hydrants shall be served by public water mains to the satisfaction of the District Engineer.

52. The Developer shall design and construct public facilities within public right-of-way or within minimum 20-feet wide easements granted to the District or the City of Carlsbad. At the discretion of the District Engineer, wider easements may be required for adequate maintenance, access and/or joint utility purposes.

53. Prior to issuance of building permits, Developer shall pay all fees, deposits, and charges for connection to public facilities. Developer shall pay the San Diego County Water Authority capacity charge(s) prior to issuance of Building Permits.

54. The Developer shall design landscape and irrigation plans utilizing recycled water as a source. Said plans shall be submitted to the satisfaction of the District Engineer and the Planning Director.

55. The Developer shall install potable water and recycled water services and meters at a location approved by the District Engineer. The locations of said services shall be reflected on public improvement plans.

56. The Developer shall install sewer laterals and clean-outs at a location approved by the District Engineer. The locations of sewer laterals shall be reflected on public improvement plans.

57. The Developer shall design and construct public water, sewer, and recycled water facilities substantially as shown on the Tentative Map to the satisfaction of the District Engineer. Proposed public facilities shall be reflected on public improvement plans.

58. **Developer shall submit design drawings prepared by a Registered Engineer for the construction of potable water mains service laterals and meters, appurtenances required to serve the project. Said plans shall be prepared to the satisfaction of the District Engineer.**

Fire:

59. **All buildings shall be required to have installed an approved automatic fire sprinkler system. The title sheet shall indicate that the lot is so conditioned and shall state "Fire Sprinklered."**

60. **The following item shall be included CC&Rs:**

The maintenance of common areas and fuel modification areas shall be submitted to the Fire Department for review and approval.

61. **Strict adherence to the adopted City of Carlsbad Landscape Manual for the 60-foot clearance from combustible vegetation is required. There shall be no combustible or wood fencing within 100 feet of native undisturbed vegetation (F.3-6).**

62. **No patio covers, decks or similar structures to homes shall occur within the fuel modification zone unless fire rated or heavy timber materials are utilized. Approval of said materials shall be obtained prior to installation from the Building Department.**

63. **Please note that in accordance with the City's adopted landscape manual, unless the 60- foot fuel modification zone begins at the property line, Section F.3-2 prohibits tree and shrubs in the first twenty (20) - feet of the sixty (60) - foot zone.**

64. **No more than 20 units may be constructed in any phase without providing two points of access, unless otherwise approved by the Fire Chief or his/her designee.**

Code Reminders

65. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable City ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.

66. Developer shall pay a landscape plan check and inspection fee as required by Section 20.08.050 of the Carlsbad Municipal Code.

67. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal Code Section 18.04.320.

68. Any signs proposed for this development shall at a minimum be designed in conformance with the City's Sign Ordinance and shall require review and approval of the Planning Director prior to installation of such signs.

69. Developer shall exercise special care during the construction phase of this project to prevent offsite siltation. Planting and erosion control shall be provided in accordance with Carlsbad Municipal Code Chapter 15.16 (the Grading Ordinance) to the satisfaction of the City Engineer.

70. Developer shall pay a landscape plan check and inspection fee as required by Section 20.08.050 of the Carlsbad Municipal Code.

71. The project shall comply with the latest non-residential disabled access requirements pursuant to Title 24 of the State Building Code. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal Code Section 18.04.320.

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

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PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **20th** day of **October 2004**, by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

PLANNING COMMISSION RESOLUTION NO. 5755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA RECOMMENDING APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT HDP 00-09 ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND NORTH OF EL CAMINO REAL IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO.: HDP 00-09

WHEREAS, **Bentley Monarch LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **The Bentley-Monarch Joint Venture; Holly Springs, Ltd.; and Rancho Carlsbad Partners** "Owners," described as

> **That portion of Lot "B" in Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to Map thereof No. 823, filed in the Office of the County Recorder of San Diego County on November 16, 1896, described in a Grant Deed recorded July 9, 1962 as File/Page No. 116406 of Official Records. Except therefrom that portion thereof described in a Grant Deed recorded November 19, 1965 as File/Page No. 210231 of Official Records. Also including portions of Lot "D" and "E" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-00100176 of Official Records. Also including a portion of Lot "B" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-0398027 of Official Records**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Hillside Development Permit as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Carlsbad Planning Department, **CANTARINI RANCH – HDP 00-09,** as provided by Chapter 21.95 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did on the **20th** day of **October 2004**, consider said request; and

WHEREAS, at said hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Hillside Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **CANTARINI RANCH – HDP 00-09** based on the following findings and subject to the following conditions:

Findings:

1. That hillside conditions have been properly identified on the constraints map which show existing and proposed conditions and slope percentages.

2. That undevelopable areas of the project, i.e. slopes over 40%, have been properly identified on the constraints map;

3. That the development proposal is consistent with the intent, purpose, and requirements of the Hillside Ordinance, Chapter 21.95, in that **the hillside conditions are properly identified and are incorporated in the design of the subdivision; the project is designed to relate to the slope of the land; highly visible slopes will be contour graded; the alteration of the natural hillsides will be done in an environmentally sensitive manner to preserve steep slopes and wildlife habitats; and the project will implement NPDES measures to reduce runoff and avoid erosion.**

4. That the proposed development or grading will not occur in the undevelopable portions of the site pursuant to provisions of Section 21.53.230, in that **no grading will occur in areas with natural slopes over 40%.**

5. That the project design substantially conforms to the intent of the concepts illustrated in the Hillside Development Guidelines Manual, in that **on-site grading is within the acceptable quantity range with 7,360 cy/acre; no slopes over 40 feet in height are being created as a result of the grading scheme with the exception of a small portion of slope near Lot 17 facing College Boulevard which is 43.5 feet but is exempt since it is necessary for the construction of a Circulation Element Roadway (College Boulevard); lots requiring a slope edge building setback from top of slope for future residential construction have been identified on the tentative map, and all manufactured slopes will be landscaped in accordance with the City's Landscape Guidelines Manual.**

6. That the project design and lot configuration minimizes disturbance of hillside lands, in that **the significant slope and sensitive habitat areas are being preserved in open space.**

7. That the site **has** unusual geotechnical or soil conditions that necessitate corrective work that may require significant amounts of grading **in that the site contains compressible soils which require corrective grading measures.**

8. That the proposed modification **allowing a retaining wall up to 19.8 feet west of "I" Street** will result in significantly more open space or undisturbed area than would a strict adherence to the requirements of the ordinance, in that **the retaining wall will reduce grading impacts to the adjacent wetlands area.**

Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of grading permit, whichever occurs first.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Hillside Development Permit.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Hillside Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 01-09, ZC 00-05, CT 00-18, SDP 01-10 and SUP 00-09** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5751, 5752, 5753, 5754 and 5756** for those other approvals incorporated herein by reference.

4. **Plantable retaining walls shall be constructed with a natural earth-tone material and shall be planted with non-invasive, native plant materials.**

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NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **20th** day of **October 2004**, by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

PLANNING COMMISSION RESOLUTION NO. 5756

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A FLOODPLAIN SPECIAL USE PERMIT TO CONSTRUCT OFF-SITE ROADWAY, BRIDGE AND DRAINAGE IMPROVEMENTS ON PROPERTY GENERALLY LOCATED EAST OF THE COLLEGE BOULEVARD/CANNON ROAD INTERSECTION AND NORTH OF THE COLLEGE BOULEVARD/SUNNY CREEK ROAD INTERSECTION IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: CANTARINI RANCH
CASE NO: SUP 00-09

WHEREAS, **Bentley Monarch LLC**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **The Bentley-Monarch Joint Venture; Holly Springs, Ltd.; and Rancho Carlsbad Partners** "Owners," described as

> **That portion of Lot "B" in Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to Map thereof No. 823, filed in the Office of the County Recorder of San Diego County on November 16, 1896, described in a Grant Deed recorded July 9, 1962 as File/Page No. 116406 of Official Records. Except therefrom that portion thereof described in a Grant Deed recorded November 19, 1965 as File/Page No. 210231 of Official Records. Also including portions of Lot "D" and "E" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-00100176 of Official Records. Also including a portion of Lot "B" of said Map No. 823, described in a Grant Deed recorded September 7, 1995, as Doc. # 1995-0398027 of Official Records**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Floodplain Special Use Permit as shown on Exhibits **"A" – "II"** dated **October 20, 2004**, on file in the Planning Department, **CANTARINI RANCH – SUP 00-09**, as provided by Chapter 21.110 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did on the **20th** day of **October, 2004** hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Floodplain Special Use Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES CANTARINI RANCH – SUP 00-09**, based on the following findings and subject to the following conditions:

Findings:

1. The site is reasonable safe from flooding in that **the 100-year high water surface elevation will be below the proposed bridge and the drainage improvements are part of an overall plan to reduce peak flows that impact Rancho Carlsbad Mobile Home Park.**

2. The project as proposed has been designed to minimize the flood hazard to the habitable portions of the structure in that **there are no habitable structures proposed within the 100-year flood plain.**

3. The proposed project does not create a hazard for adjacent or upstream properties or structures in that **the project will not significantly raise the level of the 100-year flood plain and will not adversely affect the existing flood plain limits.**

4. The proposed project does not create any additional hazard or cause adverse impacts to downstream properties or structures in that **the project will not significantly raise the level of the 100-year flood plain and a LOMR will be required to be processed through FEMA once the bridge and drainage improvements are complete.**

5. The proposed project does not reduce the ability of the site to pass or handle a base flood of 100- year frequency.

6. The proposed project taken together with all the other known, proposed and anticipated projects will not increase the water surface elevation of the base flood more than one foot at any point.

7. All other required state and federal permits **have been or will be** obtained **prior to commencement of construction.**

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Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of grading permit, whichever occurs first.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Special Use Permit.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Special Use Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 01-09, ZC 00-05, CT 00-18, SDP 01-10 and HDP 00-09** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5751, 5752, 5753, 5754 and 5755** for those other approvals incorporated herein by reference.

Engineering:

4. **Prior to issuance of a Grading Permit, Developer shall apply for and receive approval of a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) related to the proposed College Boulevard bridge encroachments within the floodplain. Proof of CLOMR approval shall be provided to the satisfaction of the City Engineer.**

5. **Once construction of the College Boulevard bridge is completed and before final occupancy permits issued, Developer shall submit, process and receive approval of a Letter of Map Revision (LOMR) to document, with FEMA, the work has been accomplished. Proof of LOMR approval shall be provided to the satisfaction of the City Engineer.**

6. **Developer shall process and obtain approval from the Federal Emergency Management Agency (FEMA) a Conditional Letter of Map Revision (CLOMR) regarding the modifications to flood inundation limits associated with constructing Basin 'BJ' just east of the intersection of College Blvd and Cannon Road.**

7. **Once construction of Basin 'BJ' is completed and before final occupancy permits issued, Developer shall submit, process and receive approval of a Letter of Map Revision (LOMR) to document, with FEMA, the work has been accomplished. Proof of LOMR approval shall be provided to the satisfaction of the City Engineer.**

NOTICE

Please take **NOTICE** that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of final approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

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PASSED, APPROVED AND ADOPTED at a regular meeting of the planning Commission of the City of Carlsbad, California, held on the **20th** day of **October, 2004** by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITTON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

PLANNING COMMISSION RESOLUTION NO. 5759

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF CARLSBAD TRACT CT 00-21 TO SUBDIVIDE A 119.85 ACRE SITE INTO 43 RESIDENTIAL LOTS, SIX OPEN SPACE LOTS, FOUR HOA-MAINTAINED LOTS, AND ONE 19.3 ACRE REMAINDER PARCEL ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND SOUTH OF FUTURE CANNON ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: HOLLY SPRINGS
CASE NO.: CT 00-21

WHEREAS, **David M. Bentley**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Holly Springs, Ltd.** "Owner," described as

> **Those portions of Lots "D" and "E" of Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to map thereof no. 823, filed in the Office of the County Recorder of San Diego, November 16, 1896**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map as shown on Exhibits **"A" – "O"** dated **October 20, 2004**, on file in the Planning Department **HOLLY SPRINGS – CT 00-21**, as provided by **Chapter 20.12** of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did, on the **20th** day of **October, 2004**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **HOLLY SPRINGS – CT 00-21,** based on the following findings and subject to the following conditions:

Findings:

1. That the proposed map and the proposed design and improvement of the subdivision as conditioned, is consistent with and satisfies all requirements of the General Plan, any applicable specific plans, Titles 20 and 21 of the Carlsbad Municipal Code, and the State Subdivision Map Act, and will not cause serious public health problems, in that **the project is consistent with all requirements of Titles 20 and 21 governing lot size and configuration and has been designed to comply with all applicable City regulations, including the General Plan and the Sunny Creek Specific Plan (SP 191).**

2. That the proposed project is compatible with the surrounding future land uses since surrounding properties are designated for **open space and residential** development on the General Plan **with a comparable density.**

3. That the site is physically suitable for the type and density of the development since the site is adequate in size and shape to accommodate residential development at the density proposed, in that **all required development standards and design criteria required by the applicable zoning ordinances are incorporated into the project without the need for variances from development standards.**

4. That the design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, or acquired by the public at large, for access through or use of property within the proposed subdivision, in that **the project has been designed and conditioned such that there are no conflicts with established easements.**

5. That the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act).

6. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, in that **the lots** are oriented **to allow for solar exposure and take advantage of prevailing breezes.**

7. That the Planning Commission has considered, in connection with the housing proposed by this subdivision, the housing needs of the region, and balanced those housing needs against the public service needs of the City and available fiscal and environmental resources.

8. That the design of the subdivision and improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, in that **the project will implement all required mitigation measures contained in EIR 02-02 and the Mitigation Monitoring and Reporting Program for the Cantarini Ranch/Holly Springs Joint EIR.**

9. That the discharge of waste from the subdivision will not result in violation of existing California Regional Water Quality Control Board requirements, in that **the project has been designed in accordance with the Best Management Practices for water quality protection in accordance with the City's sewer and drainage standards and the project is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) requirements.**

10. The **Planning Commission** finds that the project, as conditioned herein, is in conformance with the Elements of the City's General Plan and Specific Plan **SP-191** based on the facts set forth in the staff report dated **October 20, 2004, incorporated herein by reference.**

    a. Land Use - **The project is consistent with the City's General Plan since the proposed density of 0.47 du/ac is within the density range of 0 - 4 du/ac (RLM) specified for the site as indicated in the Land Use Element of the General Plan. The Open Space (OS) land use designation is being applied to the hardline preserve areas, consistent with the City's draft Habitat Management Plan.**

       The project's proposed density is below the Growth Management Control Point of 2.88 assigned to properties within SP 191 and 3.2 du/ac for other RLM designated properties used for the purpose of calculating the City's compliance with Government Code Section 65584. However, consistent with Program 3.8 of the City's certified Housing Element, all of the dwelling units, which were anticipated toward achieving the City's share of the regional housing need that are not utilized by developers in approved projects, are deposited in the City's Excess Dwelling Unit Bank. These excess dwelling units are available for allocation to other projects. Accordingly, there is no net loss of residential unit capacity and there are adequate properties identified in the Housing Element allowing residential development with a unit capacity, including second dwelling units, adequate to satisfy the City's share of the regional housing need.

    b. Circulation – **The project will be required to construct new public streets from College Boulevard in order to provide access to the site.**

    c. Housing – **The project is consistent with the Housing Element of the General Plan and the Inclusionary Housing Ordinance as the developer has been conditioned to enter into an Affordable Housing Agreement to provide eight (8) affordable housing units in the Cantarini Ranch combined off-site affordable housing project in order to satisfy its 15% inclusionary housing requirement.**

    d. Open Space and Conservation – **The proposed open space preserve areas are "equal to or better" than the "hardline areas" identified in the City's draft Habitat Management Plan and these open space areas will be managed by an appropriate conservation entity with adequate funds for long-term biological management consistent with the HMP.**

11. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local Facilities Management Plan for Zone **15 as amended herewith** and all City public facility policies and ordinances. The project includes elements or has been conditioned to construct or provide funding to ensure that all facilities and improvements regarding: sewer collection and treatment; water; drainage; circulation; fire; schools; parks and other recreational facilities; libraries; government administrative facilities; and open space, related to the project will be installed to serve new development prior to or concurrent with need. Specifically,

    a. The project has been conditioned to provide proof from the **Carlsbad Unified** School District that the project has satisfied its obligation for school facilities.

    b. Park-in-lieu fees are required by Carlsbad Municipal Code Chapter 20.44, and will be collected prior to issuance of building permit.

    c. The Public Facility fee is required to be paid by Council Policy No. 17 and will be collected prior to the issuance of building permit.

12. The project has been conditioned to pay any increase in public facility fee, or new construction tax, or development fees, and has agreed to abide by any additional requirements established by a Local Facilities Management Plan prepared pursuant to Chapter 21.90 of the Carlsbad Municipal Code. This will ensure continued availability of public facilities and will mitigate any cumulative impacts created by the project.

13. This project has been conditioned to comply with any requirement approved as part of the Local Facilities Management Plan for Zone **15**.

14. That the project is consistent with the City's Landscape Manual (Carlsbad Municipal Code Section 14.28.020 and Landscape Manual Section I B).

15. That all necessary public facilities required by the Growth Management Ordinance will be constructed or are guaranteed to be constructed concurrently with the need for them created by this project and in compliance with adopted City standards.

16. The Planning Commission hereby finds that all development in Carlsbad benefits from the Habitat Management Plan, which is a comprehensive conservation plan and implementation program that will facilitate the preservation of biological diversity and provide for effective protection and conservation of wildlife and plant species while continuing to allow compatible development in accordance with Carlsbad's Growth Management Plan. Preservation of wildlife habitats and sensitive species is required by the Open Space and Conservation Element of the City's General Plan which provides for the realization of the social, economic, aesthetic and environmental benefits from the preservation of open space within an increasingly urban environment. Moreover, each new development will contribute to the need for additional regional infrastructure that, in turn, will adversely impact species and habitats. The In-Lieu Mitigation Fee imposed on all new development within the City is essential to fund implementation of the City's Habitat Management Plan.

17. That the City has adopted a Citywide Trails Program and a segment of the trail network is associated with this project. The applicant shall prepare and submit a trail plan for approval by the Park and Recreation Director prior to construction. Construction shall be inspected to ensure conformity with the Standards for Design and Construction of Public Works Improvements in the City of Carlsbad ("Standards"); Trail Construction Standards; and the approved plans.

18. That the property cannot be served adequately with a public street without panhandle lots due to unfavorable conditions resulting from unusual topography, surrounding land development, or lot configuration, in that **the panhandle lot configuration is desired to reduce grading impacts to sensitive vegetation communities, to maintain the natural topography and ridgelines of the property, and to provide a rural estate character in accordance with the Sunny Creek Specific Plan.**

19. That subdivision with panhandle lots will not preclude or adversely affect the ability to provide full public street access to other properties within the same block of the subject property, in that **the proposed public streets provide access to adjacent properties and the lot sizes are such that no future subdivisions will occur.**

20. That the buildable portion of **Lots 6, 8, 23, and 24, excluding the panhandle**, consists of **over one-half acre**, which meets the requirements of Section 21.10.080(c) of the Carlsbad Municipal Code.

21. That the front, side, and rear property lines of the buildable lot, for purposes of determining required yards, are as shown on Exhibits **"E and F."**

22. That any panhandle lot hereby approved satisfies all the requirements of Section 21.10.080(d) of the Carlsbad Municipal Code.

23. **That the subdivision is consistent with the development standards of SP 191 including: 1) preserving the rural and natural characteristics of the area; 2) designing property lines in keeping with the natural terrain by following natural drainage courses, ridge lines and tops of graded slopes, wherever practicable; and 3) by creating buildable lots with usable access without undue alteration of the terrain.**

24. The Planning Commission has reviewed each of the exactions imposed on the Developer contained in this resolution, and hereby finds, in this case, that the exactions are imposed to mitigate impacts caused by or reasonably related to the project, and the extent and the degree of the exaction is in rough proportionality to the impact caused by the project.

Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of grading permit, whichever occurs first.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all

future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Tentative Tract Map.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Tentative Tract Map** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance.

4. If any condition for construction of any public improvements or facilities, or the payment of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are challenged, this approval shall be suspended as provided in Government Code Section 66020. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

5. Developer shall implement, or cause the implementation of, the **Cantarini Ranch/Holly Springs Joint EIR (EIR 02-02)** Project Mitigation Monitoring and Reporting Program.

6. Developer shall implement, or cause the implementation of, the **Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4, and Detention Basins EIR (EIR 98-02)** Project Mitigation Monitoring and Reporting Program **for the construction of College Boulevard Reach A, bridge over Agua Hedionda Creek, Basin BJ, and associated drainage improvements.**

7. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Carlsbad, its Council members, officers, employees, agents, and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map**, (b) City's approval or issuance of any permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and (c) Developer/Operator's installation and operation of the facility permitted hereby, including without limitation, any and all liabilities arising from the emission by the facility of electromagnetic fields or other energy waves or emissions. This obligation survives until all legal proceedings have been concluded and continues even if the City's approval is not validated.

8. Developer shall submit to **Planning Department** a reproducible 24" x 36" mylar copy of the **Tentative Map** reflecting the conditions approved by the final decision making body.

9. Prior to the issuance of a building permit, the Developer shall provide proof to the Director from the **Carlsbad Unified** School District that this project has satisfied its obligation to provide school facilities.

10. This project shall comply with all conditions and mitigation measures which are required as part of the Zone **15** Local Facilities Management Plan and any amendments made to that Plan prior to the issuance of building permits.

11. Building permits will not be issued for this project unless the local agency providing water and sewer services to the project provides written certification to the City that adequate water service and sewer facilities, respectively, are available to the project at the time of the application for the building permit, and that water and sewer capacity and facilities will continue to be available until the time of occupancy. **A note to this effect shall be placed on the Final Map.**

12. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 00-06, ZC 00-09, and HDP 00-12,** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5757, 5758, and 5760** for those other approvals incorporated herein by reference.

13. As a condition of this approval, applicant must comply with the requirements of all regulatory agencies having jurisdiction over the project and any mitigation requirements of the environmental documents for the project. Pursuant to Government Code section 65871 and Carlsbad Municipal Code Title 20, Chapter 20.04, section 20.04.140 applicant shall grant a conservation easement for the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable populations of certain species thereof, in accordance with the City's adopted Habitat Management Plan.

14. Prior to the recordation of the Final Map(s), the Developer shall execute a document or documents, to the satisfaction of the Planning Director and the City Attorney, in relation to the open space habitat **Lots 10, 18, 27, 47, 48 and 53** to ensure the following:

    a. Select a conservation entity, subject to the approval by the Planning Director, that possesses the necessary qualifications to hold title to the open space lots and ensure management of the open space lots for conservation purposes.

    b. Prepare a Property Analysis Record (PAR) or other method acceptable to the Planning Director for estimating the costs of management and monitoring of the open space lots in perpetuity.

    c. Based on the results of the PAR, provide a non-wasting endowment, or other financial mechanism acceptable to the Planning Director and Wildlife Agencies, to the selected conservation entity in an amount sufficient for management and monitoring of the open space lots in perpetuity.

    d. Transfer fee title to the open space lots to the selected conservation entity, or execute a document to ensure the future transfer of ownership of the open space lots along with the non-wasting endowment, to the City or its designee, to provide

for the management, monitoring, and conservation of the open space lots in perpetuity consistent with the Carlsbad HMP.

15. This project has been found to result in impacts to wildlife habitat or other lands, such as agricultural land, which provide some benefits to wildlife, as documented in the City's Habitat Management Plan and the environmental analysis for this project. Developer is aware that the City has adopted an In-lieu Mitigation Fee consistent with Section E.6 of the Habitat Management Plan and City Council Resolution No. 2000-223 to fund mitigation for impacts to certain categories of vegetation and animal species. The Developer is further aware that the City has determined that all projects will be required to pay the fee in order to be found consistent with the Habitat Management Plan and the Open Space and Conservation Element of the General Plan. The fee becomes effective following final approval of the Habitat Management Plan. The City is currently updating the fee study, which is expected to result in an increase in the amount of the fee. If the Habitat Management Plan is approved, then the Developer or Developer's successor(s) in interest shall pay the adjusted amount of the fee. The fee shall be paid prior to recordation of a final map, or issuance of a grading permit or building permit, whichever occurs first. If the In-lieu Mitigation Fee for this project is not paid, this project will not be consistent with the Habitat Management Plan and the General Plan and any an all approvals for this project shall become null and void.

16. Prior to the approval of the final map for any phase of this project, or where a map is not being processed, prior to the issuance of building permits for any lots or units, the Developer shall enter into an Affordable Housing Agreement with the City **to provide eight (8) affordable housing units** in the **Cantarini Ranch 80-unit apartment** housing project in accordance with the requirements and process set forth in Chapter 21.85 of the Carlsbad Municipal Code. The draft Affordable Housing Agreement shall be submitted to the Planning Director no later than 60 days prior to the request to final the map. The recorded Affordable Housing Agreement shall be binding on all future owners and successors in interest.

17. Developer shall submit and obtain Planning Director approval of a Final Landscape and Irrigation Plan showing conformance with the approved Preliminary Landscape Plan and the City's Landscape Manual. Developer shall construct and install all landscaping as shown on the approved Final Plans, and maintain all landscaping in a healthy and thriving condition, free from weeds, trash, and debris. **Native plants shall be used adjacent to the open space areas to the greatest extent feasible.**

18. The first submittal of Final Landscape and Irrigation Plans shall be pursuant to the landscape plan check process on file in the Planning Department and accompanied by the project's building, improvement, and grading plans.

19. Developer shall establish a homeowner's association and corresponding covenants, conditions and restrictions. Said CC&Rs shall be submitted to and approved by the Planning Director prior to final map approval. Prior to issuance of a building permit the Developer shall provide the Planning Department with a recorded copy of the official CC&Rs that have been approved by the Department of Real Estate and the Planning Director. At a minimum, the CC&Rs shall contain the following provisions:

a. General Enforcement by the City. The City shall have the right, but not the obligation, to enforce those Protective Covenants set forth in this Declaration in favor of, or in which the City has an interest.

b. Notice and Amendment. A copy of any proposed amendment shall be provided to the City in advance. If the proposed amendment affects the City, City shall have the right to disapprove. A copy of the final approved amendment shall be transmitted to City within 30 days for the official record.

c. Failure of Association to Maintain Common Area Lots and Easements. In the event that the Association fails to maintain the "Common Area Lots and/or the Association's Easements" as provided in Article_____, Section _____ the City shall have the right, but not the duty, to perform the necessary maintenance. If the City elects to perform such maintenance, the City shall give written notice to the Association, with a copy thereof to the Owners in the Project, setting forth with particularity the maintenance which the City finds to be required and requesting the same be carried out by the Association within a period of thirty (30) days from the giving of such notice. In the event that the Association fails to carry out such maintenance of the Common Area Lots and/or Association's Easements within the period specified by the City's notice, the City shall be entitled to cause such work to be completed and shall be entitled to reimbursement with respect thereto from the Owners as provided herein.

d. Special Assessments Levied by the City. In the event the City has performed the necessary maintenance to either Common Area Lots and/or Association's Easements, the City shall submit a written invoice to the Association for all costs incurred by the City to perform such maintenance of the Common Area Lots and or Association's Easements. The City shall provide a copy of such invoice to each Owner in the Project, together with a statement that if the Association fails to pay such invoice in full within the time specified, the City will pursue collection against the Owners in the Project pursuant to the provisions of this Section. Said invoice shall be due and payable by the Association within twenty (20) days of receipt by the Association. If the Association shall fail to pay such invoice in full within the period specified, payment shall be deemed delinquent and shall be subject to a late charge in an amount equal to six percent (6%) of the amount of the invoice. Thereafter the City may pursue collection from the Association by means of any remedies available at law or in equity. Without limiting the generality of the foregoing, in addition to all other rights and remedies available to the City, the City may levy a special assessment against the Owners of each Lot in the Project for an equal prorata share of the invoice, plus the late charge. Such special assessment shall constitute a charge on the land and shall be a continuing lien upon each Lot against which the special assessment is levied. Each Owner in the Project hereby vests the City with the right and power to levy such special assessment, to impose a lien upon their respective Lot and to bring all legal actions and/or to pursue lien foreclosure procedures against any Owner and his/her respective Lot for purposes of collecting such special assessment in accordance with the procedures set forth in Article _____ of this Declaration.

e. Landscape Maintenance Responsibilities. The HOAs and individual lot or unit owner landscape maintenance responsibilities shall be as set forth in Exhibit ___.

f. **An exhibit shall be provided to each property owner showing the fire suppression zones, approved fence locations, and maintenance responsibility area for their lot.**

20. Developer shall pay the citywide Public Facilities Fee imposed by City Council Policy #17, the License Tax on new construction imposed by Carlsbad Municipal Code Section 5.09.030, and CFD #1 special tax (if applicable), subject to any credits authorized by Carlsbad Municipal Code Section 5.09.040. Developer shall also pay any applicable Local Facilities Management Plan fee for Zone **15,** pursuant to Chapter 21.90. All such taxes/fees shall be paid at issuance of building permit. If the taxes/fees are not paid, this approval will not be consistent with the General Plan and shall become void.

21. Developer shall display a current Zoning and Land Use Map, or an alternative, suitable to the Planning Director, in the **future** sales office at all times. All sales maps that are distributed or made available to the public shall include but not be limited to trails, future and existing schools, parks and streets.

22. Developer shall post a sign in the **future** sales office in a prominent location that discloses which special districts and school district provide service to the project. Said sign shall remain posted until ALL of the units are sold.

23. Prior to the recordation of the first final tract map, the Developer shall prepare and record a Notice that this property is subject to overflight, sight and sound of aircraft operating from McClellan-Palomar Airport, in a form meeting the approval of the Planning Director and the City Attorney (see Noise Form #2 on file in the Planning Department).

24. Developer shall post aircraft noise notification signs in all **future** sales and/or rental offices associated with the new development. The number and locations of said signs shall be approved by the Planning Director (see Noise Form #3 on file in the Planning Department).

25. **Prior to the recordation of the first final tract map, the Developer shall prepare and record a notice that this property is in proximity to Carlsbad Unified School District land, located at the northeast intersection of College Boulevard and Cannon Road, and that this property may be developed as a future school facility. Such notice shall be prepared in a form meeting the approval of the Planning Director and City Attorney.**

26. Developer shall submit to the City a Notice of Restriction to be filed in the office of the County Recorder, subject to the satisfaction of the Planning Director, notifying all interested parties and successors in interest that the City of Carlsbad has issued a **Tentative Tract Map and Hillside Development Permit** by Resolutions No. **5759 and 5760** on the property. Said Notice of Restriction shall note the property description, location of the file containing complete project details and all conditions of approval as well as any conditions or restrictions specified for inclusion in the Notice of Restriction.

The Planning Director has the authority to execute and record an amendment to the notice which modifies or terminates said notice upon a showing of good cause by the Developer or successor in interest.

27. Developer shall dedicate on the final map, an open space easement for those portions of Lots **10, 18, 27, 47, 48 and 53** which are (in slopes, wetlands, coastal sage scrub or other constrained land plus all other lands set aside as part of the Citywide Open Space System) to prohibit any encroachment or development, including but not limited to fences, walls, decks, storage buildings, pools, spas, stairways and landscaping, as shown on Exhibits **"A" – "O."**

28. Removal of native vegetation and development of Open Space Lots **10, 18, 27, 47, 48 and 53**, including but not limited to fences, walls, decks, storage buildings, pools, spas, stairways and landscaping, other than that approved as part of **this approval**, as shown on **the Tentative Tract Map and Landscape Concept Plan and as recommended in the Cantarini Ranch/Holly Springs Joint EIR (EIR 02-02) and Mitigation and Monitoring Report**, is specifically prohibited, except upon written order of the Carlsbad Fire Department for fire prevention purposes, or upon written approval of the Planning Director, based upon a request from the Homeowners Association accompanied by a report from a qualified arborist/botanist indicating the need to remove specified trees and/or plants because of disease or impending danger to adjacent habitable dwelling units. For areas containing native vegetation the report required to accompany the request shall be prepared by a qualified biologist.

29. Prior to approval of the final maps, the Developer shall provide an irrevocable offer of dedication to the City of Carlsbad for a trail easement for trail(s) shown on the **Pedestrian Circulation and Trail Plan** within Open Space Lots **10 and 47.** If the City of Carlsbad accepts dedication of the trail easement, the trail shall be constructed as a ***public trail*** and will be the maintenance and liability responsibility of the City of Carlsbad. If the City of Carlsbad does not accept dedication of the trail easement, the trail shall still be constructed but it shall be constructed as a ***private trail for public use*** and the **obligation for acceptance, construction,** maintenance and liability shall be the responsibility of the **Homeowners Association or selected open space conservation entity**.

30. **Concurrent with recordation of the final map, the Developer shall record a permanent easement for public use of all community trails, including DG trails, asphalt walkways, and meandering sidewalks which occur on privately owned lots or HOA lots.**

31. Prior to the approval of a **final map** the Developer shall pay to the City a Trail Plan Check fee and inspection fee in accordance with the current city fee schedule.

32. **Concurrent with recordation of the final map, the developer shall record a covenant of easement for private landscape purposes on the privately owned lots to allow HOA maintenance of landscape slope areas and fire suppression zones as shown on the Tentative Map and Maintenance Responsibility exhibit, subject to approval of the Planning Director and City Engineer.**

33. **The location of the sidewalks and DG trails shown on the conceptual Pedestrian Circulation and Trail Plan may be modified, subject to the approval of the Planning Director, City Engineer, and Trails Manager, for the purpose of providing a continuous DG loop trail throughout the Cantarini Ranch and Holly Springs developments, provided that sidewalks are located on one side of the street.**

34. **A final map for Phase VI, allowing the subdivision of residential Lots 49-52 and Open Space Lot 53, shall not be recorded until the agricultural land contained in Lot 53 has been revegetated to native habitat in accordance with the mitigation measures contained in EIR 02-02.**

35. **A temporary open space easement shall be recorded on Lots 49 through 52 restricting the development of the lots until the agricultural uses on Lot 53 cease and Lot 53 is revegetated with native species, according to the provisions in the Mitigation and Monitoring Plan for the Development of the Cantarini and Holly Springs Properties.**

36. **A deed restriction shall be recorded on all lots bordering protected open space prohibiting direct access and restricting the use of any invasive plants adjacent to the open space area.**

37. **Brush clearing in the fuel management zone shall be done by hand and no grubbing or other subsurface-disturbing brush removal shall be done. If machinery is used, or if subsurface disturbance will occur from brush removal, additional mitigation will be necessary in the fuel management zone. Disturbance within the open space easement portion of the site is not permitted.**

38. **Prior to the issuance of building permits, a Site Development Plan shall be approved for the architecture and plotting of units in the event that future homes are proposed to be constructed as production homes, rather than individual custom home lots.**

39. **Fence and wall locations may be modified, subject to approval of the Planning Director and Fire Marshall. Modified rear-yard fence locations shall not extend into Fire Suppression Zones 2 or 3.**

40. **All predation fencing and theme wall fencing shall be installed concurrently with development.**

<u>Engineering</u>

General

41. Prior to hauling dirt or construction materials to or from any proposed construction site within this project, Developer shall apply for and obtain approval from, the City Engineer for the proposed haul route.

42. Prior to issuance of any building permit, Developer shall comply with the requirements of the City's anti-graffiti program for wall treatments if and when such a program is formally established by the City.

43. Developer shall provide to the City Engineer, an acceptable means, CC&Rs or/and other recorded document, for maintaining the private easements within the subdivision and all the private improvements: **storm water quality units, drainage swales/concrete-lined ditches, and trail** facilities located therein and to distribute the costs of such maintenance in an equitable manner among the owners of the properties within the subdivision.

44. This project is approved for up to six (6) Final Maps for the purposes of recordation in the order of phasing shown on the tentative map. **Map Phases 1-5 shall be submitted, processed and recorded concurrently, unless otherwise approved by the City Engineer and the Planning Director. Phase 6 may be submitted, processed and recorded at a later date, provided no grading is proposed prior to Phase 6 map recordation.**

45. If Developer desires to record a Final Map out of the phase approved on the tentative map, the new phasing may be approved or conditionally approved by the City Engineer and Planning Director if they are satisfied **that public infrastructure necessary to support each phase of development is in place or secured to the satisfaction of the City Engineer.**

46. **Developer shall cause property owner to submit for, process and receive approval of a Lot Line Adjustment (ADJ 00-14) that adjusts the boundary of the subdivision to match that as shown on the Tentative Map. The Lot Line Adjustment shall be recorded prior to submittal of the first Final Map for this project. The Lot Line Adjustment shall be prepared to the satisfaction of the City Engineer.**

47. No final map, grading or improvement permits shall be issued or approved until the public street and public utility improvements that serve this project are dedicated, secured, and constructed to the satisfaction of the City Engineer. These improvements consist of, but are not limited to, **College Boulevard street and public utility improvements from its existing terminus near El Camino Real to Cannon Road, College Boulevard bridge, Basin BJ, 'A' Street, 'J' Street, 'M' Street, and 'C' Street all as shown on the Tentative Map for CT 00-18.**

48. **The final map for this project shall not record in advance of the final map for CT 00-18, as the improvements for this project are contingent on CT 00-18 constructing them, unless otherwise approved by the City Engineer.**

49. **This project is subject to approval of CT 00-18 and is subject to all conditions, which are incorporated herein by reference.**

50. **Developer is responsible to pay prevailing wage on all work that is subject to reimbursement by public funds in accordance with State Law.**

Fees/Agreements

51. Developer shall cause property owner to execute and submit to the City Engineer for recordation, the City's standard form Geologic Failure Hold Harmless Agreement.

52. Developer shall cause property owner to execute and submit to the City Engineer for recordation the City's standard form Drainage Hold Harmless Agreement regarding drainage across the adjacent property.

53. **This project shall be annexed into City of Carlsbad Street Lighting and Landscaping District No. 2 (SL & LD #2).** Prior to approval of any grading, building permits **or final map** for this project, Developer shall cause Owner to execute an Agreement to annex the subject property into City of **SL & LD #2. The Agreement shall be in a form approved by the Assistant City Finance Director and the City Attorney. Developer shall pay all fees necessary to annex the property into SL & LD #2.**

54. Developer shall cause property owner to execute, record and submit a recorded copy to the City Engineer, a deed restriction on the property which relates to the proposed cross lot drainage as shown on the Tentative Map **over Lots 1-4, 6, 7, 9, 15, 22-26, 31-35, 38, 39, 40, 41, 42, and 49-51.** The deed restriction document shall be in a form acceptable to the City Engineer and shall:

    a. Clearly delineate the limits of the drainage course;

    b. State that the drainage course is to be maintained in perpetuity by the underlying property owner; and

    c. State that all future use of the property along the drainage course will not restrict, impede, divert or otherwise alter drainage flows in a manner that will result in damage to the underlying and adjacent properties or the creation of a public nuisance.

55. **Prior to final map approval, the Developer shall develop and agree to the formation of a comprehensive financing program guaranteeing the construction of the core improvements for Cannon Road Reach 4A in accordance with the requirements of the amended Zone 15 Local Facilities Management Plan (LFMP). Cannon Road Reach 4A extends east from the intersection with College Boulevard approximately 900 feet. The core improvements consist of full width grading, two 18-ft paved lanes, median curbs, drainage facilities required to protect the roadbed, and transition improvements to full City standard intersection improvements at the intersection with College Boulevard. The financing program guarantee must also address the acquisition of the right-of-way (ROW) for the road, slope and drainage easement in addition to the design, construction and environmental mitigation measures.**

56. **The City is currently in the process of updating its Master Drainage and Water Quality Management Plan (Master Drainage Plan) and associated Planned Local Drainage Area (PLDA) fees. Prior to final map approval the developer shall pay the**

current PLDA fee, and/or receive appropriate credits for any Master Drainage Plan facility improvements installed by Developer as a condition of this project, and enter into an agreement with the City to pay the increase in the PLDA fee, if any, at the time City Council approves the updated Master Drainage Plan and associated PLDA fee.

Grading

57. Based upon a review of the proposed grading and the grading quantities shown on the Tentative Map, a grading permit for this project is required. Developer shall apply for and obtain a grading permit from the City Engineer prior to issuance of a building permit for the project.

58. **Developer shall prepare, process and record a covenant of easement for private sewer purposes over Lot 25 for the benefit of Lot 30. The covenant of easement shall be prepared to the satisfaction of the City Engineer.**

59. **Developer shall prepare, process and record a covenant of easement for private sewer purposes over Lot 24 for the benefit of Lot 31. The covenant of easement shall be prepared to the satisfaction of the City Engineer.**

60. **Developer shall obtain a precise grading permit(s), in addition to rough grading permits, within this subdivision to the satisfaction of the City Engineer.**

61. **Subsequent grading permits will be required for lots not graded per this Tentative Map. These include, but are not limited to, Lots 4, 5, 6, 7, 8, and 9. Grading permits shall be processed to the satisfaction of the City Engineer.**

62. **Developer shall obtain a separate grading permit for Phase 6 grading (Lots 49-52) to the satisfaction of the City Engineer.**

63. Prior to the issuance of a grading permit or building permit, whichever occurs first, Developer shall submit to the City Engineer proof that a Notice of Intention for the start of work has been submitted to the State Water Resources Control Board.

64. Upon completion of grading, Developer shall file an "as-graded" geologic plan with the City Engineer. The plan shall clearly show all the geology as exposed by the grading operation, all geologic corrective measures as actually constructed and must be based on a contour map which represents both the pre and post site grading. The plan shall be signed by both the soils engineer and the engineering geologist, and shall be submitted on a 24" x 36" mylar or similar drafting film format suitable for a permanent record.

65. No grading for improvements shall occur outside the limits of this approval unless Developer obtains, records and submits a recorded copy to the City Engineer a grading or slope easement or agreement from the owners of the affected properties. If Developer is unable to obtain the grading or slope easement, or agreement, no grading permit will be issued. In that case Developer must either apply for and obtain an amendment of this approval or modify the plans so grading will not occur outside the project and apply for

and obtain a finding of substantial conformance from both the City Engineer and Planning Director.

Dedications/Improvements

66. Developer shall cause Owner to execute a covenant of easement **for private ingress, egress and private underground utilities over the lots that share common driveways including Lots 23 and 24** as shown on the Tentative Map. The obligation to execute and record the covenant of easement shall be shown and recording information called out on the Final Maps.

67. **Developer shall dedicate emergency access and fire lane easements over the common shared driveways on the final map to the satisfaction of the Fire Marshal and City Engineer.**

68. **Prior to the first Final Map approval, all public infrastructure, including but not limited to public streets and underground utilities as shown on the Tentative Map, shall be designed, processed and approved to the satisfaction of the City Engineer with security posted.**

69. **Developer shall construct all shared common driveways (Lots 23 and 24), including underground service laterals, concurrent with the construction of public streets within this subdivision.**

70. Developer shall cause Owner to dedicate to the City and/or other appropriate entities for all public streets and other easements shown on the Tentative Map. The offer shall be made by a certificate on the Final Maps. All land so offered shall be offered free and clear of all liens and encumbrances and without cost. Streets that already public are not required to be rededicated.

71. Developer shall cause Owner to make an irrevocable offer of dedication **(IOD)** to the City for **the trail** easements **necessary to encompass the proposed trails as** shown on the Tentative Map **and Pedestrian Circulation and Trails Plan**. The offer shall be made by a certificate on the final maps. All land so offered shall be offered free and clear of all liens and encumbrances and without cost. Streets that are already public are not required to be rededicated. **The City Trails Manager shall decide whether the IOD for trails will be accepted or rejected prior to approval of the final map.**

72. Additional drainage easements may be required. Developer shall dedicate and provide or install drainage structures, as may be required by the City Engineer, prior to or concurrent with any grading or building permit.

73. Developer shall execute a City standard Subdivision Improvement Agreement to install and secure with appropriate security as provided by law, public improvements shown on the Tentative Map and the following improvements including, but not limited to paving, base, sidewalks, curbs and gutters, medians, signing and striping, traffic control, grading, clearing and grubbing, undergrounding or relocation of utilities, sewer, water, fire hydrants, street lights, retaining walls and reclaimed water, constructed to City Standards

and to the satisfaction of the City Engineer. The improvements are:

a. **Public street and public utility improvements for 'Q' Street, 'R' Street, 'S' Street, and a portion of 'N' Street as shown on the Tentative Map.**

A list of the above shall be placed on an additional map sheet on the Final Map per the provisions of Sections 66434.2 of the Subdivision Map Act. Improvements listed above shall be constructed within 18 months of approval of the subdivision or development improvement agreement or such other time as provided in said agreement.

74. **Developer shall cause Owner to waive direct access rights on the final map for:**

a. **Lots 4 and 9 abutting 'P' Street, excepting the access from 'Q' Street.**
b. **Lots 11 abutting 'P' Street, excepting the access from 'R' Street.**
c. **Lots 19, 29, 28, and 36 abutting 'P' Street.**
d. **Lots 42 abutting 'M' Street, excepting the access from 'N' Street.**

Access shall be waived on the final map to the satisfaction of the City Engineer.

75. **Developer shall dedicate a public pedestrian access easement over Lots 19, 29, 28, and 36 than encompass the proposed meandering sidewalk. Said easement shall be dedicated on the final map to the satisfaction of the City Engineer.**

76. Prior to issuance of building permits, Developer shall underground all existing overhead utilities within the subdivision boundary.

77. Developer shall comply with the City's requirements of the National Pollutant Discharge Elimination System (NPDES) permit, **latest version**. Developer shall provide improvements constructed pursuant to best management practices as referenced in the "California Storm Water Best Management Practices Handbook" to reduce surface pollutants to an acceptable level prior to discharge to sensitive areas. Plans for such improvements shall be submitted to and subject to the approval of the City Engineer. Said plans shall include but not be limited to notifying prospective owners and tenants of the following:

a. All owners and tenants shall coordinate efforts to establish or work with established disposal programs to remove and properly dispose of toxic and hazardous waste products.

b. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, and other such fluids shall not be discharged into any street, public or private, or into storm drain or storm water conveyance systems. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers and other such chemical treatments shall meet Federal, State, County and City requirements as prescribed in their respective containers.

. . .

c. Best Management Practices shall be used to eliminate or reduce surface pollutants when planning any changes to the landscaping and surface improvements.

78. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Pollution Prevention Plan (SWPPP)." The SWPPP shall be in compliance with current requirements and provisions established by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Requirements. The SWPPP shall address measures to reduce to the maximum extent practicable storm water pollutant runoff during construction of the project. At a minimum, the SWPPP shall:

a. include all content as established by the California Regional Water Quality Control Board requirements;
b. include the receipt of "Notice of Intent" issued by the California Regional Water Quality Control Board;
c. recommend source control and treatment control Best Management Practices (BMPs) that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way or natural drainage course; and
d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to employee education on the proper procedures for handling clean up and disposal of pollutants.

79. Prior to the issuance of grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Management Plan (SWMP)." The SWMP shall demonstrate compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), Order 2001-01 issued by the San Diego Region of the California Regional Water Quality Control Board and City of Carlsbad Municipal Code. The SWMP shall address measures to avoid contact or filter said pollutants from storm water, to the maximum extent practicable, for the post-construction stage of the project. At a minimum, the SWMP shall:

a. identify existing and post-development on-site pollutants-of-concern;
b. identify the hydrologic unit this project contributes to and impaired water bodies that could be impacted by this project;
c. recommend source controls and treatment controls that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way;
d. establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to resident education on the proper procedures for handling clean up and disposal of pollutants;
e. provide calculations to verify numeric sizing criteria is met;
f. ensure long-term maintenance of all post construct BMPs in perpetuity; and
g. identify how post-development runoff rates and velocities from the site will not exceed the pre-development runoff rates and velocities to the maximum extent practicable.

80. Developer shall incorporate into the grading/improvement plans the design for the project drainage outfall end treatments for any drainage outlets where a direct access road for maintenance purposes is not practical. These end treatments shall be designed so as to prevent vegetation growth from obstructing the pipe outfall. Designs may consist of a San Diego Regional Standard Drawing D-41 energy dissipator, or other means deemed appropriate, to the satisfaction of the City Engineer.

Final Map Notes

81. Note(s) to the following effect(s) shall be placed on the map as non-mapping data

A. All improvements are privately owned and are to be privately maintained with the exception of the following:

1. Public street improvements within 'Q' Street, 'R' Street and 'S' Street and a portion of 'N' Street, all as shown on the Tentative Map.
2. Potable Water mains and appurtenances, all as shown on the Tentative Map.
3. Sewer mains and appurtenances, all as shown on the Tentative Map.

B. This subdivision contains a remainder lot. No building permit shall be issued for the remainder lot until it is further subdivided pursuant to the provisions of Title 20 of the Carlsbad Municipal Code.

C. Building permits will not be issued for development of the subject property unless the appropriate agency determines that sewer and water facilities are available.

D. Geotechnical Caution:

The owner of this property on behalf of itself and all of its successors in interest has agreed to hold harmless and indemnify the City of Carlsbad from any action that may arise through any geological failure, ground water seepage or land subsidence and subsequent damage that may occur on, or adjacent to, this subdivision due to its construction, operation or maintenance.

Water

82. Prior to approval of improvement plans or final map, Developer shall meet with the Fire Marshal to verify all fire protection measures (fire flows, fire hydrant locations, building sprinklers) required to serve the project. All fire hydrants shall be served by public water mains to the satisfaction of the District Engineer.

83. The Developer shall design and construct public facilities within public right-of-way or within minimum 20-feet wide easements granted to the District or the City of Carlsbad. At the discretion of the District Engineer, wider easements may be required for adequate maintenance, access and/or joint utility purposes.

84. Prior to issuance of building permits, Developer shall pay all fees, deposits, and charges for connection to public facilities. Developer shall pay the San Diego County Water Authority capacity charge(s) prior to issuance of Building Permits.

85. **Concurrent with the submittal of the improvement plans,** Developer shall prepare a colored recycled water use map and submit this map to the District Engineer for approval.

86. The Developer shall design landscape and irrigation plans utilizing recycled water as a source. Said plans shall be submitted to the satisfaction of the District Engineer and the Planning Director.

87. The Developer shall install potable water and recycled water services and meters at a location approved by the District Engineer. The locations of said services shall be reflected on public improvement plans.

88. The Developer shall install sewer laterals and clean-outs at a location approved by the District Engineer. The locations of sewer laterals shall be reflected on public improvement plans.

89. The Developer shall design and construct public water, sewer, and recycled water facilities substantially as shown on the Tentative Map to the satisfaction of the District Engineer. Proposed public facilities shall be reflected on public improvement plans.

90. The Developer shall provide separate potable water meters for each lot.

91. **Developer shall submit design drawings prepared by a Registered Engineer for the construction of potable water mains service laterals, meters and appurtenances required to serve the project. Said plans shall be prepared to the satisfaction of the District Engineer.**

92. **Developer shall provide a pressure (booster) pump station to serve the recycled water needs of those areas where the existing recycled water pressure is insufficient to serve the projected needs, unless approved otherwise by the City Engineer. A pressure pump station shall be provided to the satisfaction of the City Engineer.**

Fire

93. **Future homes on lots that are impacted by the Fire Protection Zones shall be required to be constructed to 1-hour fire rated exterior walls and features, in conformance with the Building Code. Please contact the Carlsbad Fire Department for approved materials and methods. The lots are identified as: Lots 1 through 3, 5 through 9, 11 through 15, 21 through 23, 32 through 35, 38 through 46, and 49 through 52.**

All subsequent submittals shall indicate that these lots are conditioned by adding the suffix "FR" to the lot designator and shall be noted by lot numbers on the title page of the working drawings.

94. **The following lots shall be required to have installed an approved automatic fire sprinkler system. This condition is set forth as the Fire Department access is in excess of the established limits of CFC Article 9. The lots to be conditioned are identified as: Lots 6 through 8, 23 through 25, 34, 35,and 38 through 42.**

All subsequent submittal Title Sheets shall indicate that these lot numbers are conditioned and state "Fire Sprinkled."

95. **Fire sprinklers for future residences are required under the following conditions:**

In accordance with Chapter 9 of the California Fire Code, the centermost portion of the rear first floor of any residence, measured in an approved manner from the nearest public street exceeding one-hundred and fifty (150) feet shall be protected with an approved automatic fire sprinkler system in conformance with NFPA Standard 13D.

96. **The following item shall be included in the CC&Rs:**

The maintenance of common areas and fuel modification areas shall be submitted to the Fire Department for review and approval.

97. **Strict adherence to the adopted City of Carlsbad Landscape Manual for the 60-foot clearance from combustible vegetation is required. There shall be no combustible or wood fencing within 100 feet of native undisturbed vegetation (F.3-6).**

98. **No patio covers, decks or similar structures to homes shall occur within the first twenty (20) feet of the afore mentioned sixty (60) foot fuel modification zone unless fire rated or heavy timber materials are utilized and approval of said materials shall be obtained prior to installation from the Building Department.**

99. **In accordance with the City's adopted landscape manual, unless the 60-foot fuel modification zone begins at the property line, Section F.3-2 prohibits tree and shrubs in the first twenty (20) feet of the sixty (60) foot zone.**

100. **No more than 20 units may be constructed in any phase without providing two points of access, unless otherwise approved by the Fire Chief or his/her designee.**

<u>Code Reminders</u>

101. Approval of this request shall not excuse compliance with all applicable sections of the Zoning Ordinance and all other applicable City ordinances in effect at time of building permit issuance, except as otherwise specifically provided herein.

102. Developer shall pay park-in-lieu fees to the City, prior to the approval of the final map as required by Chapter 20.44 of the Carlsbad Municipal Code.

103. Developer shall pay a landscape plan check and inspection fee as required by Section 20.08.050 of the Carlsbad Municipal Code.

104. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal Code Section 18.04.320.

105. Any signs proposed for this development shall at a minimum be designed in conformance with the City's Sign Ordinance and shall require review and approval of the Planning Director prior to installation of such signs.

106. **The Average Daily Trips (ADT) and floor area contained in the staff report and shown on the Tentative Map are for planning purposes only.** Developer shall pay traffic impact and sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad Municipal Code, respectively.

107. The tentative map shall expire twenty-four (24) months from the date this tentative map approval becomes final.

108. Developer shall exercise special care during the construction phase of this project to prevent offsite siltation. Planting and erosion control shall be provided in accordance with Carlsbad Municipal Code Chapter 15.16 (the Grading Ordinance) to the satisfaction of the City Engineer.

109. Some improvements shown on the tentative parcel map and/or required by these conditions are located offsite on property which neither the City nor the owner has sufficient title or interest to permit the improvements to be made without acquisition of title or interest.

110. The Developer shall immediately initiate negotiations to acquire such property. The Developer shall use its best efforts to effectuate negotiated acquisition. If unsuccessful, Developer shall demonstrate to the City Engineer its best efforts, and comply with the requirements of the Carlsbad Municipal Code Section 20.16.095 to notify and enable the City to successfully acquire said property by condemnation.

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NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **20th** day of **October 2004**, by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITTON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

PLANNING COMMISSION RESOLUTION NO. 5760

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA RECOMMENDING APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT HDP 00-12 ON PROPERTY GENERALLY LOCATED EAST OF COLLEGE BOULEVARD AND SOUTH OF FUTURE CANNON ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 15.
CASE NAME: HOLLY SPRINGS
CASE NO.: HDP 00-12

WHEREAS, **David M. Bentley**, "Developer," has filed a verified application with the City of Carlsbad regarding property owned by **Holly Springs, Ltd.** "Owner," described as

> **Those portions of Lots "D" and "E" of Rancho Agua Hedionda, in the City of Carlsbad, County of San Diego, State of California, according to map thereof no. 823, filed in the Office of the County Recorder of San Diego, November 16, 1896**

("the Property"); and

WHEREAS, said verified application constitutes a request for a Hillside Development Permit as shown on Exhibits **"A" – "O"** dated **October 20, 2004**, on file in the Carlsbad Planning Department, **HOLLY SPRINGS – HDP 00-12,** as provided by Chapter 21.95 of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did on the **20th** day of **October 2004,** consider said request; and

WHEREAS, at said hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Hillside Development Permit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of **HOLLY SPRINGS – HDP 00-12** based on the following findings and subject to the following conditions:

Findings:

1. That hillside conditions have been properly identified on the constraints map which show existing and proposed conditions and slope percentages.

2. That undevelopable areas of the project, i.e. slopes over 40%, have been properly identified on the constraints map.

3. That the development proposal is consistent with the intent, purpose, and requirements of the Hillside Ordinance, Chapter 21.95, in that **the hillside conditions are properly identified and are incorporated in the design; the project is designed to relate to the slope of the land; highly visible slopes will be contour graded; the alteration of the natural hillsides will be done in an environmentally sensitive manner to preserve steep slopes and wildlife habitats; and the project will implement NPDES measures to reduce runoff and avoid erosion.**

4. That the proposed development or grading will not occur in the undevelopable portions of the site pursuant to provisions of Section 21.53.230, in that **no grading will occur in areas with natural slopes over 40%.**

5. That the project design substantially conforms to the intent of the concepts illustrated in the Hillside Development Guidelines Manual, in that **on-site grading is within the acceptable quantity range with 7,340 cy/acre; no slopes over 40 feet are being created as a result of the grading scheme; lots requiring a slope edge building setback from top of slope for future residential construction have been identified on the tentative map, and all manufactured slopes will be landscaped in accordance with the City's Landscape Guidelines Manual.**

6. That the project design and lot configuration minimizes disturbance of hillside lands, in that **the significant slope and sensitive habitat areas are being preserved in open space.**

7. That the site **has** unusual geotechnical or soil conditions that necessitate corrective work that may require significant amounts of grading **in that the site contains compressible soils which require corrective grading measures.**

8. That the proposed modification **allowing two retaining walls, with heights up to 12.7 and 21.9 feet, located on the south side of "P" Street in the vicinity of Lots 17 and 26** will result in significantly more open space or undisturbed area than would a strict adherence to the requirements of the ordinance, in that **the retaining walls will reduce grading impacts to the adjacent wetlands and native grassland areas.**

. . .

. . .

Conditions:

Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **final map approval or issuance of grading permit, whichever occurs first.**

1. If any of the following conditions fail to occur; or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this **Hillside Development Permit.**

2. Staff is authorized and directed to make, or require the Developer to make, all corrections and modifications to the **Hillside Development Permit** documents, as necessary to make them internally consistent and in conformity with the final action on the project. Development shall occur substantially as shown on the approved Exhibits. Any proposed development different from this approval, shall require an amendment to this approval.

3. This approval is granted subject to **the certification, adoption and approval of the Environmental Impact Report (EIR 02-02) and Mitigation Monitoring and Reporting Program, LFMP 15(C), GPA 00-06, ZC 00-09, and CT 00-21,** and is subject to all conditions contained in Planning Commission Resolutions No. **5749, 5750, 5757, 5758 and 5759** for those other approvals incorporated herein by reference.

4. **Plantable retaining walls shall be constructed with a natural earth-tone material and shall be planted with non-invasive, native plant materials.**

NOTICE

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PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **20th** day of **October 2004**, by the following vote, to wit:

AYES: Chairperson Whitton, Commissioners Baker, Cardosa, Dominguez, Heineman, Montgomery, and Segall

NOES:

ABSENT:

ABSTAIN:

FRANK H. WHITON, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

MICHAEL J. HOLZMILLER
Planning Director

SUBSTANTIAL CONFORMANCE EXHIBIT
FOR
TENTATIVE MAP
FOR
CANTARINI PROPERTY
CARLSBAD, CALIFORNIA

SHEET 1 OF 27 SHEETS

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

LEGAL DESCRIPTION

THAT PORTION OF LOT "F" IN RANCHO AGUA HEDIONDA IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 823 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 16, 1896 DESCRIBED IN A GRANT DEED RECORDED JULY 8, 1963 AS FILE/PAGE NO. 116404 OF OFFICIAL RECORDS, EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN A GRANT DEED RECORDED NOVEMBER 18, 1965 AS FILE/PAGE NO. 270239 OF OFFICIAL RECORDS, ALSO INCLUDING PORTIONS OF LOT "D" AND "E" OF SAID MAP NO. 823, DESCRIBED IN A GRANT DEED RECORDED SEPTEMBER 2, 1993, AS DOC. # 1993-0570011 IN OF OFFICIAL RECORDS, ALSO INCLUDING A PORTION OF LOT "B" OF SAID MAP NO. 823, DESCRIBED IN A GRANT DEED RECORDED SEPTEMBER 2, 1993, AS DOC. # 1993-0580027 OF OFFICIAL RECORDS.

NOTE:
SUBDIVISION BOUNDARY PENDING RECORDING OF BOUNDARY ADJUSTMENT FILE NO. 00-14 CURRENTLY UNDER CITY REVIEW

LAND USE SUMMARY *

105 R-1 SINGLE FAMILY LOTS
7 OPEN SPACE LOTS
1 MULTI-FAMILY LOT (20.0 D.U.)
2 REMAINDER PARCELS
8 LOTS FOR LANDSCAPING PURPOSES

* SEE LOT TABLE ON SHEET 3 FOR LOT AREA INFORMATION.
** TOTAL NUMBER OF LOTS DOES NOT INCLUDE REMAINDER PARCELS.

ASSESSOR PARCEL NUMBERS

209-070-01 & 02, CANTARINI
PORTION 168-060-02, RANCHO CARLSBAD
PORTION 168-050-31, HOLLYSPRINGS LIMITED

APPLICANT ADDRESS

BENT-WEST, LLC
DAVID BENTLEY, MANAGING PARTNER
7440 MIGELLAN STREET
CARLSBAD, CALIFORNIA 92009
PHONE (760) 476-0335
FAX (760) 438-8172

OWNERS

BENT-WEST, LLC, C/O DAVID BENTLEY, MANAGING PARTNER
(PER MERGING DEED, DOC. No. 2003-1371214, RECORDED 10-29-03)

HOLLYSPRINGS LIMITED C/O LUCIA SIPPEL

OWNER ADDRESSES

BENT-WEST, LLC
DAVID BENTLEY, MANAGING PARTNER
7440 MIGELLAN STREET
CARLSBAD, CALIFORNIA 92009
PHONE (760) 476-0335
FAX (760) 438-8172

HOLLYSPRINGS LIMITED
PO BOX 2484
CARLSBAD, CA 92018
PHONE (760) 438-0468

GRADING QUANTITIES

GRADING TOTALS -
ON SITE:
79,400 CUT
7,100 FILL
2,200 CUBIC YARD/GRADED AREA
COLLEGE:
79,100 CUT
15,700 FILL
REMOVALS:
522,800 CUT
5,900 FILL
B/ BASIN:
47,700 CUT
900 FILL

SITE IS BALANCED

NOTES
1. VOLUMES ARE IN CUBIC YARDS.
2. VOLUMES ARE ADJUSTED FOR SUBSIDENCE, SHRINKAGE AND BULKING.
3. QUANTITIES REFLECT ONLY ACRES OF TOTAL GRADED AREA.
4. SEE SHEET 27 FOR GRADING EXHIBIT AND EARTHWORK SUMMARY.

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET & NOTES
2	LOT EXHIBIT, LOT TABLE & DETAILS
3	STREET SECTIONS & CIRCULATION EXHIBIT
4-22	PLAN SHEETS
23-26	STREET PROFILES & DETAILS
27	EARTHWORK EXHIBIT

NOTE !!
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

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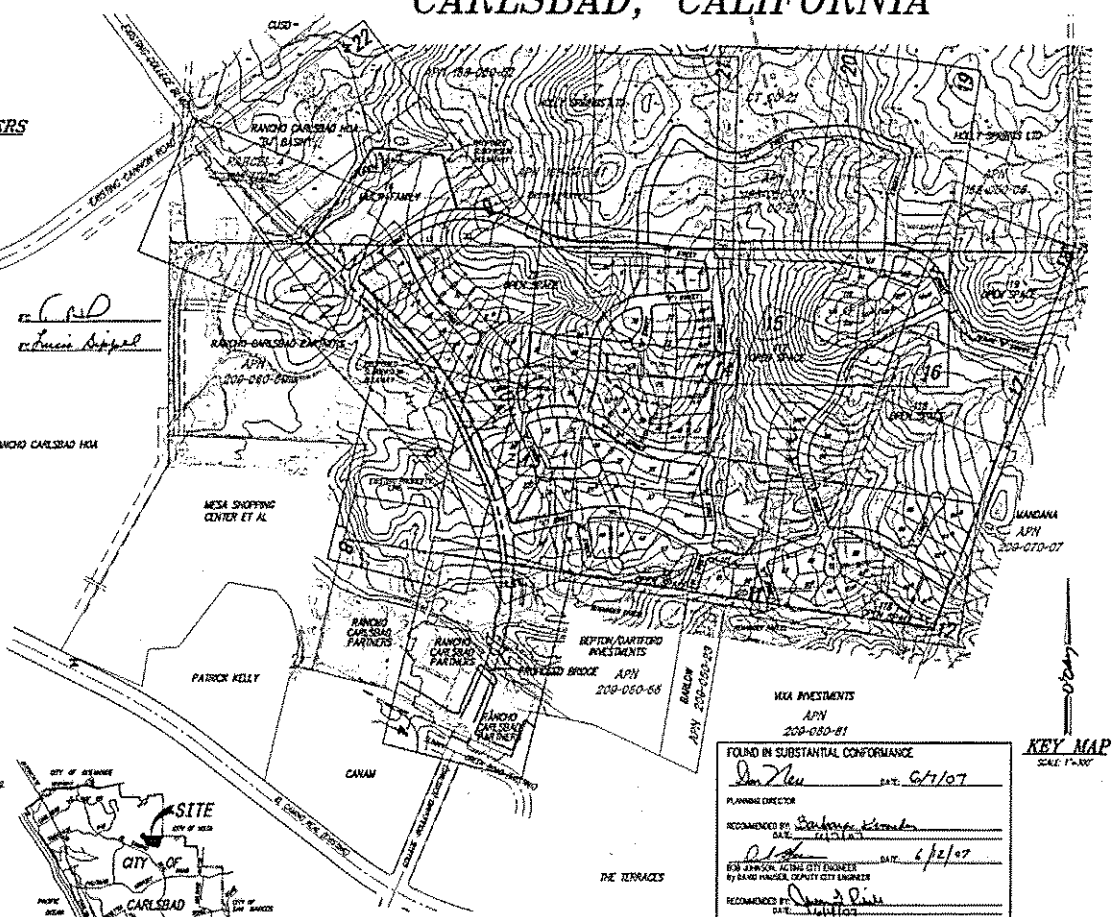


FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR — DATE 6/7/07
RECOMMENDED BY: Sandra Kerndt — DATE 6/7/07
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUGER, DEPUTY CITY ENGINEER — DATE 6/12/07
RECOMMENDED BY: — DATE 6/11/07

VICINITY MAP
NO SCALE

HILLSIDE & HILLTOP ARCHITECTURE

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE (DIE) BUILDING SETBACK REQUIREMENT OF THE HILLSIDE (HIPARCS) CHAPTER 21.53 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.53.120 (E))

NOTE:
THIS IS A MULTIPLE PHASE TENTATIVE MAP. SEE PHASING MAP SHEET 2.

PREPARED FOR
BENTLEY-MONARCH
7440 MIGELLAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-0335 / FAX (760) 438-8172

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
705 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-3191 / FAX (760) 438-4179

Cantarini

REGISTERED PROFESSIONAL ENGINEER — NO. 32014 — EXP. 12/31/08 — STATE OF CALIFORNIA

GENERAL NOTES

LAND USE	VACANT/RURAL
NUMBER OF LOTS (RESIDENTIAL)	105
SEWER DISTRICT	CITY OF CARLSBAD
AVERAGE SEWER DEMAND (105 UNITS x 220 GPD / UNIT = 23,100 GPD (RESIDENTIAL); 90 UNITS x 270 GPD / UNIT = 12,600 GPD (MULTI-FAMILY))	220 GPD PER UNIT=1 EDU; RESIDENTIAL 23,100 GPD; MULTI-FAMILY 12,600 GPD
WATER DISTRICT	CARLSBAD MUNICIPAL WATER DISTRICT
AVERAGE POTABLE WATER DEMAND	RESIDENTIAL 48,678 GPD; MULTI-FAMILY 12,600 GPD
PEAK POTABLE WATER DEMAND (PWD)	1500 GPM
SCHOOL DISTRICT	CARLSBAD UNIFIED SCHOOL DISTRICT
ELECTRIC	SAN DIEGO GAS & ELECTRIC
TELEPHONE	PACIFIC BELL
CABLE TELEVISION	ADELPHIA
DRAINAGE	CITY OF CARLSBAD
FIRE	CITY OF CARLSBAD
AVERAGE DAILY TRAFFIC GENERATED (105 UNITS x 10 ADT/UNIT =1050 ADT (RESIDENTIAL), 80 UNITS x 6ADT/UNIT =640 ADT (MULTI-FAMILY))	1690 TOTAL; 1,050 SFD & 640 MFD
PROPOSED DENSITY (119.12 - 112.81 SF & 6.31 MF ACRES OF DEVELOPABLE AREA)	SF = ALLOWED DENSITY = 324; 105 PROPOSED (3.63 DU/AC); MF = 80 ALLOWED AND PROPOSED (12.68 DU/AC)
EXISTING ZONING	L-C AND R-A-10,000
PROPOSED ZONING	R-1-0.9-4, RD-M AND OS
EXISTING GENERAL PLAN DESIGNATION	RLM & O.S.
PROPOSED GENERAL PLAN DESIGNATION	RLM, RMH AND O.S.
SITE ACREAGE	156.72 ACRES
PROJECT PHASING (SEE SHEET 2, PHASING EXHIBIT)	4 PHASES
TOPOGRAPHY SOURCE	TOBELL, INC., PHOTOGRAPHY METHOD, JUNE 19, 1996

LEGEND

	PROPOSED	EXISTING
SUBDIVISION BOUNDARY		
PHASE LINE		
LOT LINE		
CORNER SIGHT DISTANCE LINE		
BUILDING SET BACK LINE		
RIGHT-OF-WAY		
VEGETATION LINE		
CONTOUR	130	260
LOT NUMBER	55	
PAD ELEVATION	146.5 PAD	
SOUND WALL		
RETAINING WALL		
CONCRETE LINED DITCH		
GRADED SLOPE, 2:1 MAXIMUM		
DAYLIGHT LINE		
CURB & GUTTER		
CURB OUTLET		
CONCRETE CROSS GUTTER		
DC DIKE		
ACCESS DRIVEWAY WITH REMOVABLE BOLLARDS		
HANDICAP RAMP		
STREET LIGHT (COLLEGE BLVD—CITY STD. STREET LIGHT, ALL OTHERS—MISSION BELL W/CUT OFF 8000 LUMENS)		
STORM DRAIN		
STORM DRAIN INLET		
STORM DRAIN CLEAN OUT		
STORM DRAIN CATCH BASIN		
UNDER SIDEWALK DRAIN		
RIP-RAP ENERGY DISSIPATOR (D-40)		
CONCRETE ENERGY DISSIPATOR (D-41)		
SEWER MAIN	S	S
SEWER ACCESS HOLE		
WATER MAIN	W	W
RECYCLED WATER MAIN	RW	RW
WATER & RECYCLED WATER VALVE		
AIR VAC ASSEMBLY		
BLOW OFF ASSEMBLY		
FIRE HYDRANT ASSEMBLY		
CONSERVATION AND FUEL MODIFICATION ZONE		
EXISTING WETLAND		
FUTURE STREET LIGHT		
100-YR FLOOD PLAIN LIMITS PER CHANGE STUDY		
EXISTING 100-YR FLOOD PLAIN LIMITS		
VEGETATED SWALE (N.O.A. MAINTANCE)		

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY, 2004 — REVISED MAR. 2007
DATE OF PREPARATION: OCTOBER, 2003 — REVISED OCT. 2006

SHEET 1 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100, Carlsbad, California 92008
760-931-7700 Fax 760-931-8860
Daniel@ODaycONSULTANTS.com
Civil Engineering, Planning, Surveying

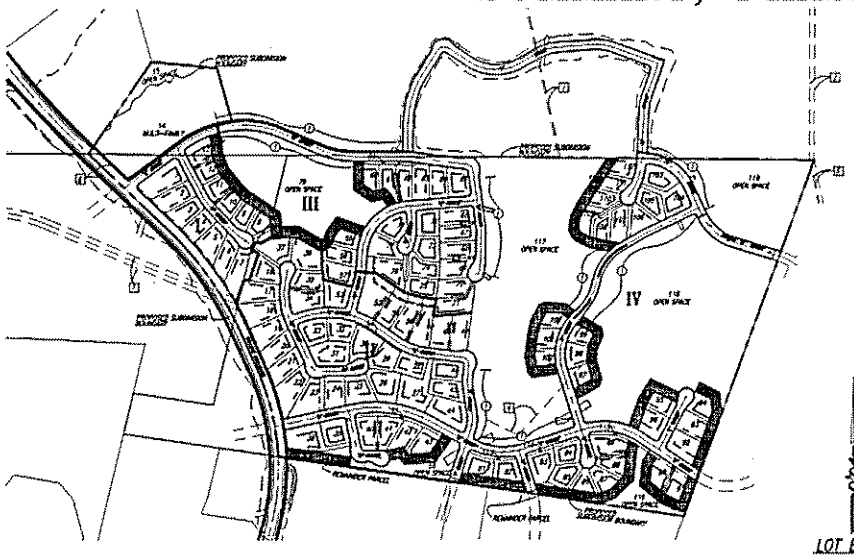
DESIGNED BY: JT, JJ — DATE: OCT. 2003
DRAWN BY: JS, CL — SCALE: AS SHOWN
PROJECT MGR: SD — JOB NO.: 021014
ENGINEER OF WORK: Daniel P. O'Day — DATE: 5/9/07 — REG. # 32014

SUBSTANTIAL CONFORMANCE A

LOT EXHIBIT, AREA TABLE, SUMMARY, PHASE MAP & DETAILS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



LEGEND

- CONSERVATION EASEMENT/ FUEL MODIFICATION ZONE
- PHASE BOUNDARY
- NO PARKING SIGNS TO BE POSTED
- EASEMENT BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE

LOT EXHIBIT

NO SCALE

LOT NUMBER	GROSS AREA (SF)	NET AREA (SF)	PANHANDLE (SF)	FUEL MOD. ZONE
1	36,759			
2	27,113			
3	23,725			
4	27,780			
5	24,177			
6	23,761			
7	34,982			
8	26,134			10,894
9	22,158			3,369
10	22,052			5,709
11	21,791			5,881
12	21,789			5,015
13	27,198			7,055
14	275,680			
15*				
16	27,900			
17	28,293			
18	30,243			
19	28,874			
20	25,199			
21	23,691			
22	33,967			
23	32,896			
24	23,225			
25	27,004			
26	31,448			
27	29,065	24,159	4,906	
28	22,706			
29	22,533			
30	28,815			
31	32,363			
32	21,652			
33	21,138			
34	23,472			
35	22,629			
36	36,367			12,612
37	42,071			6,046
38	44,353	41,353	3,000	8,640
39	23,727			
REMAINDER PARCEL†	21,804			
40	23,430			
41	22,187			
42	23,860			5,077
43	41,042	28,087	13,955	22,221
44	34,852			
45	22,880			
46	21,915			
47	23,161			
48	24,066			
49	29,345			
50	28,537			
51	23,412			
52	36,398			
53	22,776			
54	3,100			
55	12,247			
56*				
57	22,834			
58	21,885			3,077
59	31,526			17,841

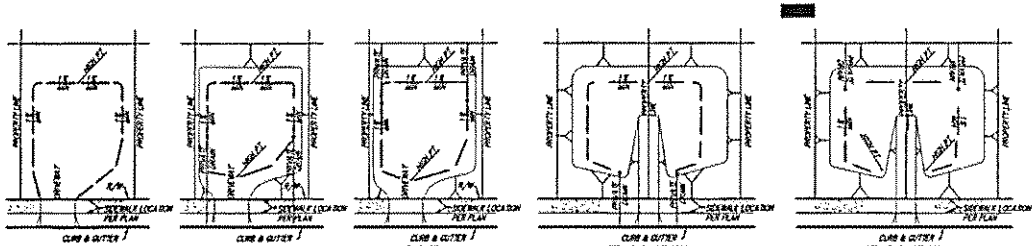
LOT NUMBER	GROSS AREA (SF)	NET AREA (SF)	PANHANDLE (SF)	FUEL MOD. ZONE
60	33,429	30,482	3,447	20,252
61	31,299			3,338
62	21,784			
63	22,148			
64	22,214			
65	22,489			
66	22,327			
67	21,650			
68	21,653			
69	22,351			
70	22,011			
71	35,866	33,366	2,500	
72	21,811			
73	21,858			
74	21,783			
75	24,189	22,322	1,867	
76	31,848	31,656	192	
77	23,502			
78	22,000			
79*				
80	3,400			
81	31,811			11,587
82	23,535			6,818
83	23,391			104
84	22,838			
85	22,137			308
86	23,998			11,316
87	26,835			11,080
88	28,369			10,909
89	29,447			3,837
90	38,918			15,398
91	36,847			16,107
92	35,239			8,343
93	29,110			7,144
94	33,520			17,430
95	33,114			17,890
96	32,383			8,183
97	29,135			16,813
98	32,340			4,820
99	28,324			16,140
100	31,338			16,717
101	22,205			7,921
102	28,710			17,447
103	24,447			
104	27,249	23,757	3,512	
105	21,824			
106	22,635			
107	22,837			1,774
108	23,018	21,813	1,205	8,350
109	37,218	35,758	1,462	19,676
110	21,782			8,867
111	21,781			8,447
112	21,800			4,308
113	3,818			
REMAINDER PARCEL††	23,666			18,801
114	3,908			
115	8,162			
116*				
117*				
118*				
119*				

LOT NUMBER	GROSS AREA (AC)
15 (OS)	0.89
56 (OS)	1.28
79 (OS)	8.02
79-NORTH	1.48
79-SOUTH	6.56
116 (OS)	1.08
117 (OS)	20.15
117-WASTELINE	21.24
118 (OS)	20.87
119 (OS)	6.84
SDG-43	141.31
SDG-DRAIN	146.77
STREET	23.81
STREET (OFFSITE)	3.81

*FOR OPEN SPACE LOTS, SEE RIGHT COLUMN
† REMAINDER PARCEL ADJACENT TO "B" STREET
†† REMAINDER PARCEL ADJACENT TO "K" STREET

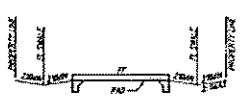
EASEMENTS

1. AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED NOVEMBER 20, 1928 IN BOOK 1550, PAGE 243 OF OFFICIAL RECORDS. (TO REMAIN)
2. AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC FOR GAS PIPELINE, INGRESS AND EGRESS, REC. MARCH 31, 1960 AS FILE No. 60543 OF OFFICIAL RECORDS. (TO REMAIN)
3. AN EASEMENT IN FAVOR OF CARLSBAD MUNICIPAL WATER DISTRICT FOR DRAINAGE, INGRESS AND EGRESS, RECORDED JANUARY 6, 1965 AS FILE No. 1951 OF OFFICIAL RECORDS. THE ROUTE OR LOCATION COULD NOT BE PLOTTED FROM SAID DOCUMENT (TO REMAIN)
4. AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC FOR RIGHT OF WAY, INGRESS AND EGRESS, RECORDED OCTOBER 9, 1951 IN BOOK 4202, PAGE 595 OF OFFICIAL RECORDS. (TO BE QUIT CLAIMED)
5. AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC FOR RIGHT OF WAY, INGRESS AND EGRESS, RECORDED JANUARY 21, 1960 AS DOCUMENT No. 12791 OF OFFICIAL RECORDS. (TO REMAIN)
6. AN EASEMENT IN FAVOR OF THE CITY OF CARLSBAD FOR A PUBLIC STREET AND UTILITY (COLLEGE BOULEVARD) RECORDED FEBRUARY 6, 1998 AS FILE No. 1998-0050058 OF OFFICIAL RECORDS. (TO REMAIN)
7. AN EASEMENT IN FAVOR OF BANNING T. CHAPARRE, TRUSTEE, AND DOLORES P. CHAPARRE, TRUSTEE, FOR PUBLIC UTILITIES, INGRESS AND EGRESS, DESCRIBED AS PARCEL 2 IN DOC. 89-641718 REC. OCTOBER 12, 1989 AND PARCEL 2 IN DOC. 2001-0167128 OF OFFICIAL RECORD. TO BE VACATED AFTER DEDICATION OF COLLEGE BLVD.
8. GRANT OF RIGHTS OF WAY RECORDED JULY 29, 1938 IN BOOK 541, PAGE 244 OF OFFICIAL RECORDS. THE ROUTE OR LOCATION COULD NOT BE PLOTTED FROM SAID DOCUMENT. (TO REMAIN)
9. AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC FOR RIGHT OF WAY, INGRESS AND EGRESS, RECORDED OCTOBER 5, 1971 AS FILE No. 371011 OF OFFICIAL RECORDS. THE ROUTE OR LOCATION COULD NOT BE PLOTTED FROM SAID DOCUMENT. (TO REMAIN)
10. AN EASEMENT IN FAVOR OF DANIELS CABLEVISION, INC. FOR CABLE TELEVISION FACILITIES, INGRESS AND EGRESS, RECORDED DECEMBER 12, 1991 AS FILE No. 1991-0631753. THE ROUTE OR LOCATION COULD NOT BE PLOTTED FROM SAID DOCUMENT. (TO REMAIN)



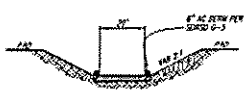
TYPICAL LOT DRAINAGE DETAILS

NOT TO SCALE



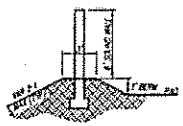
TYPICAL LOT SECTION

NOT TO SCALE



TYPICAL SHARED DRIVEWAY DETAIL

NOT TO SCALE



SOUND WALL / BERM DETAIL

NOT TO SCALE

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: Barbara Kennedy — DATE: 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER — DATE: 6/12/07

RECOMMENDED BY: [signature] — DATE: 6/14/07

PREPARED FOR
BENTLEY-MONARCH
7640 HAZELLINE STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-0028 / FAX (760) 438-8170

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
701 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-3160 / FAX (760) 438-5170

Cantarini

REGISTERED PROFESSIONAL ENGINEER — GEORGE O'DAY — No. 57014 — Exp. 12/31/08 — CIVIL — STATE OF CALIFORNIA

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY 2004 REVISED: MAR 2007
DATE OF PREPARATION: OCTOBER 2003 REVISED: OCT 2006

SHEET 2 OF 27 SHEETS

O'Day CONSULTANTS
8110 Lower Avenue Road, Suite 100, Carlsbad, California 92008
760-431-7192 Fax 760-431-8695
Civil Engineering, Planning, Surveying

DESIGNED BY: JL/JJ DATE: OCT. 2003
DRAWN BY: JS, CL SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 01074

ENGINEER OF WORK
GEORGE O'DAY DATE: 6/6/07 RCE: 57014

SUBSTANTIAL CONFORMANCE A

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CIRCULATION EXHIBIT

SHEET 3 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

STREET CLASSIFICATION TABLE				
SYMBOL	CLASSIFICATION	RIGHT-OF WAY	CURB TO CURB	DESIGN SPEED
	MAJOR ARTERIAL	102'	82' W/18' MEDIAN	50 MPH
	COLLECTOR	80'	40'	30 MPH
	LOCAL/LINEABLE	60'	34'	25 MPH
	CUL-DE-SAC	56'	38'	25 MPH
	HILLSIDE	46'	32'	25 MPH

NOTES: STREET CLASSIFICATIONS PER CITY OF CARLSBAD STREET DESIGN CRITERIA, TABLE A AND STREET DESIGN STANDARDS EXHIBIT "2".

ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.

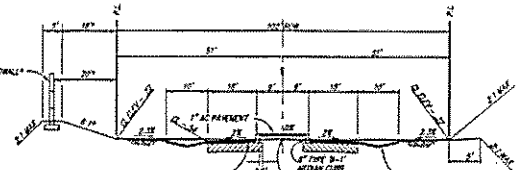
FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

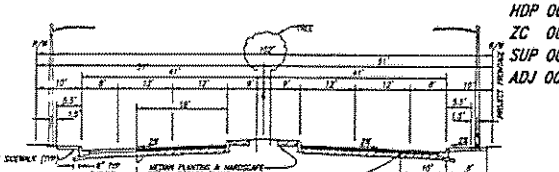
RECOMMENDED BY: — DATE: 6/12/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID NAUDICK, DEPUTY CITY ENGINEER — DATE: 6/12/07

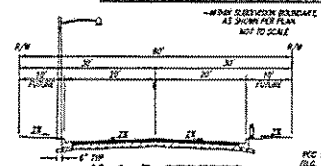
RECOMMENDED BY: — DATE: 6/12/07



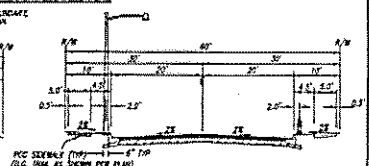
COLLEGE BOULEVARD CORE IMPROVEMENTS



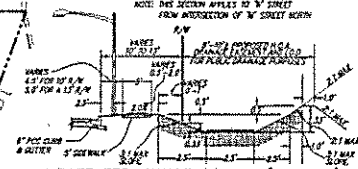
COLLEGE BOULEVARD FRONTAGE/FULL IMPROVEMENTS



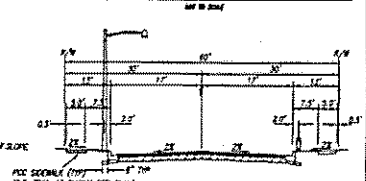
N & P STREETS



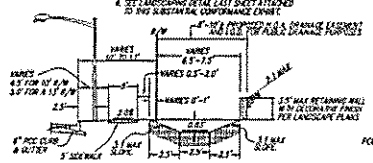
A, C, I, K, M, N, & P STREETS



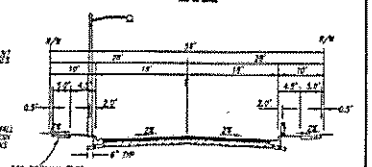
VEGETATED SWALE DETAIL (TYPICAL)



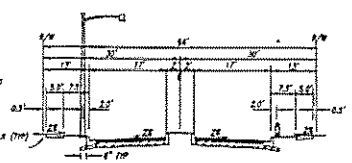
C, D, E, G & J STREETS



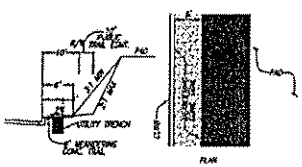
VEGETATED SWALE WITH RETAINING WALL DETAIL



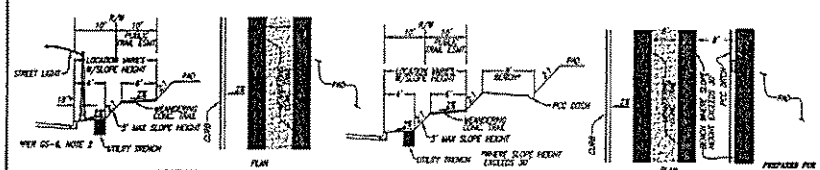
B, C, F, H, J, L, N & O STREETS



A&C STREET AT COLLEGE BLVD.

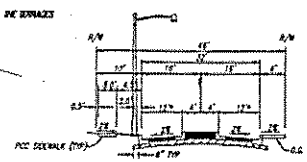


SECTION 1
LOTS 1-4

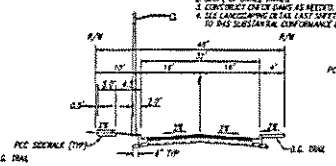


SECTION 2
LOTS 1-4

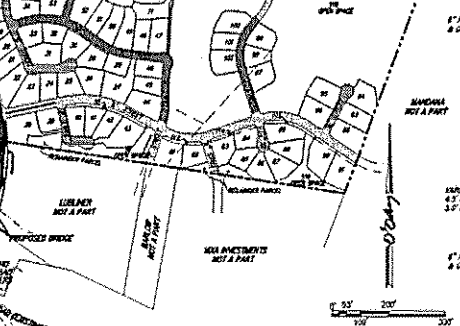
SECTION 3
LOTS 2, 19-22



J STREET (MEDIAN)
(STA. 17+00.00 TO STA. 18+58.00)
AND
(STA. 19+87.00 TO STA. 22+12.00)



J STREET (HILLSIDE)
(STA. 18+58.00 TO "N" STREET)
EXCLUDING "J" STREET MEDIAN



CIRCULATION MAP

PREPARED FOR
BENTLEY-MONARCH
7640 MARGARAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-0000 / FAX (760) 438-8175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
192 PALOMAR AIRPORT ROAD, SUITE 206
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Cantarini

REGISTERED PROFESSIONAL ENGINEER — GEORGE O'DAY — NO. 32014 — EXP. 12/31/08 — STATE OF CALIFORNIA

DATE OF REVISION JUNE 2006
DATE OF REVISION FEBRUARY 2006 REVISED MAR. 2007
DATE OF PREPARATION OCTOBER 2003 REVISED OCT. 2006 SHEET 3 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100
Carlsbad, California 92008
760-931-1700
Fax 760-931-0880
www.ODayconsultants.com
Civil Engineering
Planning
Surveying

DESIGNED BY: J.L. CH. DATE: SEP. 2003
DRAWN BY: J.L. CH. SCALE: AS SHOWN
PROJECT MGR. E.O. JOB NO. 03021
ENGINEER OF WORK
GEORGE O'DAY — DATE: 6/6/07 — REG. 32014

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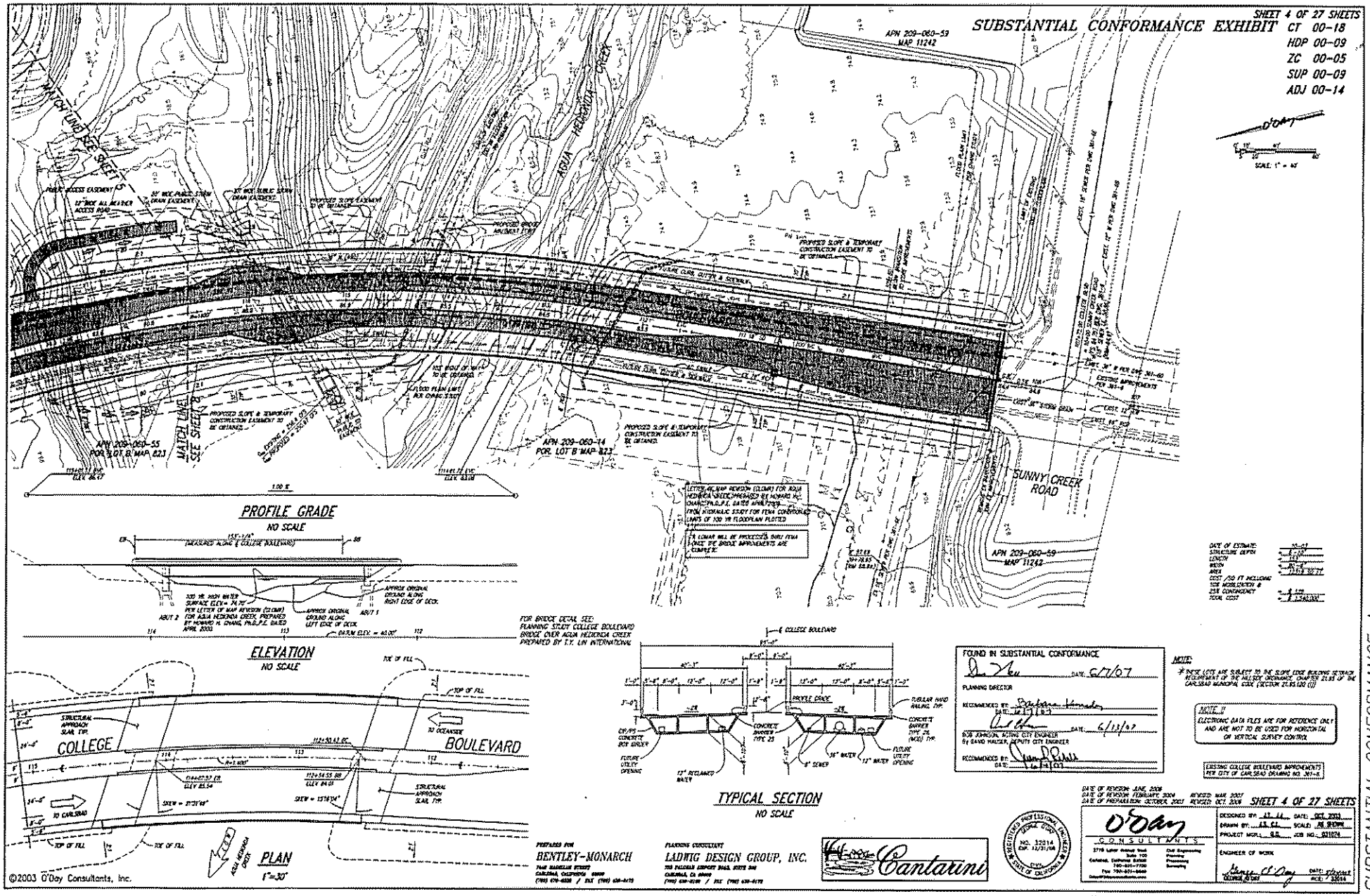
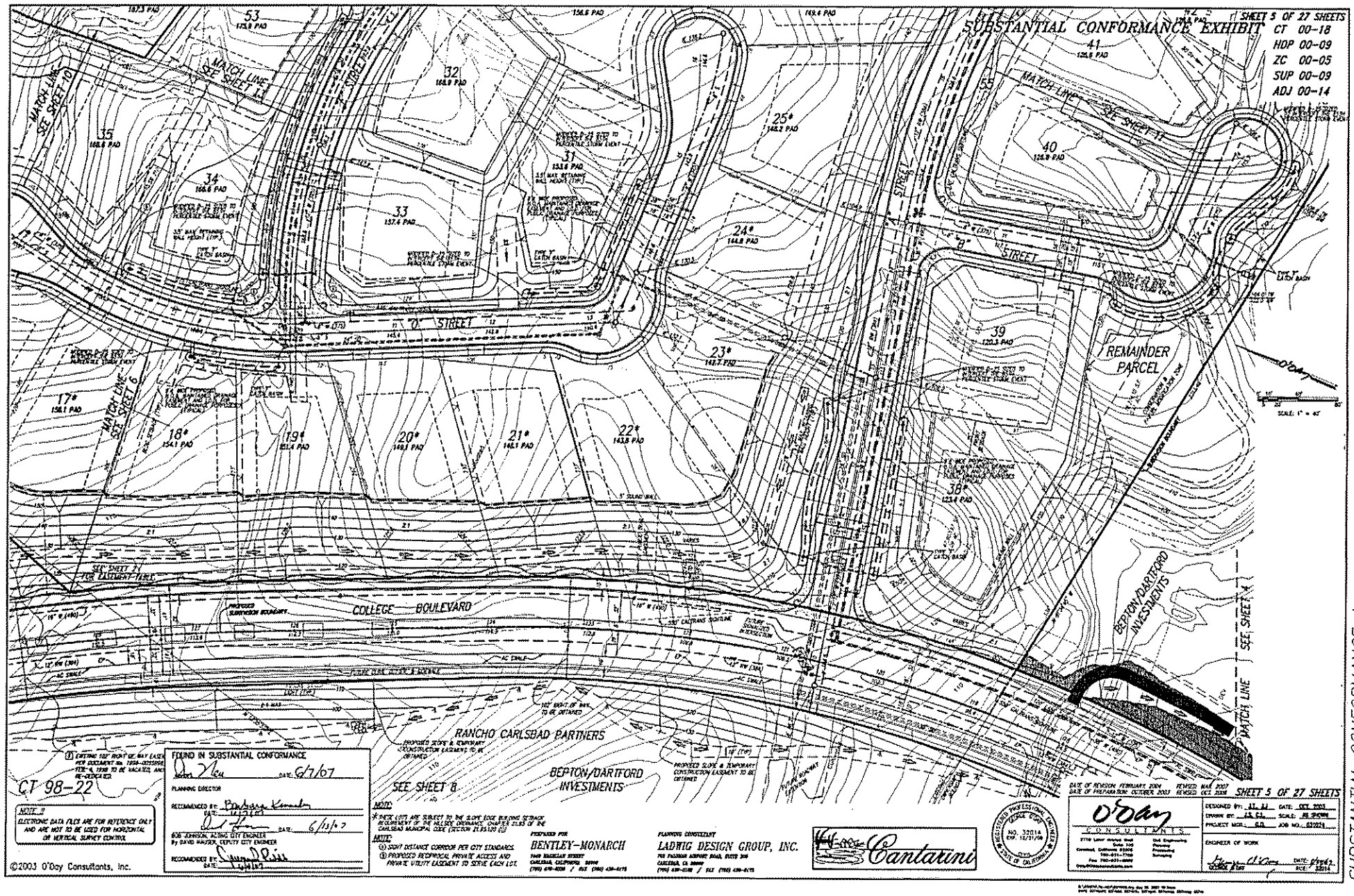
SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 4 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



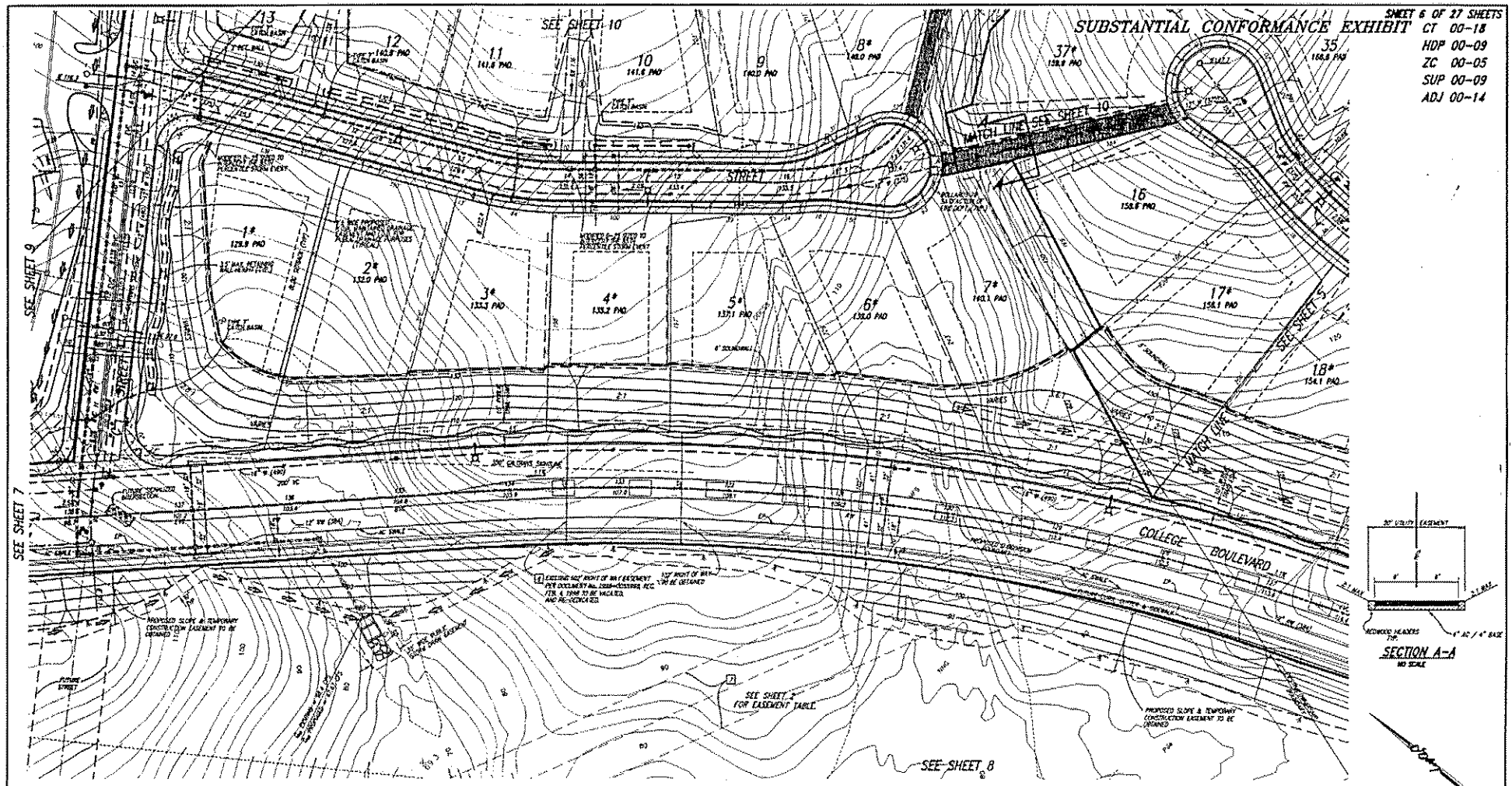
SUBSTANTIAL CONFORMANCE A



SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



SECTION A-A
NO SCALE

NOTE:
* LOTS 1-18 ARE SUBJECT TO THE SLOPE CODE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE CHAPTER 23.05 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.53.120 (f))

NOTE:
① SIGHT DISTANCE CORRIDOR PER CITY STANDARDS.
② PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT.

FOUND IN SUBSTANTIAL CONFORMANCE
DATE: 6/7/07
PLANNING DIRECTOR
RECOMMENDED BY: DATE:
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER
DATE: 6/11/07
RECOMMENDED BY: DATE:

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

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PREPARED FOR
BENTLEY-MONARCH
7660 FENTON STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-9009 / FAX (760) 438-6179

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
701 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-3191 / FAX (760) 438-6179

Cantarini

REGISTERED PROFESSIONAL ENGINEER
NO. 32014
CIVIL
STATE OF CALIFORNIA

DATE OF RECISION: JUNE 2003
DATE OF REVISION: FEBRUARY 2004 REVISED: MAR. 2007
DATE OF PREPARATION: OCTOBER 2003 REVISED: OCT. 2006

SHEET 6 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100
Carlsbad, California 92008
760-931-7700
Fax 760-931-8900
Civil Engineering
Planning
Surveying
Mapping

DESIGNED BY: J.T. DATE: OCT. 2003
DRAWN BY: J.R. C.J. SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 2319-6
ENGINEER OF WORK
GEORGE O'DAY DATE: 4/19/07 NO. 32014

SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 7 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

"B" BASIN
SEE SHEET 22

SEE SHEET 9 FOR MULTI-FAMILY SITE

OPEN SPACE

MULTI-FAMILY

EXISTING ROAD

DON CARLOS DRIVE

TENNIS COURT

WATER FOUNTAIN

TREES

SEE SHEET 6

SEE SHEET 9

NOTE: ACCESS EASEMENT FROM RCMP TO ACCESS PUBLIC STORM DRAIN TO BE OBTAINED

NOTE: RESTORATION OF THE DRAINAGE IS THE RESPONSIBILITY OF THE CARLSBAD DEVELOPMENT AND IS NOT CONSIDERED REIMBURSABLE BY THE COLLEGE BLVD. FINANCING PROGRAM.

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE 6/7/07

RECOMMENDED BY: Barbara Kennedy — DATE 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER — DATE 6/18/07
By DAVID WALKER, DEPUTY CITY ENGINEER

RECOMMENDED BY: — DATE 6/18/07

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

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PREPARED FOR
BENTLEY-MONARCH
7140 MACELLAN STREET
CARLSBAD, CALIFORNIA 92009
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PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
701 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-3140 / FAX (760) 438-4177

Cantarini

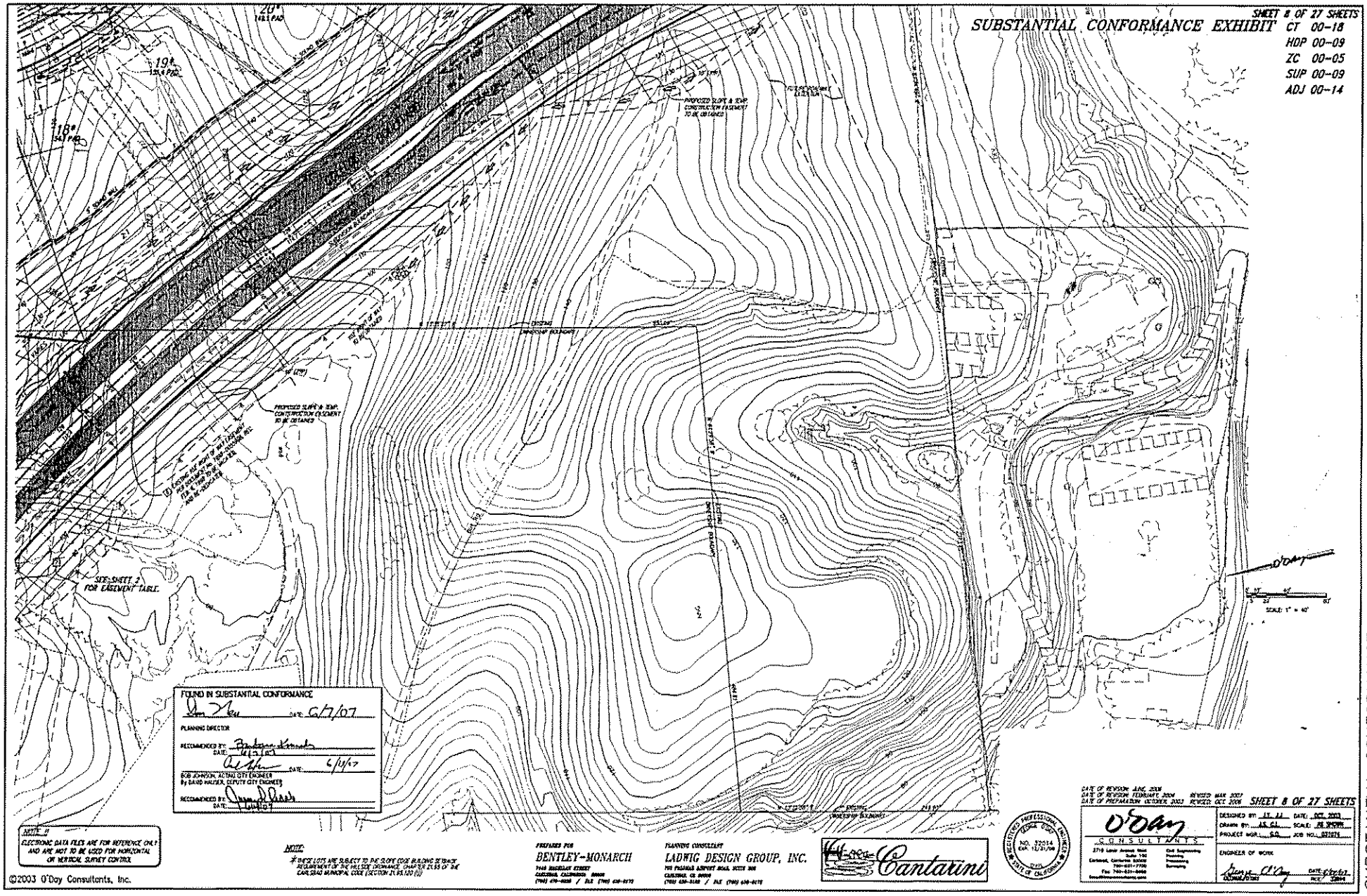
REGISTERED PROFESSIONAL ENGINEER — CIVIL — NO. 32014 — EXP. 12/31/08 — STATE OF CALIFORNIA

DATE OF PREPARATION: OCTOBER 2002 REVISED MAR 2007 REVISED OCT. 2006 SHEET 7 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100, Carlsbad, California 92008
760-931-1700 Fax 760-931-8465
Civil Engineering, Planning, Processing, Surveying

DESIGNED BY: [illegible] DATE: OCT. 2002
DRAWN BY: [illegible] SCALE: AS SHOWN
PROJECT MGR.: [illegible] JOB NO.: [illegible]
ENGINEER OF WORK
DATE: [illegible]
REG. / 32014

SUBSTANTIAL CONFORMANCE A



SUBSTANTIAL CONFORMANCE A

SHEET 9 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

SUBSTANTIAL CONFORMANCE EXHIBIT

"BJ" BASIN
SEE SHEET 22

HOLLY SPRINGS
CT 00-21

PROJECTED SUBDIVISION BOUNDARY

SEE SHEET 7

15
OPEN SPACE

14
MULTI-FAMILY
FOR DETAIL INFORMATION ON THIS LOT, SEE SDP 00-16, SITE PLAN

COLLEGE BOULEVARD

SEE SHEET 7

CT 98-22

SEE SHEET 6

13
SEE SHEET 10

SEE SHEET 7

SCALE: 1" = 40'

FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR — DATE 6/7/07
RECOMMENDED BY — DATE 4/13/07
BOB ASTROSIN, ACTING CITY ENGINEER
By DAVID HALSEN, DEPUTY CITY ENGINEER — DATE 4/13/07
RECOMMENDED BY — DATE 4/13/07

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

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NOTE:
* SHEET LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.05 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.53.120 B)

PREPARED FOR
BENTLEY-MONARCH
5946 MACHLAR STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-0225 / FAX (760) 438-6175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
765 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-0196 / FAX (760) 438-6175

Cantarini

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
NO. 55014
EXP. 12/31/06
STATE OF CALIFORNIA

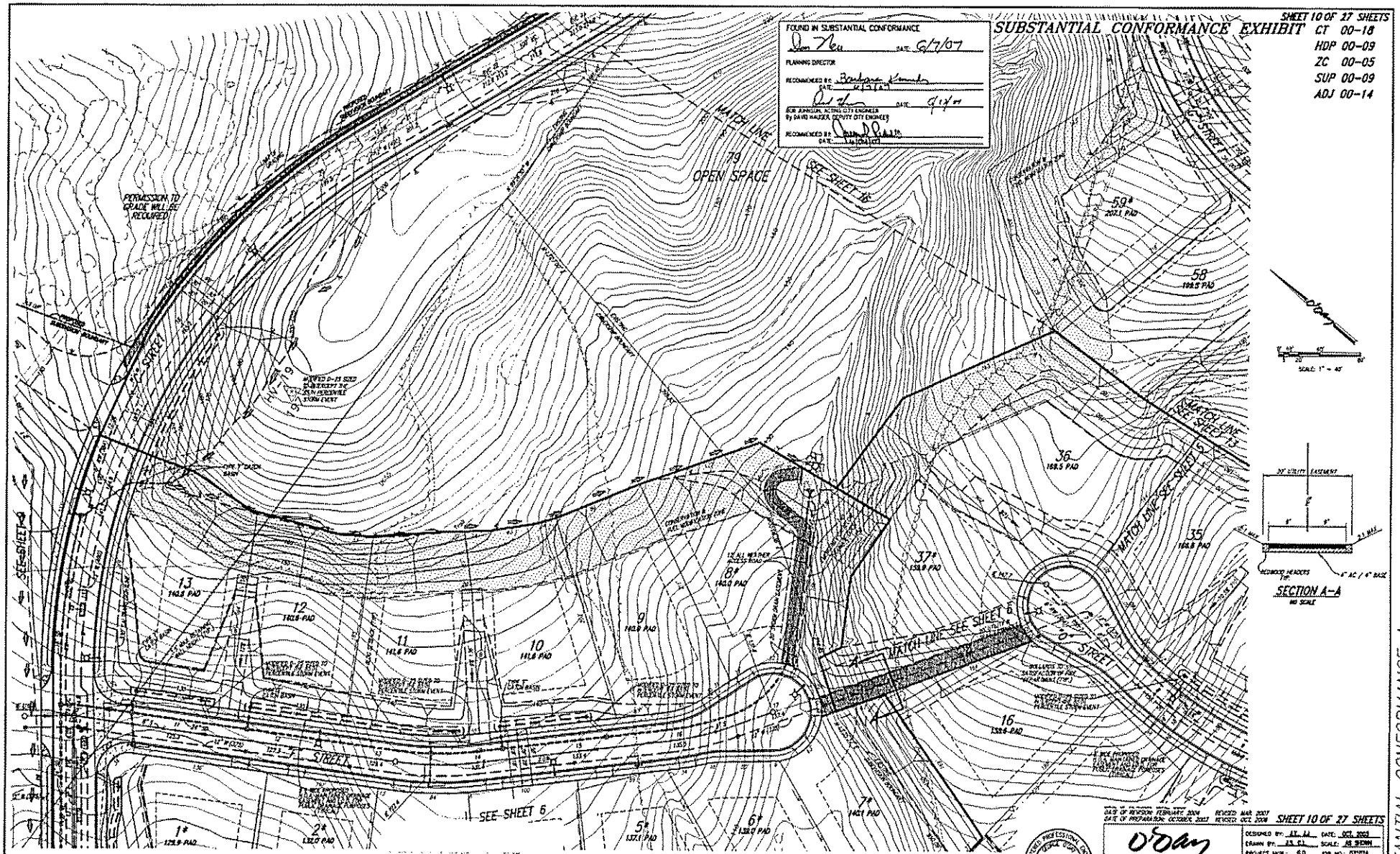
DATE OF REVISION JUNE, 2006
DATE OF REVISION FEBRUARY, 2004 REVISED MAR 2007
DATE OF PREPARATION OCTOBER, 2003 REVISED OCT 2006

SHEET 9 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100
Carlsbad, California 92008
760-431-7700
Fax 760-431-3686
info@ODayconsultants.com
Civil Engineering
Planning
Surveying

DESIGNED BY: AT, JJ DATE: OCT. 2003
DRAWN BY: JS, CL SCALE: AS SHOWN
PROJECT MGR.: EO JOB NO.: 03074
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/6/07 RCE/ 55014

SUBSTANTIAL CONFORMANCE A


SUBSTANTIAL CONFORMANCE EXHIBIT
SHEET 10 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14
FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR
DATE: 6/7/07
RECOMMENDED BY:
DATE: 6/7/07
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER
RECOMMENDED BY:
DATE: 6/8/2007
MATCH LINE SEE SHEET 16
79
OPEN SPACE
PERMISSION TO GRADE WILL BE REQUIRED
SEE SHEET 6
SEE SHEET 5
SEE SHEET 13
MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 6
A STREET
B STREET
C STREET
D STREET
E STREET
F STREET
G STREET
H STREET
59*
202.1 PAD
58
199.5 PAD
36
199.5 PAD
35
199.8 PAD
37*
199.8 PAD
8*
140.0 PAD
9
140.0 PAD
10
141.6 PAD
11
141.6 PAD
12
142.6 PAD
13
142.8 PAD
16
133.6 PAD
7*
140.1 PAD
6*
132.0 PAD
5*
137.1 PAD
2*
132.0 PAD
1*
129.9 PAD
SCALE: 1" = 40'
30' UTILITY EASEMENT
RECORDED MONUMENTS
6" AC / 4" BASE
SECTION A-A
NO SCALE
NOTE:
① SIGHT DISTANCE CORRIDOR PER CITY STANDARDS
② PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT.
NOTE !!
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL
PREPARED FOR
BENTLEY-MONARCH
PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
Cantarini
REGISTERED PROFESSIONAL ENGINEER
No. 32014
Exp. 12/31/08
STATE OF CALIFORNIA
O'Day
CONSULTANTS
DATE OF REVISION PERMANENT 2004
DATE OF PREPARATION: OCTOBER, 2003
REVISED MAR. 2007
REVISED OCT. 2006
SHEET 10 OF 27 SHEETS
DESIGNED BY: JT. LI
DATE: OCT. 2003
DRAWN BY: J.S. CI.
SCALE: AS SHOWN
PROJECT MGR.: G.O.
JOB NO.: 5319.74
ENGINEER OF WORK
GEORGE O'DAY
DATE: 6/7/07
RCE: 32014
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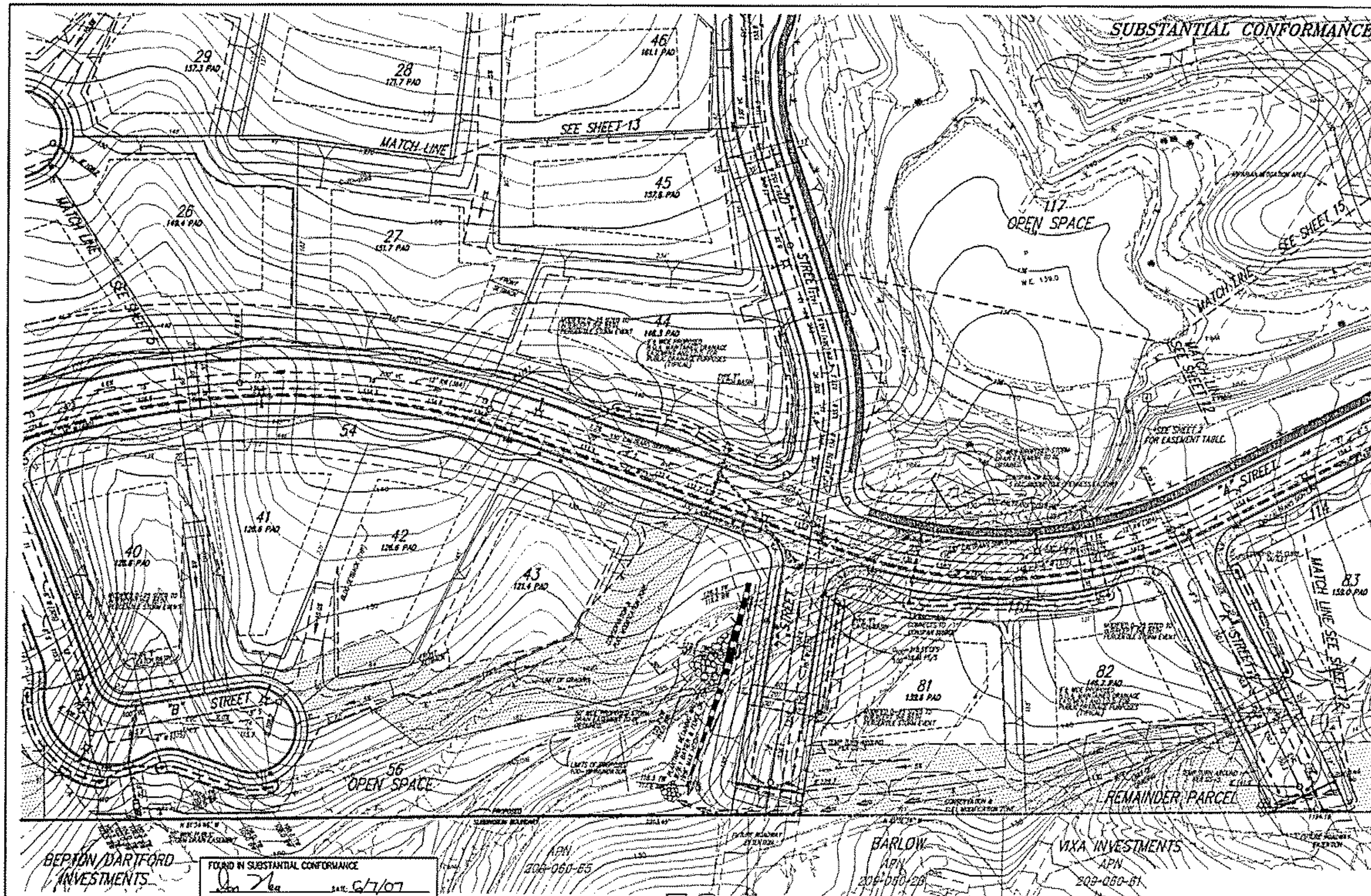
SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 11 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



FOUND IN SUBSTANTIAL CONFORMANCE
DATE 6/7/07
PLANNING DIRECTOR
RECOMMENDED BY: DATE
DATE 6/4/07
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID RAUZER, DEPUTY CITY ENGINEER
RECOMMENDED BY: DATE

NOTE !!
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL.

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.53 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.53.120 (I))

NOTE:
① SIGHT DISTANCE CORRIDOR PER CITY STANDARDS.
② PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT.

PREPARED FOR
BENTLEY-MONARCH

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.

Cantarini

O'Day CONSULTANTS

DATE OF REVISION: FEBRUARY, 2004 REVISED: MAR 2007
DATE OF PREPARATION: OCTOBER, 2003 REVISED: OCT 2006
SHEET 11 OF 27 SHEETS

ENGINEER OF WORK
GEORGE O'DAY

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SUBSTANTIAL CONFORMANCE A

SHEET 12 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: — DATE: 6/12/07

BOB JAMINSKI, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER — DATE: 6/6/07

RECOMMENDED BY: — DATE: 6/6/07

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY 2004 REVISED MAR. 2007
DATE OF PREPARATION: OCTOBER 2003 REVISED OCT. 2006

SHEET 12 OF 27 SHEETS

O'DAY CONSULTANTS
2710 Loker Avenue West, Suite 100, Carlsbad, California 92008
760-929-1700 / Fax: 760-931-8860
Civil Engineering, Planning, Processing, Surveying

DESIGNED BY: EL, AJ — DATE: OCT. 2003
DRAWN BY: LS, CL — SCALE: AS SHOWN
PROJECT MGR.: D.D. — JOB NO.: 031074

ENGINEER OF WORK
GEORGE T. O'DAY — DATE: 7/24/02 — RCE: 7 33944

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
① 50FT DISTANCE CORRIDOR PER CITY STANDARDS
② PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT.

NOTE:
* THESE LOTS ARE SUBJECT TO THE 50FT FIRE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.05 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.05.120 (E))

PREPARED FOR:
BENTLEY-MONARCH
1640 MAGELLAN STREET
CARLSBAD, CALIFORNIA 92008
(760) 476-0200 / FAX (760) 476-0172

PLANNING CONSULTANT:
LADWIG DESIGN GROUP, INC.
705 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92008
(760) 438-3160 / FAX (760) 438-5379

Cantarini

REGISTERED PROFESSIONAL ENGINEER — CIVIL — NO. 22314 — EXP. 12/31/08 — STATE OF CALIFORNIA

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SUBSTANTIAL CONFORMANCE A

SHEET 13 OF 27 SHEETS

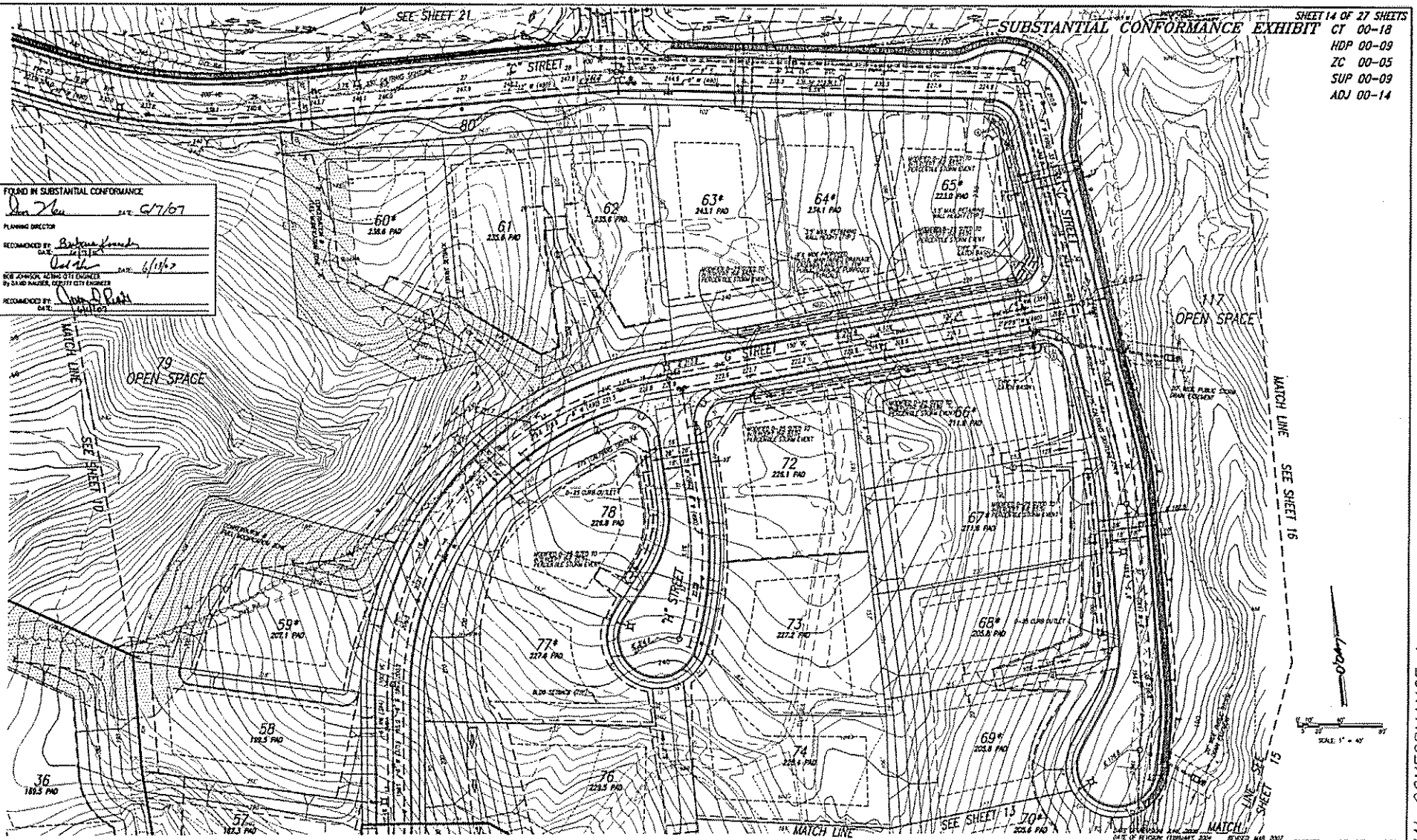
SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: — DATE: 6/13/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID NAUGER, DEPUTY CITY ENGINEER

RECOMMENDED BY: — DATE: 6/11/07

NOTE #
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
① SIGHT DISTANCE CORRIDOR PER CITY STANDARDS.
② PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120 (1))

PREPARED FOR
BENTLEY-MONARCH
7660 MACHELLAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-8000 / FAX (760) 438-4173

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
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CARLSBAD, CA 92009
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Cantarini

REGISTERED PROFESSIONAL ENGINEER — REG. 33014 — EXP. 12/31/08 — STATE OF CALIFORNIA

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100
Carlsbad, California 92008
760-931-7700
Fax: 760-931-8860
Civil Engineering
Planning
Processing
Surveying

DESIGNED BY: J.T. J.J. DATE: OCT. 2003
DRAWN BY: J.S. C.L. SCALE: AS SHOWN
PROJECT MGR. B.O. JOB NO.: 03107A
ENGINEER OF WORK
DATE: 6/6/07
REGISTERED ENGINEER
REG. NO.: 33014

DATE OF REVISION: FEBRUARY 2004 REVISED MAR. 2007
DATE OF PREPARATION: OCTOBER, 2003 REVISED OCT. 2004

SHEET 14 OF 27 SHEETS

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SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 15 OF 27 SHEETS
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 16

118 OPEN SPACE

117 OPEN SPACE

99 214.3 PAD

98 201.8 PAD

97* 185.7 PAD

100* 211.3 PAD

101* 201.8 PAD

102* 185.7 PAD

"I" STREET

"K" STREET

"D" STREET

SEE SHEET 2 FOR EASEMENT TABLE.

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

MATCH LINE

SCALE: 1" = 40'

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR DATE: 6/7/07

RECOMMENDED BY: DATE: 6/13/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER DATE: 6/13/07

RECOMMENDED BY: DATE: 6/13/07

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120 (L))

PREPARED FOR
BENTLEY-MONARCH
7640 MAGNOLIA AVENUE
CARLSBAD, CALIFORNIA 92008
(760) 438-8888 / FAX (760) 438-8175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
700 FIRMAN AVENUE MAIL SUITE 340
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(760) 438-3160 / FAX (760) 438-8173

Cantarini

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
No. 22014
Exp. 12/31/06
CIVIL
STATE OF CALIFORNIA

O'Day CONSULTANTS
3710 Lomas Avenue West
Suite 100
Carlsbad, California 92008
760-931-7700
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Civil Engineering
Planning
Surveying
Mapping

DATE OF PREPARATION: OCTOBER 2003 REVISED MAR. 2007 REVISED OCT. 2006 SHEET 15 OF 27 SHEETS

DESIGNED BY: J.T. H. DATE: OCT. 2003
DRAWN BY: J.S. CL. SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 03071A
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/13/07 RCE# 22014

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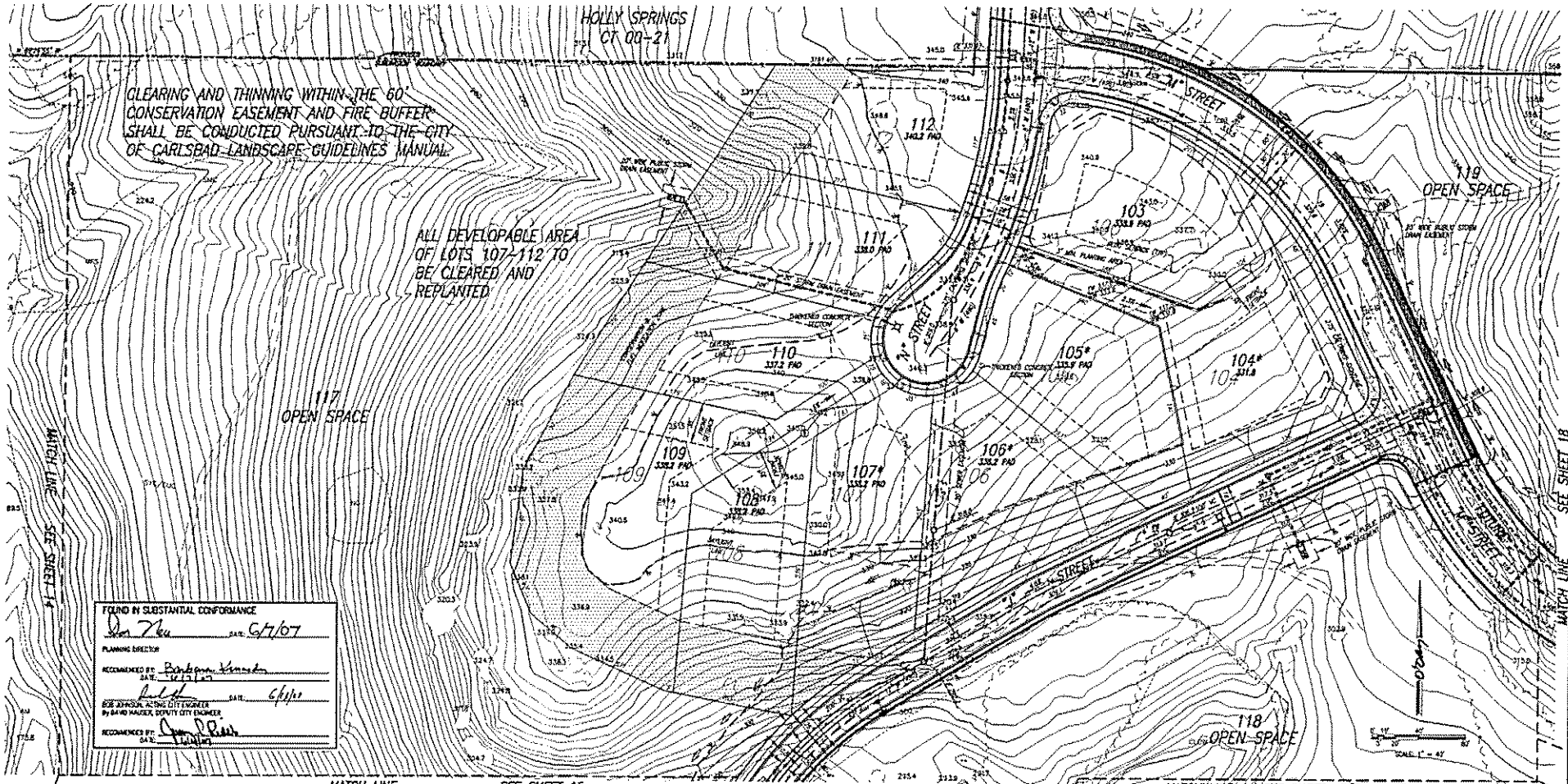
SUBSTANTIAL CONFORMANCE A

SHEET 16 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



NOTE: ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
(1) SIGHT DISTANCE CORRIDOR PER CITY STANDARDS
(2) PROPOSED RECIPROCAL PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO SERVE EACH LOT

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE MILLSIDE OPERANCE. CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120 (2))

PREPARED FOR
BENTLEY-MONARCH
PARK BROADWAY STREET
CARLSBAD, CALIFORNIA 92008
(760) 470-6200 / FAX (760) 438-6172

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
PIO PEDRONA AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92008
(760) 438-3100 / FAX (760) 438-6173

Cantarini

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
NO. 32014
EXP. 12/31/08
CIVIL
STATE OF CALIFORNIA

O'Day CONSULTANTS
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Suite 100
Carlsbad, California 92008
760-431-7700
Fax: 760-431-8882
Email: [illegible]
Civil Engineering
Planning
Processing
Surveying

DATE OF REVISION: JUNE 2008
DATE OF REVISION: FEBRUARY 2004 REVISED: MAR 2007
DATE OF PREPARATION: OCTOBER 2003 REVISED: OCT. 2006

SHEET 16 OF 27 SHEETS

DESIGNED BY: J.T. J.J. DATE: OCT. 2003
DRAWN BY: J.S. C.L. SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 031074
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/26/07 RCE: 32014

SUBSTANTIAL CONFORMANCE A

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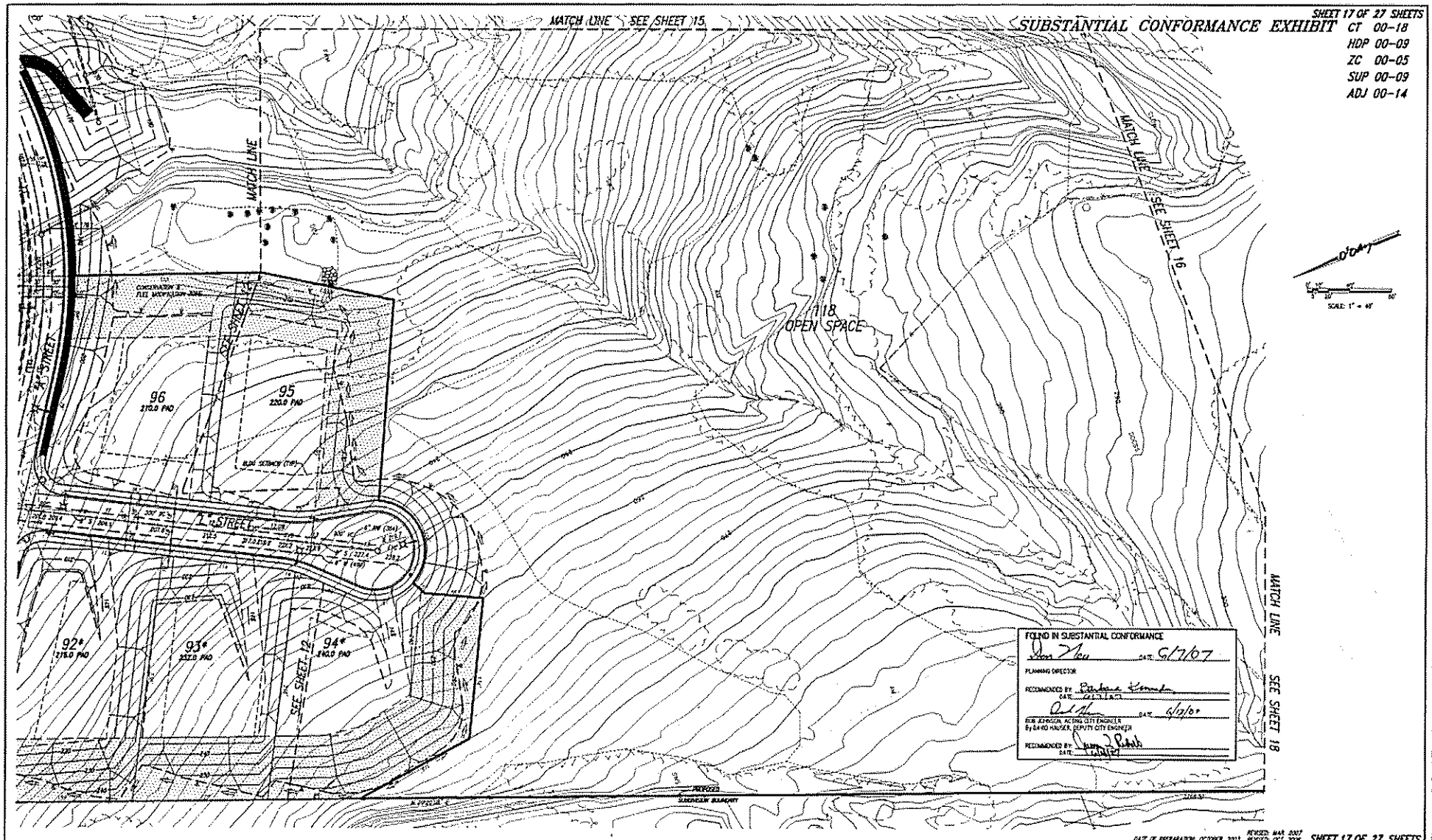

NOTE II
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120 (1))

PREPARED FOR
BENTLEY-MONARCH
7440 MAGELLAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 679-6200 / FAX (760) 630-6170

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
705 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92009
(760) 630-0100 / FAX (760) 630-0172

Cantarini

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
NO. 32014
EXP. 12/31/06
CIVIL
STATE OF CALIFORNIA

DATE OF PREPARATION: OCTOBER 2003 REVISED: MAR 2007 REVISED: OCT 2006
SHEET 17 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West
Suite 100
Carlsbad, California 92008
760-431-1700
Fax 760-431-0660
Civil Engineering
Planning
Processing
Surveying

DESIGNED BY: J.S. J.J. DATE: OCT. 2003
DRAWN BY: J.S. C.L. SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 033074
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/06/07 RCE: 32014

SUBSTANTIAL CONFORMANCE A

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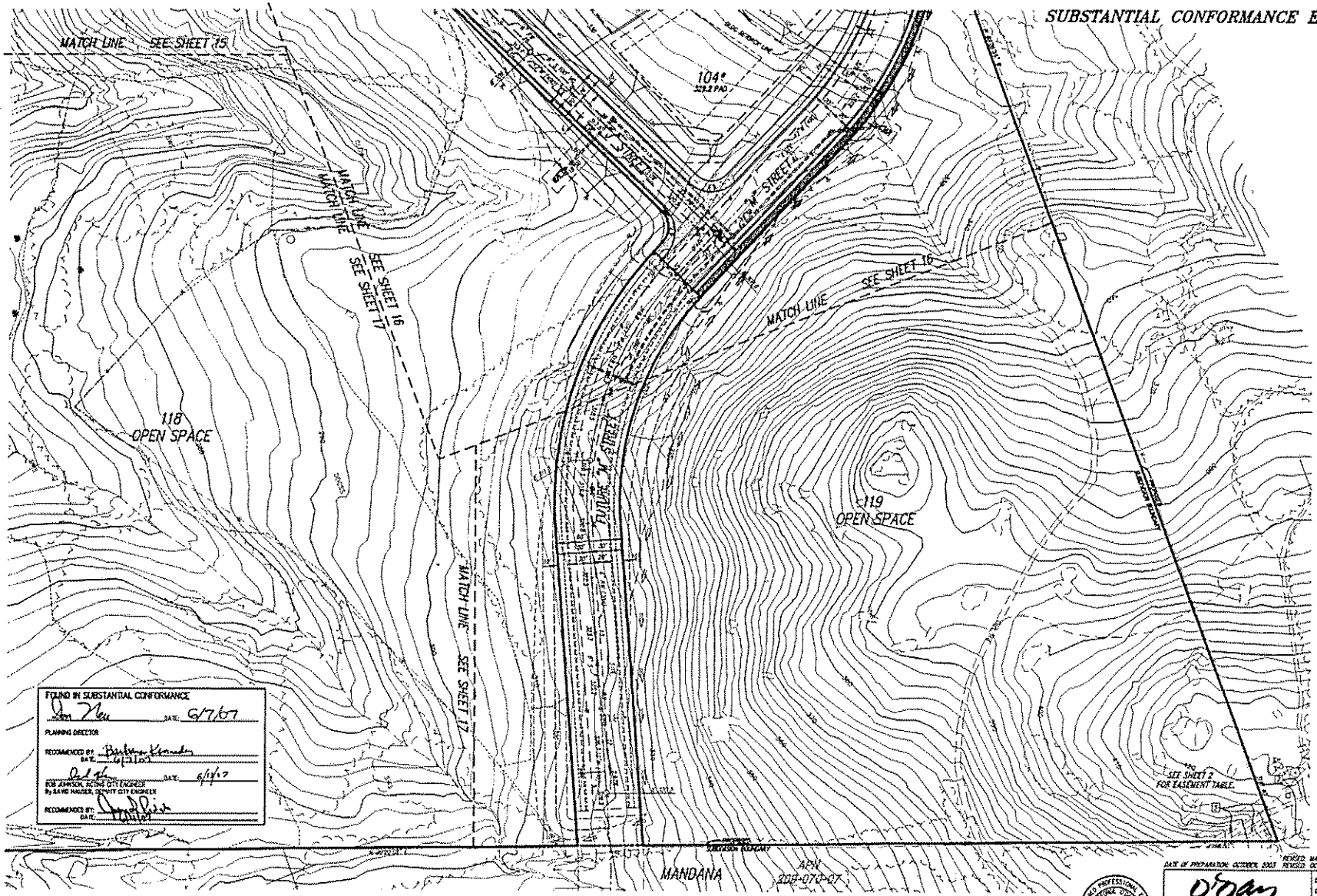
SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



FOUND IN SUBSTANTIAL CONFORMANCE
DATE: 6/7/07
PLANNING DIRECTOR
RECOMMENDED BY:
DATE: 6/15/07
DATE: 6/15/07
ROB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER
RECOMMENDED BY:
DATE:

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENTS OF THE HILLSIDE ORDINANCE, CHAPTER 21.53 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.53.120 (c))

PREPARED FOR
BENTLEY-MONARCH
7640 KACHINA STREET
CARLSBAD, CALIFORNIA 92009
(760) 679-4558 / FAX (760) 438-4175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
703 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92008
(760) 438-5106 / FAX (760) 438-4175

Cantarini

REGISTERED PROFESSIONAL ENGINEER GEORGE O'DAY NO. 32014 EXP. 12/31/08 STATE OF CALIFORNIA

DATE OF PREPARATION: OCTOBER 2003 REVISED MAR 2007 REVISED OCT. 2008

O'Day CONSULTANTS
2730 Loker Avenue West, Suite 100, Carlsbad, California 92008
760-931-7700
Fax 760-931-0000
Geo@ODayconsultants.com
Civil Engineering
Planning
Surveying

SHEET 18 OF 27 SHEETS
DESIGNED BY: AL, AJ DATE: OCT. 2003
DRAWN BY: AB, CL SCALE: AS SHOWN
PROJECT MGR.: GO JOB NO.: 03-0014
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/6/07
RCE: 32014

SUBSTANTIAL CONFORMANCE A

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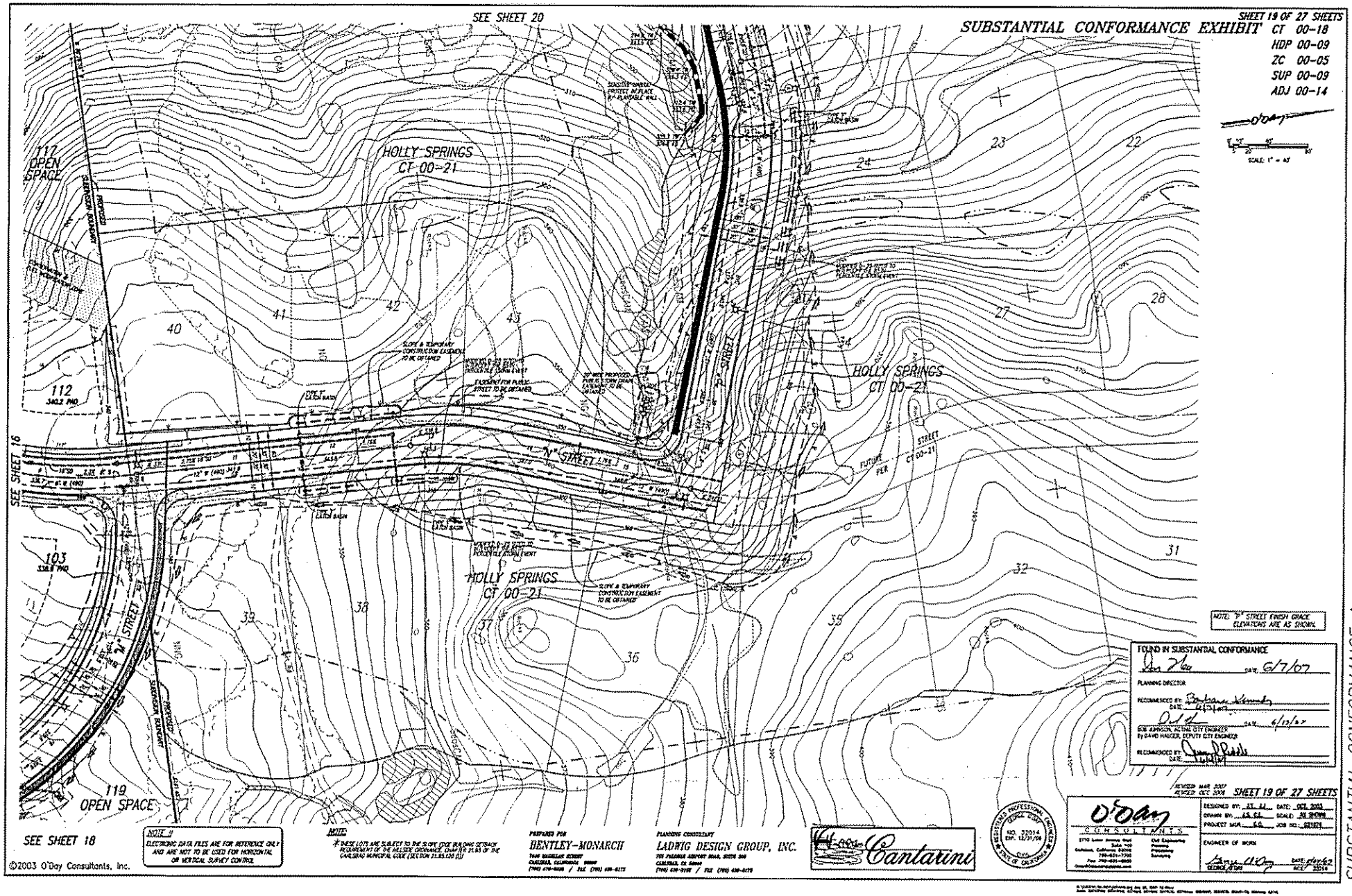

SUBSTANTIAL CONFORMANCE A

SEE SHEET 21

SHEET 20 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14

SCALE: 1" = 40'

SEE SHEET 16

SEE SHEET 19

SEE SHEET 2 FOR EASEMENT TABLE

HOLLY SPRINGS
CT 00-21

117 OPEN SPACE

SLOPE & TEMPORARY CONSTRUCTION EASEMENT TO BE OBTAINED

FUTURE "P" STREET PER CT 00-21

SEE SHEET 2 FOR EASEMENT TABLE

SPLIT RAIL FENCE PER LANDSCAPE PLANS

"P" STREET

PLANTABLE RETAINING WALL

RETAINING WALL DETAIL B-B
N.T.S.

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR DATE: 6/7/07

RECOMMENDED BY: DATE: 6/13/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID WAUGER, DEPUTY CITY ENGINEER DATE: 6/14/07

RECOMMENDED BY: DATE: 6/14/07

NOTE: "P" STREET FINISH GRADE ELEVATIONS ARE AS SHOWN.

DATE OF REVISION JUNE, 2006
DATE OF REVISION FEBRUARY 2004 REVISED: MAR 2007
DATE OF PREPARATION OCTOBER, 2003 REVISED: OCT 2006 SHEET 20 OF 27 SHEETS

O'Day CONSULTANTS

DESIGNED BY: DATE: OCT 2003
DRAWN BY: SCALE: AS SHOWN
PROJECT MGR.: JOB NO.:

ENGINEER OF WORK
GEORGE O'DAY DATE: 6/26/07 RCE: 30614

NOTE 2
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
* INFILL LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.85 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.85.120 (B))

PREPARED FOR
BENTLEY-MONARCH
7946 OAKRIDGE STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-0216 / FAX (760) 438-4179

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
2710 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92009
(760) 438-3160 / FAX (760) 438-4179

Cantarini

REGISTERED PROFESSIONAL ENGINEER NO. 33016 EXP. 12/31/06 CIVIL STATE OF CALIFORNIA

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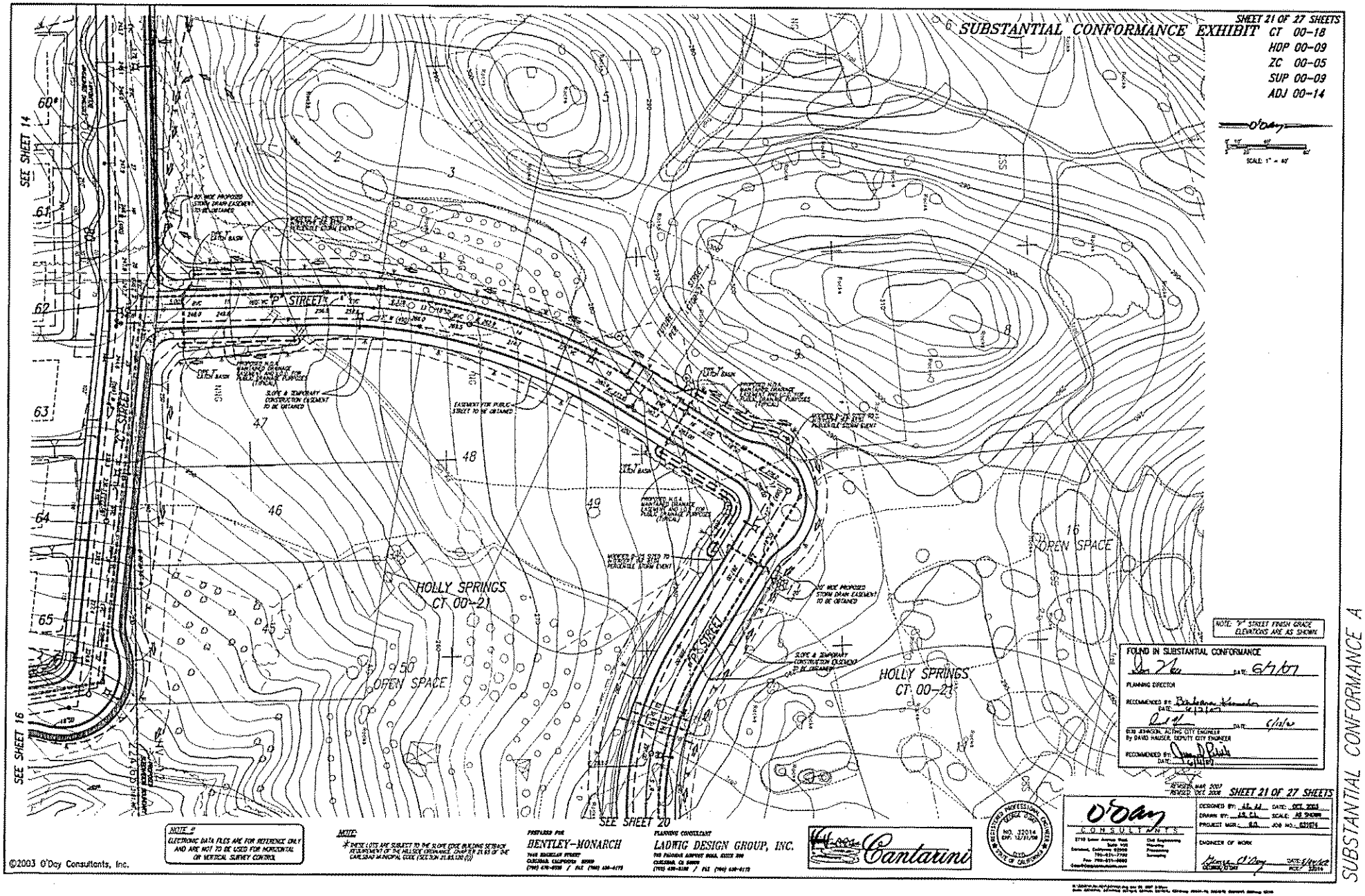
SUBSTANTIAL CONFORMANCE A

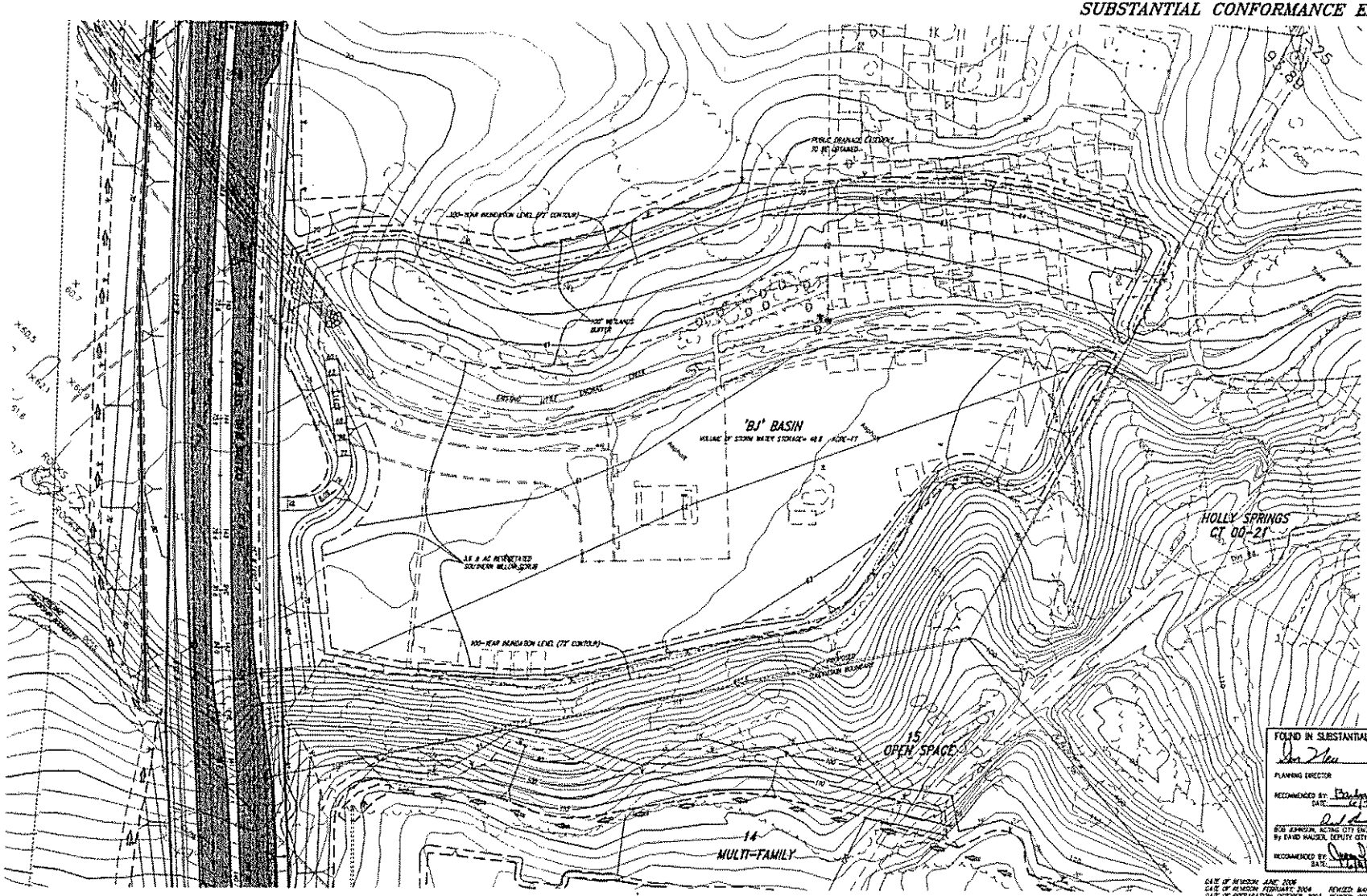


SUBSTANTIAL CONFORMANCE A

SHEET 22 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



SEE SHEET 9

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR DATE: 6/7/07

RECOMMENDED BY: DATE: 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER DATE: 6/8/07

RECOMMENDED BY: DATE: 6/8/07

DATE OF REVISION JUNE 2006
DATE OF REVISION FEBRUARY 2004 REVISED MAR 2007
DATE OF PREPARATION OCTOBER 2003 REVISED OCT 2006

SHEET 22 OF 27 SHEETS

O'Day CONSULTANTS

DESIGNED BY: ET, JJ DATE: OCT. 2003
DRAWN BY: J.S. CL SCALE: AS SHOWN
PROJECT MGR.: R.D. JOB NO.: 1031076

ENGINEER OF WORK
George O'Day DATE: 10/24/07
GEORGE O'DAY RCE: 32014

NOTE II
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
* THESE LOTS ARE SUBJECT TO THE SLOPE EDGE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE, CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120 (1))

PREPARED FOR
BENTLEY-MONARCH
1440 MAGELLAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 470-6250 / FAX (760) 438-6175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
700 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92009
(760) 438-3190 / FAX (760) 438-6175

Cantarini

REGISTERED PROFESSIONAL ENGINEER
NO. 32014
EXP. 12/31/08
CIVIL
STATE OF CALIFORNIA

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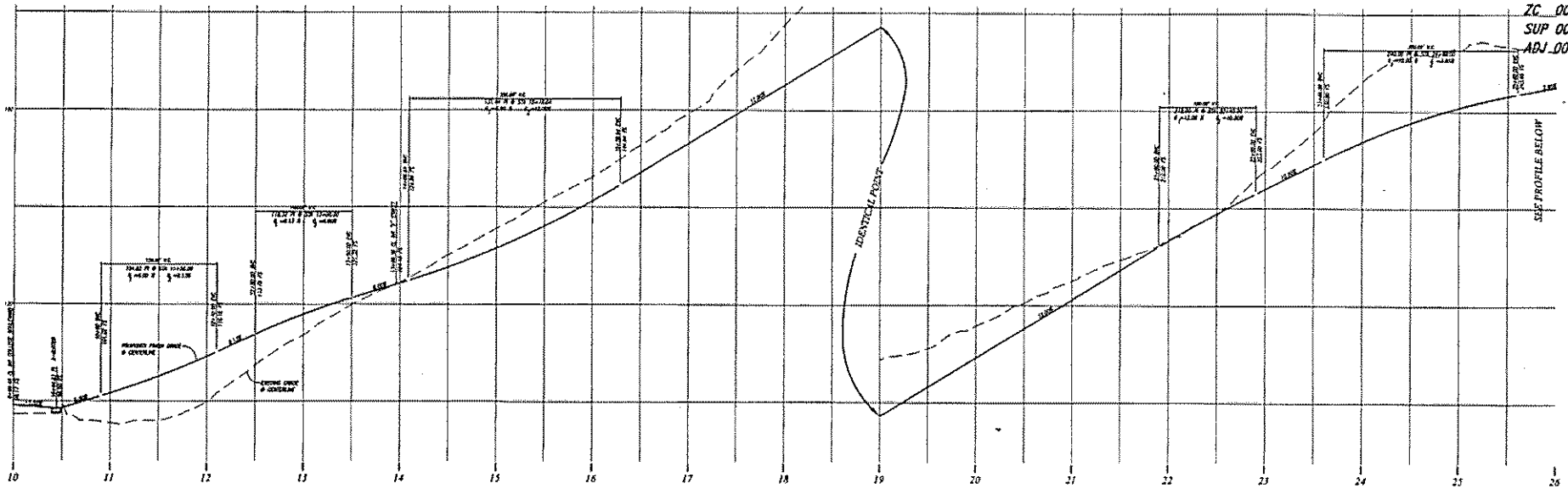
SUBSTANTIAL CONFORMANCE A

SHEET 23 OF 27 SHEETS

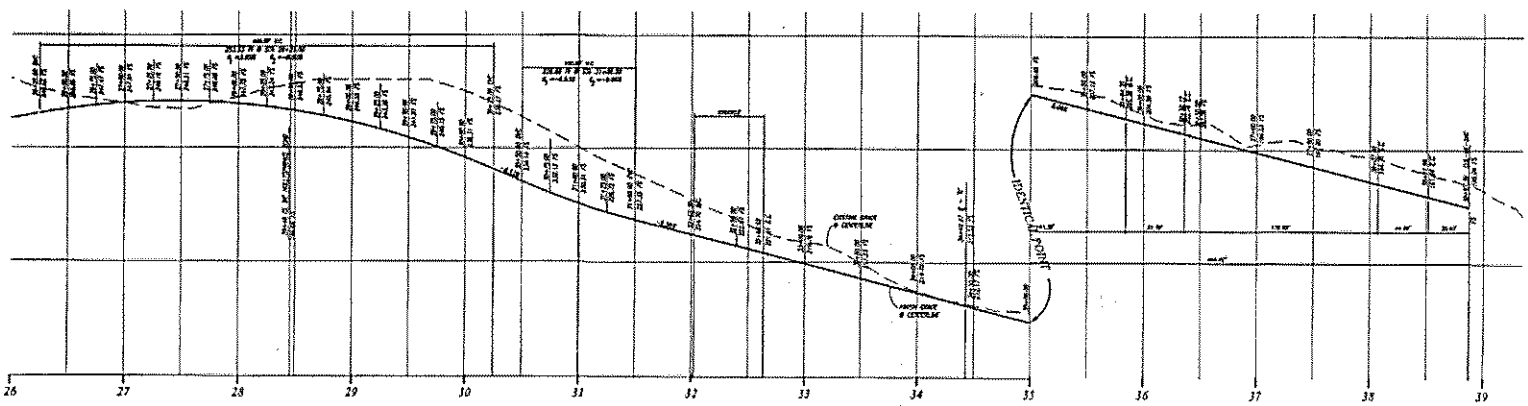
SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



"C" STREET

SCALE: HORIZ. 1"=50'
VERT. 1"=10'



"C" STREET

SCALE: HORIZ. 1"=50'
VERT. 1"=10'

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Hamels
DATE: 6/5/07

DATE: 6/5/07

BOB JAMNICKI, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/6/07

DATE OF REVISION JUNE 2006
DATE OF REVISION FEBRUARY 2004 REVISED MAR 2003
DATE OF PREPARATION OCTOBER 2003 REVISED OCT 2006

SHEET 23 OF 27 SHEETS

O'Day CONSULTANTS
2710 Loker Avenue West, Suite 150, Carlsbad, California 92008
760-931-7700 Fax 760-931-8805
Civil Engineering, Planning, Surveying

DESIGNED BY: J.T. J.J. DATE: OCT. 2003
DRAWN BY: J.S. C.J. SCALE: NO SCALE
PROJECT MGR: G.O. JOB NO.: 02-0274

ENGINEER OF WORK:
GEORGE O'DAY
DATE: 5/1/02
RCE: 33614

PREPARED FOR
BENTLEY-MONARCH
7840 MISSION GORGE
CARLSBAD, CALIFORNIA 92008
(760) 679-0000 / FAX (760) 438-6173

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
702 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92008
(760) 438-0150 / FAX (760) 438-6173

Cantarini

REGISTERED PROFESSIONAL ENGINEER
GEORGE O'DAY
NO. 33614
EXP. 12/31/06
STATE OF CALIFORNIA

SUBSTANTIAL CONFORMANCE A

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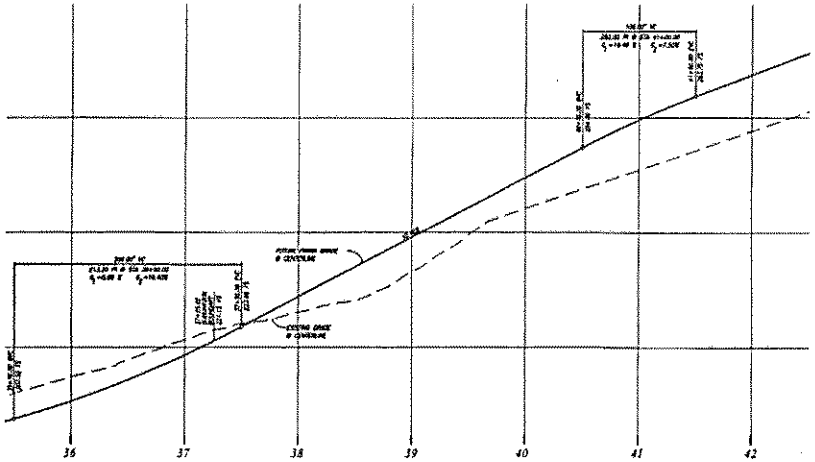
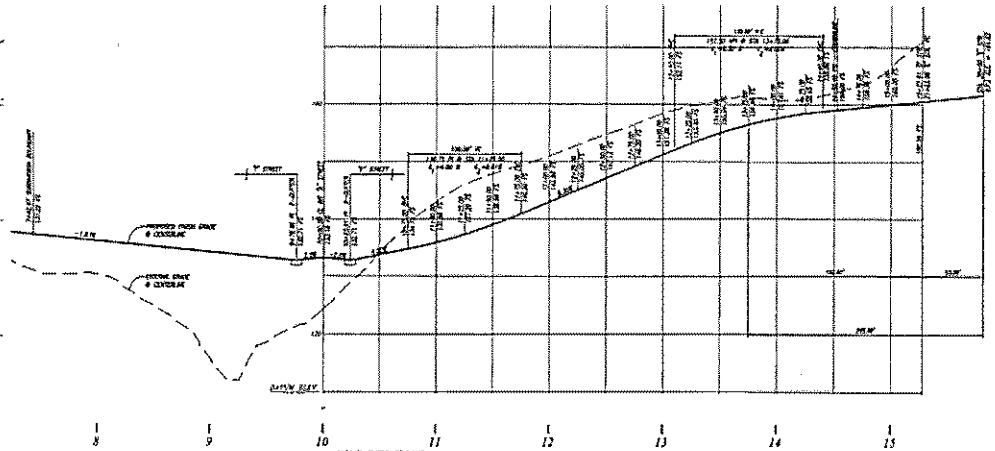
SHEET 24 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

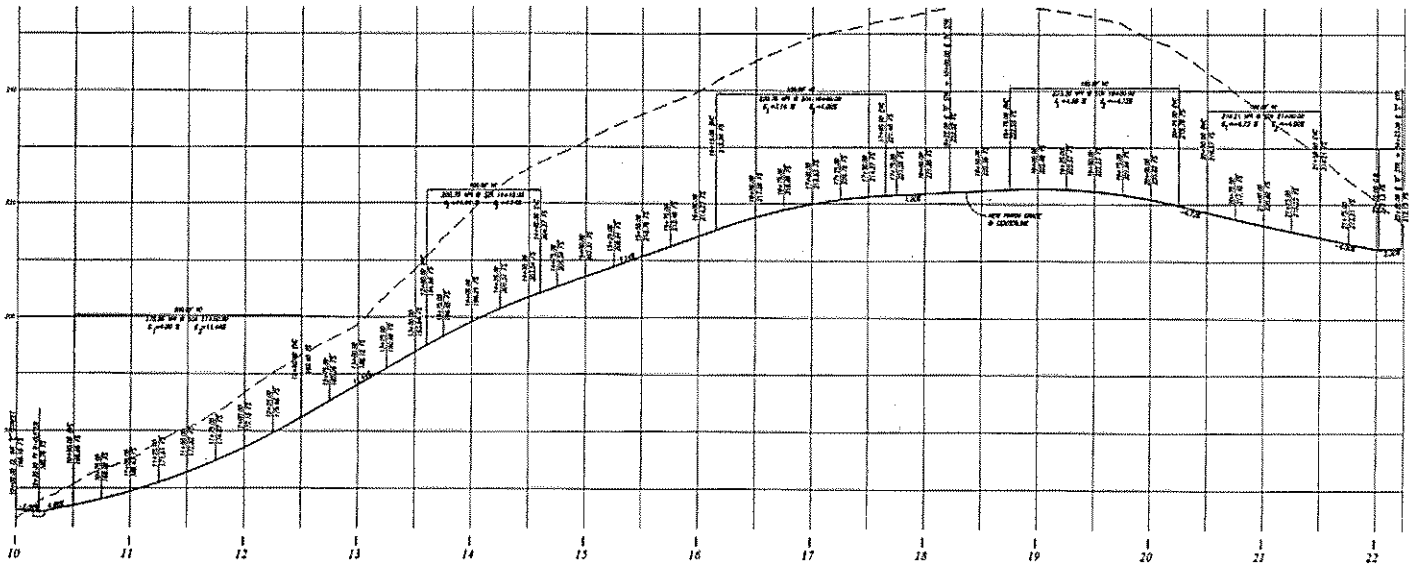
CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



"A" STREET



"D" STREET



"G" STREET

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy
DATE: 6/7/07

DATE: 6/8/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/8/07

DATE OF REVISION: JUNE, 2006
DATE OF REVISION: FEBRUARY, 2004 REVISED: MAR. 2003
DATE OF PREPARATION: OCTOBER, 2003 REVISED: OCT. 2006

SHEET 24 OF 27 SHEETS

PREPARED FOR
BENTLEY-MONARCH

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.

Cantarini

REGISTERED PROFESSIONAL ENGINEER
NO. 32014
EXP. 12/31/08
STATE OF CALIFORNIA

O'Day CONSULTANTS

DESIGNED BY: J.S. DATE: OCT. 2003
DRAWN BY: J.S. C.L. SCALE: AS SHOWN
PROJECT MGR: G.D. JOB NO.: 031074

ENGINEER OF WORK

GEORGE O'DAY DATE: 5/14/07 RCE: 32014

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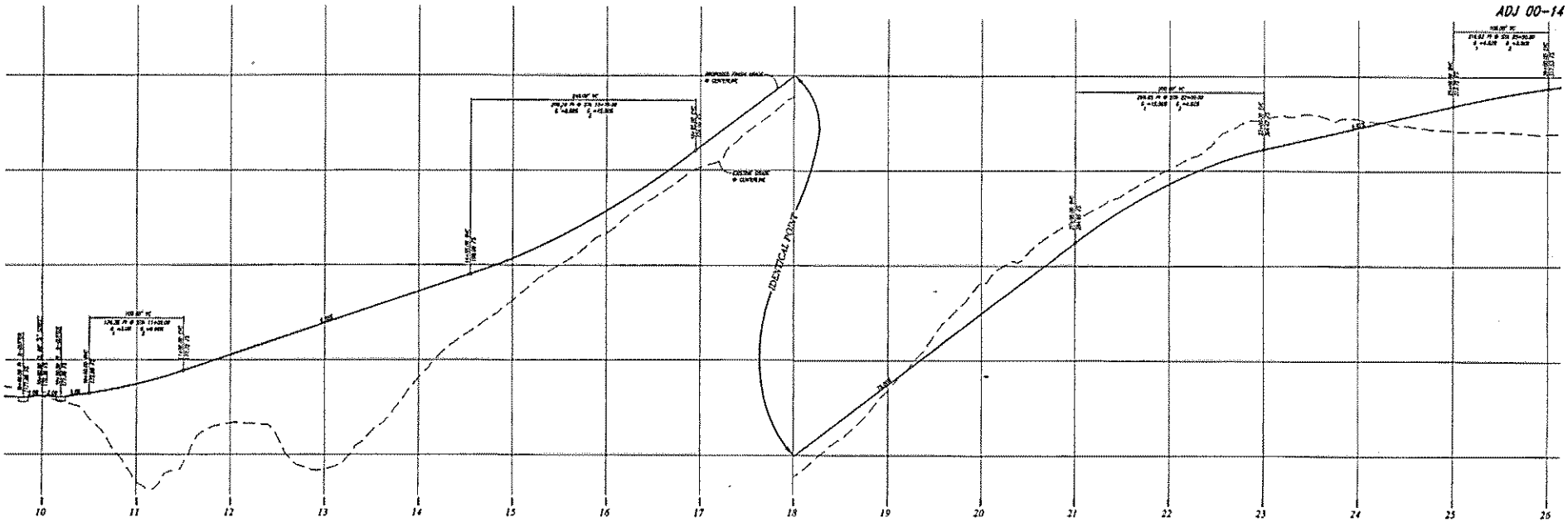
SUBSTANTIAL CONFORMANCE A

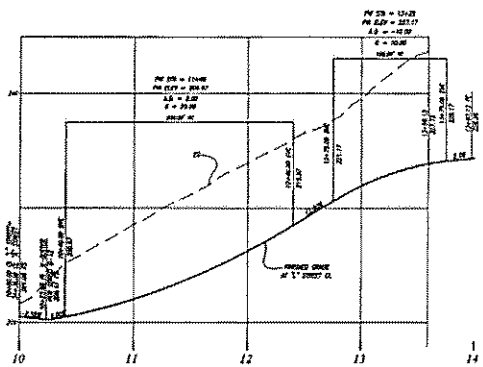
SHEET 25 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



"J" STREET



"L" STREET

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: DATE:

DATE: 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY: DATE:

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY 2004 REVISED: MAR 2007
DATE OF PREPARATION: DECEMBER 2003 REVISED: OCT. 2006

SHEET 25 OF 27 SHEETS

O'Day CONSULTANTS

DESIGNED BY: DATE: OCT. 2003
DRAWN BY: SCALED: AS NOTED
PROJECT MGR: JOB NO.:

ENGINEER OF WORK
GEORGE O'DAY DATE: RCE:

PREPARED FOR
BENTLEY-MONARCH

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.

Cantarini

REGISTERED PROFESSIONAL ENGINEER GEORGE O'DAY NO. 32014 EXP. 12/31/08 STATE OF CALIFORNIA

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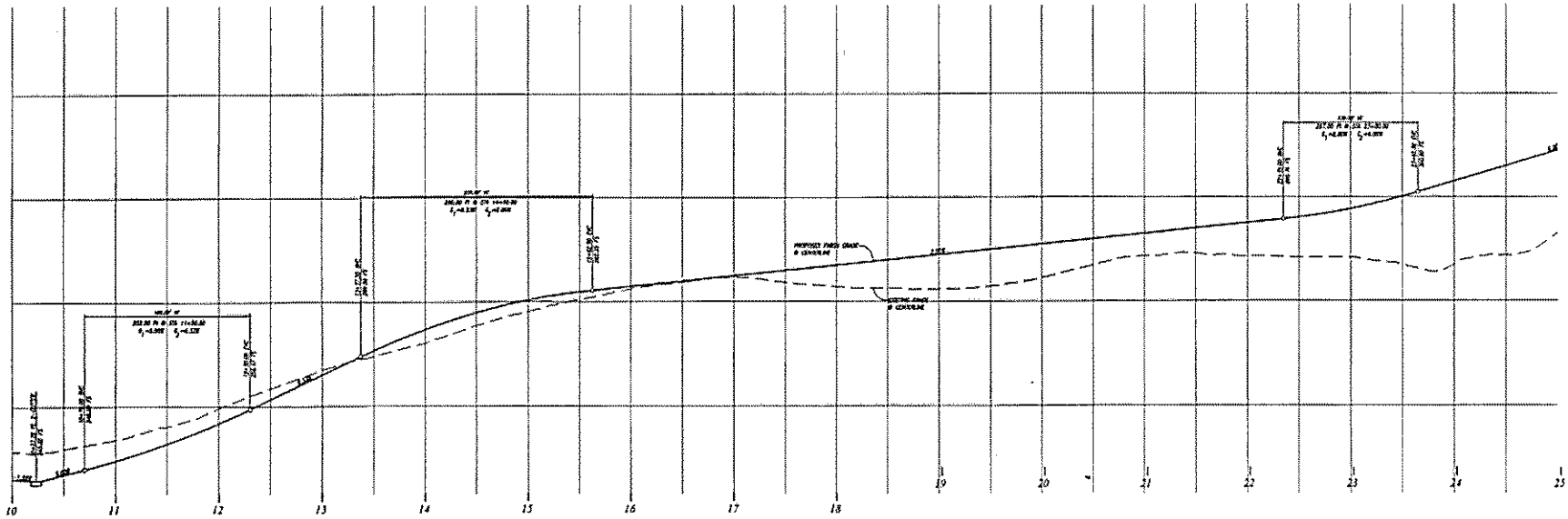
SUBSTANTIAL CONFORMANCE A

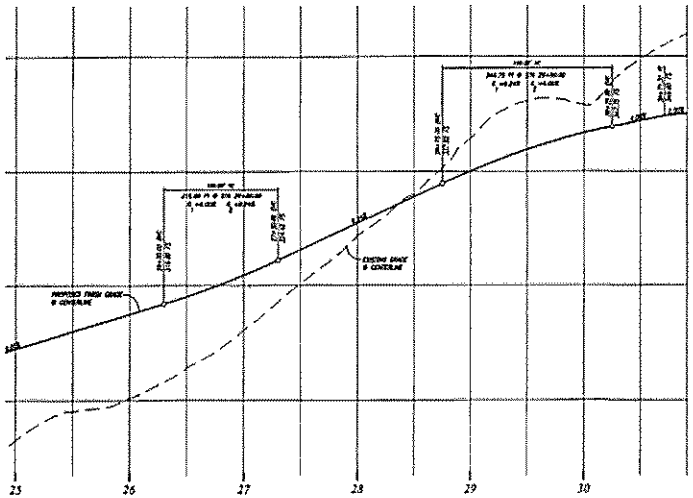
SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



"P" STREET

SCALE HORIZ. 1"=50'
VERT. 1"=10'



"P" STREET

SCALE HORIZ. 1"=50'
VERT. 1"=10'

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: Barbara Hamada — DATE: 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSEN, DEPUTY CITY ENGINEER — DATE: 6/15/07

RECOMMENDED BY: Glenn J. Rabino — DATE: 6/14/07

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY 2004 :: REVISED: MAR. 2007
DATE OF PREPARATION: OCTOBER 2001 REVISED: OCT. 2006

SHEET 26 OF 27 SHEETS

O'Day CONSULTANTS
2740 Loker Avenue West, Suite 100, Carlsbad, California 92008
Civil Engineering, Planning, Processing, Surveying
760-431-1700 Fax 760-431-9689

DESIGNED BY: LL DATE: OCT. 2001
DRAWN BY: LL SCALE: AS SHOWN
PROJECT MGR.: GD JOB NO.: 01024

ENGINEER OF WORK: George O'Day — DATE: 5/31/07
GEORGE O'DAY — RCE: 32014

PREPARED FOR
BENTLEY-MONARCH
7440 MESSLER STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-9336 / FAX (760) 438-8179

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
700 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009
(760) 438-8182 / FAX (760) 438-8179

Cantarini

REGISTERED PROFESSIONAL ENGINEER — GEORGE O'DAY — NO. 32014 — EXP. 12/31/08 — STATE OF CALIFORNIA

SUBSTANTIAL CONFORMANCE A -

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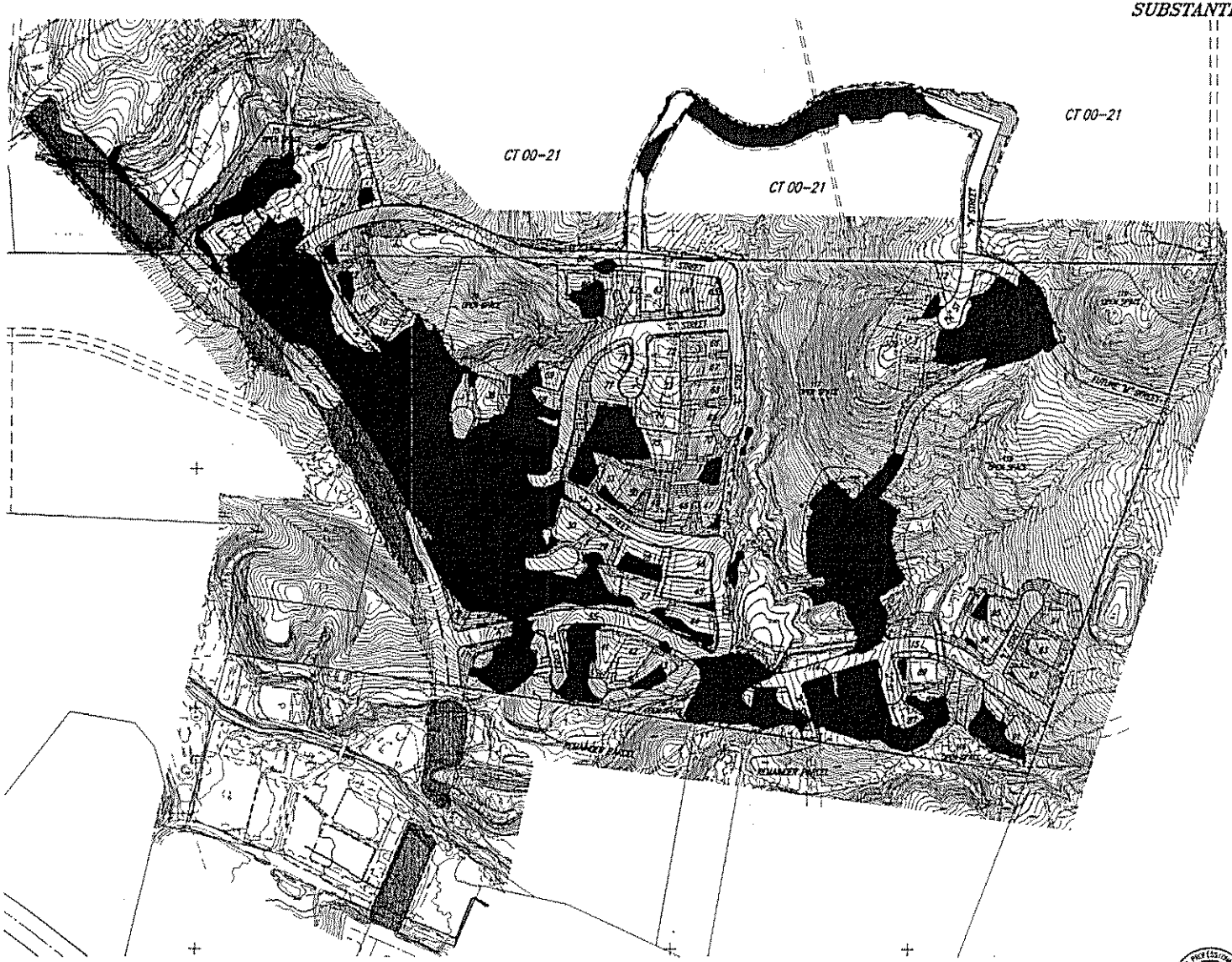
SHEET 27 OF 27 SHEETS

SUBSTANTIAL CONFORMANCE EXHIBIT

CT 00-18
HDP 00-09
ZC 00-05
SUP 00-09
ADJ 00-14



LEGEND

CUT / FILL LINE

DENOTES FILL AREA- ONSITE

DENOTES FILL AREA- COLLEGE BLVD.

NOTES

1. VOLUMES ARE IN CUBIC YARDS.
2. FINAL ENGINEERING VOLUMES ARE SUBJECT TO REVISION.

EARTHWORK SUMMARY				
SECTOR	CUT	CUT*	FILL	GRADED AREA (Ac)
WEST HALF	626,000		540,600	72.79
EAST HALF	135,800		161,100	28.10
"P" AND "N" STREET (OFFSITE)	30,200		28,700	5.68
ONSITE - SUBTOTAL	792,000	784,400	730,400	106.57
CUBIC YARDS/GRADED AREA	-	7,360	-	-
COLLEGE BLVD - FRONTAGE	78,000		56,000	7.99
COLLEGE BLVD - NORTH	1,700		41,200	3.29
COLLEGE BLVD - SOUTH	2,800		34,500	2.98
COLLEGE BLVD - SUBTOTAL	82,500	79,100	131,700	14.26
BJ BASIN	52,300	47,700	900	6.07
ONSITE - REMEDIAL	325,000	298,500	325,000	-
COLLEGE BLVD - REMEDIAL	245,600	224,300	245,800	-
TOTAL GRADING		1,434,000	1,434,000	126.9
EXPORT TO BALANCE	-		-	-

*VOLUMES ARE ADJUSTED FOR SHRINKAGE AND BULKING.

SCALE: 1" = 200'

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: DATE: 6/7/07

DATE: 6/7/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY: DATE: 6/4/07

DATE OF REVISION: JUNE 2006
DATE OF REVISION: FEBRUARY 2006 REVISED: MAR 2007
DATE OF PREPARATION: OCTOBER 2005 REVISED: OCT 2006

SHEET 27 OF 27 SHEETS

O'Day CONSULTANTS

DESIGNED BY: J.T. J.J. DATE: OCT. 2003
DRAWN BY: J.S. C.L. SCALE: AS SHOWN
PROJECT MGR.: G.D. JOB NO.: 031074

ENGINEER OF WORK

DATE: 5/30/07
RCE: 33016

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

PREPARED FOR
BENTLEY-MONARCH

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.

Cantarini

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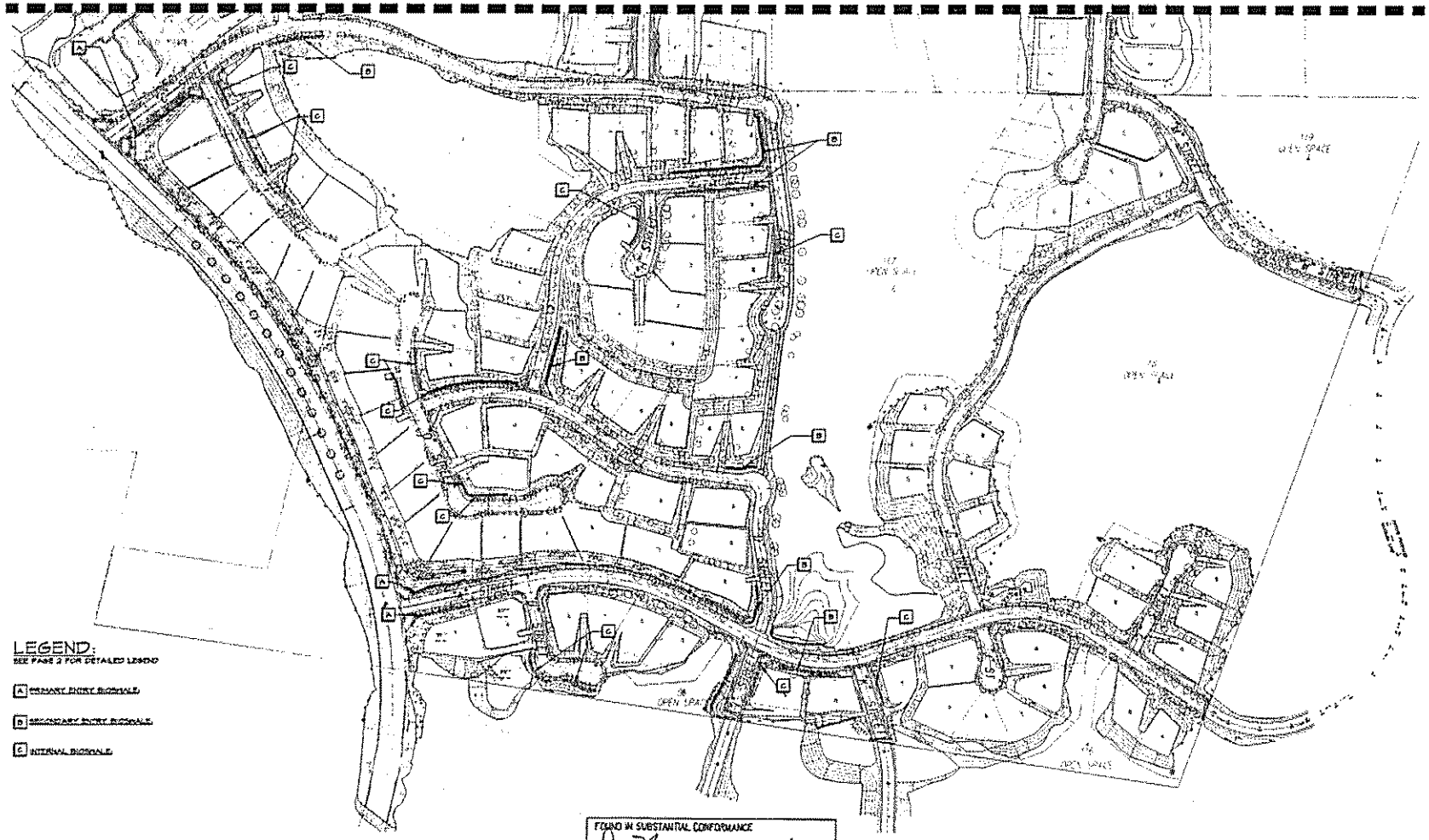
SUBSTANTIAL CONFORMANCE A



FOUND IN SUBSTANTIAL CONFORMANCE

DATE 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy

DATE 6/7/07

DATE 6/15/07

DOS JOHNSON, ACTING CITY ENGINEER
By DAVID KAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY

DATE 6/14/07

BIOSWALE TREATMENT

SHEET 1 OF 2

Cantarini HOLLY SPRINGS

PREPARED FOR
BENTLEY-MONARCH

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.

ADL
PLANNING
ASSOCIATES

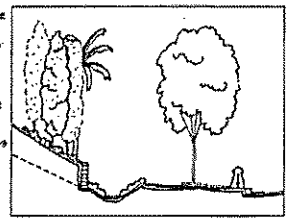
LAND PLANNING
LANDSCAPE ARCHITECTURE

O'Day
CONSULTANTS

LEGEND:

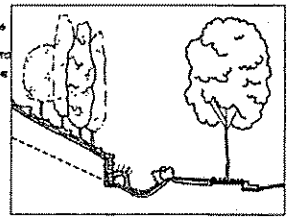
A PRIMARY ENTRY BIOSWALE

1. LOCATION
INCLUDES BIOSWALES AT ENTRY POINTS OF THE PROJECT, VISIBLE FROM COLLEGE BLVD., "G", AND "A" STREETS.
2. GOALS
BOLD ARTICULATION OF BIOSWALE AND WALL THROUGH USE OF 'OLD CALIFORNIA' THEME COMBINED WITH TUSCAN ELEMENTS, SUCH AS ROCK AND STONE IN HARDSCAPE ELEMENTS AND PLANT TYPES THAT REINFORCE THE RURAL/TUSCAN THEME.
3. TREATMENT
HARDSCAPE:
A. RURAL/TUSCAN THEME SHALL BE APPLIED TO ALL BIOSWALE WALLS, WITH THE INTENT OF ENHANCING VISIBILITY, INCLUDE USE OF STACKED STONE, AS ILLUSTRATED IN THE APPROVED LANDSCAPE CONCEPT PLAN OR OTHER TREATMENTS OF LIKE CHARACTER AS APPROVED BY THE PLANNING DIRECTOR.
B. WHERE WALL DOES NOT EXIST, PLACEMENT OF 'NATURAL' ROCK OUTCROPPINGS SHALL BE UTILIZED TO REINFORCE THE PROJECT THEME.
LANDSCAPE:
A. PLANTING IN AND AROUND SWALE SHALL REINFORCE THE RURAL/TUSCAN THEME. PLANT MATERIAL SHALL BE CHOSEN FROM THE APPROVED LANDSCAPE CONCEPT PLANT PALETTE.
B. PLANT TYPES SUCH AS THOSE INDICATED IN THE ACCENT/PROJECT IDENTITY CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.



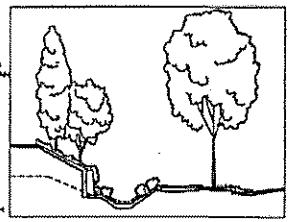
B SECONDARY ENTRY BIOSWALE

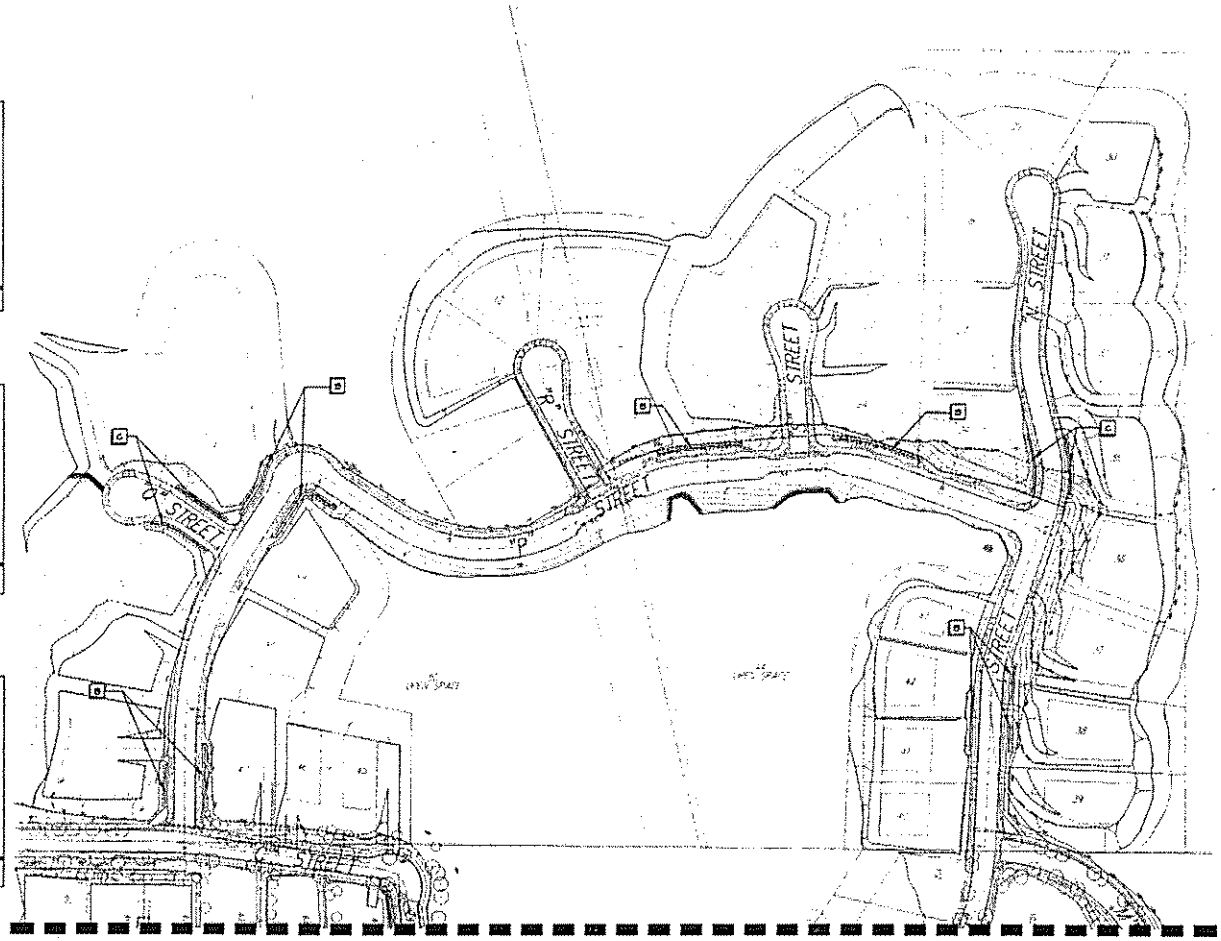
1. LOCATION
INCLUDES BIOSWALES ON MAIN THOROUGHFARES OF THE PROJECT, VISIBLE ALONG "A", "C", "D", "E", "B", AND "F" STREETS.
2. GOALS
MAINTAIN MODERATE VISIBILITY OF BIOSWALE AND WALL ALONG MAIN STREETS TO IDENTIFY PROJECT. INTEGRATE OCCASIONAL USE OF ROCK AND STONE IN HARDSCAPE ELEMENTS, AND INCREASE USE OF PLANT TYPES THAT REINFORCE THE 'OLD CALIFORNIA' THEME COMBINED WITH TUSCAN ELEMENTS.
3. TREATMENT
HARDSCAPE:
A. RURAL/TUSCAN THEME SHALL BE APPLIED TO ALL BIOSWALE WALLS, USING STACKED STONE, AS ILLUSTRATED IN THE APPROVED LANDSCAPE CONCEPT PLAN, OR OTHER TREATMENTS OF LIKE CHARACTER AS APPROVED BY THE PLANNING DIRECTOR.
B. WHERE WALL DOES NOT EXIST, OCCASIONAL USE OF ACCENT BOULDERS MAY BE USED TO MAINTAIN PROJECT IDENTITY.
LANDSCAPE:
A. PLANTING IN AND AROUND SWALE SHALL REINFORCE THE RURAL/TUSCAN THEME. PLANT MATERIAL SHALL BE CHOSEN FROM THE APPROVED LANDSCAPE CONCEPT PLANT PALETTE.
B. PLANT TYPES SUCH AS THOSE INDICATED IN THE ACCENT/PROJECT IDENTITY CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.



C INTERNAL BIOSWALE

1. LOCATION
INCLUDES BIOSWALES ON INTERNAL STREETS AND CUL-DE-SACS OF PROJECT WHERE THERE IS MINIMAL VISIBILITY. ALONG "B", "G", AND "F", "H", "D", "I", "E", "K", AND "D" STREETS.
2. GOALS
DECREASE VISIBILITY OF BIOSWALE AND WALL THROUGH USE OF PLANT ELEMENTS THAT INTEGRATE THE BIOSWALE VEGETATION WITH THE SURROUNDING RURAL/TUSCAN LANDSCAPE THEME.
3. TREATMENT
HARDSCAPE:
A. NO THEMATIC HARDSCAPE ELEMENTS SHALL BE APPLIED TO ANY BIOSWALE WALLS.
B. PLACEMENT OF 'NATURAL' ROCK OUTCROPPINGS MAY BE UTILIZED TO INTEGRATE THE SURROUNDING LANDSCAPE THEME WITH THE BIOSWALE VEGETATION.
LANDSCAPE:
A. PLANTING IN AND AROUND SWALE SHALL CONTRIBUTE TO DECREASING THE VISIBILITY OF THE BIOSWALE AND WALL. TREATMENTS SUCH AS CLIMBING VINES AND CASCADING SHRUBS SHALL BE USED TO COVER THE ENTIRE WALL SURFACE. USE OF SCREENING SHRUBS EN MASSE SHALL ALSO BE ENCOURAGED.
B. IN ADDITION TO THE TYPICAL BIOSWALE PLANTING SCHEME, PLANT TYPES SUCH AS THOSE INDICATED IN THE RESIDENTIAL STREETS AND PARKWAYS CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.





MATCHLINE- SEE SHEET 1

FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR
DATE 6/13/07
RECOMMENDED BY
DATE
DATE 6/13/07
RICK ANDRISH, ACTING CITY ENGINEER
by DAVID MAUSER, DEPUTY CITY ENGINEER
RECOMMENDED BY
DATE

BIOSWALE TREATMENT

SHEET 2 OF 2

Cantarini HOLLY SPRINGS

PREPARED FOR
BENTLEY-MONARCH
7660 FAY AVENUE, STE. 300
LA JOLLA, CALIFORNIA 92037
(858) 459-9229 / FAX (858) 459-9175

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
702 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92008
(760) 438-3160 / FAX (760) 438-4172

0' 50' 100' 200'

ADL PLANNING ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
8970 WHITE SPRUCE DRIVE
RANCHO CUCAMONGA, CA 91730
(909) 980-4855 FAX (909) 980-9856

O'Day CONSULTANTS
2710 Lake Arrow Way, Suite 102
Carmichael, California 95608
Civil Engineering
Planning
Processing
Surveying

SHEET 1 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06

SUBSTANTIAL CONFORMANCE EXHIBIT
FOR
TENTATIVE MAP
FOR
HOLLY SPRINGS

BOUNDARY DATA

NO.	DELTA/BEARING	RADIUS	LENGTH
1	N 69°29'00" E	------	80.17'
2	Δ = 13°53'20"	330.00'	80.00'
3	N 82°22'40" E	------	36.37'
4	N 82°22'40" E	------	41.76'
5	N 82°22'40" E	------	110.73'
6	N 82°22'40" E	------	110.73'
7	Δ = 08°46'20"	330.00'	50.51'
8	N 90°52'00" E	------	100.78'
9	Δ = 22°48'00"	270.00'	107.51'
10	N 68°04'00" E	------	246.83'
11	Δ = 23°14'00"	330.00'	133.82'
12	N 44°50'00" E	------	100.00'
13	N 45°10'00" E	------	304.74'
14	N 03°34'31" E	------	145.69'
15	N 70°19'00" E	------	1174.19'
16	S 71°19'00" E	------	176.80'
17	N 89°57'00" E	------	1463.30'
18	N 00°03'00" E	------	1603.18'

PENDING RECORDATION OF BOUNDARY ADJUSTMENT PLAT NO. 00-14 CURRENTLY UNDER CITY REVIEW

EASEMENTS

		COMMENTS
1	AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES INGRESS AND EGRESS. REC. NOV. 29, 1978 IN BOOK 1551, PAGE 343 OF DEEDS	TO BE QUITCLAIMED
2	AN EASEMENT IN FAVOR OF SDG&E FOR GAS PIPELINE, INGRESS AND EGRESS REC. MARCH 31, 1960 AS FILE No. 83063 OF OFFICIAL RECORDS	TO REMAIN
3	AN EASEMENT IN FAVOR OF CARLSBAD MUNICIPAL WATER DISTRICT FOR INGRESS AND EGRESS REC. JANUARY 4, 1963 AS FILE No. 1851 OF OFFICIAL RECORDS THE ROUTE OR LOCATION COULD NOT BE PLOTTED FROM SAID DOCUMENT	TO BE QUITCLAIMED
4	AN EASEMENT IN FAVOR OF CARLSBAD MUNICIPAL WATER DISTRICT FOR PIPELINE OR PIPELINES REC. JANUARY 4, 1963 AS FILE No. 1852 OF OFFICIAL RECORDS	TO REMAIN
5	AN EASEMENT IN FAVOR OF THE TERRACES AT SUNNY CREEK LLC A CALIFORNIA LIMITED LIABILITY COMPANY FOR CONSERVATION PURPOSES REC. MAY 9, 2000 AS FILE No. 00-236594 OF OFFICIAL RECORDS	TO REMAIN

GRADING ANALYSIS:
PHASES I THRU IV

CUT: 165,000 C.Y.
FILL: 165,000 C.Y.
NOTE: REMEDIAL GRADING = 16,700 CY (REMOVAL & RECOMPACTION IN FILL AREAS)

TOTAL GRADED AREA: 22.48 AC
TOTAL CUBIC YARDS PER ACRE: 7340 C.Y./AC.

GRADING ANALYSIS:
PHASE VI (LOTS 45-50)

CUT: 3,700 C.Y.
FILL: 3,600 C.Y.
IMPORT: 500 C.Y.
NOTE: REMEDIAL GRADING = 2,700 CY (REMOVAL & RECOMPACTION IN FILL AREAS)

TOTAL GRADED AREA: 1.98 AC
TOTAL CUBIC YARDS PER ACRE: 3030 C.Y./AC.

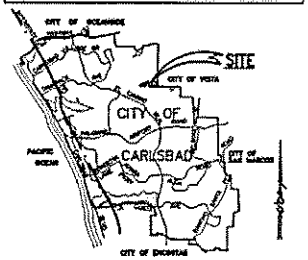
FOUND IN SUBSTANTIAL CONFORMANCE
DATE: 6/17/07
PLANNING DIRECTOR
RECOMMENDED BY: DATE: 6/13/07
FOR JOHNSON, ACTING CITY ENGINEER
By DAVID HANZER, DEPUTY CITY ENGINEER
RECOMMENDED BY: DATE: 6/13/07

PROPOSED DENSITY

=RLM-2=2.23 UNITS ON 48.04 NET ACRES=0.46 DU/AC
=RLM-24=19 UNITS ON 43.20 NET ACRES=0.44 DU/AC
AVERAGE DENSITY = 0.44 DU/AC=42 UNITS PROPOSED ON 91.24 NET ACRE.

ALLOWED DENSITY

=RLM-2= 48.04 NET AC X 3.20 DU/AC = 154 DUS
=RLM-24=43.20 NET AC X 2.88 DU/AC = 124 DUS
TOTAL = 278



VICINITY MAP
NO SCALE

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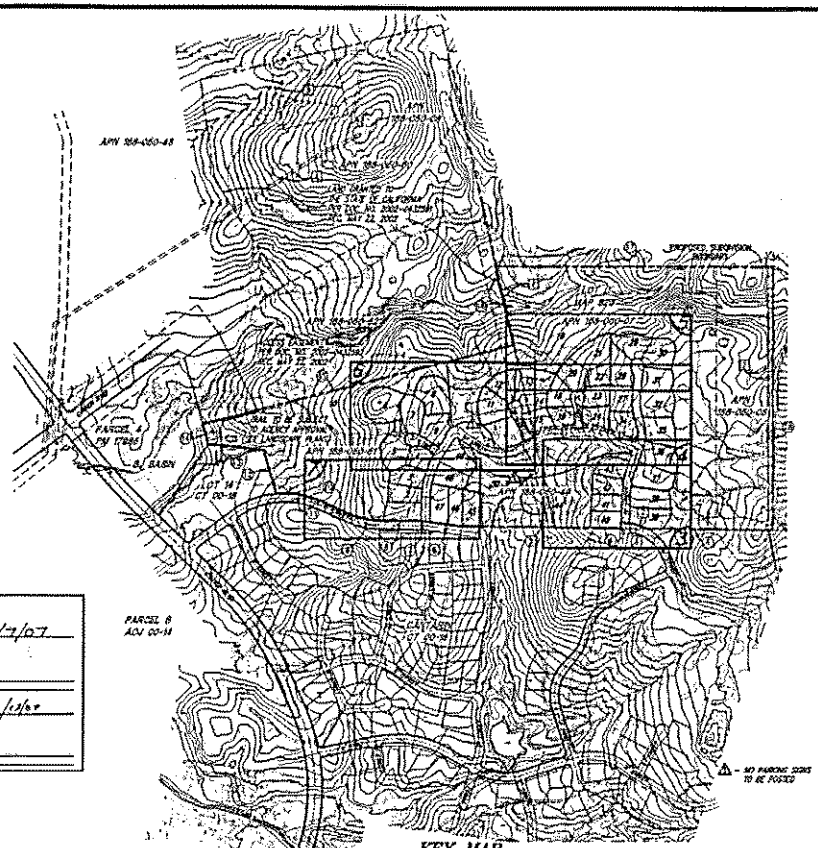


KEY MAP
SCALE: 1" = 400'

GENERAL NOTES:

ASSESSOR'S PARCEL NO.s	168-050-06, 07, 48 & 51
EXISTING ZONING	LC
PROPOSED ZONING	R-1-0.5-O AND O.S.
EXISTING GENERAL PLAN DESIGNATION	RLM
PROPOSED GENERAL PLAN DESIGNATION	RLM AND OS
EARTHWORK	(SEE GRADING ANALYSIS)
SCHOOL DISTRICT	CARLSBAD UNIFIED SCHOOL DISTRICT
WATER DISTRICT	CARLSBAD MUNICIPAL WATER DISTRICT
SEWER DISTRICT	CITY OF CARLSBAD
AVERAGE DAILY TRAFFIC	42 UNITS x 10=420 ADT
TOTAL ACRES	119.96
PUBLIC STREETS	5
RESIDENTIAL LOTS	42
OPEN SPACE LOTS	4
H.O.A. MAINTAINED LOTS	4
TOTAL NUMBER OF LOTS	50
NUMBER OF RESIDENTIAL UNITS	42
DENSITY	(SEE TABLE AT LOT)
TOPOGRAPHIC SOURCE	TOWILL, INC. – PHOTOGRAPHY DATED 5/27/99
AVERAGE SEWER DEMAND	42 DU x 220 GPD = 9,240 GPD (0.0093 MGD)
WATER DEMAND (PER WATER SYSTEM ANALYSIS BY DEXTER WILSON ENG. 1/20/03)	AVERAGE = 19,834 GPD (13.84 GPM) PEAK = (2.5 x AVG.) = 49,585 GPD (34.81 GPM) FIRE FLOW = 1,500 GPM EACH

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS "D" AND "E" OF RANCHO AGUA HEDIONDA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 823 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 16, 1896.

FLOOD ZONE DESIGNATION

ZONE X – OUTSIDE 500 YEAR FLOOD PLAIN (SEE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 060285 0009F DATED JUNE 19, 1997)

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP
SEE SHEET 11 FOR PROPOSED PHASING

HILLSIDE & HILLTOP ARCHITECTURE

NOTE: THIS PROJECT IS SUBJECT TO THE SLOPE CODE BUILDING SETBACK REQUIREMENT OF THE HILLSIDE ORDINANCE.
=CHAPTER 21.95 OF THE CARLSBAD MUNICIPAL CODE (SECTION 21.95.120, (C))

OWNER

HOLLY SPRINGS, LTD.
A CALIFORNIA LIMITED PARTNERSHIP
P.O. BOX 3484
CARLSBAD, CA 92018
(760) 438-0855

DEVELOPER:

DAVID M. BENTLY
7449 MAGELLAN ST.
CARLSBAD, CA 92009
(760) 476-1572

HABITATS

CSM	=	COASTAL SALT MARSH
CSS	=	COASTAL SAGE SCRUB
DVS	=	DISTURBED
FWM	=	FRESHWATER MARSH
MC	=	SOUTHERN MIXED CHAPARRAL
MF	=	MULE FAT SCRUB
NG	=	NATIVE GRASSLANDS
NNG	=	NON-NATIVE GRASSLANDS
OW	=	COAST LIVE OAK WOODLAND
SWS	=	SOUTHERN WILLOW SCRUB

HOLLY SPRINGS

LEGEND:

SUBDIVISION BOUNDARY
EXISTING MAP MARD LINE
PROPOSED MAP MARD LINE
PROPOSED LOT LINE
BUILDING SETBACK LINE
LOT NUMBER 14
PROPOSED PAD ELEVATION 128.7
EXISTING CONTOURS 260
EXISTING WETLANDS
50' FIRE BUFFER/ CONSERVATION AREA
EXISTING WATER MAIN
EXISTING SEWER MAIN & M.H.
EXISTING SEWER FORCE MAIN & M.H.
EXISTING STORM DRAIN
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED HANDICAP RAMP
PROPOSED CONCRETE CROSS-GUTTER
GRATED INLETS (2:1 MAX) W/SUBDRAIN LINE
GRADED SWALE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED SEWER MAIN & M.H.
PROPOSED STORM DRAIN & C.O.
PROPOSED CURB INLET W/ INLET FILTER
PROPOSED STREET LIGHT (MODIFIED BELL)
VEGETATED SWALE (HOA MAINTANCE)

CIVIL ENGINEER/LAND SURVEYOR:

O'DAY CONSULTANTS, INC.
2710 LOKER AVE., SUITE 100
CARLSBAD, CA. 92008
(760) 931-7700

REGISTERED PROFESSIONAL ENGINEER GEORGE O'DAY NO. 32014 EXP. 12/31/08 CIVIL STATE OF CALIFORNIA

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 23, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 22, 2002
REVISED JAN. 2, 2002
REVISED NOV. 6, 2001
REVISED SEPT. 7, 2001
DATE OF PREPARATION MAY 1, 2000
REVISED OCT. 26, 2006
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 28, 2004
REVISED JUNE 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 8, 2004
REVISED JAN. 28, 2004
REVISED OCT. 30, 2003
REVISED MARCH 08, 2007

SHEET 1 OF 11 SHEETS

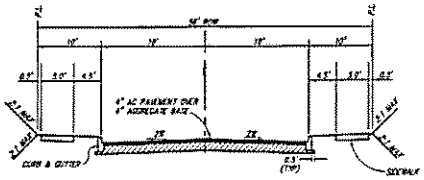
O'Day CONSULTANTS
2710 Loker Ave. Suite 100 Carlsbad, California 92008 760-931-7700 Fax: 760-931-8883
Civil Engineering Planning Surveying
DESIGNED BY: G.O., R.G. DATE: MAY 2000
DRAWN BY: J.S., M.L. SCALE: AS SHOWN
PROJECT MGR.: G.O. JOB NO.: 00-1024
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/14/07 CIVIL 32014

SUBSTANTIAL CONFORMANCE A

C:\00102411\TM-Area\00102411 Map Mar 24, 2007 3:32pm
Name: 00241MP; 00241SC; 00241MT; 00241MP2; 00241MP3; 00241pt; 00241SC; 00241map; 00241map

SUBSTANTIAL CONFORMANCE EXHIBIT

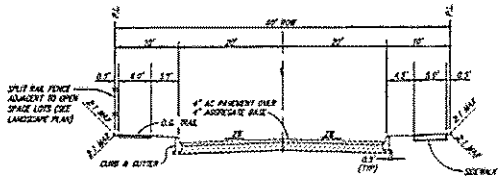
C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06



PROPOSED STREETS 'Q','S','R' AND 'N'

NO SCALE

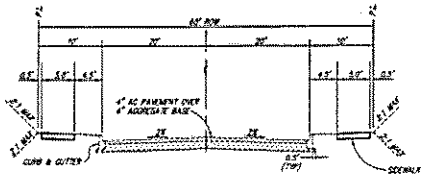
* 'R' STREET CUL-DE-SAC TYPICAL
SECTION FROM STATION 16+00 TO
21+00± (END OF CUL-DE-SAC)



STREET 'P'

PER CANTARRA CT 00-18
NO SCALE

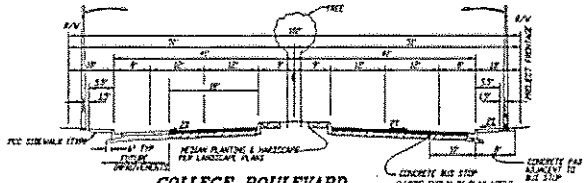
IF NOT CONSTRUCTED BY C100-18 THEN CONSTRUCT CURB, GUTTER, STREET AND SIDEWALK



STREET 'N'

PER CANTARRA CT 00-18
NO SCALE

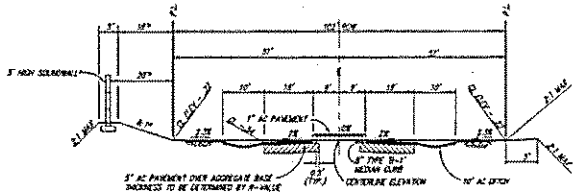
IF NOT CONSTRUCTED BY C100-18 THEN CONSTRUCT CURB, GUTTER, STREET AND SIDEWALK



COLLEGE BOULEVARD FRONTAGE/FULL IMPROVEMENTS

- MINOR SUBDIVISION BOUNDARY, AS SHOWN PER PLAN
NOT TO SCALE

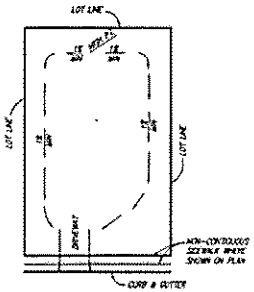
*INDICES MINOR SUBDIVISION FRONTAGE PER SECTIONS 1, 2, & 3, THIS SHEET



COLLEGE BOULEVARD CORE IMPROVEMENTS

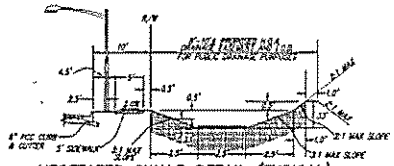
- OUTSIDE SUBDIVISION BOUNDARY, AS SHOWN PER PLAN

* 5' SOUNDWALL FRONTING RANCHO CARLOS HOA PROPERTY ONLY, WEST SIDE OF COLLEGE BLVD



TYPICAL LOT DRAINAGE DETAIL

NO SCALE



VEGETATED SWALE DETAIL (TYPICAL)

NOT TO SCALE

VEGETATED SWALE NOTES:
1. MINIMUM LENGTH OF SWALE IS 100'.
2. SLOPE OF SWALE VARIES.
3. CONSTRUCT CHECK DAMS AS NEEDED.
4. SEE LANDSCAPING DETAIL LAST SHEET ATTACHED TO THIS SUBSTANTIAL CONFORMANCE EXHIBIT

LOT AREA SUMMARY

LOT #	LOT AREA SQ. FT.	LOT #	LOT AREA SQ. FT.
1	33,944	24(29)	35,058
2	27,484	25(28)	**43,868
3	31,421	26(27)	**41,057
4	23,780	27(30)	36,117
5	46,557	28(31)	38,847
6	62,459 (GROSS)	29(32)	34,447
	53,974 (NET)	30(33)	41,813
7	38,386	31(34)	35,743
8	56,300 (GROSS)	32(35)	41,890
	54,386 (NET)	33(36)	**41,604
9	33,634	34(37)	36,335
10	*177,044	35(38)	40,294
		36(39)	43,719
		37(40)	43,480
11(73)	46,590	38(41)	38,139
12(74)	32,812	39(42)	36,880
13(75)	46,248	40(43)	25,513
14(76)	25,898	41(44)	24,908
15(77)	25,274	42(45)	27,781
16(18,22,47)	*2,212,237	43(46)	28,894
17(71)	**8,348	44(48)	*184,030
18(20)	22,247	45	34,174
19(21)	28,720	46	28,254
20(22)	35,088	47	34,828
21(23)	33,480 (GROSS)	48(51)	31,088
	48,009 (NET)	49(52)	41,294
22(24)	33,835 (GROSS)	50(53)	**34,554
	23,121 (NET)		
23(25)	26,728		

PHASE IV

*INDICATES OPEN SPACE LOTS
**INDICATES H.O.A. OWNED LOTS

TOTAL LOT AREA = 4,872,662 SQ. FT. (111.15 AC)
RESIDENTIAL LOT AREA = 1,478,335 SQ. FT. (33.94 AC)
PHASE IV (LOTS 45-49) AREA = 167,939 SQ. FT. (3.85 AC)
OPEN SPACE LOT AREA = 3,443,857 SQ. FT. (80.56 AC)
H.O.A. OWNED LOT AREA = 13,276 SQ. FT. (0.30 AC)

RESIDENTIAL STREETS = 248,579 SQ. FT. (5.71 AC)

TOTAL AREA = 5,121,241 SQ. FT. (117.56 AC)

NOTE:
LOT NUMBERS IN PARENTHESES ARE ORIGINAL LOT NUMBERS PER APPROVED TENTATIVE MAP.

SEE SHEET 8 FOR LOT LAYOUT

THIS SUBSTANTIAL CONFORMANCE CHANGE MODIFIES THE ORIGINAL LOT NUMBERING CONVENTION. THIS TABLE SERVES TO HELP ASSOCIATE HOW THE NEW LOT NUMBERS RELATE TO FACILITATE CONDITIONS OF APPROVAL

OPEN SPACE EQUIVALENCY

EXISTING OPEN SPACE AREA (CURRENT MAP HARD LINE) ..... 38.05 AC
PROPOSED OPEN SPACE AREA (PROPOSED MAP HARD LINE) ..... 80.18 AC

FIRE BUFFER / CONSERVATION AREA ..... 8.33 AC

FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR — DATE: 6/7/07
RECOMMENDED BY: — DATE: 6/5/07
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER — DATE: 4/4/07
RECOMMENDED BY: — DATE: 6/5/07

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 31, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 03, 2002
REVISED JAN. 2, 2002
REVISED NOV. 8, 2001
REVISED SEPT. 7, 2001
DATE OF PRETAKING DOC MAY 1, 2001
REVISED OCT. 20, 2004
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 8, 2004
REVISED JAN. 28, 2004
REVISED OCT. 31, 2003
REVISED MARCH 08, 2007

SHEET 2 OF 11 SHEETS

HOLLY SPRINGS

O'Day CONSULTANTS
8795 Lotus Ave., Suite 100
Gainesville, Florida 32653
Tel: 352-331-7160
Fax: 352-331-8080
www.oday-assoc.com
Civil Engineering
Planning
Photogrammetry
Surveying

DESIGNED BY: G.S.O., R.B. DATE: SEPT. 2000
DRAWN BY: J.K., R.L. SCALE: AS SHOWN
PROJECT MGR.: G.S.O. JOB NO.: 00-1024
ENGINEER OF WORK
GEORGE S. O'DAY — DATE: 6/6/07 — PE NO. 33814

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP
SEE SHEET 11 FOR PROPOSED PHASING

SUBSTANTIAL CONFORMANCE A

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SEE SHEET 4

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 3 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06

NOTE:
ALL DEVELOPABLE AREAS OF LOTS WILL BE CLEARED AND REVEGETATED. CLEARING AND THINNING WITHIN THE 60' CONSERVATION EASEMENT AND FIRE BUFFER SHALL BE CONDUCTED PURSUANT TO THE CITY OF CARLSBAD LANDSCAPE GUIDELINES MANUAL.

NOTE:
8' "N" STREET IS NOT CONSTRUCTED BY C700-18 THEN CONSTRUCT CURB, GUTTER, STREET AND SIDEWALK

*SEE HILLSIDE & HILLTOP ARCHITECTURE NOTES ON SHEET 1

NOTE:
① SIGHT DISTANCE CORRIDOR PER CITY STANDARDS

NOTE:
ALL HOUSES SHALL BE FIRE SPRINKLERED (TYP.)

NOTE:
OFFSITE UTILITIES PER CANTARINI PLANS CT 00-18 AND AS NOTED

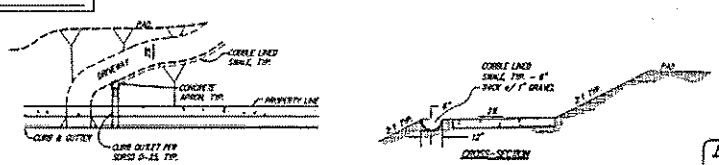
FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07
PLANNING DIRECTOR

RECOMMENDED BY: DATE: 6/7/07

DATE: 6/13/07
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID WAYSON, DEPUTY CITY ENGINEER

RECOMMENDED BY: DATE: 6/11/07



DRIVEWAY DRAINAGE DETAIL A-A

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP SEE SHEET 11 FOR PROPOSED PHASING

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

HOLLY SPRINGS

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 21, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 10, 2002
REVISED JAN. 2, 2002
REVISED NOV. 8, 2001
REVISED SEPT. 7, 2001
DATE OF PREPARATION: MAY 1, 2001
REVISED OCT. 20, 2006
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 6, 2004
REVISED JAN. 29, 2004
REVISED OCT. 31, 2003

REVISED MARCH 08, 2007

SHEET 3 OF 11 SHEETS

O'Day CONSULTANTS

DESIGNED BY: C.S.D. K.D. DATE: SEPT. 2000
DRAWN BY: J.S. W.J. SCALE: 1" = 40'
PROJECT MGR.: D.O'D. JOB NO.: 00-1024

ENGINEER OF WORK
GEORGE O'DAY DATE: 5/14/07 RCE: 33014

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SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 4 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy
DATE: 6/7/07

DATE: 6/12/07

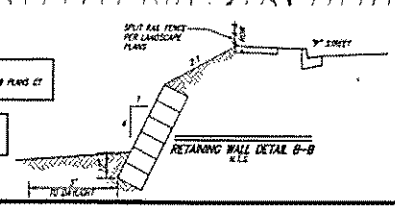
BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/1/07

NOTE II
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
OFFSITE UTILITIES PER LANDMARK PLANS CT 00-18 AND AS NOTED

NOTE:
ALL HOUSES SHALL BE FIRE SPRINKLERED (TYP.)



NOTE:
ALL DEVELOPABLE AREAS OF LOTS WILL BE CLEARED AND REVEGETATED. CLEARING AND THINNING WITHIN THE 90' CONSERVATION EASEMENT AND FIRE BUFFER SHALL BE CONDUCTED PURSUANT TO THE CITY OF CARLSBAD LANDSCAPE GUIDELINES MANUAL.

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP SEE SHEET 11 FOR PROPOSED PHASING

NOTE:
SIGHT DISTANCE CORRIDOR PER CITY STANDARDS

HOLLY SPRINGS

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 21, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 10, 2002
REVISED JAN. 2, 2002
REVISED NOV. 6, 2001
REVISED SEPT. 2, 2001
DATE OF PREPARATION: MAY 1, 2001

REVISED OCT. 20, 2006
REVISED APRIL 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 18, 2004
REVISED MAY 28, 2004
REVISED APRIL 8, 2004
REVISED JAN. 29, 2004
REVISED OCT. 31, 2003

REVISED MARCH 08, 2007

SHEET 4 OF 11 SHEETS

O'Day CONSULTANTS

DESIGNED BY: C.S.O. K.D. DATE: SEPT. 2002
DRAWN BY: J.S. M.L. SCALE: 1" = 40'
PROJECT MGR.: G.O'D. JOB NO.: 00-1024

ENGINEER OF WORK
DATE: 6/14/07
RCE: 33514

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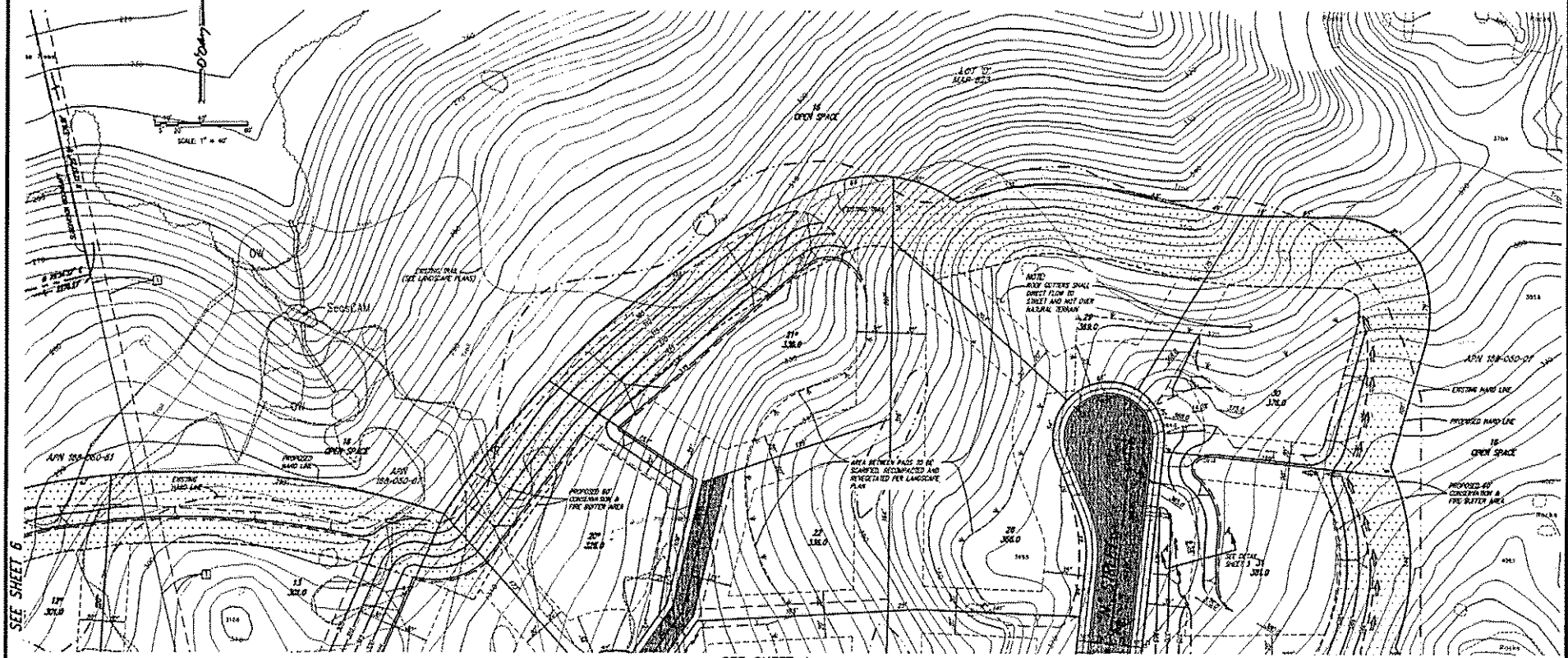
SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 5 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06



FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Hennessy
DATE: 6/7/07

DATE: 6/13/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID WALKER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/4/07

* SEE HILLSIDE & HILLTOP ARCHITECTURE NOTES ON SHEET 1

NOTE:
ALL HOUSES SHALL BE FIRE SPRINKLERED (TYP.)

NOTE:
OFFSITE UTILITIES PER CARTARIAN PLANS CT 00-18 AND AS NOTED

NOTE:
LOTS THAT ARE NOT GRADED OR PARTIALLY GRADED WILL HAVE TO USE A PRIVATE SEWER PUMP TO SEWER THE LOWER PORTIONS OF THE HOUSE TO THE STREET SEWER MAINS.

NOTE II
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP
SEE SHEET 11 FOR PROPOSED PHASING

NOTE:
ALL DEVELOPABLE AREAS OF LOTS WILL BE CLEARED AND REVEGETATED, CLEARING AND THINNING WITHIN THE 60' CONSERVATION EASEMENT AND FIRE BUFFER SHALL BE CONDUCTED PURSUANT TO THE CITY OF CARLSBAD LANDSCAPE GUIDELINES MANUAL.

HOLLY SPRINGS

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 21, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 10, 2002
REVISED JAN. 2, 2002
REVISED NOV. 6, 2001
REVISED SEPT. 7, 2001
DATE OF PREPARATION: MAY 1, 2001
REVISED OCT. 20, 2006
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 8, 2004
REVISED JAN. 23, 2004
REVISED OCT. 31, 2003
REVISED MARCH 08, 2007

SHEET 5 OF 11 SHEETS

O'Day CONSULTANTS

DESIGNED BY: S.S.D., K.D. DATE: SEPT. 2002
DRAWN BY: S.S., M.L. SCALE: 1" = 40'
PROJECT MGR.: G.O'D. JOB NO.: 00-1024

ENGINEER OF WORK
GEORGE O'DAY DATE: 5/24/07 RCE: 32014

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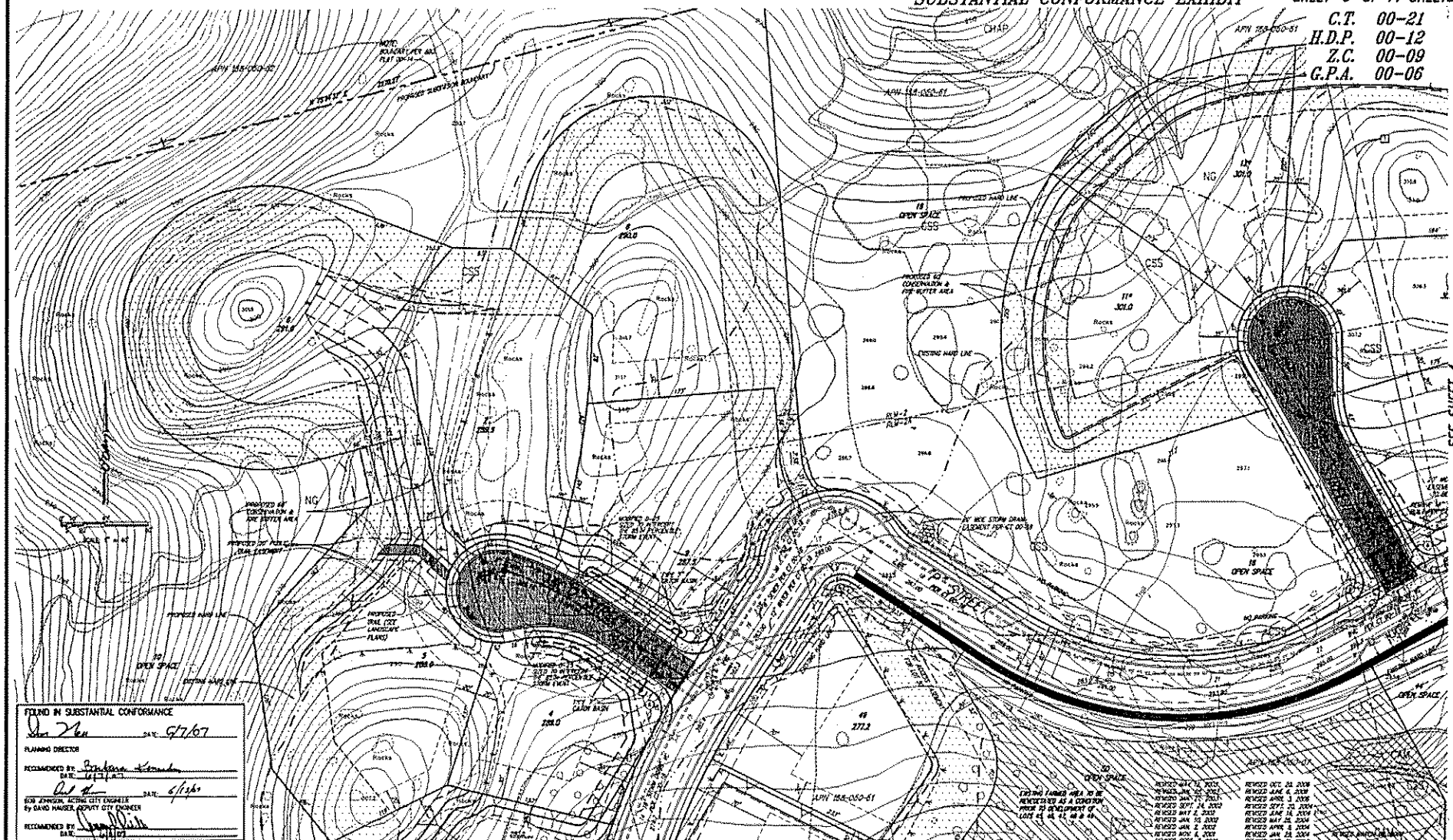
SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 6 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06



FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: — DATE:

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER — DATE: 6/13/07

RECOMMENDED BY: — DATE:

* SEE HILLSIDE & HILLTOP MONITORING NOTES ON SHEET 1

NOTE:
① 50FT DISTANCE CORRIDOR PER CITY STANDARDS

NOTE:
OFFSITE UTILITIES PER CAMDEN PLANS CT 00-18 AND AS NOTED

NOTE:
ALL HOUSES SHALL BE FIRE SPRINKLERED (TYP.)

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP
SEE SHEET 11 FOR PROPOSED PHASING

NOTE:
ALL DEVELOPABLE AREAS OF LOTS WILL BE CLEARED AND REVEGETATED. CLEARING AND THINNING WITHIN THE 50' CONSERVATION EASEMENT AND FIRE BUFFER SHALL BE CONDUCTED PURSUANT TO THE CITY OF CARLSBAD LANDSCAPE GUIDELINES MANUAL.

NOTE:
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

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HOLLY SPRINGS

REVISED MAY 12, 2004
REVISED JUN. 29, 2004
REVISED JAN. 21, 2003
REVISED APR. 1, 2003
REVISED SEPT. 14, 2002
REVISED SEPT. 12, 2002
REVISED MAY 2, 2002
REVISED MAY 14, 2004
REVISED JAN. 10, 2002
REVISED MAY 22, 2004
REVISED JAN. 2, 2002
REVISED APR. 6, 2004
REVISED NOV. 6, 2001
REVISED JAN. 26, 2004
REVISED SEPT. 7, 2001
REVISED OCT. 22, 2003
REVISED OCT. 20, 2003
REVISED JUNE 6, 2003

DATE OF PREPARATION: MAY 5, 2001

SHEET 6 OF 11 SHEETS

O'Day CONSULTANTS
2710 Loker Ave. West, Suite 100, Carlsbad, California 92010
(760) 931-1700
Fax (760) 931-0879
Civil Engineering, Planning, Surveying

DESIGNED BY: C.S.D., S.S. DATE: SEPT. 2000
DRAWN BY: J.T., B.L. SCALE: 1" = 40'
PROJECT MGR.: C.S.D. JOB NO.: 00-1024

ENGINEER OF WORK
GEORGE O'DAY — DATE: 6/14/07 — RCE: 33614

SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 7 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR DATE: 6/7/07

RECOMMENDED BY: DATE: 6/7/07

FOR JOHN CLARK, ACTING CITY ENGINEER
By DAVID WARSEK, DEPUTY CITY ENGINEER DATE: 6/7/07

RECOMMENDED BY: DATE: 6/7/07

NOTE !!
ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR HORIZONTAL OR VERTICAL SURVEY CONTROL

NOTE:
ALL DEVELOPABLE AREAS OF LOTS WILL BE CLEARED AND REVEGETATED. CLEARING AND THINNING WITHIN THE 60' CONSERVATION EASEMENT AND FIRE BUFFER SHALL BE CONDUCTED PURSUANT TO THE CITY OF CARLSBAD LANDSCAPE GUIDELINES MANUAL

NOTE:
THIS IS MULTIPLE PHASE TENTATIVE MAP SEE SHEET 11 FOR PROPOSED PHASING

NOTE:
UTILITY VALUES PER CONFORM PLANS CT 00-18 AND AS NOTED

NOTE:
ALL HOUSES SHALL BE FIRE SPRINKLERED (TYP.)

*SEE HOUSE & HILLTOP ARCHITECTURE NOTES ON SHEET 1

NOTE:
(6) SIGHT DISTANCE CORRIDOR PER CITY STANDARDS

SCALE 1" = 40'

HOLLY SPRINGS

REVISED MAY 12, 2003
REVISED JUN 23, 2003
REVISED JAN 21, 2003
REVISED SEPT. 24, 2003
REVISED MAY 2, 2002
REVISED JAN 31, 2002
REVISED JAN 2, 2002
REVISED NOV 6, 2001
REVISED SEPT. 3, 2001
DATE OF PREPARATION: MAY 1, 2001
REVISED OCT. 31, 2001
REVISED JUNE 4, 2004
REVISED APRIL 1, 2004
REVISED SEPT. 21, 2004
REVISED JUL 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 8, 2004
REVISED JUL 28, 2004
REVISED OCT. 31, 2003
REVISED MARCH 08, 2007

SHEET 7 OF 11 SHEETS

O'Day CONSULTANTS
2710 Loker Ave. West, Suite 100
Carlsbad, California 92010
Phone: 760-931-7700
Fax: 760-931-8960
Civil Engineering, Planning, Processing, Surveying

DESIGNED BY: C.L.S. K.B. DATE: SEPT. 2000
DRAWN BY: J.V. M.L. SCALE: 1" = 40'
PROJECT MGR.: G.O'D. JOB NO.: 00-1021
ENGINEER OF WORK
GEORGE O'DAY DATE: 6/6/07 RCE: 30354

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SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 8 OF 11 SHEETS

C.T. 00-21
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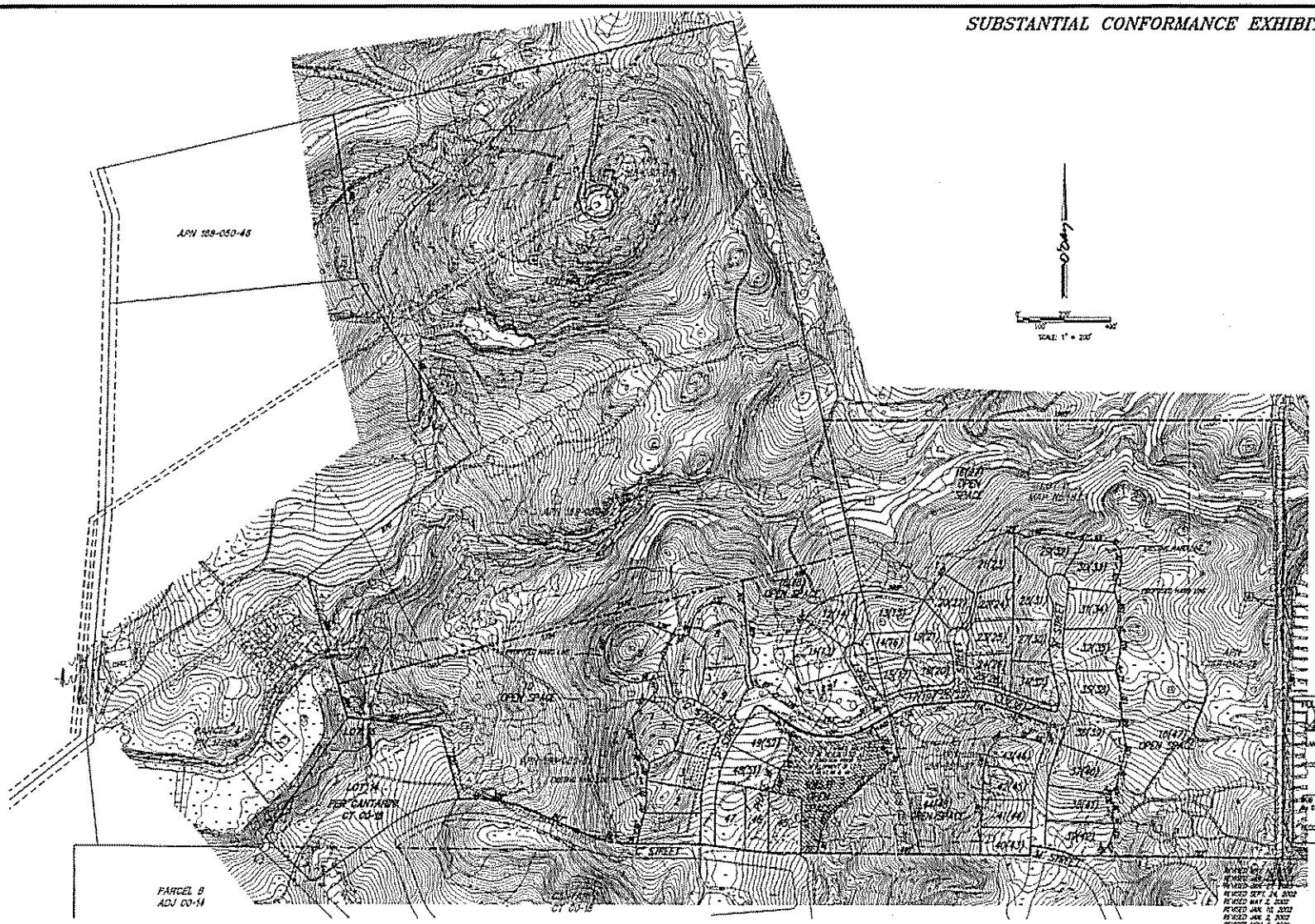
Z.C. 00-09
G.P.A. 00-06



FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy

DATE: 6/13/07

DATE: 6/13/07

JOHN JOHNSON, ACTING CITY ENGINEER
BY DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY: [signature]

DATE: 6/11/07

REVISED OCT. 20, 2006
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 16, 2004
REVISED MAY 28, 2004
REVISED APRIL 8, 2004
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REVISED OCT. 31, 2003
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REVISED JAN. 2, 2002
REVISED NOV. 8, 2001
REVISED SEPT. 7, 2001
DATE OF PREPARATION: MAY 1, 2001

REVISED MARCH 08, 2007

SHEET 8 OF 11 SHEETS

200 SCALE COMPOSITE

LOT NUMBERS IN PARENTHESES ARE ORIGINAL LOT NUMBERS PER APPROVED TENTATIVE MAP

HOLLY SPRINGS

O'Day CONSULTANTS

DESIGNED BY: C.S.O., N.S. DATE: SEPT. 2000
DRAWN BY: J.S., M.L. SCALE: 1" = 200'
PROJECT MGR.: G.P.A. JOB NO.: 00-1024

ENGINEER OF WORK

DATE: 6/06/07
RCE: 32014

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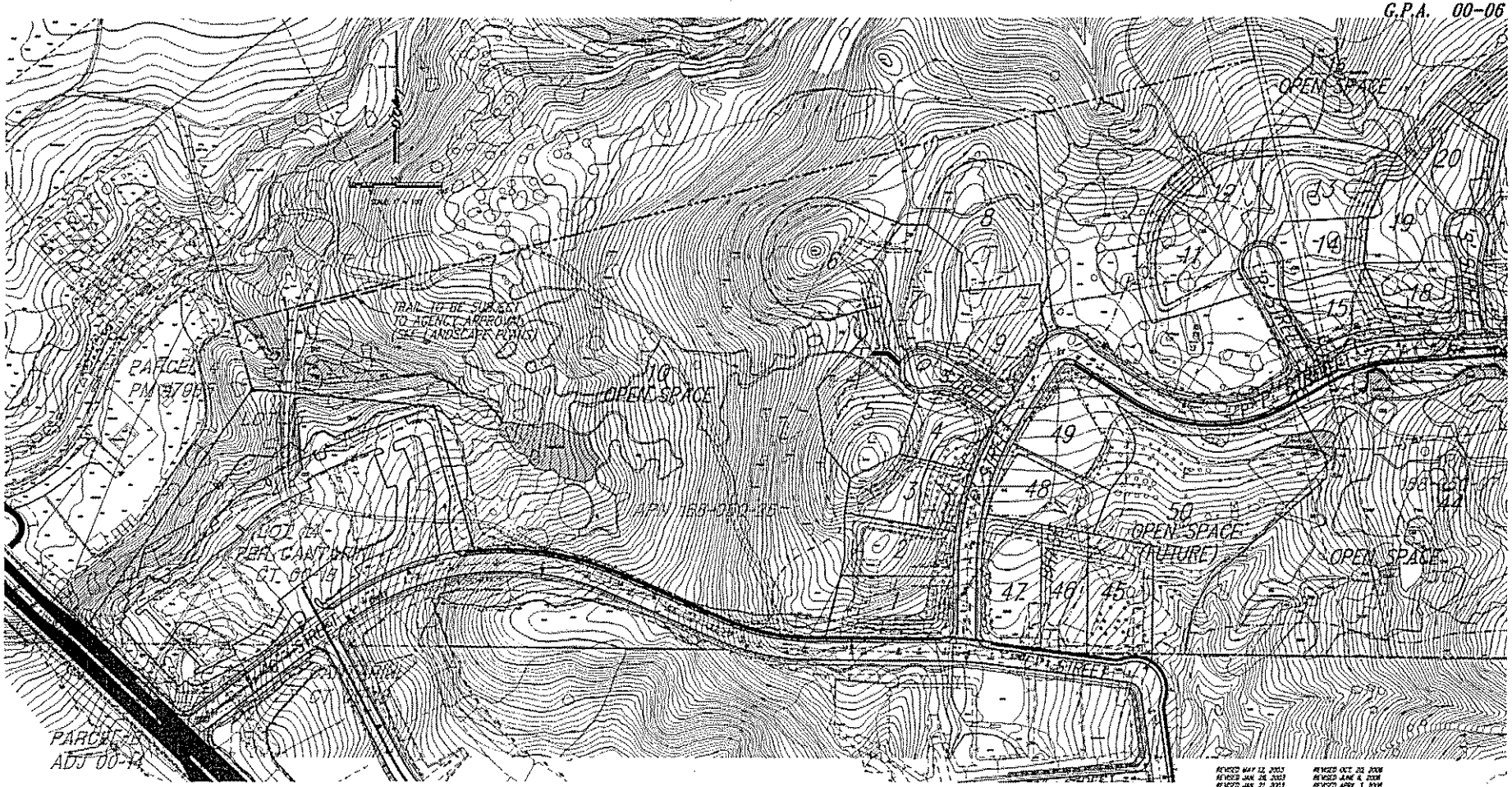
SUBSTANTIAL CONFORMANCE A

SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 9 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06



100 SCALE COMPOSITE

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy
DATE: 6/15/07

DATE: 6/15/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/15/07

HOLLY SPRINGS

O'Day CONSULTANTS

DESIGNED BY: C.S.C., S.D. DATE: SEPT. 2000
DRAWN BY: J.S., M.L. SCALE: 1" = 100'
PROJECT MGR.: S.D.B. JOB NO.: 00-1024

ENGINEER OF WORK

DATE: 5/15/07

SHEET 9 OF 11 SHEETS

SUBSTANTIAL CONFORMANCE A

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SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 10 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
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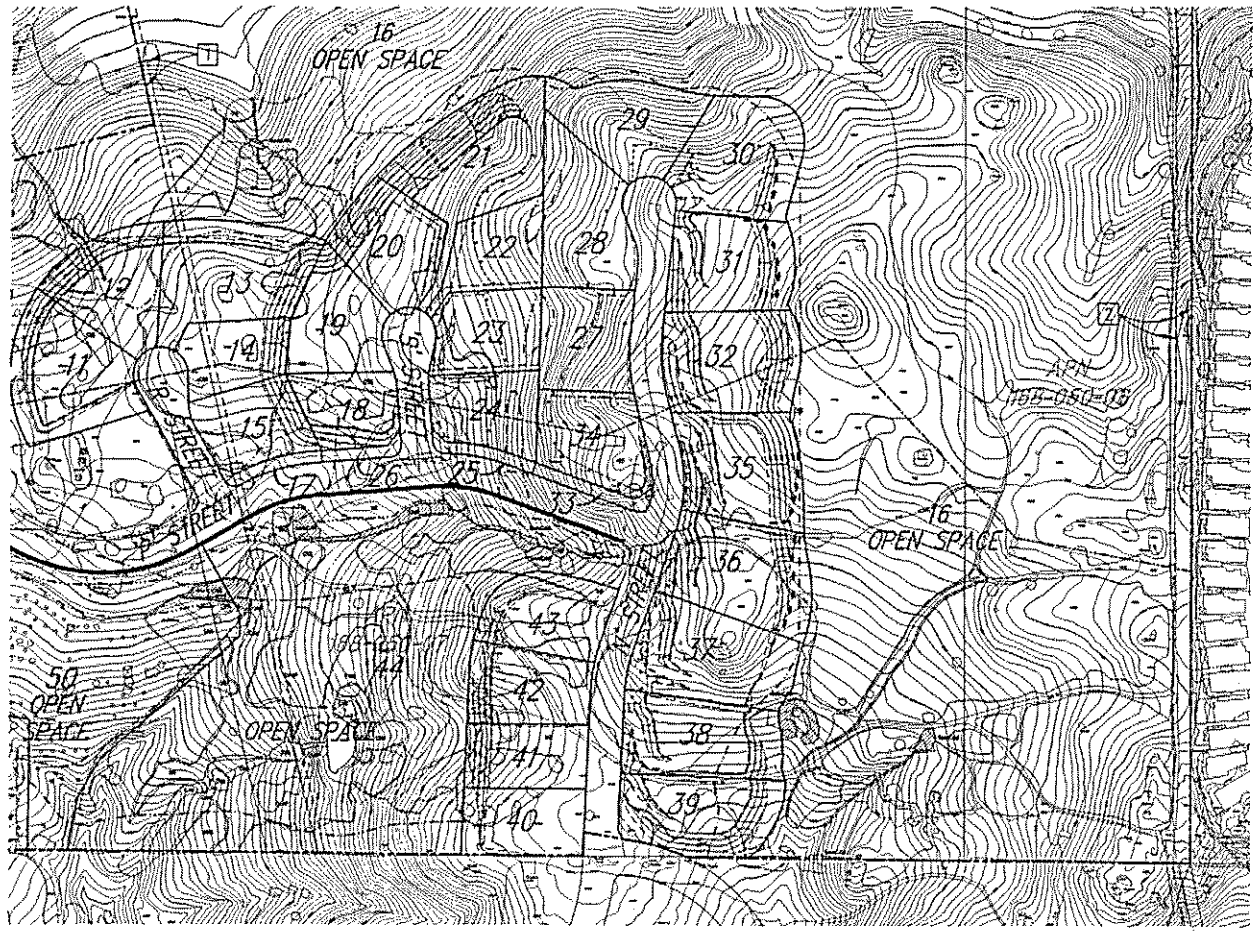

100 SCALE COMPOSITE

FOUND IN SUBSTANTIAL CONFORMANCE

PLANNING DIRECTOR — DATE: 6/7/07

RECOMMENDED BY: — DATE:

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER — DATE: 6/4/07

RECOMMENDED BY: — DATE:

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 23, 2003
REVISED SEPT. 24, 2002
REVISED MAY 2, 2002
REVISED JAN. 24, 2002
REVISED JAN. 2, 2002
REVISED NOV. 6, 2001
REVISED SEPT. 2, 2001
DATE OF PREPARATION: MAY 1, 2001
REVISED OCT. 30, 2006
REVISED JUNE 6, 2006
REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED APR. 19, 2004
REVISED MAY 28, 2004
REVISED APR. 6, 2004
REVISED JAN. 29, 2004
REVISED OCT. 31, 2003
REVISED MARCH 08, 2007

SHEET 10 OF 11 SHEETS

HOLLY SPRINGS

O'Day CONSULTANTS
2776 Cedar Ave.
Suite 100
Carlsbad, California 92010
Tel: 760-931-7700
Fax: 760-931-8800
Civil Engineering
Planning
Processing
Surveying

DESIGNED BY: C.L.D., S.D. DATE: SEPT. 2000
DRAWN BY: J.S., B.L. SCALE: 1" = 100'
PROJECT MGR.: G.P.D. JOB NO.: 00-1021
ENGINEER OF WORK: Steven P. O'Day DATE: 6/04/02
REGISTRATION NO. 55044

SUBSTANTIAL CONFORMANCE A

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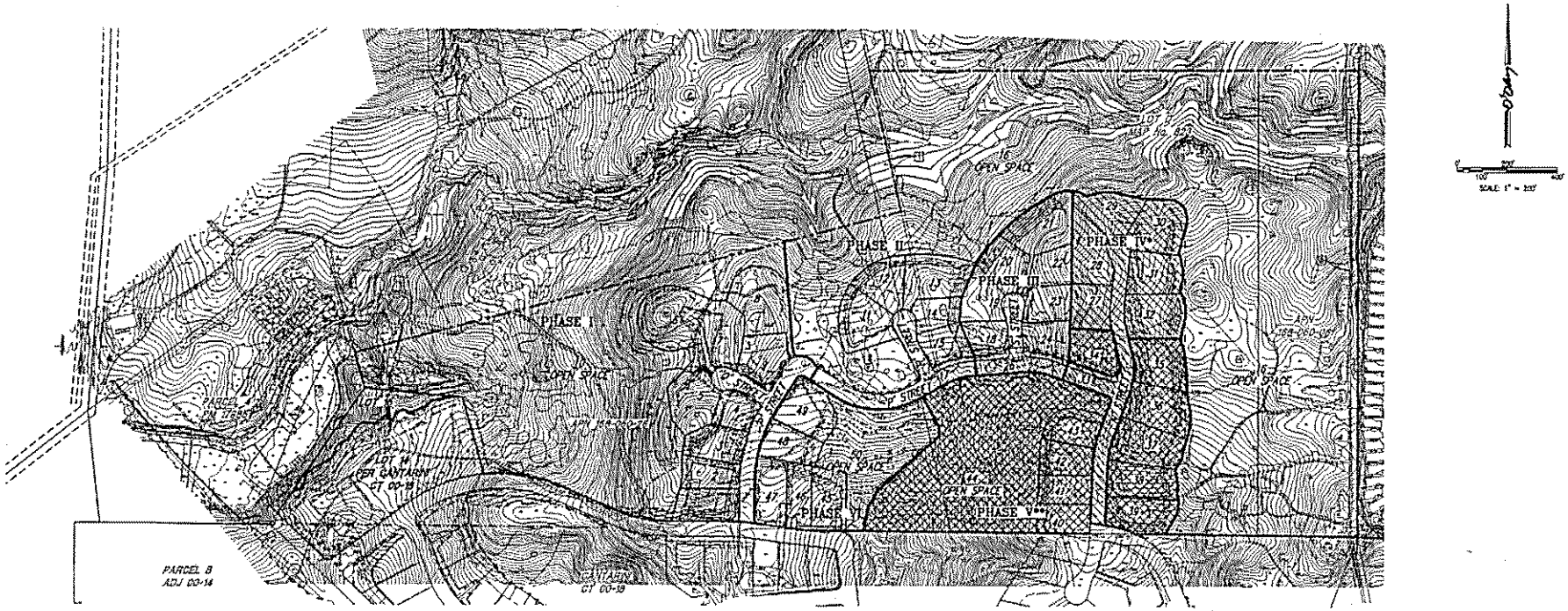
SUBSTANTIAL CONFORMANCE EXHIBIT

SHEET 11 OF 11 SHEETS

C.T. 00-21
H.D.P. 00-12
Z.C. 00-09
G.P.A. 00-06



* PHASE IV – LOTS 27–32, STREET 'K', A PORTION OF STREET 'F', AND H.O.A. LOT 33

** PHASE V – LOTS 34–43 AND OPEN SPACE LOT 44

FOUND IN SUBSTANTIAL CONFORMANCE

DATE: 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kennedy
DATE: 6/7/07

DATE: 6/8/07

BOB JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY:
DATE: 6/1/07

PHASING PLAN

NOTE:
EACH PHASE WILL REQUIRE SEWER, WATER, AND STREET ACCESS, AS APPROVED BY THE CITY ENGINEER.

HOLLY SPRINGS

REVISED MAY 12, 2003
REVISED JAN. 28, 2003
REVISED JAN. 21, 2003
REVISED SEPT. 24, 2002
REVISED MAY 3, 2002
REVISED JAN. 10, 2002
REVISED JAN. 2, 2002
REVISED NOV. 6, 2001
REVISED SEPT. 7, 2001
DATE OF PREPARATION: MAY 1, 2001

REVISED OCT. 20, 2006
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REVISED APRIL 3, 2006
REVISED SEPT. 20, 2004
REVISED JUNE 16, 2004
REVISED MAY 26, 2004
REVISED APRIL 5, 2004
REVISED JAN. 29, 2004
REVISED OCT. 31, 2003

REVISED MARCH 08, 2007

SHEET 11 OF 11 SHEETS

O'Day CONSULTANTS

DESIGNED BY: C.S.O., K.D. DATE: SEPT. 2000
DRAWN BY: J.S., M.L. SCALE: 1" = 200'
PROJECT MGR.: K.D.T. JOB NO.: 00-1024

ENGINEER OF WORK

DATE: 5/30/07
SCALE: 1" = 200'

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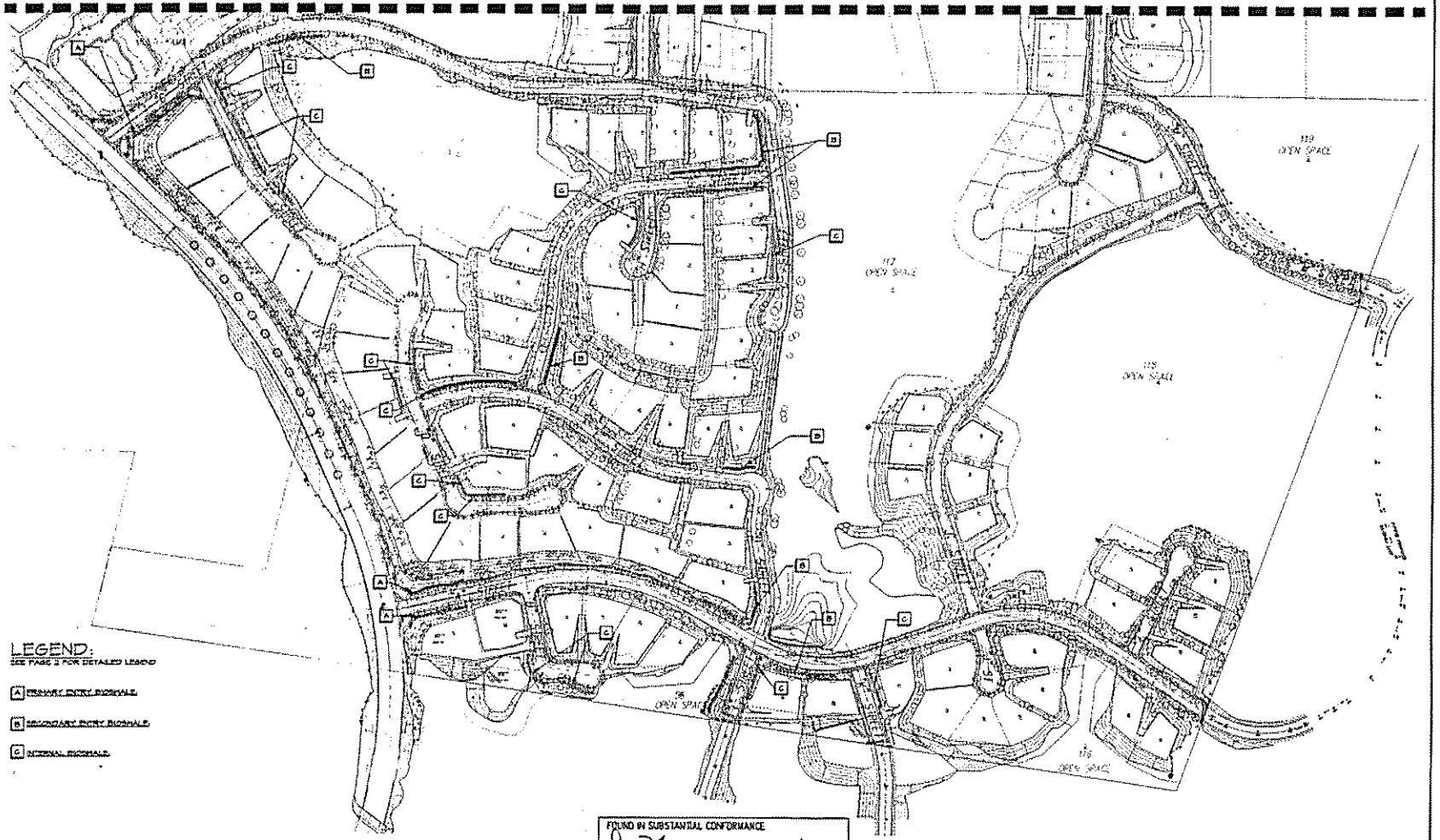
SUBSTANTIAL CONFORMANCE A



FOUND IN SUBSTANTIAL CONFORMANCE

DATE 6/7/07

PLANNING DIRECTOR

RECOMMENDED BY: Barbara Kimmel

DATE 6/13/07

DATE 6/13/07

DES JOHNSON, ACTING CITY ENGINEER
By DAVID HAUSER, DEPUTY CITY ENGINEER

RECOMMENDED BY: [signature]

DATE 6/13/07

SHEET 1 OF 2

BIOSWALE TREATMENT

Cantarini HOLLY SPRINGS

PREPARED FOR
BENTLEY-MONARCH
7940 MAGELLAN STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-6335 / FAX (760) 436-8173

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
750 PALOMAR AIRPORT ROAD, SUITE 200
CARLSBAD, CA 92009
(760) 438-3436 / FAX (760) 438-8153

0' 75' 150' 300'

ADL PLANNING ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
2670 CONE STREET SUITE "C"
CARLSBAD, CA 92008
(760) 434-0651 FAX (760) 434-0652

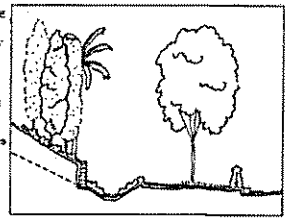
O'Day CONSULTANTS
2710 Loker Avenue West
Suite 100
Carlsbad, California 92008
760-931-7700
Fax 760-931-8892
Oday@oday-consultants.com

CIVIL Engineering
Planning
Processing
Surveying

LEGEND:

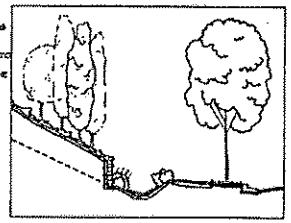
A PRIMARY ENTRY BIOSWALE

1. LOCATION
   INCLUDES BIOSWALES AT ENTRY POINTS OF THE PROJECT, VISIBLE FROM COLLEGE BLVD, "C", AND "A" STREETS.
2. GOALS
   BOLD ARTICULATION OF BIOSWALE AND WALL THROUGH USE OF 'OLD CALIFORNIA' THEME COMBINED WITH TUSCAN ELEMENTS, SUCH AS ROCK AND STONE IN HARDSCAPE ELEMENTS AND PLANT TYPES THAT REINFORCE THE RURAL/TUSCAN THEME.
3. TREATMENT
   HARDSCAPE:
   A. RURAL/TUSCAN THEME SHALL BE APPLIED TO ALL BIOSWALE WALLS, WITH THE INTENT OF ENHANCING VISIBILITY. INCLUDE USE OF STACKED STONE, AS ILLUSTRATED IN THE APPROVED LANDSCAPE CONCEPT PLAN, OR OTHER TREATMENTS OF LIKE CHARACTER AS APPROVED BY THE PLANNING DIRECTOR.
   B. WHERE WALL DOES NOT EXIST, PLACEMENT OF 'NATURAL' ROCK OUTCROPPINGS SHALL BE UTILIZED TO REINFORCE THE PROJECT THEME.
   LANDSCAPE:
   A. PLANTINGS IN AND AROUND SWALE SHALL REINFORCE THE RURAL/TUSCAN THEME. PLANT MATERIAL SHALL BE CHOSEN FROM THE APPROVED LANDSCAPE CONCEPT PLANT PALETTE.
   B. PLANT TYPES SUCH AS THOSE INDICATED IN THE ACCENT/PROJECT IDENTITY CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.



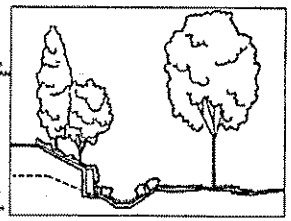
B SECONDARY ENTRY BIOSWALE

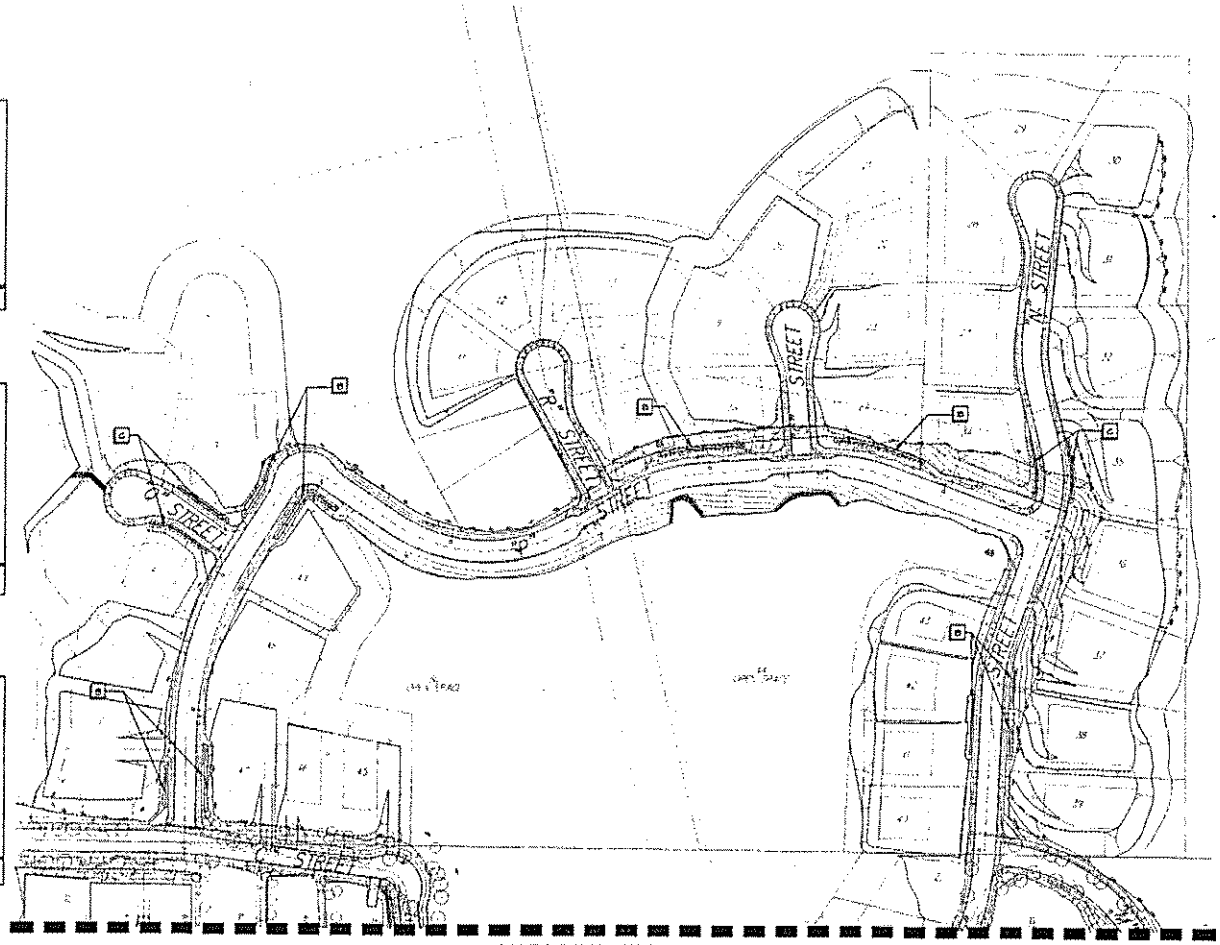
1. LOCATION
   INCLUDES BIOSWALES ON MAIN THOROUGHFARES OF THE PROJECT, VISIBLE ALONG "A", "C", "D", "E", "B", AND "F" STREETS.
2. GOALS
   MAINTAIN MODERATE VISIBILITY OF BIOSWALE AND WALL ALONG MAIN STREETS TO IDENTIFY PROJECT. INTEGRATE OCCASIONAL USE OF ROCK AND STONE IN HARDSCAPE ELEMENTS, AND INCREASE USE OF PLANT TYPES THAT REINFORCE THE 'OLD CALIFORNIA' THEME COMBINED WITH TUSCAN ELEMENTS.
3. TREATMENT
   HARDSCAPE:
   A. RURAL/TUSCAN THEME SHALL BE APPLIED TO ALL BIOSWALE WALLS, USING STACKED STONE, AS ILLUSTRATED IN THE APPROVED LANDSCAPE CONCEPT PLAN, OR OTHER TREATMENTS OF LIKE CHARACTER AS APPROVED BY THE PLANNING DIRECTOR.
   B. WHERE WALL DOES NOT EXIST, OCCASIONAL USE OF ACCENT BOULDERS MAY BE USED TO MAINTAIN PROJECT IDENTITY.
   LANDSCAPE:
   A. PLANTINGS IN AND AROUND SWALE SHALL REINFORCE THE RURAL/TUSCAN THEME. PLANT MATERIAL SHALL BE CHOSEN FROM THE APPROVED LANDSCAPE CONCEPT PLANT PALETTE.
   B. PLANT TYPES SUCH AS THOSE INDICATED IN THE ACCENT/PROJECT IDENTITY CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.



C INTERNAL BIOSWALE

1. LOCATION
   INCLUDES BIOSWALES ON INTERNAL STREETS AND CUL-DE-SACS OF PROJECT WHERE THERE IS MINIMAL VISIBILITY, ALONG "B1", "C", AND "F", "H", "G", "I", "K", "M", AND "G1" STREETS.
2. GOALS
   DECREASE VISIBILITY OF BIOSWALE AND WALL THROUGH USE OF PLANT ELEMENTS THAT INTEGRATE THE BIOSWALE VEGETATION WITH THE SURROUNDING RURAL/TUSCAN LANDSCAPE THEME.
3. TREATMENT
   HARDSCAPE:
   A. NO THEMATIC HARDSCAPE ELEMENTS SHALL BE APPLIED TO ANY BIOSWALE WALLS.
   B. PLACEMENT OF 'NATURAL' ROCK OUTCROPPINGS MAY BE UTILIZED TO INTEGRATE THE SURROUNDING LANDSCAPE THEME WITH THE BIOSWALE VEGETATION.
   LANDSCAPE:
   A. PLANTINGS IN AND AROUND SWALE SHALL CONTRIBUTE TO DECREASING THE VISIBILITY OF THE BIOSWALE AND WALL. TREATMENTS SUCH AS CLIMBING VINES AND CASCADING SHRUBS SHALL BE USED TO COVER THE ENTIRE WALL SURFACE. USE OF SCREENING SHRUBS EN MASSE SHALL ALSO BE ENCOURAGED.
   B. IN ADDITION TO THE TYPICAL BIOSWALE PLANTING SCHEME, PLANT TYPES SUCH AS THOSE INDICATED IN THE RESIDENTIAL STREETS AND PARKWAYS CATEGORY OF THE LANDSCAPE CONCEPT PLAN SHALL BE USED.





MATCHLINE- SEE SHEET 1

FOUND IN SUBSTANTIAL CONFORMANCE
PLANNING DIRECTOR — DATE: 6/7/07
RECOMMENDED BY — DATE: 6/13/07
BOB JOHNSON ACTING CITY ENGINEER By DAVID MASSEY, DEPUTY CITY ENGINEER — DATE: 6/13/07
RECOMMENDED BY — DATE: 6/13/07

BIOSWALE TREATMENT

SHEET 2 OF 2

Cantarini HOLLY SPRINGS

PREPARED FOR
BENTLEY-MONARCH
7660 MAGNOLIA STREET
CARLSBAD, CALIFORNIA 92009
(760) 476-8200 / FAX (760) 438-4172

PLANNING CONSULTANT
LADWIG DESIGN GROUP, INC.
705 PALOMAR AIRPORT ROAD, SUITE 336
CARLSBAD, CA 92008
(760) 438-3132 / FAX (760) 438-4172

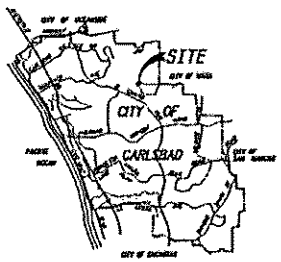
0' 50' 100' 200'

ADL PLANNING ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
2570 WEST STREET SUITE "G"
CARLSBAD, CA 92008
760/720-0010 FAX:760/720-0033

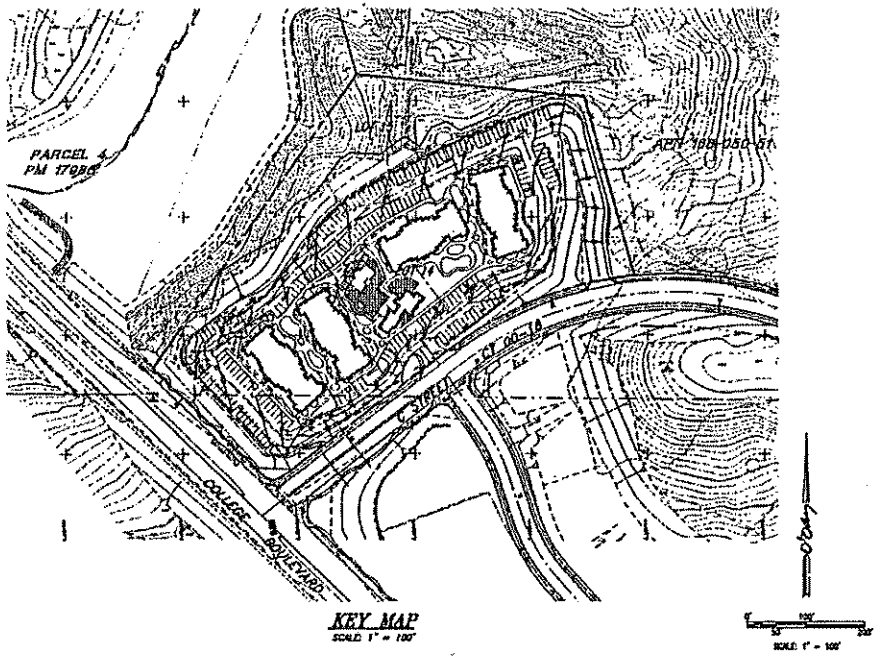
O'Day CONSULTANTS
2710 Loker Avenue West, Suite 100, Carlsbad, California 92008
760-931-7700 Fax: 760-931-8000
Civil Engineering, Planning, Processing, Surveying

S:\PROJECTS\Bentley\Holly Springs\Bioswale Treatment.dwg Apr 26, 2007 3:26pm
Scale: Drawing 1:1 Paper 24"x36" Bentley Holly Springs Bioswale Treatment Drawing: 14.05.00

SITE DEVELOPMENT PLAN
FOR
CANTARINI MULTIFAMILY



VICINITY MAP
NO SCALE



KEY MAP
SCALE: 1" = 100'

LEGEND

SUBDIVISION BOUNDARY	
PROPOSED 6" CURB	
PROPOSED 6" CURB & GUTTER	
PROPOSED PAD ELEVATION	PAD=113.33
EXISTING CONTOURS	260
EXISTING WATER MAIN	W
EXISTING SEWER MAIN & A.M.	S
EXISTING SEWER FORCE MAIN & A.M.	FM
EXISTING STORM DRAIN	SD
EXISTING FIRE HYDRANT	
EXISTING STREET LIGHT	SL
PROPOSED RETAINING WALL	
GRADED SLOPES (2:1 MAX) W/GAUGING LINE	
PARKING LOT PERIMETER REACH DRAIN/ VEGETATED SWALE	
PROPOSED WATER MAIN	W
PROPOSED SEWER MAIN & A.M.	S
PROPOSED STORM DRAIN & C.O.	
PROPOSED CURB INLET	
URBAN POLLUTANT BMP VEGETATED SWALE	
40' FIRE BUFFER/ CONSERVATION EASEMENT	

UNIT TYPE SUMMARY

1 BEDROOM = 16 UNITS
2 BEDROOM = 48 UNITS
3 BEDROOM = 16 UNITS
80 UNITS TOTAL (SEE AFFORDABLE)

PARKING SUMMARY

REQUIRED PARKING
1 BR = 16 UNITS X 1.5 PS/UNIT = 24 PS
2 BR = 48 UNITS X 2.0 PS/UNIT = 96 PS
3 BR = 16 UNITS X 2.0 PS/UNIT = 32 PS

GUEST PARKING
16 UNITS X 0.5 PS/UNIT = 8 PS
70 UNITS X 0.25 PS/UNIT = 18 PS

TOTAL REQUIRED 178 PS
TOTAL PROPOSED 178 PS

GENERAL NOTES

SEWER DISTRICT	CARLSBAD MUNICIPAL WATER DISTRICT
WATER DISTRICT	CARLSBAD MUNICIPAL WATER DISTRICT
SCHOOL DISTRICT	CARLSBAD UNIFIED SCHOOL DISTRICT
ASSESSOR'S PARCEL NO.	168-050-31
SITE ACREAGE	SEE AREA SUMMARY
EXISTING ZONING	LC
EXISTING GENERAL PLAN	H/M
PROPOSED ZONING	RD-M
PROPOSED GENERAL PLAN	RMH
LOT COVERAGE	36,868 SQ. FT. (14%)
PERCENT LANDSCAPING	SEE LANDSCAPE PLAN
REQUIRED PARKING SPACES	178 (SEE PARKING SUMMARY)
PROVIDED PARKING SPACES	178 (SEE PARKING SUMMARY)
AREA OF OPEN SPACE/RECREATION SPACE	49,653 SF
PROPOSED DENSITY	12.96 UNITS/ACRE
UNDEVELOPABLE AREA	N/A
STORAGE SPACE	N/A
AVERAGE DAILY TRAFFIC	640 (8 ADT x 80 UNITS)
NUMBER OF UNITS	80

LEGAL DESCRIPTION

THAT PORTION OF LOT "E" OF RANCHO AGUA HEDIONDA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 823, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 10, 1896.

FLOOD ZONE DESIGNATION

ZONE X - OUTSIDE 500 YEAR FLOOD PLAIN (SEE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 060285 0769F DATED JUNE 15, 1997)

AREA SUMMARY

LOT 14 270,588 SQ. FT. (6.21 AC.)
LOT 15 (OPEN SPACE) (1.28 AC.)

OWNER

HOLLYBRINCE LINCOLN
PO BOX 2404
CARLSBAD CA 92018
PHONE (760) 438-8666

RANCHO CARLSBAD PARTNERS
C/O CARLSBAD MANAGEMENT COMPANY
8171 WEST CONDRY BOULEVARD
LOS ANGELES, CALIFORNIA 90045
PHONE (310) 258-8020 x.301

DEVELOPER

DAVID M. BERKLEY
7148 MAGELLAN ST.
CARLSBAD CA 92009
(760) 438-6135

BENCHMARK:

DESCRIPTION: STANDARD H-80 STREET CENTERLINE WELL MONUMENT
LOCATION: CENTERLINE OF EL CAMINO REAL AT ENGINEER'S STATION 654+82 PER R.O. 1889-1
RECORD FROM: COUNTY BENCH LEVELS (INCL. COUNTY NOTE CORRECTIONS)
ELEVATION: 68.428 (M.S.L. NGVD 29)

CIVIL ENGINEER/LAND SURVEYOR

O'DAY CONSULTANTS, INC.
2710 LOKER AVE., SUITE 100
CARLSBAD, CA. 92009
(760) 931-7700

REGISTERED PROFESSIONAL ENGINEER GEORGE O'DAY NO. 32014 EXP. 12/31/04 STATE OF CALIFORNIA

REVISED SEPTEMBER 30, 2004
REVISED FEBRUARY 3, 2004
REVISED JANUARY 21, 2003
DATE OF PREPARATION: JULY 11, 2001

SHEET 1 OF 3 SHEETS

O'DAY CONSULTANTS
2710 Loker Ave. Suite 100
Carlsbad, California 92009
760-931-7700
Fax 760-931-8000
Civil Engineering
Planning
Surveying

DESIGNED BY: C.S.G. DATE: SEPT. 2000
DRAWN BY: J.L. EL. SCALE: AS SHOWN
PROJECT NO.: 8.073 JOB NO.: 00-1024
ENGINEER OF WORK: GEORGE O'DAY DATE: 9/14/04 REG# 32014

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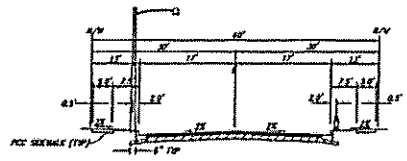
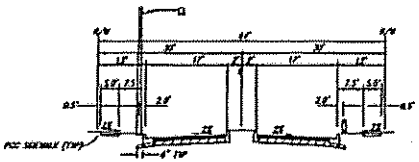
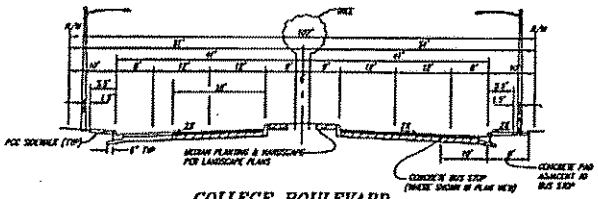
306



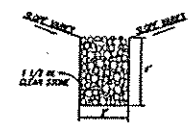
C STREET
NOT TO SCALE



C STREET AT COLLEGE BLVD.
NOT TO SCALE



COLLEGE BOULEVARD
FULL IMPROVEMENTS
NOT TO SCALE



PARKING LOT PERIMETER
TRENCH DRAIN
NOT TO SCALE

REVISED: SEPTEMBER 30, 2004
REVISED: FEBRUARY 3, 2004
REVISED: JANUARY 21, 2003
DATE OF PREPARATION: JULY 11, 2001

SHEET 2 OF 3 SHEETS

O'Day CONSULTANTS

DESIGNED BY: C.S.O. DATE: SEPT. 2000
DRAWN BY: A.S. R.L. SCALE: AS SHOWN
PROJECT MGR.: B.O'D. JOB NO.: 00-1024

ENGINEER OF WORK
DATE: 9/30/04
RCE: 33014

310

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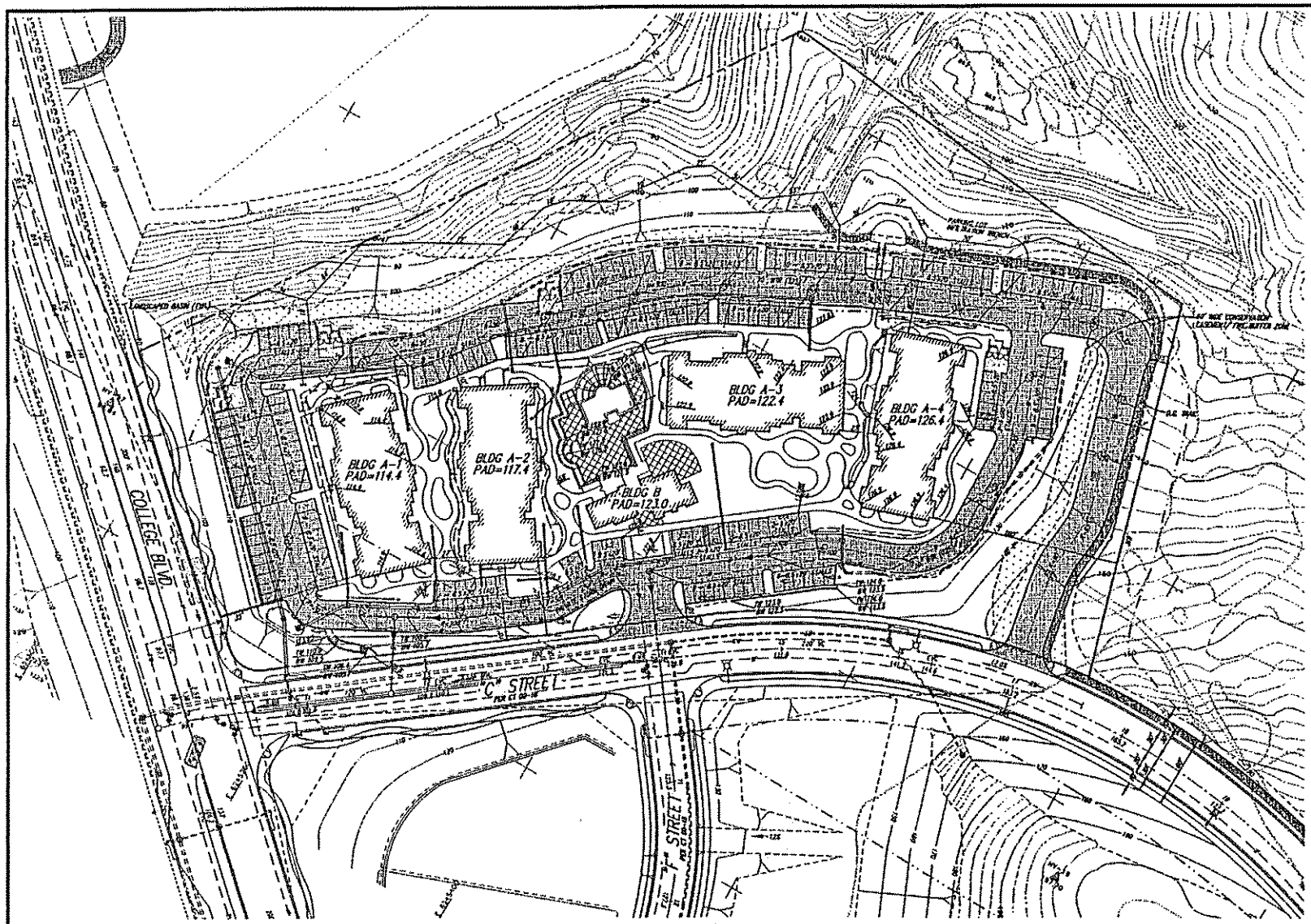
SHEET 3 OF 3 SHEETS
S.D.P. 01-10



NOTE:
EXISTING UTILITIES PER CANDIDATE PLANS
CT 00-18

REVISED: SEPTEMBER 20, 2004
REVISED: FEBRUARY 3, 2004
REVISED: JANUARY 21, 2003
DATE OF PREPARATION: JULY 15, 2001

SHEET 3 OF 3 SHEETS

O'Day CONSULTANTS

DESIGNED BY: C.S.B. DATE: SEPT. 2000
DRAWN BY: J.S. W.I. SCALE: 1" = 40'
PROJECT MGR.: E.O'D. JOB NO.: 00-1024

ENGINEER OF WORK
GEORGE O'DAY DATE: 9/6/04 RCE: 32016

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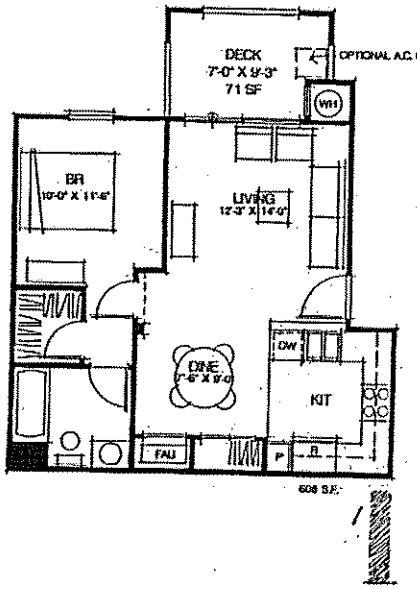
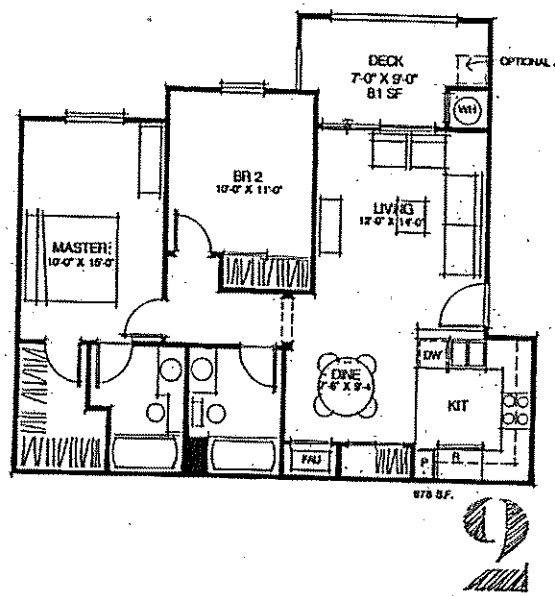
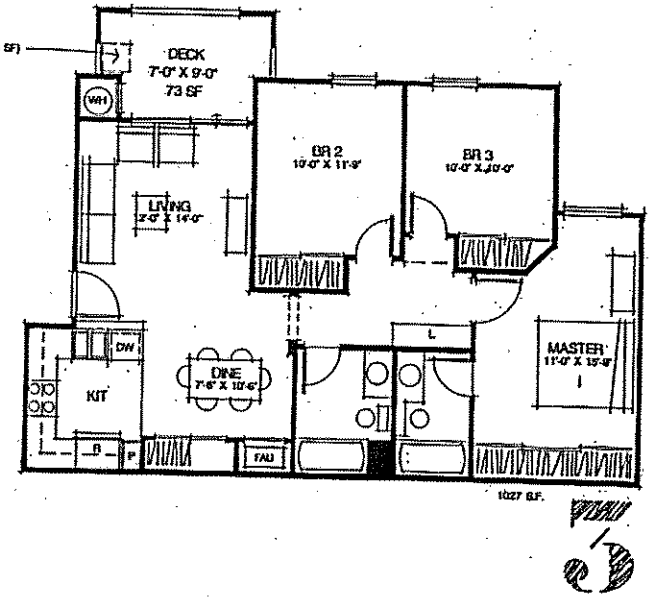






UNIT PLANS
3/16" = 1'-0"
BUILDING 'A'

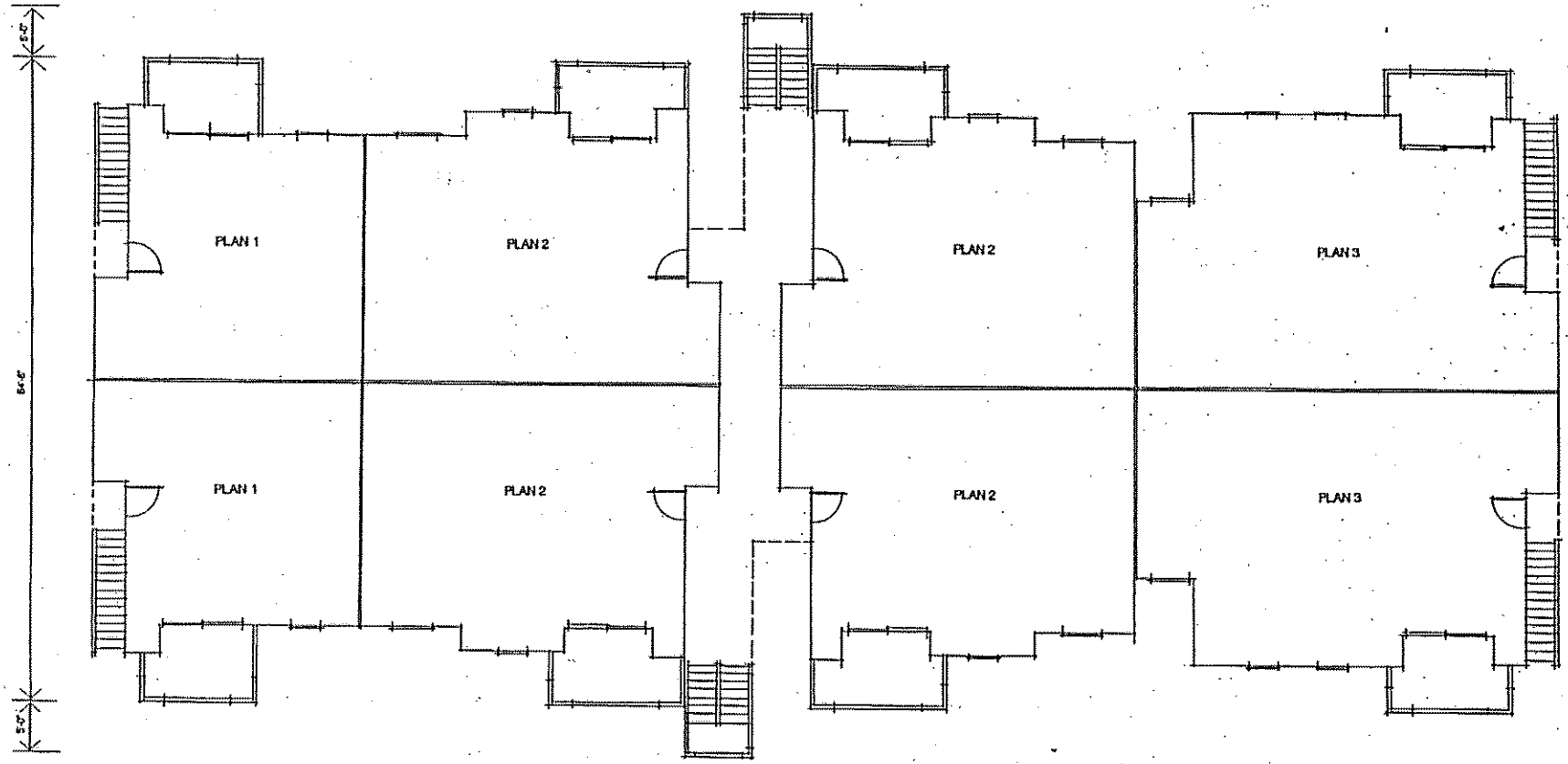
CANTARINI RANCH
AFFORDABLE HOUSING
BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

99069

STARCK

96.07.02 08.10.03

L-1048
12/27/04



FIRST & SECOND FLOOR BUILDING PLANS
(SEE SHEET 1 OF 7 FOR DETAILED UNIT PLANS)
3/16" = 1'-0"

BUILDING 'A'

CANTARINI RANCH

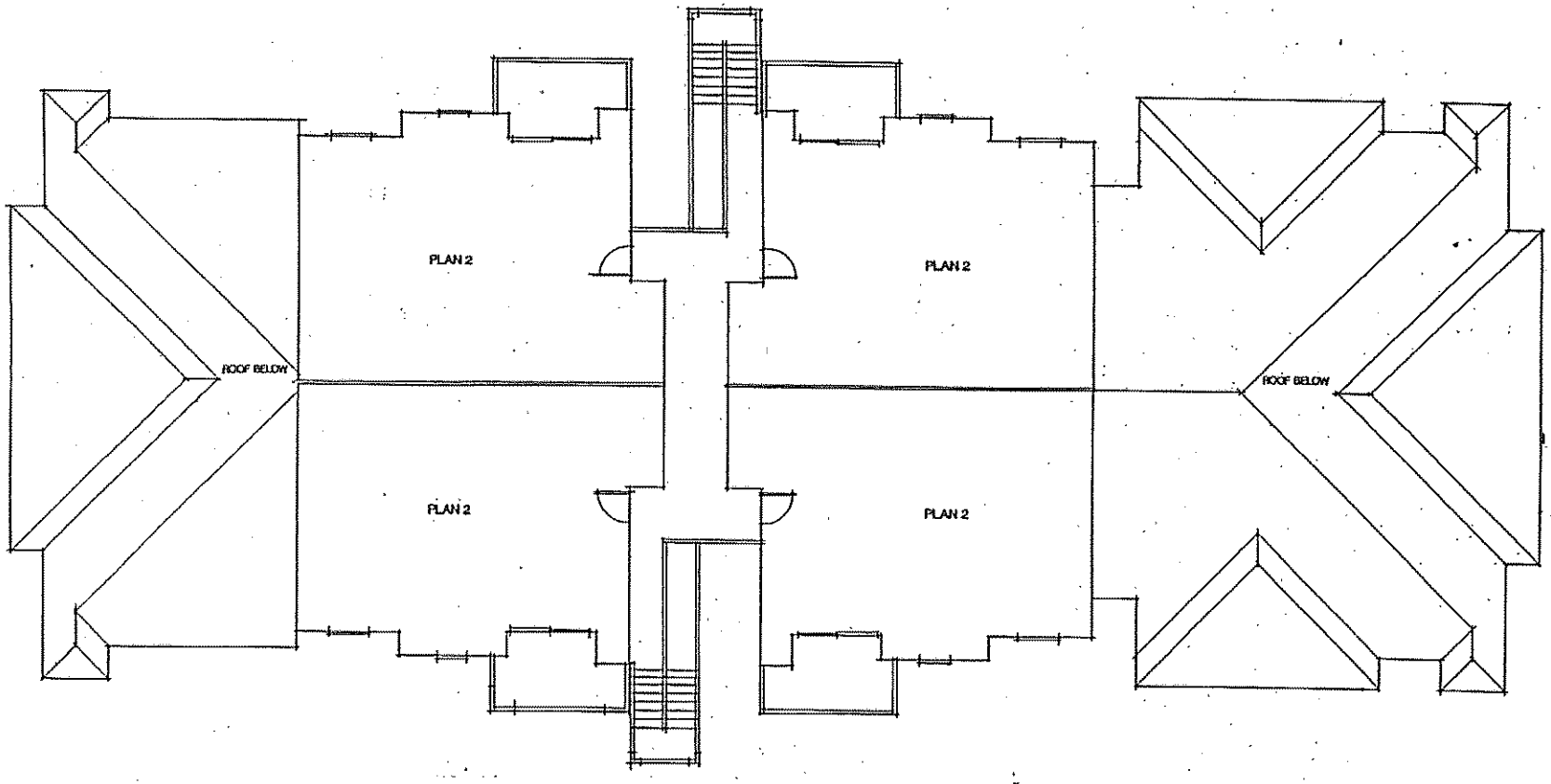
AFFORDABLE HOUSING

BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

99065

STARCK

04.07.02



THIRD FLOOR BUILDING PLANS
(SEE SHEET 1 OF 7 FOR DETAILED UNIT PLANS)
3/16" = 1'-0"

BUILDING 'A'

CANTARINI RANCH

AFFORDABLE HOUSING

BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

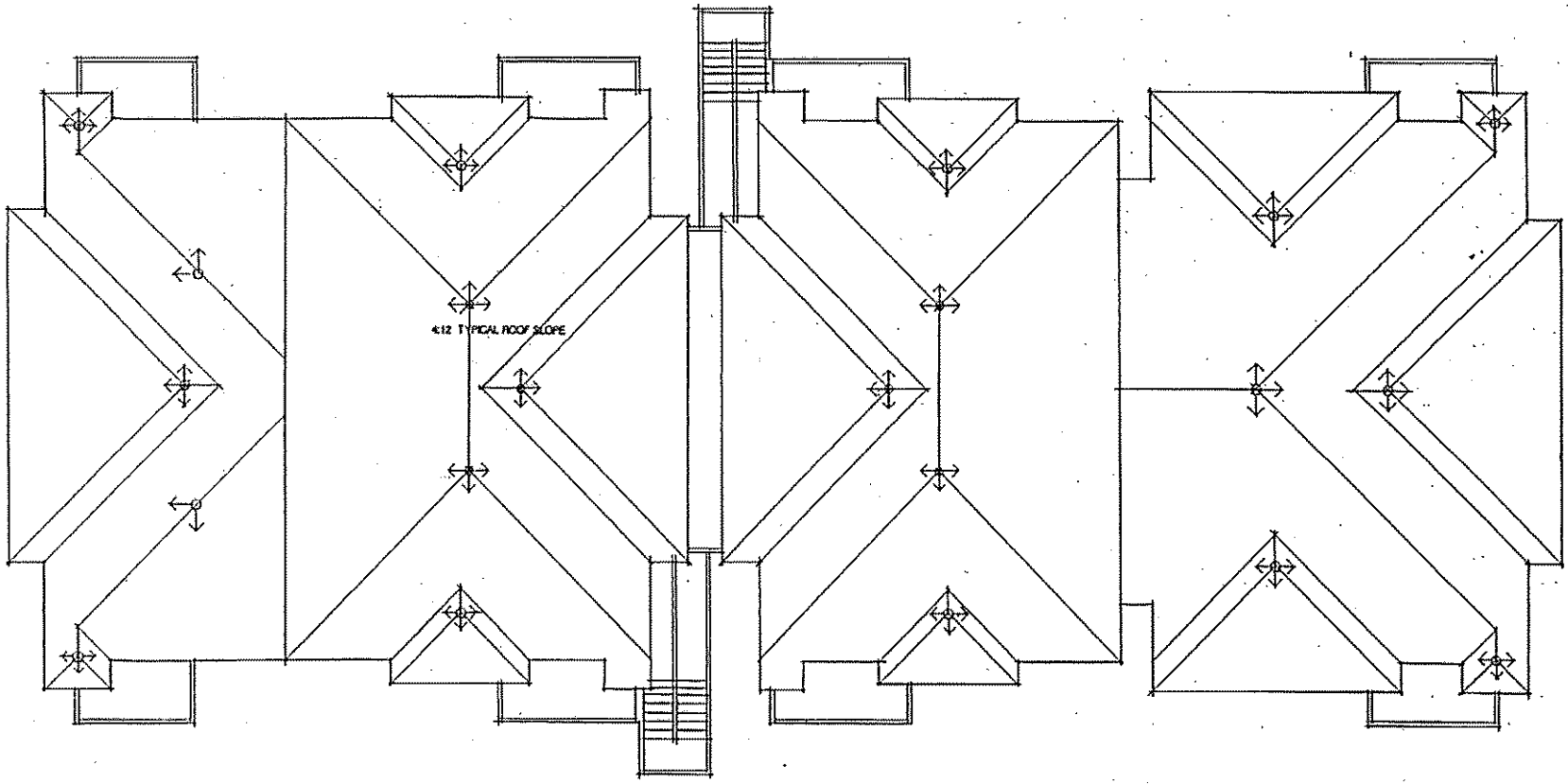
99069

STARCK

Architecture + Planning

05.07.02

214



ROOF PLAN
3/16" = 1'-0"
BUILDING 'A'

CANTARINI RANCH

AFFORDABLE HOUSING

BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

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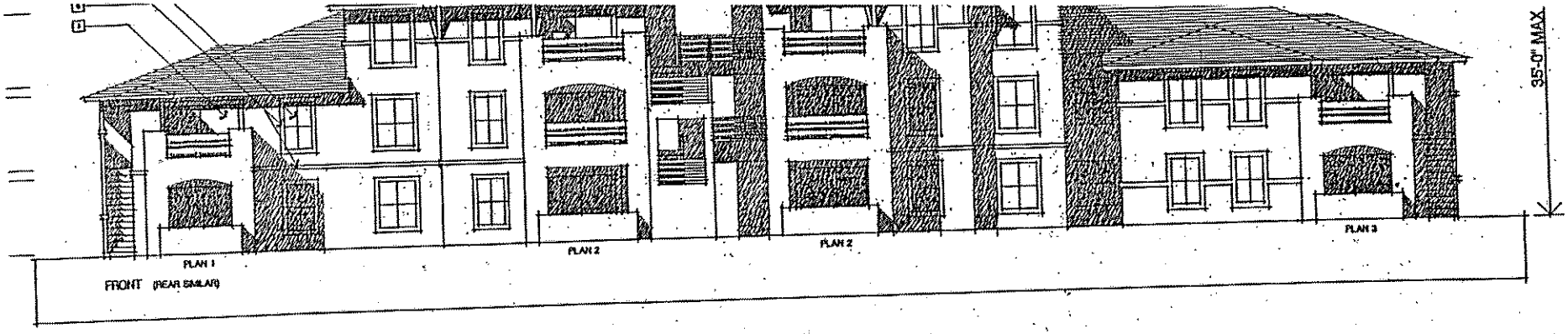
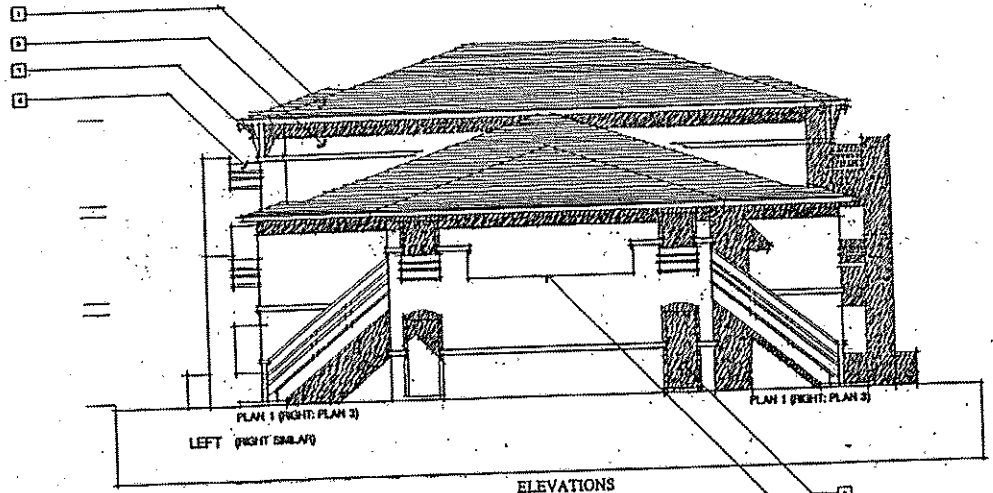
S T A R C K

Architecture + Planning

04.07.02

215





ELEVATIONS
1/16" = 1'-0"
BUILDING 'A'

CANTARINI RANCH
AFFORDABLE HOUSING
BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

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STARCK
Architecture & Planning

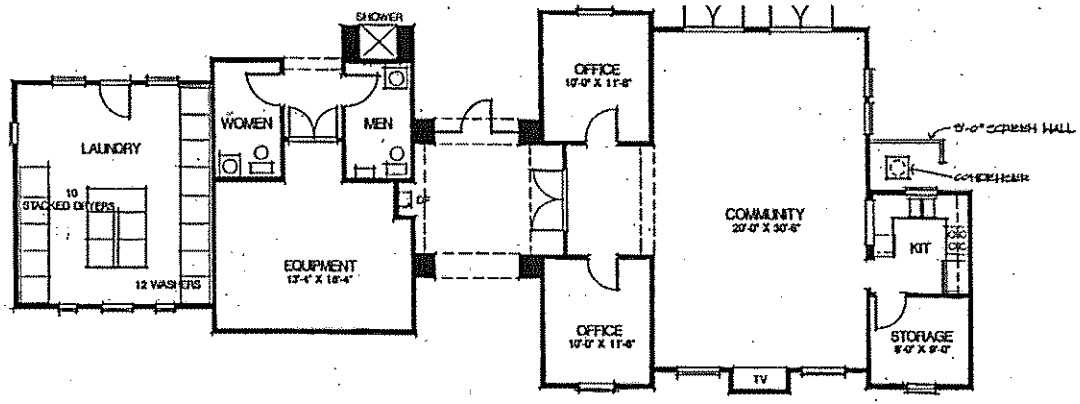
06.07.03

'YPICAL BUILDING MATERIALS

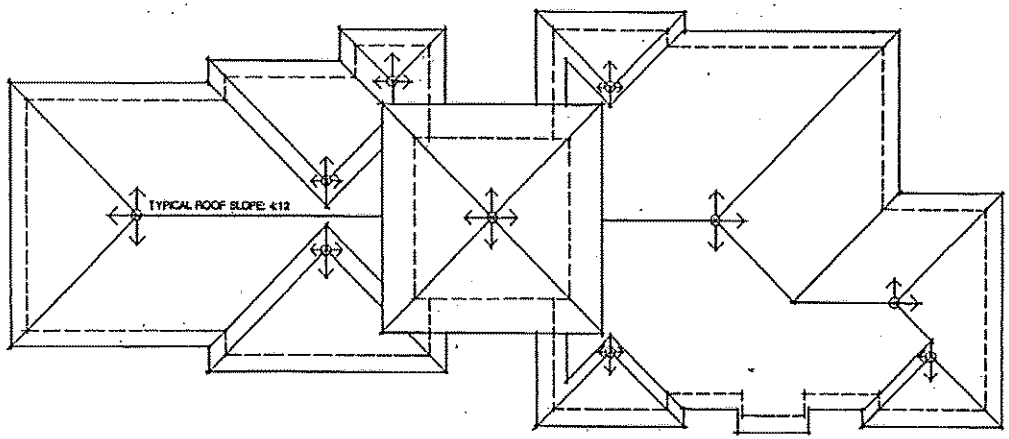
1. ARCHITECTURAL GRADE ASPHALT SHINGLE ROOF
2. FACTORY PAINTED ALUMINUM WINDOWS
3. FACTORY PAINTED ALUMINUM SLIDING DOORS
4. PAINTED WOOD RAIL
5. INTEGRAL COLOR PLASTER
6. METAL PANELED ENTRY DOOR
7. 6 X 6 PAINTED WOOD BRACE
8. PLASTER EXPANSION JOINT
9. 2 X 6 PLASTER WINDOW TRIM

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF STARCK ARCHITECTURE & PLANNING.

216



FLOOR PLAN
TOTAL AREA 1998 S.F.



ROOF PLAN
3/16" = 1'-0"

COMMUNITY BUILDING

CANTARINI RANCH

AFFORDABLE HOUSING

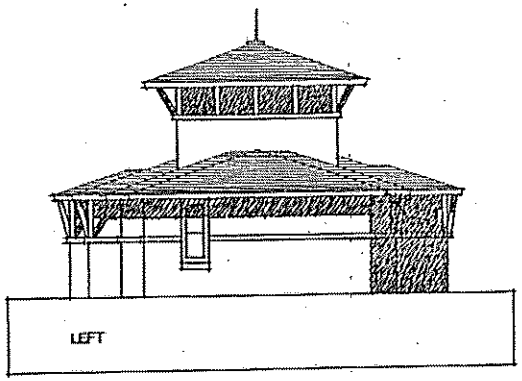
BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

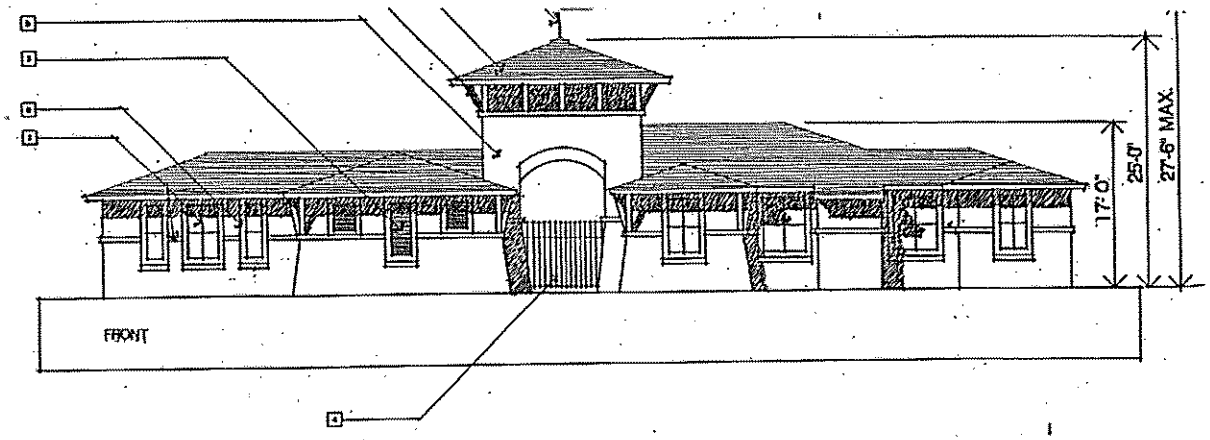
99059

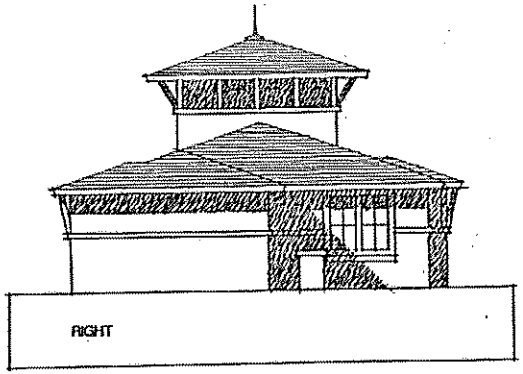
STARCK

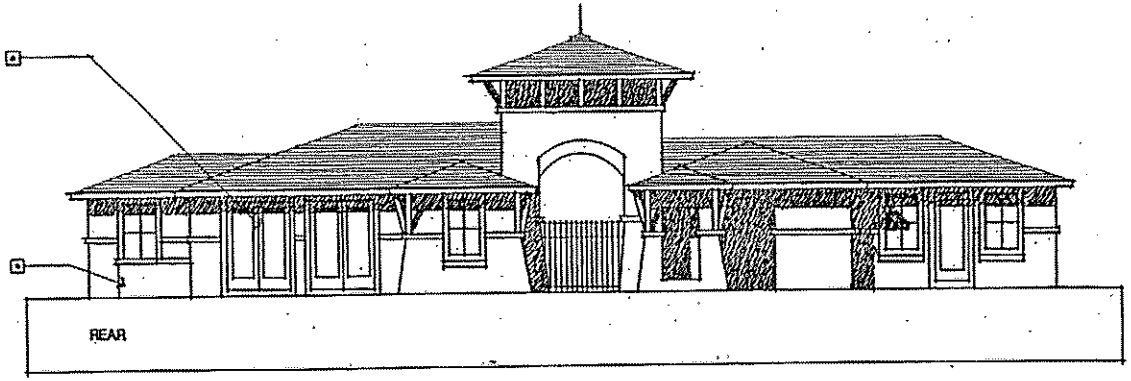
06.07.02

317









ELEVATIONS
3/16" = 1'-0"
COMMUNITY BUILDING

CANTARINI RANCH
AFFORDABLE HOUSING
BENTLEY – MONARCH, LLC & BRIDGE HOUSING CORP.

99069

STARCK

86.07.02 09.10.03

TYPICAL BUILDING MATERIALS

- 1 ARCHITECTURAL GRADE ASPHALT SHINGLE ROOF
- 2 FACTORY PAINTED ALUMINUM WINDOWS
- 3 PAINTED WOOD WAINSCOTT
- 4 PAINTED METAL GATE
- 5 BREAKAL COLOR PLANTER
- 6 PAINTED METAL CLAD FRENCH DOORS
- 7 5 X 5 PAINTED WOOD SHACK
- 8 5 X 5 PLANTER WAY
- 9 3'-6" CONDENSER SCREEN WALL
- 10 PAINTED METAL SPINE

312

SDP# 01-10

NOTES:

GENERAL:

1. All landscaping will be in accordance with guidelines set forth in the City of Carlsbad Landscape Manual.
2. Approximately 15% of the site will be used for landscaping.
3. Landscape zone summary:
   Zone 1 - Lush Landscaping 1 Ac. (1.5 %)
   Zone 2 - Refined Landscaping 8.2 Ac. (10 %)
   Zone 3 - Naturalizing Landscaping 4.4 Ac. (6.9 %)
   Zone 4 - Native 61.8 Ac. (81.4 %)
4. Annual irrigation requirements:
   Zone 1 - over 50"
   Zone 2 - 10" - 50"
   Zone 3 - Less than 10"
   Zone 4 - Non-irrigated
5. All landscape areas identified on this plan shall be privately maintained by an association of the owners or tenants.
6. Open space lot 15 shall be maintained by the project HOA until dedicated to the conservation entity.
7. Generally planting species within the project will utilize low water demand species.
8. Irrigation for the site will be an automatically controlled underground system using low gallonage sprayheads, with the exception of opportunities for drip irrigation at selected locations. Irrigation design will conform to City of Carlsbad Landscape Manual.
9. A minimum of three inches of organic mulch shall be added to non-turf planting areas with slopes less than 3:1. There adjacent to curbs, the mulch thickness may taper down to one inch minimum.
10. A soil test by a qualified agronomist shall further influence plant materials and installation techniques.

FIRE PROTECTION:

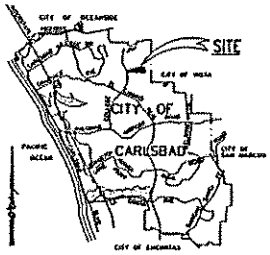
1. The City of Carlsbad Landscape Manual fire protection requirements shall apply to all naturalizing and perimeter slopes.
2. Fire hydrants and emergency/maintenance access are identified on the Tentative Map.
3. See sheet 2 for location of 60' (min) fire protection zone.
4. All fire protection areas shall be maintained in accordance with City requirements by an association of the owners or tenants.

WATER CONSERVATION:

1. Zone 1 planting will be restricted to common use areas and entry statement areas. Turf will be used in these locations, limited to areas over six feet wide and under 4:1 slope.
2. Slopes facing open space areas shall be naturalized.
3. All proposed planting areas shall be treated with soil conditioners to increase and retain soil moisture.
4. Presently, there is no reclaimed water available to the site, however, final landscape construction plans should be designed for such future availability or conversion.
5. Plant materials shown on plan are appropriate suggestions only. Plant materials were selected for their low-water demand. Final selections are to be determined by landscape architect in final plan, per City standards.
6. The final plan shall address xeriscape principles as described in the City of Carlsbad Landscape Manual.

RECREATIONAL USES:

1. Passive Recreation = 5810 SF. (Turf 1 observation areas)
2. Active recreation = 6656 SF. (Pool 1 lot lot areas)
3. Pool 1 wading area to utilize passive solar heating to the extent possible.



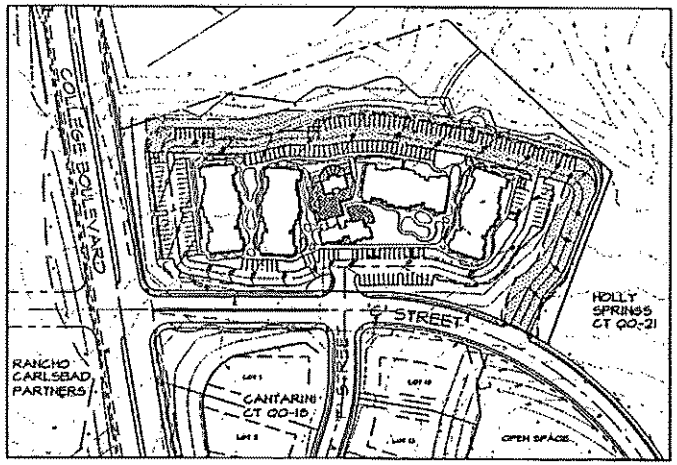
VICINITY MAP
No Scale

Developer:
BENTEQ
DAVID M. BENTLEY
7449 MAGELLAN ST.
CARLSBAD, CA 92009

Landscape Architect:
ADL PLANNING ASSOCIATES
2974 STATE STREET, SUITE C
CARLSBAD, CA. 92008

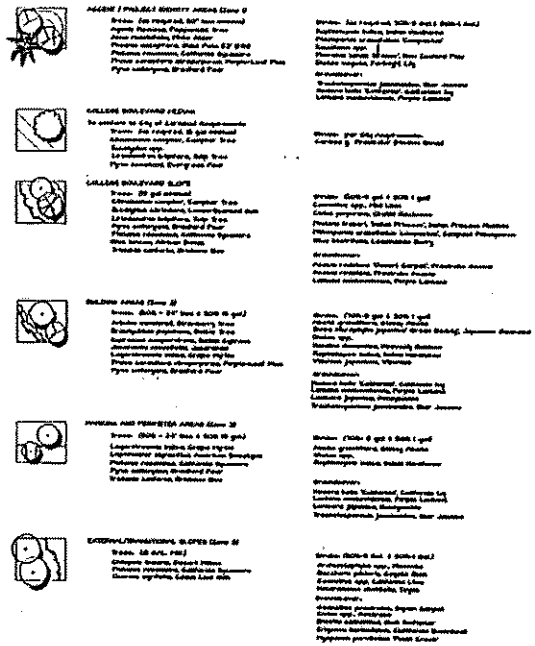
Engineer:
O'DAY CONSULTANTS
2710 LOKER AVE., SUITE 100
CARLSBAD CA, 92008

Planner:
LADWIG DESIGN GROUP
703 PALOMAR AIRPORT ROAD, STE 300
CARLSBAD, CA 92009



SITE MAP
SCALE: 1" = 100'

PLANT PALETTE

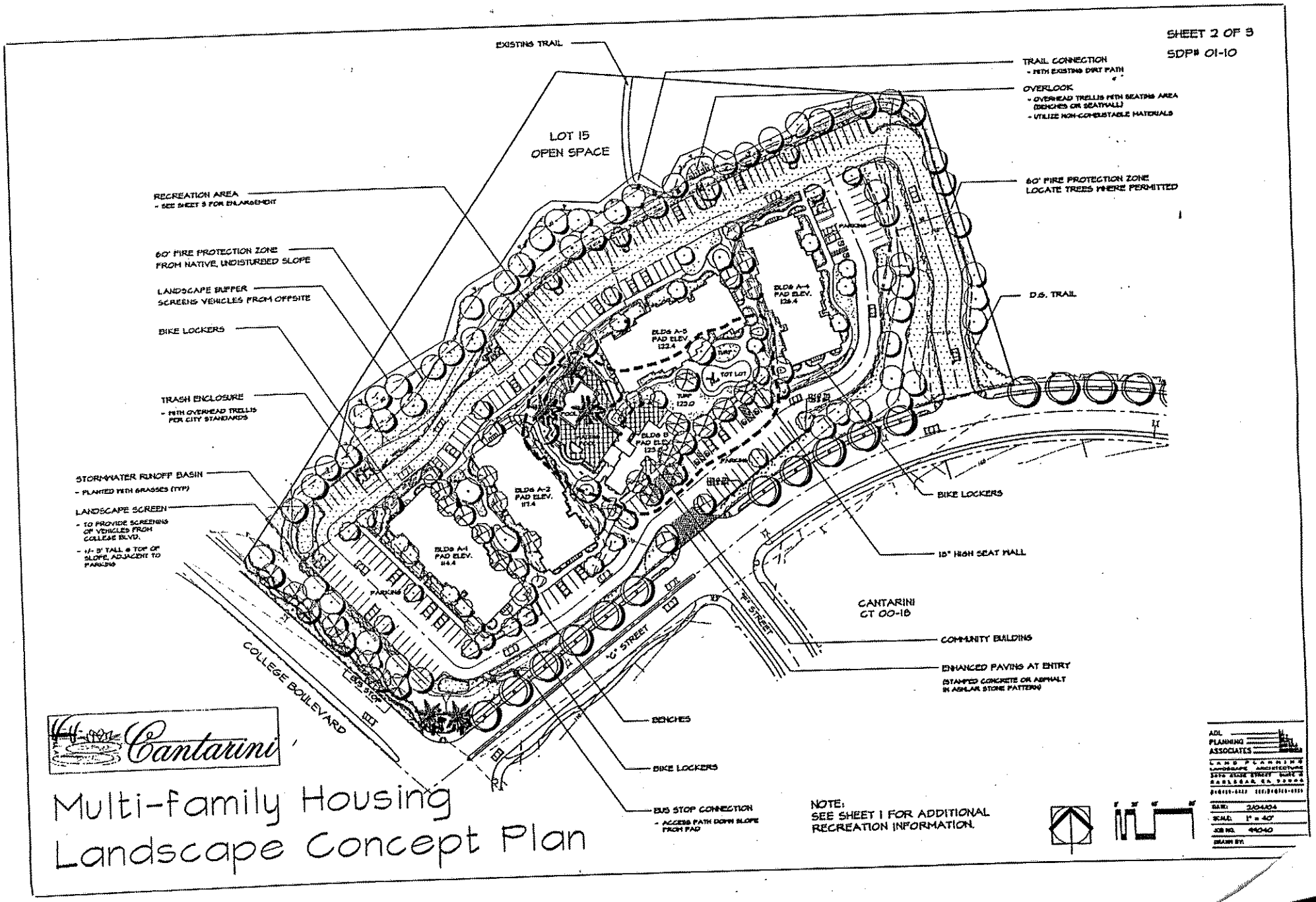


Cantarini Multi-family Housing
Landscape Concept Plan

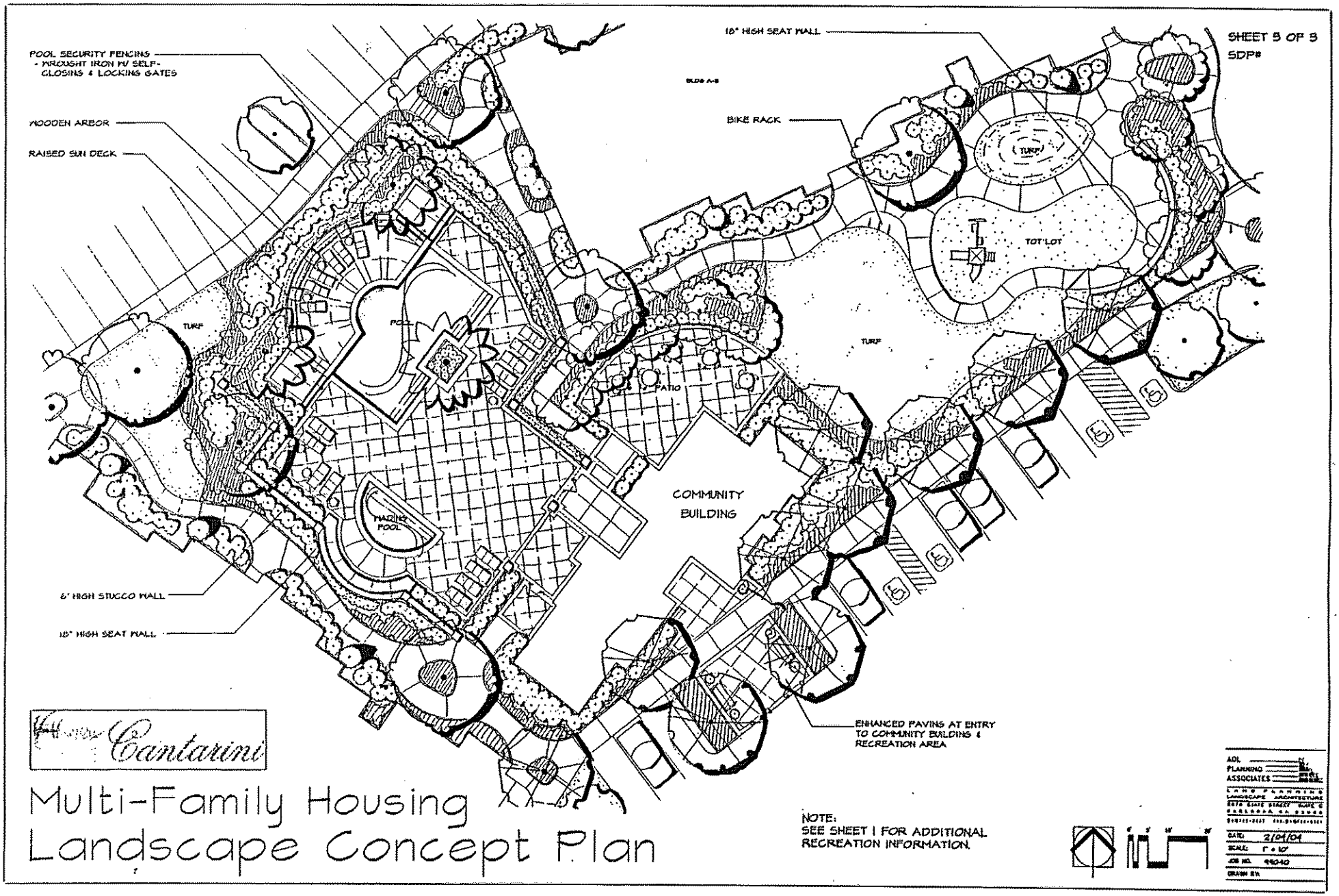
COMPLETED APR 0 8

ADL PLANNING ASSOCIATES
LAND PLANNING LANDSCAPE ARCHITECTURE
2974 STATE STREET SUITE C
CARLSBAD, CA 92008

DATE: 2/04/04
SCALE: 1"= 100'-0"
JOB NO. 99040
DRAWN BY:
SHEET NO.: 1 OF 3


SHEET 2 OF 3
SDP# 01-10
EXISTING TRAIL
TRAIL CONNECTION
- WITH EXISTING DIRT PATH
OVERLOOK
- OVERHEAD TRELLIS WITH SEATING AREA (BENCHES OR SEATWALL)
- UTILIZE NON-COMBUSTABLE MATERIALS
LOT 15
OPEN SPACE
RECREATION AREA
- SEE SHEET 3 FOR ENLARGEMENT
60' FIRE PROTECTION ZONE
LOCATE TREES WHERE PERMITTED
60' FIRE PROTECTION ZONE
FROM NATIVE, UNDISTURBED SLOPE
LANDSCAPE BUFFER
SCREENS VEHICLES FROM OFFSITE
BIKE LOCKERS
D.S. TRAIL
TRASH ENCLOSURE
- WITH OVERHEAD TRELLIS PER CITY STANDARDS
STORMWATER RUNOFF BASIN
- PLANTED WITH GRASSES (TYP)
LANDSCAPE SCREEN
- TO PROVIDE SCREENING OF VEHICLES FROM COLLEGE BLVD.
- +/- 5' TALL @ TOP OF SLOPE, ADJACENT TO PARKING
BLDG A-4
PAD ELEV.
126.4
BLDG A-5
PAD ELEV.
122.4
TOT LOT
TURF
123.0
BLDG B
PAD ELEV.
123.0
BLDG A-2
PAD ELEV.
117.4
BLDG A-1
PAD ELEV.
114.4
PARKING
BIKE LOCKERS
15" HIGH SEAT WALL
CANTARINI
CT 00-18
"F" STREET
"C" STREET
COMMUNITY BUILDING
ENHANCED PAVING AT ENTRY
(STAMPED CONCRETE OR ASPHALT IN ASHLAR STONE PATTERN)
COLLEGE BOULEVARD
BUS STOP
BENCHES
BIKE LOCKERS
BUS STOP CONNECTION
- ACCESS PATH DOWN SLOPE FROM PAD
Cantarini
Multi-family Housing
Landscape Concept Plan
NOTE:
SEE SHEET 1 FOR ADDITIONAL RECREATION INFORMATION.
ADL PLANNING ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
DATE: 2/04/04
SCALE: 1" = 40'
JOB NO. 44040
DRAWN BY:

320


SHEET 5 OF 5
SDP#
POOL SECURITY FENCING
- WROUGHT IRON W/ SELF-
CLOSING & LOCKING GATES
WOODEN ARBOR
RAISED SUN DECK
18" HIGH SEAT WALL
BIKE RACK
TURF
TOT LOT
TURF
POOL
PATIO
COMMUNITY
BUILDING
WADING
POOL
6' HIGH STUCCO WALL
18" HIGH SEAT WALL
ENHANCED PAVING AT ENTRY
TO COMMUNITY BUILDING &
RECREATION AREA
Cantarini
Multi-Family Housing
Landscape Concept Plan
NOTE:
SEE SHEET 1 FOR ADDITIONAL
RECREATION INFORMATION.
ADL
PLANNING
ASSOCIATES
LAND PLANNING
LANDSCAPE ARCHITECTURE
DATE: 2/01/01
SCALE: 1" = 10'
JOB NO. 99040
DRAWN BY:

29